



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 8 OCTOBER  
2013

**Time:** 6.00 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)  
John Morgan (Vice-Chairman)  
Raymond Graham  
Michael Markham  
Carol Melvin  
David Yarrow  
David Allam (Labour Lead)  
Robin Sansarpuri

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

Published: Monday, 30 September 2013

Contact: Danielle Watson  
Tel: 01895 277488  
Fax: 01895 277373  
[democratic@hillington.gov.uk](mailto:democratic@hillington.gov.uk)

This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1709&Ver=4>

Lloyd White  
Head of Democratic Services  
London Borough of Hillingdon,  
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW  
[www.hillingdon.gov.uk](http://www.hillingdon.gov.uk)



INVESTOR IN PEOPLE

# Useful information for residents and visitors

## Travel and parking

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

Please enter from the Council's main reception where you will be directed to the Committee Room.

## Accessibility

An Induction Loop System is available for use in the various meeting rooms. Please contact us for further information.

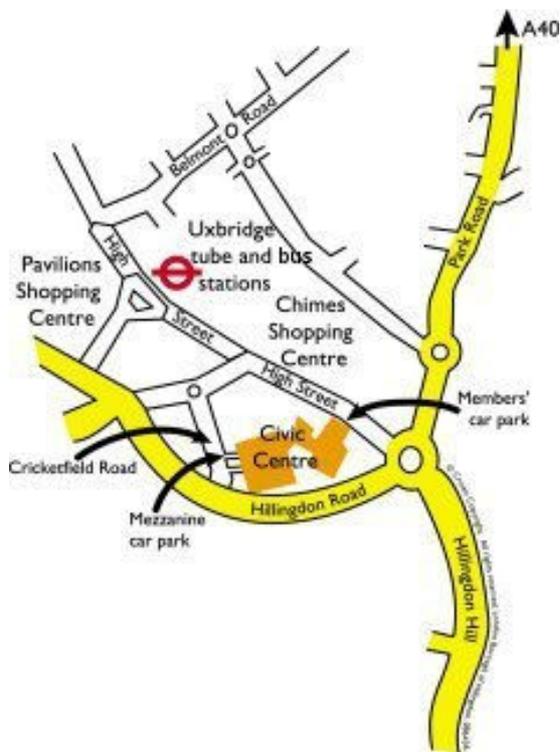
## Electronic devices

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

## Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt. Lifts must not be used unless instructed by a Fire Marshal or Security Officer.

In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



## A useful guide for those attending Planning Committee meetings

### Security and Safety information

**Fire Alarm** - If there is a FIRE in the building the fire alarm will sound continuously. If there is a BOMB ALERT the alarm sounds intermittently. Please make your way to the nearest FIRE EXIT.

**Recording of meetings** - This is not allowed, either using electronic, mobile or visual devices.

**Mobile telephones** - Please switch off any mobile telephones and BlackBerries before the meeting.

### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

### About the Committee's decision

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

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

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

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

## Agenda

---

### Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings held on 28 August and 17 September 2013 1 - 12
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

### Reports - Part 1 - Members, Public and Press

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

---

### Non Major Applications with a Petition

|   | Address  | Ward      | Description & Recommendation   | Page                          |
|---|--|-----------|--|-------------------------------|
| 6 | 39 Copse Wood Way,<br>Northwood -<br>11007/APP/2013/1490   | Northwood | Two storey, 5- bedroom detached dwelling to include habitable roofspace, with associated parking and amenity space involving demolition of existing detached dwelling.<br><br><b>Recommendation - An appeal against non-determination has been submitted by the applicant. As such the Council no longer has Authority to determine the application.</b> | 13 – 30<br><br><b>52 - 60</b> |
| 7 | Walderton, Northgate,<br>Northwood -<br>47749/APP/2013/153 | Northwood | Two storey, 6- bed, detached dwelling with habitable roofspace and associated parking and amenity space, involving demolition of existing dwelling. Deferred from the North Planning Committee 25 June 2013.<br><br><b>Recommendation - Refusal</b>  | 31 – 42<br><br><b>61 - 74</b> |

## Non Major Applications without a Petition

|   | Address  | Ward                          | Description & Recommendation                           | Page                          |
|---|--|-------------------------------|--|-------------------------------|
| 8 | 8 Windmill Hill, Ruislip<br>-<br>68915/APP/2013/1994 | Eastcote &<br>East<br>Ruislip | Roof extension.<br><br><b>Recommendation - Refusal</b> | 43 – 50<br><br><b>75 - 82</b> |

**Any Items transferred from Part 1**

**Any Other Business in Part 2**

**Plans for North Planning Committee**

**Pages 51 - 82**

This page is intentionally left blank

## Minutes

### NORTH PLANNING COMMITTEE

28 August 2013

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



HILLINGDON  
LONDON

|     |  |  |
|-----|--|--|
|     | <p><b>Committee Members Present:</b><br/>Councillors Eddie Lavery (Chairman)<br/>John Morgan (Vice-Chairman)<br/>Raymond Graham<br/>Michael Markham<br/>David Yarrow<br/>David Allam (Labour Lead)<br/>Robin Sansarpuri<br/>Brian Stead</p> <p><b>LBH Officers Present:</b><br/>James Rodger, Head of Planning, Sports and Green Spaces<br/>Meghji Hirani , Planning Contract and Planning Information<br/>Syed Shah, Principal Highway Engineer<br/>Tim Brown, Legal Advisor<br/>Charles Francis, Democratic Services</p> |  |
| 66. | <p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Carol Melvin. Cllr Brian Stead acted as substitute.</p>  |  |
| 67. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>   |  |
| 68. | <p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of 18 July 2013 were agreed as an accurate record.</p>   |  |
| 69. | <p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that Item 10 - Land Rear of 81-93 Hilliard Road, Northwood - 64786/APP/2013/1434 had been withdrawn from the agenda by the Head of Planning.</p>   |  |
| 70. | <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>   |  |

|     |   |  |
|-----|---|--|
|     | All items were considered in Part I, with the exception of items 12 and 13 which were considered in Part II.  |  |
| 71. | <p><b>135 SWAKELEYS ROAD, ICKENHAM 380/APP/2013/1450</b><br/>(Agenda Item 6)</p> <p><b>Erection of two storey building with habitable roof space for use as 5 x 2-bed self contained flats with associated parking and amenity space, installation of bin and cycle stores and removal of existing front vehicular crossover</b></p> <p>Officers introduced the report and highlighted the changes as set out in the addendum.</p> <p>At the start of the item, as the petitioner was unable to attend the meeting, the Chairman summarised their letter of objection and the following points were highlighted:</p> <ul style="list-style-type: none"> <li>• The proposal was not appropriate for the neighbourhood.</li> <li>• The proposal was not set properly away from No. 137 for its full height</li> <li>• The proposal was higher than the neighbouring/approved buildings</li> <li>• The proposal would have a detrimental impact on street scene.</li> <li>• The proposal would cause an number of traffic issues including: increased on street parking, making the access route dangerous thereby causing potential danger to traffic/pedestrians (including school children)</li> </ul> <p>The applicant raised the following points:</p> <ul style="list-style-type: none"> <li>• The proposal had been reduced in size.</li> <li>• The design of the proposal had been altered and incorporated Velux windows rather than Dormers.</li> <li>• The site was situated on Swakeley's Road, and not Thornhill Road as listed in the officer report.</li> <li>• The proposal was smaller than surrounding dwellings.</li> <li>• The height of the wall surrounding the site would be reduced in height.</li> <li>• The applicant was keen to work with Planning Officers to ensure the design improved the street scene.</li> </ul> <p>Members discussed the item and agreed that the design would harmonise with the street scene and would not be detrimental to the local area.</p> <p>The recommendation for approval subject to a Section 106 Agreement was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p><b>Resolved – That the application be unanimously approved.</b></p> | <p><b>Action by</b></p> <p>James<br/>Rodger &amp;<br/>Meg Hirani</p> |
| 72. | <p><b>LAND TO REAR OF 94-96, GREEN LANE, NORTHWOOD</b><br/><b>66134/APP/2012/718</b> (Agenda Item 7)</p>  | <p><b>Action by</b></p>  |

|            |  |  |
|------------|--|--|
|            | <p><b>2 x Two storey 5-bedroom semi-detached dwellings with habitable roofspace with associated parking and amenity space and the installation of a vehicular crossover</b></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. The following points were raised:</p> <ul style="list-style-type: none"> <li>• If approved, the application would remove a green lung from Ashurst Close and the surrounding area.</li> <li>• The proposal amounted to garden grabbing</li> <li>• The proposal would have a detrimental impact on trees which</li> <li>• This application was not much different from original.</li> <li>• Roof lights would not be visible from street scene.</li> <li>• Property opposite had a large crown roof which was refused but then overturned on appeal by the Planning Inspectorate.</li> </ul> <p>The representative of the applicant raised the following points:</p> <ul style="list-style-type: none"> <li>• The size and scale of the proposal had been reduced in size and would comply with existing guidance</li> <li>• The applicant was prepared to plant the requisite number of trees to provide screening and was confident that existing trees could be protected during the construction phase of the proposal.</li> <li>• Surrounding properties would not suffer from further lack of light due to overshadowing.</li> <li>• The applicant was prepared to make the necessary Section 106 contributions for the benefit of the local community.</li> </ul> <p>In discussing the application, Members agreed that the proposal involving the loss of garden land was inappropriate and amounted to a case of garden grabbing.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be refused.</b></p> | <p>James<br/>Rodger &amp;<br/>Meg Hirani</p>                         |
| <p>73.</p> | <p><b>LAND REAR OF 41 AND 43 THE DRIVE, NORTHWOOD<br/>68458/APP/2013/1405 (Agenda Item 8)</b></p> <p><b>2 x two storey, 4-bed, detached dwellings with associated amenity space and parking and installation of vehicular crossover</b></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. The following points were raised:</p> <ul style="list-style-type: none"> <li>• Some of the trees in an area of special local character had already been felled by the applicant.</li> <li>• Concerns were raised because the applicant had not mentioned their intentions for the rest of the site.</li> <li>• The proposal would increase the number of vehicles in the road.</li> </ul>  | <p><b>Action by</b></p> <p>James<br/>Rodger &amp;<br/>Meg Hirani</p> |

|     |   |  |
|-----|---|--|
|     | <ul style="list-style-type: none"> <li>• Community vehicles and emergency services already struggled to access existing dwellings and this problem would be exacerbated by an increased number of dwellings.</li> <li>• Due to the steep slope away from The Drive, the proposal would necessitate the removal of a considerable amount of earth. The excavation works would have a negative impact on tree roots.</li> <li>• Local residents were also concerned about the possibility of subsidence and potential changes to the water table.</li> <li>• Additional development would place additional stress on the drainage system which was already stressed.</li> </ul> <p>A representative of the applicant did not attend the meeting.</p> <p>In discussing the application, Members agreed that the proposal involving the loss of garden land was inappropriate and amounted to a case of garden grabbing.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be refused.</b></p>   |  |
| 74. | <p><b>GARAGES ADJACENT TO 27, LEES PARADE, NORTHWOOD 69195/APP/2013/1310</b> (<i>Agenda Item 9</i>)</p> <p><b>2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages</b></p> <p>Officers introduced the report and highlighted the changes as set out in the addendum. During the course of the officer presentation the following amendments were proposed:</p> <p>That Condition 7 be amended to read:</p> <p><i>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: -</i></p> <ol style="list-style-type: none"> <li><i>1. Details of Soft Landscaping</i> <ol style="list-style-type: none"> <li><i>1.a Planting plans (at not less than a scale of 1:100),</i></li> <li><i>1.b Written specification of planting and cultivation works to be undertaken,</i></li> <li><i>1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate</i></li> </ol> </li> <li><i>2. Details of Hard Landscaping</i> <ol style="list-style-type: none"> <li><i>2.a Means of enclosure/boundary treatments</i></li> <li><i>2.b Hard Surfacing Materials</i></li> <li><i>2.c External Lighting</i></li> </ol> </li> <li><i>3. Schedule for Implementation</i></li> </ol> | <p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p> |

|     |  |  |
|-----|--|--|
|     | <p><i>Thereafter the development shall be carried out and maintained in full accordance with the approved details.</i></p> <p><b>REASON</b><br/> <i>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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</i></p> <p>In addition, officers also proposed the following additional condition be added:</p> <p><i>All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.</i></p> <p><b>REASON</b><br/> <i>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 saved UDP Policies (November 2012).</i></p> <p>In discussing the application, Members queried whether there was sufficient space for refuse vehicles to enact a turn within the development. In response, the Highways officer confirmed that there was adequate space. Members agreed that the proposal was an attractive scheme and supported the concept of the scheme.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p><b>Resolved –</b></p> <p><b>That the application be approved as per the agenda and addendum subject to a Section 106 Agreement.</b></p> |  |
| 75. | <p><b>LAND REAR OF 81-93, HILLIARD ROAD, NORTHWOOD 64786/APP/2013/1434</b> (<i>Agenda Item 10</i>)</p> <p><b>2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter</b></p> <p>The item was withdrawn from the agenda by the Head of Planning.</p>  | <p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p> |
| 76. | <p><b>LAND ADJACENT TO 1, ST CATHERINES ROAD, RUISLIP 33892/APP/2013/1337</b> (<i>Agenda Item 11</i>)</p> <p>Officers introduced the report and highlighted the changes set out in the addendum. During the course of the officer presentation the following amendments were proposed:</p> <p>That Section 2.1 (i) (a) of the S106 heads of terms should be amended as follows:</p>  | <p><b>Action by</b></p> <p>James Rodger &amp; Meg Hirani</p> |

*A contribution of £12,796.00 towards capacity enhancements in local educational establishments made necessary by the development;*

*2. Condition 11 should be amended to read:*

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

*1. Details of Soft Landscaping*

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

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

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

*2. Details of Hard Landscaping*

*2.a Means of enclosure/boundary treatments*

*2.b Hard Surfacing Materials*

*2.c External Lighting*

*3. Schedule for Implementation*

*4. Other*

*4.a Existing and proposed functional services above and below ground*

*4.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 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).*

In addition that the following additional informative was recommended:

*The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.*

*Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.*

**Resolved –**

**That the application be Approved as per agenda and addendum subject to a Section 106 – Agreement.**

|     |  |  |
|-----|--|--|
|     |  |  |
| 77. | <p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 12</i>)</p> <p>The recommendations as 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 be agreed.</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<br/>Rodger &amp;<br/>Meg Hirani</p> |
| 78. | <p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13</i>)</p> <p>The recommendations as 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 be agreed.</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<br/>Rodger &amp;<br/>Meg Hirani</p> |
|     | <p>The meeting, which commenced at 8.00 pm, closed at 8.50 pm.</p>   |  |

---

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

**Minutes****NORTH PLANNING COMMITTEE**

17 September 2013

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



HILLINGDON  
LONDON

|     |  |
|-----|--|
|     | <p><b>Committee Members Present:</b><br/>Councillors: Eddie Lavery (Chairman),<br/>John Morgan (Vice-Chairman)<br/>Michael Markham<br/>Carol Melvin<br/>David Yarrow<br/>David Allam (Labour Lead)<br/>Robin Sansarpuri<br/>Brian Stead</p> <p><b>LBH Officers Present:</b><br/>James Rodger, Head of Planning, Green Spaces and Culture<br/>Matthew Duigan, Planning Service Manager<br/>Syed Shah, Highway Engineer<br/>Rory Stracey, Legal Advisor<br/>Danielle Watson, Democratic Services Officer</p> |
| 79. | <p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Raymond Graham with Councillor Brian Stead substituting.</p>   |
| 80. | <p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b><br/>(<i>Agenda Item 2</i>)</p> <p>None.</p>   |
| 81. | <p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 7 AUGUST 2013</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 7 August 2013 were agreed as a correct record.</p>   |
| 82. | <p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that Item 7 – 7 Nicholas Way, Northwood - 16461/APP/2013/1205 had been withdrawn from the agenda.</p>  |
| 83. | <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 would be considered in Part 1 public.</p>  |

84. **41 FRITHWOOD AVENUE, NORTHWOOD - 1891/APP/2013/1655** (*Agenda Item 6*)

**Demolition of existing dwelling & replacement with 2 x two storey, 5-bed, detached dwellings with associated parking and amenity space and alteration to existing vehicular crossovers to form one enlarged common crossover.**

Officers introduced the report and referred members to the addendum sheet that had been circulated. Officers informed the Committee that the principle of two new houses within the site was acceptable to officers and that proposed buildings and use would not be harmful to the character and appearance of neighbouring properties.

Members referred to the plans booklet and questioned the boundary distance. Officers informed Members that boundary treatment was conditioned and was included in the addendum.

Members questioned the amount of amenity space that would be available for future occupiers. Officers informed the Committee that both properties had 225m<sup>2</sup> of amenity space which was double the minimum requirement.

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

**Resolved –**

**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 £12,796.**

**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, Green Spaces and Culture 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 capacity enhancements in educational facilities). 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, Green Spaces and Culture under delegated powers, subject to the completion of the agreement.**

**f) That if the application is approved, the conditions and informatives in the officer's report be attached and the changes in the Addendum.**

|     |   |
|-----|---|
| 85. | <p><b>7 NICHOLAS WAY, NORTHWOOD - 16461/APP/2013/1205</b> (<i>Agenda Item 7</i>)</p> <p><b>Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.</b></p> <p><b>Resolved – The application was withdrawn by the applicant.</b></p>  |
| 86. | <p><b>THE OLD QUARRY, SPRINGWELL LANE, RICKMANSWORTH - 15220/APP/2011/714</b> (<i>Agenda Item 8</i>)</p> <p><b>Storage and distribution of inert waste in place of virgin material (Retrospective Application).</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Officers highlighted that condition 5 should read ‘Saturday’ rather than ‘Friday’.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was agreed.</p> <p><b>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report and addendum sheet circulated at the meeting.</b></p> |
|     | <p>The meeting, which commenced at 7.16 pm, closed at 7.25 pm.</p>  |

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer - 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

This page is intentionally left blank

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

**Address** 39 COPSE WOOD WAY NORTHWOOD

**Development:** Two storey, 5- bedroom detached dwelling to include habitable roofspace, with associated parking and amenity space involving demolition of existing detached dwelling

**LBH Ref Nos:** 11007/APP/2013/1490

**Drawing Nos:** 1176/P/2 Rev. A  
Code For Sustainable Homes Pre-Assessment  
1176/P/4  
1176/P/6  
Ecology Survey (Ref: ASW/SSH/006/17/2013)  
Design And Access Statement  
01  
Tree Survey and Report (Ref: SHAH\_002)  
1176/P/1  
1176/P/3  
1176/P/5  
1176/P/7

**Date Plans Received:** 05/06/2013

**Date(s) of Amendment(s):**

**Date Application Valid:** 10/06/2013

### 1. **SUMMARY**

The application relates to the erection of a two storey, 5-bedroom detached dwelling with habitable rooms in the roof space involving the demolition of the existing dwelling.

The application is a resubmission for a new dwelling which was refused in 2013 on the grounds of design, impact to neighbouring dwellings, absence of plans to show the protection of trees and failure to comply with lifetime homes standards.

In order to overcome the reasons for refusal the applicant has changed the design concept from a mock Georgian to a more traditional vernacular design, removed the large crown roof, replacing it with a smaller inverted crown roof, reducing the rear element by 0.3m and provided a tree survey and associated information.

The application is being reported to committee as a petition with 60 signatures in objection to the proposal was received. During the course of the application process, the applicant has submitted an appeal on the grounds of non-determination.

The principle of the demolition of the existing property, whilst regrettable, would be acceptable subject to its replacement with a dwelling of similar or better design which would relate better to the established character and local identity of the Copse Wood Estate Area of Special Local Character. However, the proposed scheme would not reach the standard expected for the Copse Wood Estate, in terms of its scale, bulk, design and appearance. Furthermore, the proposal has not overcome the reasons for refusal relating to the impact on the amenity of the neighbouring occupiers and lifetime homes standards.

Therefore, the application is recommended for refusal.

## 2. **RECOMMENDATION**

**An appeal against non-determination has been submitted by the applicant. As such the Council no longer has Authority to determine the application.**

**It is therefore recommended, that the Planning Inspectorate be advised that had an appeal not been submitted the Local Planning Authority would have refused the application for the reasons set out below:**

### **1 NON2 Non Standard reason for refusal**

The proposed development by reason of its overall size, scale, bulk, width and design would result in the overdevelopment of the site which would be harmful and detrimental to the visual amenities of the application site, the street scene and the wider Copse Wood Estate Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE13, BE15 and BE19 of the Adopted 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 proposed development, in relation to the single storey rear addition and raised patio area, by reason of its size, design, mass, bulk and proximity, would result in an overly dominant feature that would overshadow the adjoining property at 37 Copse Wood Way, resulting in a visually intrusive, overly dominant and an un-neighbourly form of development, resulting in an undue and material loss of residential amenity to the occupiers of 37 Copse Wood Way. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS: Residential Layouts.

### **3 NON2 Non Standard reason for refusal**

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

### **4 NON2 Non Standard reason for refusal**

The proposal has failed to demonstrate the proposed development will not disturb or harm a bat roost. Therefore, it has not been possible for the Council to determine the impacts of the proposal to an European Protected Species, contrary to Policy EC2 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 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.

|          |   |
|----------|---|
| 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. |
| BE39     | Protection of trees and woodland - tree preservation orders   |
| BE5      | New development within areas of special local character   |
| BE6      | New development within Gate Hill Farm and Copsewood Estates areas of special local character                              |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006             |
| LPP 3.3  | (2011) Increasing housing supply  |
| LPP 3.4  | (2011) Optimising housing potential   |
| LPP 3.5  | (2011) Quality and design of housing developments   |
| LPP 5.3  | (2011) Sustainable design and construction  |
| LPP 7.4  | (2011) Local character  |
| LPP 7.21 | (2011) Trees and woodland   |
| LPP 8.2  | (2011) Planning obligations   |
| LPP 8.3  | (2011) Community infrastructure levy  |

## **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 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.

### **3.        CONSIDERATIONS**

#### **3.1      Site and Locality**

The application site is located on the south east side of Copse Wood Way and comprises :

large detached two storey house, with a two storey front gable set within a large plot characteristic of houses in the street. The application property is typical of the street characterised by large detached properties with red/brown brick, timber detailing, front gables and attractive front gardens.

To the north east on lower ground is No.37 Copse Wood Way, and No.41 Copse Wood Way lies to the south west on a slightly higher ground level towards the brow of the hill, both comprising detached two storey houses.

There is a mature, protected Oak in the front garden and, amongst other smaller trees, a mature, protected Oak in the rear garden. The trees contribute to the arboreal/wooded character of the Copse Wood Estate Area of Special Local Character (CWEASLC) and have a high (collective) amenity value.

The land in front of the dwelling provides a driveway with space to park at least two cars.

The street scene is characterised by similar sized detached two storey houses set within spacious plots interspersed with mature trees. The application site lies within a Developed Area and the Copse Wood Estate Area of Special Local Character as identified in the policies of the Hillingdon Local Plan - Part 2. The application site is covered by TPO 398 and TPO 398 A1.

### **3.2 Proposed Scheme**

The proposed development comprises the erection of a two storey, 5- bedroom detached dwelling to include habitable roofspace, with associated parking and amenity space involving demolition of the existing detached dwelling.

The building would measure 8.81m high, 13.5m wide and 13.5m deep. The property would be located 1.67m away from the boundary shared with No. 37 Copse Wood Way and 2.0m away from the side boundary line shared with No. 41 Copsewood Way. The roof profile would be pitched with an inverted crown roof above.

The proposed building would be laid out over three stories, including the rooms in the roof, with timber windows and timber doors.

The private garden area to the rear of the building measuring 557 square metres would be retained.

The proposal would provide accommodation on three floors. The ground floor would provide a drawing room, breakfast/kitchen area, a study, dining room, utility room and a double width garage. The first floor would comprise 4 bedrooms, 2 of which would be en-suite, 1 of which would be a master suite with a walk-in wardrobe, and a sitting area. The second floor would comprise the 5th bedroom, a leisure area and storage. The development would provide over 400 square metres of accommodation.

The existing crossover into the side would be retained, with parking also available on the driveway in front of the dwelling.

### **3.3 Relevant Planning History**

11007/A/98/1755

39 Copse Wood Way Northwood

Tree surgery to six Hornbeam stems in Area A1 on TPO 398

**Decision:** 14-10-1998 Approved

11007/APP/2012/2233 39 Cope Wood Way Northwood

Two storey, 5- bedroom detached dwelling to include habitable roofspace, with associated parking and amenity space involving demolition of existing detached dwelling

**Decision:** 03-01-2013 Refused

11007/B/99/2060 39 Cope Wood Way Northwood

Tree surgery to one Oak and four Hornbeam trees in area A1 on TPO 398

**Decision:** 08-11-1999 Approved

11007/TRE/2000/95 39 Cope Wood Way Northwood

TREE SURGERY TO ONE OAK TREE AND FOUR HORNBEAM TREES IN AREA A1 ON TPO 398

**Decision:** 18-09-2000 Approved

11007/TRE/2001/18 39 Cope Wood Way Northwood

TREE SURGERY TO ONE SIX-STEMMED HORNBEAM COPPICE STOOL IN AREA A1 ON TPO 398, INCLUDING THINNING THREE STEMS BY 20% AND COPPICING (THREE STEMS)

**Decision:** 09-03-2001 Approved

11007/TRE/2001/73 39 Cope Wood Way Northwood

TREE SURGERY TO FOUR HORNBEAM TREES IN AREA A1 ON TPO 398

**Decision:** 08-08-2001 Approved

11007/TRE/2004/108 39 Cope Wood Way Northwood

TO CARRY OUT TREE SURGERY TO ONE OAK TREE WITHIN AREA A1 BY REMOVAL OF LOWEST SIX BRANCHES TO LIFT CROWN AND REMOVAL OF DEADWOOD ON TPO 398

**Decision:** 05-11-2004 Approved

11007/TRE/2007/120 39 Cope Wood Way Northwood

TO FELL TWO OAK TREES IN AREA A1 ON TPO 398 (REF: 33866/2442455)

**Decision:** 10-10-2008 NFA

11007/TRE/2011/122 39 Cope Wood Way Northwood

To fell two Oak trees in area A1 on TPO 398.

**Decision:** 27-01-2012 SD

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

#### NON DETERMINATION APPEAL

During the course of the application it was made clear to the agent during two detailed telephone conversations and a e-mail dated 5 August 2013, that a number of changes would be required in order for the application to be acceptable. However given the number of objections received, it would be necessary to resubmit the scheme to allow for the required consultation. the requested changes comprised the following:

- reduction in the width of the double garage to provide a single garage
- stepping the scheme back to conform to the existing building line
- omitting the single storey rear element
- demonstrate that the 45-degree line of sight would be complied with
- meet a number of lifetime home standards

The agent expressed that the scheme may be withdrawn, however at a later date it was confirmed to the Planning Officer that the scheme should be determined. During this time an appeal for non-determination was submitted. Subsequently, a further application has been received (Ref. 11007/APP/2013/2426) for a scheme making changes to the scheme which the Council initially suggested.

#### PREVIOUS PLANNING APPLICATIONS

Planning permission was refused on the 1 March 2013 (Ref. 11007/APP/2012/2233) for the erection of a two-storey 5-bedroom property involving the demolition of the existing property on the following grounds:

1. The proposed development by reason of its size, scale, bulk, width and design would result in a dwelling, at odds with the local vernacular character of the area and further exacerbated by the cramped appearance of the site that would be harmful and detrimental to the visual amenities of the application site, the street scene and the wider Copse Wood Estate Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE13, BE15 and BE19 of the Adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development, by reason of its size, design, mass, bulk and proximity, would result in an overly dominant feature that would overshadow the adjoining property at 37 Copse Wood Way, resulting in a visually intrusive and an un-neighbourly form of development, resulting in a loss of light and material loss of residential amenity to the occupiers of 37 Copse Wood Way. Therefore the proposal would be contrary to Policies BE19, BE20 and BE21 of the Adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS Residential Layouts.

3. In the absence of an accurate site plan and tree survey (to BS5837:2005) showing all of the existing trees (on and close to the site) between the houses and at the front of the site, details of existing and proposed levels and services, and a complete Arboricultural Implication Assessment and Method Statement (to BS5837: 2005) taking account of all the baseline tree-related information and all of the proposed works, including additional hard-standing, and any associated changes in levels and/or services, the application has failed to demonstrate that the development makes adequate provision for the protection and long-term retention of the valuable existing trees, many of which are subject to a tree preservation order. The premature decline or loss of any of the trees, in particular the protected Oak at the front of the site would be detrimental to the amenity and wooded character of the street scene and the wider Copse Wood Estate Area of Special Local Character. The proposal is, therefore, contrary to Policy BE38 of the Adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

The applicant seeks to address the above concerns by providing the following:

1. Changing the design concept from a mock Georgian to a more traditional vernacular design
2. Removing the large crown roof and replacing with a smaller crown roof
3. Reducing the rear element by 0.3m in depth.
4. Providing a tree survey and associated information.

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

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

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

Part 1 Policies:

Part 2 Policies:

- |      |   |
|------|---|
| BE13 | New development must harmonise with the existing street scene.  |
| BE15 | Alterations and extensions to existing buildings  |
| BE19 | New development must improve or complement the character of the area.   |
| BE20 | Daylight and sunlight considerations.   |
| BE21 | Siting, bulk and proximity of new buildings/extensions.   |
| BE22 | Residential extensions/buildings of two or more storeys.  |
| BE23 | Requires the provision of adequate amenity space.   |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours.  |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| BE39 | Protection of trees and woodland - tree preservation orders   |
| BE5  | New development within areas of special local character   |

|          |   |
|----------|---|
| BE6      | New development within Gate Hill Farm and Copsewood Estates areas of special local character                  |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LPP 3.3  | (2011) Increasing housing supply  |
| LPP 3.4  | (2011) Optimising housing potential   |
| LPP 3.5  | (2011) Quality and design of housing developments   |
| LPP 5.3  | (2011) Sustainable design and construction  |
| LPP 7.4  | (2011) Local character  |
| LPP 7.21 | (2011) Trees and woodland   |
| LPP 8.2  | (2011) Planning obligations   |
| LPP 8.3  | (2011) Community infrastructure levy  |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

6 neighbouring properties and the Northwood Residents Association were consulted on 12 June 2013. A site notice has also been displayed.

A petition has been received with 28 signatories in support of the proposal.

Northwood Residents Association: Northwood Residents' Association objects to this application on the grounds that the size, scale and bulk of the development would be in contravention of Policies BE5, BE13, BE15 and BE19; further the development would overshadow 37 Copse Wood Way (exacerbated by the differential in the levels of the two properties) and would result in loss of light and amenity contrary to Policies BE19, BE20 and BE21.

3 letters of objection and petition has been received with 60 signatories raising the following objections:

1. Design - The loss of the Arts and Crafts is regrettable however the design, albeit 'Mock tudor' is a welcome change from the previous scheme
2. Overshadowing, enclosure, intrusion and loss of outlook - caused by the dramatic difference in levels between the application site and No 37, resulting in an extension which would be harmful to the neighbouring dwelling.
3. Scale and spacing
4. Overlooking- height and depth of terrace - again the existing garden level is 1.5m below the existing terrace and 1.9m below the height of No. 37 garden
5. Flank windows of the proposed development depend on light from No. 37 which would inturn prejudice any future two-storey extension at No. 37
6. Loss of Trees and hedges
7. Contrary to Local Plan policies

Ward Councillor: Objects to the scheme on similar grounds to those set out above.

### **Internal Consultees**

CONSERVATION AND URBAN DESIGN OFFICER:

BACKGROUND: An application for a large Georgian style house was refused in January 2013, on grounds which included size, scale, bulk, width and design. As stated in the Design and Access Statement, this current proposal is very similar in its scale, width and floor area. Where it differs markedly is in the quality of its architectural design, which is similar to that, by the same architect, approved elsewhere on the estate.

Although the design concept would be acceptable, there are still a number of elements which would cause this proposal to appear overlarge and bulky.

1. The Building Line: a comparison with the existing house shows that this proposed house would be forward of the building line. The two storey elements of the existing house should be taken as a guide, rather than the line of its single storey front extensions. Bringing the house forward on the site would increase the perceived bulk and scale.

2. The double garage would encroach so close to the southern boundary that it would have to be dug into the ground. It would increase the width of the house by about a metre and reduce the possibility of planting down this boundary. The garage would also crowd the front elevation and vye with the principal gable in size. It is suggested that it is amended so that it does not extend beyond the flank wall, and is reduced in width to a single garage.

3. The only part of the design which would be out of keeping with the vernacular style of the house, is the boxy, single storey, flat roofed rear 'extension', which would be added all along the back elevation. Moreover, this element, together with the raised patio and steps would provide a very significant and bulky addition to the rear of the property. This would significantly reduce the usable lawn area, and could have an impact on No. 37 adjacent.

If the application were to be amended to take account of these three points, the scale, bulk and width could be reduced to an acceptable degree, thus overcoming those issues cited in the previous refusal.

RECOMMENDATIONS: Unacceptable.

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. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.

2. The scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. The toilet pan should be repositioned to one side to ensure that a minimum of 700mm

of clear spaces provided to allow a wheelchair user to perform a side transfer onto the toilet pan. The centreline of the pan, however, should be maintained at 450mm-500mm from the adjacent wall to the side.

3. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gully drainage.

4. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Conclusion: revised plans should be requested as a prerequisite to any should be attached to any planning permission:

Additional Condition:

Level or ramped access shall be provided to and into the dwelling houses, 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.

TREES AND LANDSCAPE OFFICER:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 398.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There is a mature, protected Oak in the front garden and, amongst other smaller trees, a mature, protected Oak in the rear garden. The trees contribute to the arboreal/wooded character of the Copse Wood Estate Area of Special Local Character (CWEASLC) and have a high (collective) amenity value.

The proposed tree protection is adequate.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (off-site): None that will be affected.

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

## **7. MAIN PLANNING ISSUES**

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

There is no objection to the principle of redeveloping the site to provide a larger residential dwelling. However, the current proposal is considered to be at odds with the design principles within the Copsewood Estate Area of Special Local Character and detrimental to the amenities of the adjoining occupiers.

Any planning proposal would need to accord with the design policies set out within Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design guidance contained within HDAS Residential Layouts.

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

The proposed development would have a density of 9.29 units per hectare and 92.93 habitable rooms per hectare. Whilst is below the requirements of Policy 3.4 of the London Plan (July 2011), this is to be expected due to the size of the plot and nature of development

on the Copsewood Estate. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

The proposal would have a harmful impact on the Copse Wood Estate Area of Special Local Character as detailed in section 7.07 of this report.

#### **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 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 BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires two-storey developments in the Copsewood Estate to be 1.5m set-in from the side boundary.

It is acknowledged that the applicant has departed from the pseudo-georgian features of the previous proposal, and has proposed a more traditional design concept, detailing and materials which are in keeping with the design ethos of the Copsewood Estate. Notwithstanding the above, there are some elements of the design that need addressing to allow the scheme to be fully acceptable.

Policy 7.4 of the London Plan states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

Although the excessive amount of flat, crown, roof has been reduced and replaced with a smaller inverted crown roof profile, this is not in character with the prevailing design and appearance of the surrounding area and a fully pitched/hipped roof would be more in keeping with the character and vernacular design of the Copewood Estate.

The proposed building line has projected forward of the existing main building line, which is taken from the main building line rather than the front projecting elements. It is considered that this would detract from the established building line and relationship with the adjacent properties in the streetscene. Furthermore it would exacerbate the bulk and massing of the proposed building.

In addition, the garage on the southern extent of the building would extend too close to the southern boundary again, reducing the amount of landscaping in this area and increasing the overall mass and bulk of the property and rendering the set-in from the site boundaries ineffective. Furthermore, the proposed garage would extend too far across the principal elevation and would form an overly dominant feature to the principal elevation.

The proposed single storey rear addition is described by the Urban Design Officer as 'out of

keeping with the vernacular style of the house' and 'boxy'. It is considered that this element would detract from the overall design concept which has been proposed to overcome the previous objections in relation to the design, and would dominate and provide a visually intrusive element to the scheme. In addition, together with the raised patio and steps the rear addition would provide a very significant and bulky addition to the rear of the property which would be harmful to the rural character of this settlement within the woods.

The proposed development would not provide a high quality of urban design contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). Overall, the proposed development fails to complement or improve the character and amenity of the area in terms of its siting and massing and is therefore considered to represent a dominant and unsympathetic form of development in the street scene and the Cosewood Estate Area of Special Character, contrary to Policies BE5, BE13 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 Supplementary Planning Document (SPD) HDAS Residential Layouts

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

Paragraph 4.11 of HDAS Residential Layouts states that the 45<sup>o</sup> principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity

The current relationship between the existing dwelling on the application site and No. 37 is finely balanced. The substantial drop in ground level between the two, at approx. 2.3m, is managed by the existing dwelling through having the two storey element set away from this boundary shared with No.37 Cope Wood Way and with lowered eaves that permit a first storey with rooms partially in the roofspace.

It is considered that the proposed dwelling would have a significantly adverse impact on the adjoining dwelling to the west at No. 37 Cope Wood Way. This was a reason for refusal in the previous scheme and this element of the scheme is similar in the new submission. The depth of single storey rear element has been reduced by approximately 0.38m and the height and flat roof profile remain the same; this would result in a dominant and overbearing aspect when viewed from the rear garden and rear aspects of the main dwelling of No. 37. This impact is further exacerbated due to the lower ground level setting of No. 37 and the orientation which would cause a significant degree of overshadowing during the afternoon and evening periods. The Design and Access statement has noted that a shadowing study has been undertaken which demonstrates that there would be no undue loss of sunlight, however the submitted drawings and differences in levels demonstrate that this would not be the case. The single storey rear addition, would effectively be a one-and-a-half storey/two-storey addition when viewed from No. 37 and would cause demonstrable harm in terms of visual intrusion, overdominance and a potential loss of daylight and sunlight from the first floor habitable room windows and the garden area.

The proposed terrace area would be approximately 1.9m higher than the garden level of No. 37. Although the terrace area would be screened by 1.7m privacy screened, and may be

sufficiently positioned away to prevent overlooking. However the privacy screen would be a maximum height of 2.44 metres when measured at the side boundary line and would be even taller when view from the ground level at the rear of No.37. The overall depth of the single storey element, which would measure 4 metres, and the privacy screen would extend to 9-10m beyond the main rear building line of No. 37. It is considered that the siting, height, depth and proximity to the side boundary line of the single storey rear element and the privacy screen would detract from the residential amenities of No. 37 by way of visual intrusion and over dominance.

Paragraph 4.12 of the Hillingdon Design and Access Statement: Residential Layouts requires a 21 metre distance separation between facing habitable room windows to ensure no loss of privacy would occur. There exists more than this distance to the front and rear of the property. Therefore it is considered the most pertinent consideration would be overshadowing and overlooking to the properties either side. No windows to primary rooms are proposed to the sides of the property, therefore it is considered that there is unlikely to be a problem of overlooking.

The relationship of the proposal with the dwelling to the west at No. 41 is considered to be satisfactory given the siting and layout of No.41 in relation to the development and the fact that No.41 is sited on higher ground level.

As such, the proposal is considered as an un-neighbourly, dominant and obtrusive form of development which would be contrary to Policies BE19 BE20 and BE21 of the Hillingdon Local Plan - Part 1 and Part 2, Section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions and the London Plan (2011).

The windows of the proposed development would overlook the street of Copse Wood Way or the rear garden of the application site. The windows on the side elevation are proposed to be obscure glazed and a privacy fin would be provided to the side of the patio, to prevent the overlooking of No.37 Copsewood Way. Therefore, the proposal is considered to not result in any significant overlooking of any neighbouring occupier, in accordance with Policy BE24 of the Hillingdon Local Plan (November 2012).

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

The size of the dwelling at well over 400sq.m and the size of the amenity space at over 400sq.m would easily meet London Plan and Council standards. It is considered that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policies 3.5 and 5.3 of the London Plan (2011).

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

The proposed dwelling would continue to benefit from sufficient off road parking to the front driveway and a garage with space for two car and two bicycles. Therefore, the proposed development would comply with Policy AM7, AM9, AM14 and BE19 of the Hillingdon Local Plan - Part 1 and Part 2 Strategic Policies.

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

The issues relating to urban design have been covered in Section 7.07 of the report. Issues relating to security would be covered by the imposition of a secure by design condition in the event of any approval.

#### **7.12 Disabled access**

The proposed dwelling fails to meet lifetime home standards in relation to Downstairs WC compliant with lifetime homes, ground and first floor WC/bathrooms to be convertible into a

wet room in the future and a future area for a wheel chair lift. Furthermore, the proposal fails to demonstrate how level access into the building will be achieved. Therefore, the proposal is considered contrary to Policy 3.8 of the London Plan (July 2011).

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

**TREES AND LANDSCAPING**

The site is covered by TPO 398 and TPO 398 A1.

The proposal suggests maintaining the protected trees at the front of the site and within the rear garden. A tree report has been submitted and the Tree Officer is satisfied that the proposal would accord with Policy BE38 of the Hillingdon Local Plan (November 2012).

**ECOLOGY**

The applicant has submitted an Ecological Survey in support of the application. The survey concludes in the executive summary on page 3 that "7. There is no doubt that bats such as common pipistrelles will be foraging in the rear gardens at Copse Wood Way, and that they will be aware of any potential roosting crevices within number 39 as well as in nearby houses. Therefore, some further investigation will be required to ensure no hidden bats were missed and that bats are not using the main house for roosting later in April."

The summary also states in page 13 and in the executive summary that it is strongly advised that a follow up bat emergence survey be undertaken in spring 2013 to rule out roosting bats within the crevices within the building. The applicant has not submitted any documentation that the follow up survey was completed and has, therefore, failed to demonstrate that the proposal would not harm a roost of a protected species. Therefore, the application has failed to demonstrate compliance with Policy EC2 of the Hillingdon Local Plan (November 2012).

**7.15 Sustainable waste management**

Adequate refuse storage can be accommodated within the property and can be secured by way of condition.

**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 applicant has proposed to meet Code for Sustainable Homes level 4. This could have been conditioned had the scheme been recommended favourably.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

The objections raised are responded to in the main body of the report.

**7.20 Planning Obligations**

There would be no Planning Obligations arising from this proposal as the proposal does not result in a net gain of six habitable rooms.

The proposed development would exceed 100sq.m providing 249sq.m of additional net floor area and therefore there would be a requirement to make a CIL contribution of £8675.92

which has been acknowledged by the applicant.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

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

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

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

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

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

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

Not applicable to this application.

**10. CONCLUSION**

The principle of the demolition of the existing property, whilst regrettable, would be acceptable subject to its replacement with a dwelling of similar or better design which would relate better to the established character and local identity of the Copse Wood Estate Area of Special Local Character. However, the proposed scheme would not reach the standard expected for the Copse Wood Estate, in terms of its design and appearance. Furthermore, the proposal has not overcome the reasons for refusal relating to the impact on the amenity of the neighbouring occupiers and lifetime homes standards.

Therefore, the application is recommended for refusal.

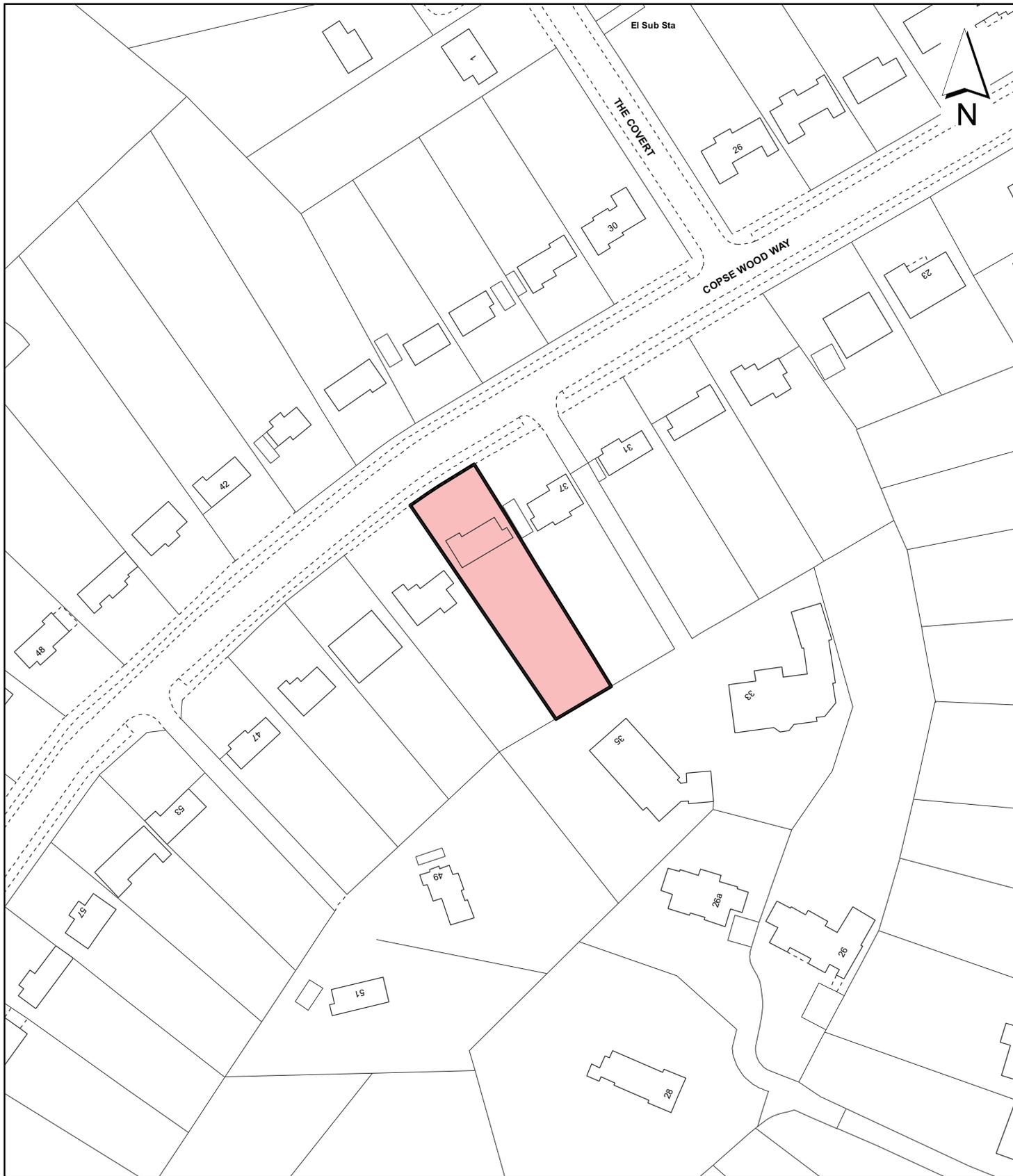
**11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
HDAS: Residential Layouts  
The London Plan 2011  
The Mayor's London Housing Supplementary Planning Document  
HDAS: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



|  |  |  |  |
|--|--|--|--|
| <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>39 Copse Wood Way<br/>Northwood</b></p>  |  | <p><b>LONDON BOROUGH<br/>OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW<br/>Telephone No.: Uxbridge 250111</p> |
|  | <p>Planning Application Ref:</p> <p><b>11007/APP/2013/1490</b></p> | <p>Scale</p> <p><b>1:1,250</b></p>           |  <p><b>HILLINGDON</b><br/>LONDON</p>  |
|  | <p>Planning Committee</p> <p><b>North</b> Page 29</p>              | <p>Date</p> <p><b>September<br/>2013</b></p> |  |

This page is intentionally left blank

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

**Address** WALDERTON NORTHGATE NORTHWOOD

**Development:** Two storey, 6-bed, detached dwelling with habitable roofspace and associated parking and amenity space, involving demolition of existing dwelling

**LBH Ref Nos:** 47749/APP/2013/153

**Drawing Nos:** Tree Protection Plan  
TP08/e  
Energy Statement  
Arboricultural Survey  
TP07/e  
TP06/e  
TP04/e  
TP03/e  
TP05/e  
TP02/e  
TP13  
TP12  
TP10  
TP11  
Design and Access Statement  
Location Plan to Scale 1:1250

**Date Plans Received:** 22/01/2013                      **Date(s) of Amendment(s):**

**Date Application Valid:** 22/01/2013

### **DEFERRED ON 25th June 2013 FOR FURTHER INFORMATION .**

This application was deferred at the meeting of the 25th June for officers to consider information provided relating to the approval of crown roofs at two sites in close vicinity of the application site. The two sites being: 1. Woodhurst, situated opposite the site, where permission was granted for a two storey rear extension (Ref: 34996/APP/2008/2166) which involved the provision of a crown roof; and 2. Land adjacent to Oakhurst, which adjoins the application site, where permission was granted, on appeal, for a new dwelling (Ref: 67012/APP/2011/2712).

Your officers have considered these permissions and visited the site to view the completed development at Woodhurst and consider that there are a number of differences between the schemes such that the proposed development is still considered unacceptable.

The main difference between Woodhurst and the proposed scheme is that the roof profile is broken up, using devices such as set backs from the main front of the property and set down from the roof, such that the actual size of the crown roof is not as apparent. The proposed scheme does not benefit from any of these elements and thus the size of the crown, which is extremely large is very apparent and gives the impression that there is almost a flat roof to the building. This is accentuated by the fact the site is on an elevated position, whereas, Woodhurst is set below the level of the road, due to the sloping nature of the area.

The proposal for a new dwelling on the adjoining site at Oakhurst is, again, considered to be

substantially different in terms of the size of the crown and the overall design of the property, including a staggered footprint, and subordinate gables and wing again resulting in a scheme where the overall impact on the street scene is not as apparent as would be the case with the application scheme.

Furthermore, as noted in the Conservation Officers comments above, there are other design elements of the scheme which are at odds with the vernacular tradition and character of the Copse Wood Estate Area of Special Local Character and thus the scheme is recommended for refusal on the basis of the overall design of the proposal.

## 1. **SUMMARY**

The scheme would be detrimental to the visual amenities of the streetscene and the wider Copsewood Estate Local Area of Special Character.

## 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

### 1 NON2 **Non Standard reason for refusal**

The proposed development by reason of its siting, size, scale, bulk, layout and appearance in respect of its design features and architectural style, detailing and roof form would result in an incongruous and intrusive form of development that would be detrimental to the character, appearance and visual amenities of the street scene and the wider Copsewood Estate Area of Special Local Character. It would therefore be contrary to Policies BE5, BE13 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 council's adopted Supplementary Planning Document HDAS: Residential Extensions.

## **INFORMATIVES**

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

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

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

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.

|      |   |
|------|---|
| BE5  | New development within areas of special local character               |
| BE13 | New development must harmonise with the existing street scene.        |
| BE15 | Alterations and extensions to existing buildings                      |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations.                                 |
| BE21 | Siting, bulk and proximity of new buildings/extensions.               |

|          |   |
|----------|---|
| 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. |
| R17      | Use of planning obligations to supplement the provision of recreation leisure and community facilities                    |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008      |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006             |
| LPP 3.4  | (2011) Optimising housing potential   |
| LPP 3.5  | (2011) Quality and design of housing developments   |
| LPP 5.3  | (2011) Sustainable design and construction  |
| LPP 5.13 | (2011) Sustainable drainage   |
| LPP 7.4  | (2011) Local character  |
| LPP 8.2  | (2011) Planning obligations   |

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site lies to the south of Northgate and is occupied by a two storey detached dwelling. The surrounding residential area is characterised by varied architectural designs, where many of the original houses have been replaced by good quality, vernacular style buildings.

Walderton itself is of no particular architectural merit, but its modest proportions render it a foil for Oakhurst next door, a locally listed, timber framed building of 1922, set in large grounds with mature planting. Two dwellings have recently been built in the grounds of Oakhurst, the access drive for which passes close by the boundary with Walderton. The detached dwellings in Northgate are mainly set back a little from the road and are within a pleasant wooded suburban landscape

The site is part of the 'Developed Area' as identified in Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is located within the Copsewood Estate Area of Special Local Character (ASLC).

#### 3.2 Proposed Scheme

Planning permission is sought for a two storey, 6- bed, detached dwelling with habitable roofspace and associated parking and amenity space, involving demolition of existing dwelling. Planning permission was granted application ref. 47749/APP/2012/2400 for a similar scheme for a four bedroom property in December 2012.

The current application is a resubmission of a previous approved scheme and now seeks to create two additional bedrooms in the roof space through the provision of the following:

- a new crown roof
- increasing the height of the proposed dormers
- rooflights

- French doors and balcony

### 3.3 Relevant Planning History

47749/93/0040 Walderton Northgate Northwood  
Erection of single storey side and front extension incorporating garage (involving demolition of existing garage and single-storey side extension)

**Decision:** 18-05-1993 Approved

47749/APP/2012/2400 Walderton Northgate Northwood  
Two storey, 4- bed, detached dwelling with associated parking and amenity space, involving demolition of existing dwelling

**Decision:** 07-12-2012 Approved

47749/C/97/0626 Walderton Northgate Northwood  
To fell two Oak trees (T48 and T51) on TPO 173

**Decision:** 20-06-1997 Refused **Appeal:** 19-06-1998 Dismissed

#### Comment on Relevant Planning History

As above.

### 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:

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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. |
| R17      | Use of planning obligations to supplement the provision of recreation, leisure and community facilities                   |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008      |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006             |
| LPP 3.4  | (2011) Optimising housing potential   |
| LPP 3.5  | (2011) Quality and design of housing developments   |
| LPP 5.3  | (2011) Sustainable design and construction  |
| LPP 5.13 | (2011) Sustainable drainage   |
| LPP 7.4  | (2011) Local character  |
| LPP 8.2  | (2011) Planning obligations   |

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

18 neighbours were consulted on 28th January 2013 and a site notice was erected adjacent the site, which expired on 22 February 2013. No individual letters were received commenting on the application but a petition with 22 signatures was received in support of the proposed development stating that crown roofs and dormer windows are a feature of the buildings in the area surrounding the application site.

### Internal Consultees

URBAN DESIGN & CONSERVATION:

BACKGROUND: Permission was given for a four bed house one month before this application was lodged. This application proposes two extra bedrooms, to be accommodated in a very large crown roof, with tall roof lights in the side roof, and two tall dormers and a pair of French doors and balcony in the rear roof slope.

The proposed crown roof, the height of the proposed dormers and rooflights, and the French doors and balcony are features alien to the vernacular tradition and character of the Copse Wood Estate Area of Special Local Character. They would constitute inappropriate amendments to the previously approved scheme.

RECOMMENDATIONS: Unacceptable

TREE & LANDSCAPE OFFICER

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 173

Significant trees/other vegetation of merit in terms of Saved Policy BE38: There is a large, protected Oak (T51 on TPO 173) in the front garden, which formerly contained three more protected trees, that have died and have not been replaced (the plans show several trees that are no longer there). The other protected trees on-site are mostly Hornbeams, which are in or overhang the rear garden of the existing house. All of these protected trees contribute to the arboreal/wooded character of the Copse Wood Estate Area of Special Local Character and have high amenity values.

The important trees are retained as part of this scheme and the tree protection plan provides adequate protection.

Scope for new planting: The scheme should make provision for new planting in the front garden. In this case, three new trees (standard size and short staked) should be shown on the plans (along the front boundary) and should either be Wild Cherry or Field Maple; the chosen species of tree should be shown on the plans by way of notes.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to the amendment of the plans to show the existing tree cover and the new tree planting as described above, and conditions RES8, RES9 (1, 2, 5) and RES10.

#### ACCESS OFFICER

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010. The proposal seeks to erect a six bedroom new dwelling which would be subject to the above policy requirements. The proposal appears not to have incorporated the 16 Lifetime Home standards which should be shown on revised plans.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwelling 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, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door.
2. The scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700mm should be provided to one side of the toilet pan, with 1100mm in front to any obstruction opposite.
3. A minimum of one bathrooms/ensuite facility should be designed in accordance with Lifetime Home standards. 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.
4. To allow bathrooms to be used as wet rooms in future, plans should indicate floor gulley drainage.
5. The plans should indicate the location of a future through the ceiling wheelchair lift.

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:

Level or ramped access shall be provided to and into the dwelling houses, 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.

## **7. MAIN PLANNING ISSUES**

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

The site is currently previously developed land in residential use, therefore there is no objection to the principle of the redevelopment of the site, indeed, this was established by the previous approval on the site.

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

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and should not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

As detailed in this report at Section 7.09 it is considered that the proposal would adversely impact on the character of the Copsewood Estate Area of Special Local Character.

### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE1 requires all new development to maintain the quality of the built environment including providing high quality urban design. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policies BE13 and BE19 seek to ensure that new development complements and improves the character and amenity of the area.

The scheme approved in October 2012 was considered to reflect, though not totally, the vernacular tradition and character of the Copse Wood Estate Area of Special Local Character. However, the current proposal with its very large crown roof, the height of the proposed dormers and rooflights, the French doors and balcony are all design features and elements which are alien to the design ethos of the ASLC. The proposed development fails to complement or improve the character and amenity of the area in terms of its detailing, design, siting, massing and large 'crown roof' feature and is therefore considered to represent an incongruous and intrusive form of development in the street scene and the Copsewood Estate Area of Special Local Character, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 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 (SPD) HDAS: Residential Layouts.

### **7.08 Impact on neighbours**

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy. All of these requirements are met by the proposed development and overall the proposed development would not constitute an un-neighbourly form of

development by virtue of its siting, massing, projection, distance to the boundary and existing screening and would thus accord 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**

Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 5 bedroom two-storey units should have a minimum floor area of 101 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that 5 bedroom two-storey houses should have a minimum size of 107 square metres. The proposed development meets minimum standards providing 528 square metres of gross internal floor area. The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. The proposed dwelling complies with these standards.

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The proposed development exceeds amenity standards by providing approximately 200 square metres.

It is therefore considered that the proposed development would provide a high standard of living for future occupiers in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2011), the adopted SPD HDAS Residential Layouts and the Mayor's Housing Supplementary Planning Guidance (November 2012).

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

2 parking spaces are proposed on the site as existing as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The Highways officer raises no objection.

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

See section 7.09.

#### **7.12 Disabled access**

The Access Officer has confirmed the use of a condition to secure Lifetime Homes Standards is acceptable in this instance as the proposed dwelling has a spacious interior which could accommodate the requirements.

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

Not applicable to this application.

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

The Tree and Landscape Officer raises no objections to the proposal on soft landscaping and protection terms subject to the imposition of conditions, which could be added if the scheme were recommended for approval. As such the proposal would not conflict with Policy 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 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. This could have been conditioned had the scheme been recommended favourably.

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

The application site is not within a Flood Risk Area and the issue of sustainable urban drainage could have been conditioned had the scheme been recommended favourably.

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

Not applicable to this application.

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

The issues raised are covered in the main report.

#### **7.20 Planning Obligations**

The proposed development would exceed 100sq.m and therefore there would be a requirement to make a CiL contribution.

The proposed development would not give rise to a net increase of 6 habitable rooms and as such would not trigger the requirement for Educational Contributions in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

#### **7.22 Other Issues**

Not applicable to 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**

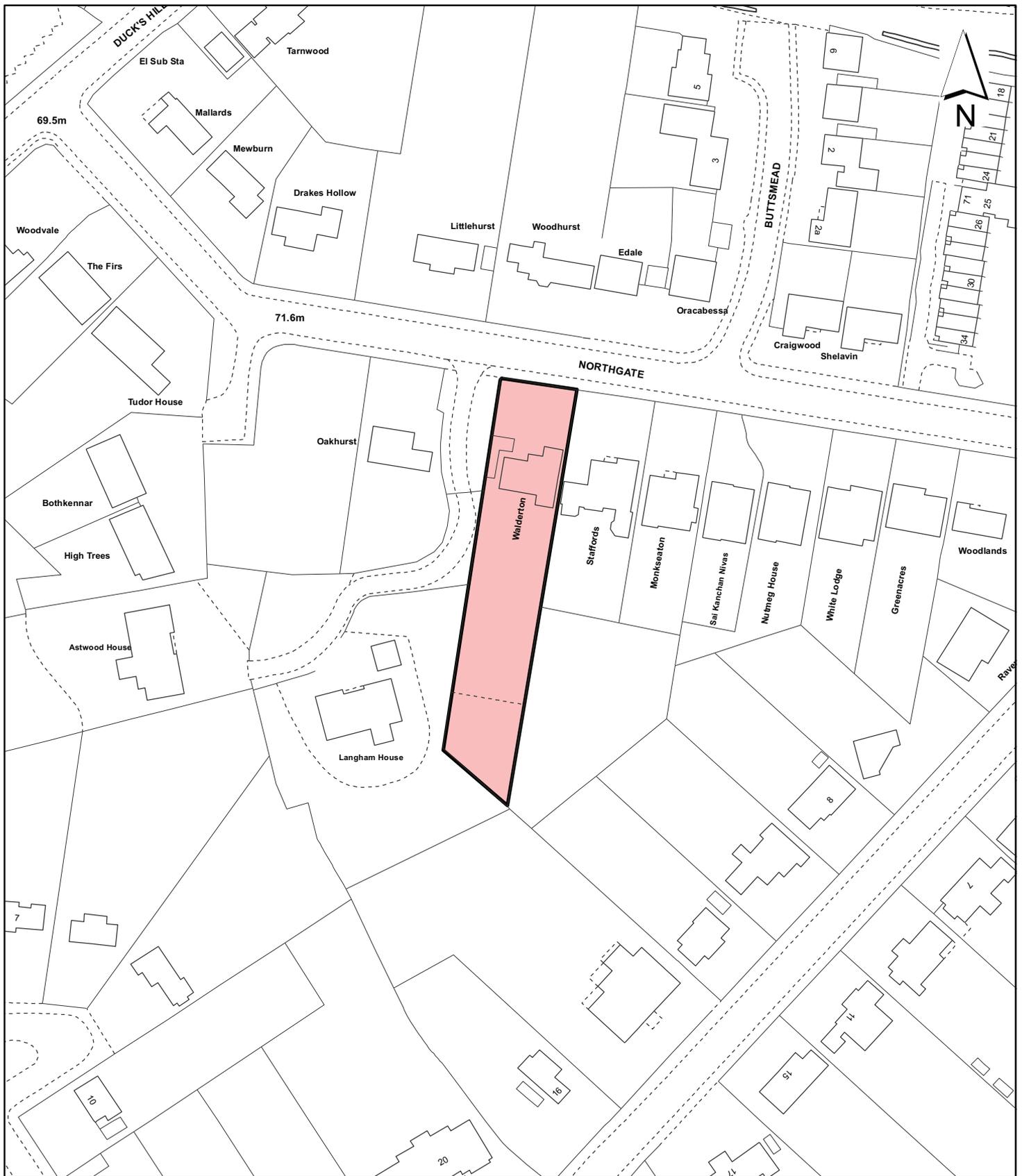
It is considered that overall the scheme is contrary to the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for refusal.

## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
HDAS: Residential Layouts  
The London Plan 2011  
The Mayor's Housing Supplementary Planning Document (November 2012)  
HDAS: Accessible Hillingdon  
National Planning Policy Framework

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**Walderton, Northgate  
Northwood**

Planning Application Ref:

**47749/APP/2013/153**

Planning Committee

**North** Page 42

Scale

**1:1,250**

Date

**June  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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

**Address** 8 WINDMILL HILL RUISLIP MIDDLESEX

**Development:** Roof extension

**LBH Ref Nos:** 68915/APP/2013/1994

**Drawing Nos:** RPA-406 (Location Plan)  
RPA-8-WMH-400 (Block Plan)  
RPA-8-WMH-401 (Pre-Existing First Floor)  
RPA-8-WMH-402 (Existing First Floor)  
RPA-8-WMH-403 (Existing Second (Loft) Floor)  
RPA-8-WMH-404 (Pre-Existing Elevations)  
RPA-8-WMH-405 (Existing Elevations)

**Date Plans Received:** 16/07/2013

**Date(s) of Amendment(s):**

**Date Application Valid:** 16/07/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the western side of Windmill Hill. The building is set back from the highway of Windmill Hill and benefits from off road parking to the front driveway. The property is adjoined by detached dwellings to the south and north. The dwelling has a private garden to the rear of the building. The street scene is residential in character and appearance and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part 1 -Strategic Policies (November 2012).

#### 1.2 Proposed Scheme

Retrospective planning permission is sought for a roof extension. The hipped roof has been converted to a gable end to the front and rear elevations. The ridge height has increased by approximately 2.5m above the original ridge height whilst the height of the eaves has increased by 0.80m. A single window unit has been installed on both the front and rear elevations and solar panels have been installed on the roof on the left side elevation.

#### 1.3 Relevant Planning History

68915/APP/2012/3128 8 Windmill Hill Ruislip Middlesex

Conversion of roof space to habitable use to include conversion of roof from hip to gable end at front and rear and alterations to roof.

**Decision Date:** 13-02-2013

Refused

**Appeal:**

68915/APP/2013/1225

8 Windmill Hill Ruislip Middlesex

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

**Decision Date:** 02-07-2013      Refused      **Appeal:**

68915/APP/2013/718      8 Windmill Hill Ruislip Middlesex

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

**Decision Date:** 19-04-2013      Refused      **Appeal:**

### **Comment on Planning History**

An enforcement notice has been served in relation to the alterations to the roof and the principle elevation. Since the notice was served, an unauthorised "lean-to" garage with a mono pitched roof has been erected. However, this does not form part of this application.

## **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**

Consultation letters were sent to 6 local owners/occupiers and a site notice displayed.

One objection was received:

- i) There appears to be a large amount of building work going on and there may be a plan to extend to the side and/or rear
- ii) The roof is higher than is shown on the plans
- iii) The roof crenellation and the large second floor front facing window look out of place

8 letters of support were received:

- a) The Art Deco design is unique and contemporary with the period during which the original property was built
- b) The works are aesthetically pleasing
- c) The houses along Windmill Hill are all different styles, sizes and heights - adds to the diversity of the street
- d) A stylish addition to Windmill Hill
- e) The details enhance the house
- f) The works have been carried out in sympathy with the area
- g) The solar panels are discreet

Ruislip Residents Association:

Further to our letter dated 13 July regarding the unauthorised construction work we note that the above mentioned application has been submitted in an attempt to regularise matters.

As the current building is almost the same as the design previously refused under application no 68915/APP/2012/3128, we believe the same reasons for refusal apply to this application previously i.e. that the building is an incongruous and visually intrusive form of development which is detrimental to the character and appearance of the host dwelling, the street scene and the surrounding area. We therefore trust that officers will take the same view when considering this application.

Ward Councillor:

Please determine the application at the North Planning Committee

#### **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:

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 3.3 (2011) Increasing housing supply

LPP 3.5 (2011) Quality and design of housing developments

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

#### **5. MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the development on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on residential amenity of the neighbouring dwellings.

The original building comprised of a clay tiled hipped roof which has been removed and replaced with a ridged roof with a dominant gable end on the front elevation, facing the highway. The main street scene of Windmill Hill is characterised by a number of dwellings with gable ended roofs, however the majority of the gable ended roof features are subservient to the remainder of the front elevation of the respective neighbouring dwellings. The hip to gable extension has resulted in a tall dominant castellated gable across the full frontage width of the dwelling and so appears overly prominent and out of proportion to the remainder of the front elevation.

Although neighbouring dwellings have gable features to the front elevations, they also

benefit from a secondary set back section which are characterised by hipped roofs and therefore the gable features do not dominate the respective front elevations. As such, due to the excessive width of the hip to gable extension in relation to the front elevation of the application dwelling, it is considered to be out of character with the surrounding dwellings and the street scene of Windmill Hill. The roof extension is therefore considered to have an unacceptable impact on the appearance of the existing dwelling and the visual amenities of the surrounding area, and does not comply with Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

The development has increased the height of the roof ridge and the eaves which results in a significant change in the character of the property, and has a detrimental impact on the building's appearance. The increased height of the roof ridge and eaves result in significant harm to occupiers of the adjoining dwellings in terms of loss of outlook and increased sense of dominance. The development is thereby considered to have a detrimental impact on neighbouring amenity, contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

The development does not include flank windows facing the adjoining dwellings. The views from the two new windows in the front and rear gable ends would be similar to that which the original dwelling benefited from its first floor windows. As such, the development is not considered to result in any significant loss of privacy to neighbouring occupiers, thereby complying with Policy BE24 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

The hip to gable roof extension is considered to be an incongruous and visually intrusive form of development due to its size, scale, design and appearance and has a detrimental impact on the character and appearance of the host dwelling, the street scene and the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Extensions.

The application is therefore recommended for refusal.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

**1 NON2 Non Standard reason for refusal**

The hip to gable roof extension, by reason of its size, scale, design and appearance, represents an incongruous and visually intrusive form of development detrimental to the character and appearance of the host dwelling and the visual amenity of the street scene and the surrounding area, contrary to Policy BE1 (Built Environment) 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 adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The raising of the ridge and the increased height of the eaves results in a development which is detrimental to the amenity of neighbouring occupiers by reason of overdomination and visual intrusion, contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Extensions.

## INFORMATIVES

### Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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:

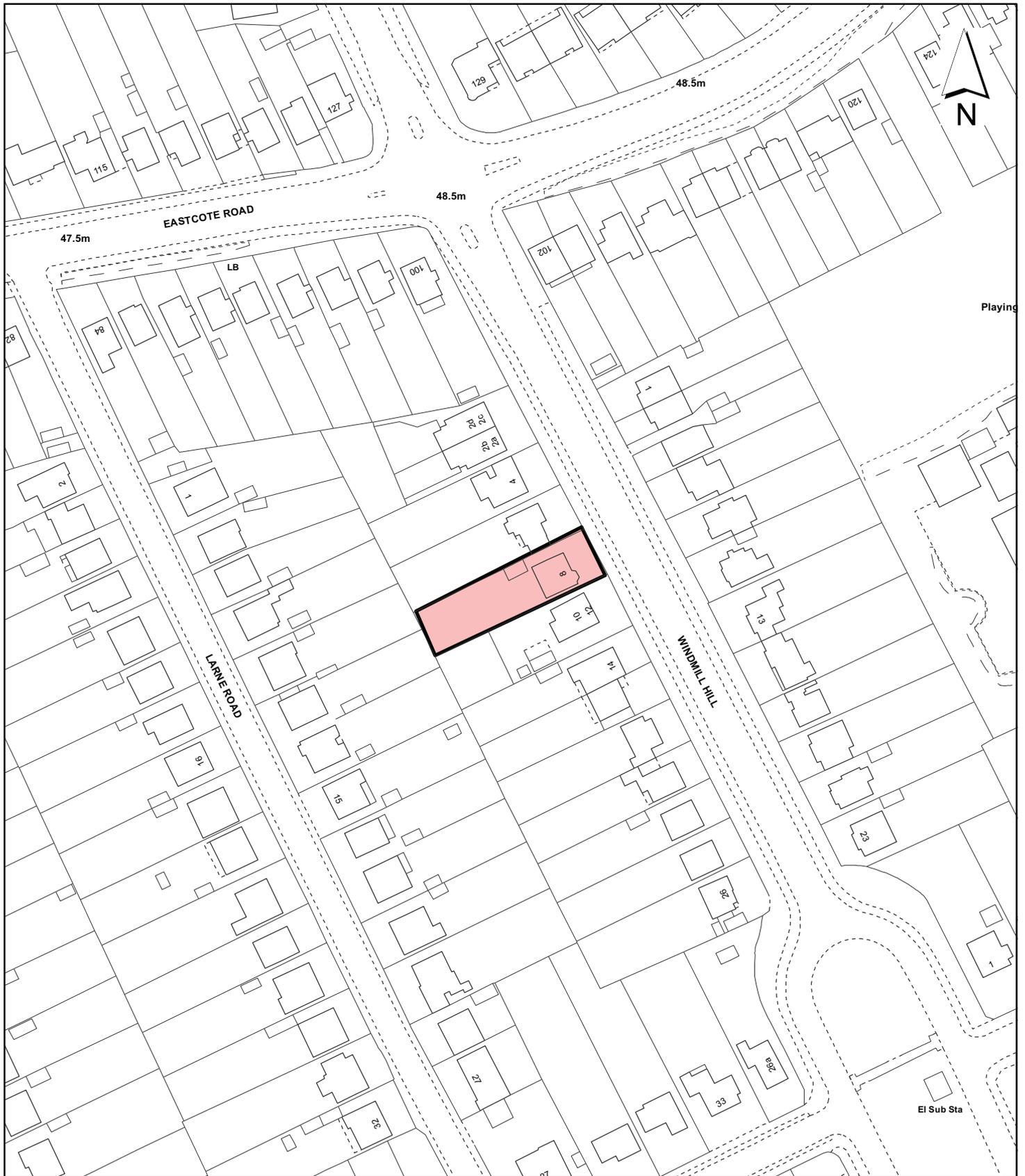
PT1.BE1 (2012) Built Environment

#### Part 2 Policies:

|          |   |
|----------|---|
| 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 3.3  | (2011) Increasing housing supply  |
| LPP 3.5  | (2011) Quality and design of housing developments   |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008      |

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**8 Windmill Hill  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**68915/APP/2013/1994**

Scale

**1:1,250**

Planning Committee

**North** Page 49

Date

**September  
2013**



**HILLINGDON**  
LONDON

This page is intentionally left blank

# Plans for North Planning Committee

8th October 2013



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

**Address** 39 COPSE WOOD WAY NORTHWOOD

**Development:** Two storey, 5- bedroom detached dwelling to include habitable roofspace, with associated parking and amenity space involving demolition of existing detached dwelling (Resubmission)

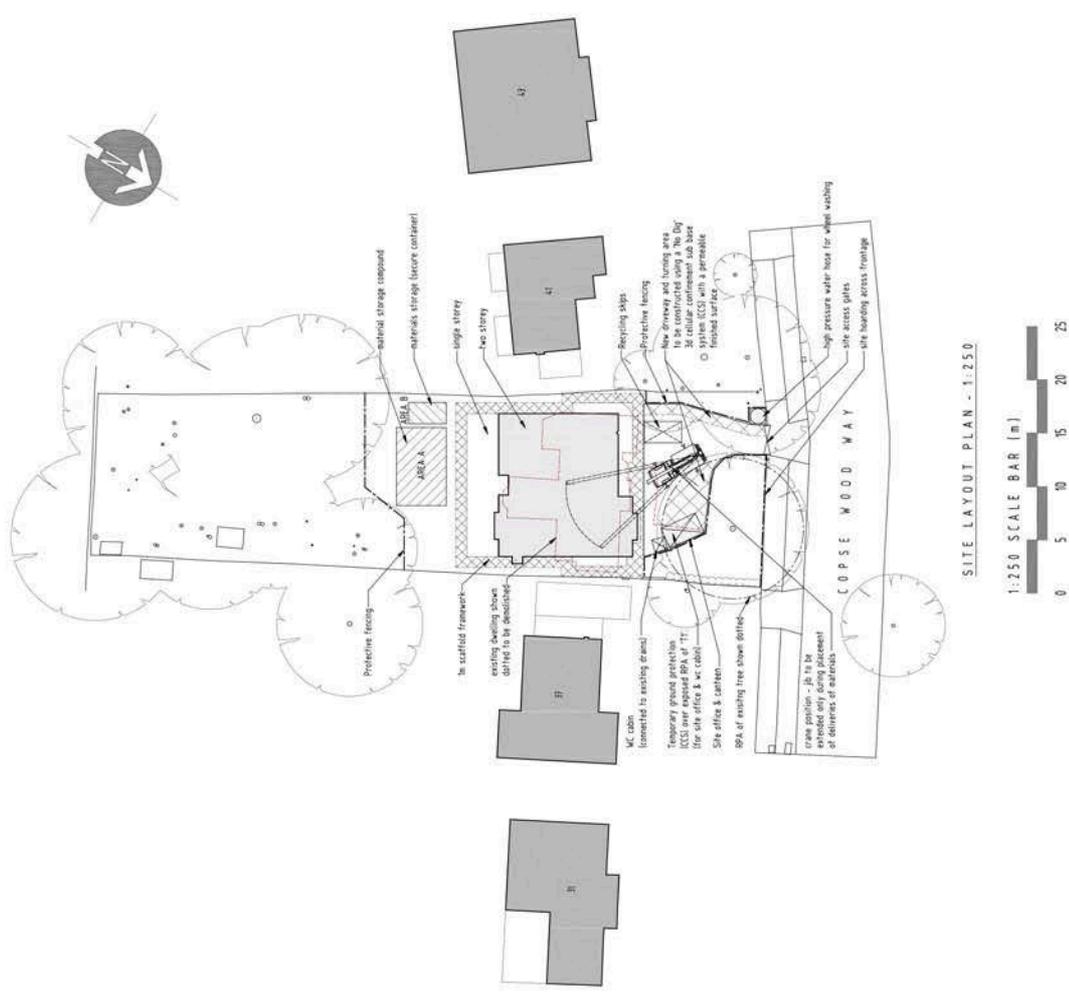
**LBH Ref Nos:** 11007/APP/2013/1490

**Date Plans Received:** 05/06/2013

**Date(s) of Amendment(s):** 05/06/0013

**Date Application Valid:** 10/06/2013

- 1. All dimensions are to the finished work unless otherwise stated.
- 2. All dimensions are to the centre of the work unless otherwise stated.
- 3. All dimensions are to the top of the work unless otherwise stated.
- 4. All dimensions are to the bottom of the work unless otherwise stated.
- 5. All dimensions are to the side of the work unless otherwise stated.
- 6. All dimensions are to the front of the work unless otherwise stated.
- 7. All dimensions are to the back of the work unless otherwise stated.
- 8. All dimensions are to the top of the work unless otherwise stated.
- 9. All dimensions are to the bottom of the work unless otherwise stated.
- 10. All dimensions are to the side of the work unless otherwise stated.
- 11. All dimensions are to the front of the work unless otherwise stated.
- 12. All dimensions are to the back of the work unless otherwise stated.
- 13. All dimensions are to the top of the work unless otherwise stated.
- 14. All dimensions are to the bottom of the work unless otherwise stated.
- 15. All dimensions are to the side of the work unless otherwise stated.
- 16. All dimensions are to the front of the work unless otherwise stated.
- 17. All dimensions are to the back of the work unless otherwise stated.
- 18. All dimensions are to the top of the work unless otherwise stated.
- 19. All dimensions are to the bottom of the work unless otherwise stated.
- 20. All dimensions are to the side of the work unless otherwise stated.
- 21. All dimensions are to the front of the work unless otherwise stated.
- 22. All dimensions are to the back of the work unless otherwise stated.
- 23. All dimensions are to the top of the work unless otherwise stated.
- 24. All dimensions are to the bottom of the work unless otherwise stated.
- 25. All dimensions are to the side of the work unless otherwise stated.
- 26. All dimensions are to the front of the work unless otherwise stated.
- 27. All dimensions are to the back of the work unless otherwise stated.
- 28. All dimensions are to the top of the work unless otherwise stated.
- 29. All dimensions are to the bottom of the work unless otherwise stated.
- 30. All dimensions are to the side of the work unless otherwise stated.
- 31. All dimensions are to the front of the work unless otherwise stated.
- 32. All dimensions are to the back of the work unless otherwise stated.
- 33. All dimensions are to the top of the work unless otherwise stated.
- 34. All dimensions are to the bottom of the work unless otherwise stated.
- 35. All dimensions are to the side of the work unless otherwise stated.
- 36. All dimensions are to the front of the work unless otherwise stated.
- 37. All dimensions are to the back of the work unless otherwise stated.
- 38. All dimensions are to the top of the work unless otherwise stated.
- 39. All dimensions are to the bottom of the work unless otherwise stated.
- 40. All dimensions are to the side of the work unless otherwise stated.
- 41. All dimensions are to the front of the work unless otherwise stated.
- 42. All dimensions are to the back of the work unless otherwise stated.
- 43. All dimensions are to the top of the work unless otherwise stated.
- 44. All dimensions are to the bottom of the work unless otherwise stated.
- 45. All dimensions are to the side of the work unless otherwise stated.
- 46. All dimensions are to the front of the work unless otherwise stated.
- 47. All dimensions are to the back of the work unless otherwise stated.
- 48. All dimensions are to the top of the work unless otherwise stated.
- 49. All dimensions are to the bottom of the work unless otherwise stated.
- 50. All dimensions are to the side of the work unless otherwise stated.
- 51. All dimensions are to the front of the work unless otherwise stated.
- 52. All dimensions are to the back of the work unless otherwise stated.
- 53. All dimensions are to the top of the work unless otherwise stated.
- 54. All dimensions are to the bottom of the work unless otherwise stated.
- 55. All dimensions are to the side of the work unless otherwise stated.
- 56. All dimensions are to the front of the work unless otherwise stated.
- 57. All dimensions are to the back of the work unless otherwise stated.
- 58. All dimensions are to the top of the work unless otherwise stated.
- 59. All dimensions are to the bottom of the work unless otherwise stated.
- 60. All dimensions are to the side of the work unless otherwise stated.
- 61. All dimensions are to the front of the work unless otherwise stated.
- 62. All dimensions are to the back of the work unless otherwise stated.
- 63. All dimensions are to the top of the work unless otherwise stated.
- 64. All dimensions are to the bottom of the work unless otherwise stated.
- 65. All dimensions are to the side of the work unless otherwise stated.
- 66. All dimensions are to the front of the work unless otherwise stated.
- 67. All dimensions are to the back of the work unless otherwise stated.
- 68. All dimensions are to the top of the work unless otherwise stated.
- 69. All dimensions are to the bottom of the work unless otherwise stated.
- 70. All dimensions are to the side of the work unless otherwise stated.
- 71. All dimensions are to the front of the work unless otherwise stated.
- 72. All dimensions are to the back of the work unless otherwise stated.
- 73. All dimensions are to the top of the work unless otherwise stated.
- 74. All dimensions are to the bottom of the work unless otherwise stated.
- 75. All dimensions are to the side of the work unless otherwise stated.
- 76. All dimensions are to the front of the work unless otherwise stated.
- 77. All dimensions are to the back of the work unless otherwise stated.
- 78. All dimensions are to the top of the work unless otherwise stated.
- 79. All dimensions are to the bottom of the work unless otherwise stated.
- 80. All dimensions are to the side of the work unless otherwise stated.
- 81. All dimensions are to the front of the work unless otherwise stated.
- 82. All dimensions are to the back of the work unless otherwise stated.
- 83. All dimensions are to the top of the work unless otherwise stated.
- 84. All dimensions are to the bottom of the work unless otherwise stated.
- 85. All dimensions are to the side of the work unless otherwise stated.
- 86. All dimensions are to the front of the work unless otherwise stated.
- 87. All dimensions are to the back of the work unless otherwise stated.
- 88. All dimensions are to the top of the work unless otherwise stated.
- 89. All dimensions are to the bottom of the work unless otherwise stated.
- 90. All dimensions are to the side of the work unless otherwise stated.
- 91. All dimensions are to the front of the work unless otherwise stated.
- 92. All dimensions are to the back of the work unless otherwise stated.
- 93. All dimensions are to the top of the work unless otherwise stated.
- 94. All dimensions are to the bottom of the work unless otherwise stated.
- 95. All dimensions are to the side of the work unless otherwise stated.
- 96. All dimensions are to the front of the work unless otherwise stated.
- 97. All dimensions are to the back of the work unless otherwise stated.
- 98. All dimensions are to the top of the work unless otherwise stated.
- 99. All dimensions are to the bottom of the work unless otherwise stated.
- 100. All dimensions are to the side of the work unless otherwise stated.



TEMPORARY WORKS LEGEND

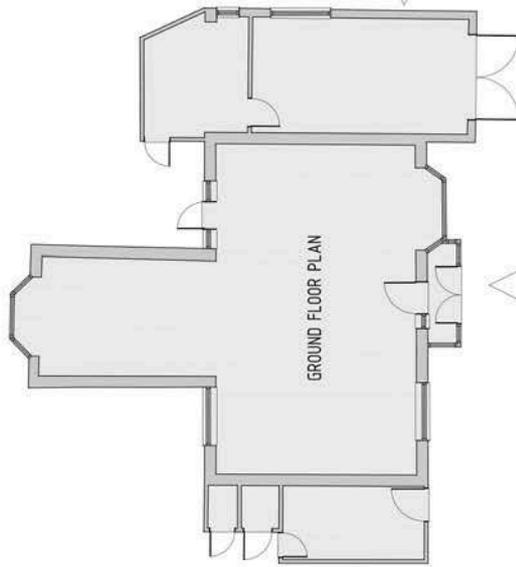
- AREA A
- AREA B
- materials storage (enclosed container)
- Recycling skips
- Site office & container
- In scaffold framework
- High pressure water hose for wheel washing
- MC cabin (referenced to existing plans)
- Protective fencing
- New driveway and turning area to be constructed using a 150 Day 35 cellular confinement sub base system (CCS) with a permeable finished surface
- Temporary ground protection (TGS) over exposed SPA of 'T' (for site office & MC cabin)

FOR TREE AND GROUND PROTECTION DETAILS PLEASE REFER TO 'TREE SENSE' ARBORICULTURAL REPORT DATED 5TH JUNE

|  |  |             |                     |
|--|--|-------------|---------------------|
| rev  | date   | description | 0/03 ha             |
| scale  | 1:250  | A1          | date 09 / 04 / 2013 |
| drawing no   | 1176 / P / 5   | drawn       | FJ                  |
| PLANNING PROPOSALS<br>SITE WORKS   |  |             |                     |
| project  | LAND AT 39 COPSE WOOD WAY<br>NORTHWOOD, MIDDLESEX, HA5 2TZ |             |                     |
| client   | Ms S SHAH  |             |                     |
|   |  |             |                     |
| DUDLEY DODD ASSOCIATES<br>MOOR HOUSE FARM ESTATE<br>LOWER ROAD<br>NORTHWOOD, MIDDLESEX<br>HA5 2SE<br>T: 01895 831103<br>E: info@dda.co.uk<br>www.dda.co.uk |  |             |                     |
| print history  | Wednesday, 5 June, 2013                                    | 10:29:52    |                     |

**NOTES**

1. All dimensions are to be checked on site prior to the commencement of work and any discrepancy is to be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and allied legislation.
3. All contractors and sub-contractors must ensure that they are fully aware of the drawings and specifications before the commencement of work on site.
4. All materials are to be used and installed in accordance with the manufacturer's instructions and recommendations.
5. All works on site, managed and implemented as a result of the design, are to be carried out in accordance with the Health and Safety (CDM) Regulations in respect of design and implementation on site and no works are to be undertaken if it is considered that compliance with The Building Regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. Elevation of buildings shown at the same ground level.

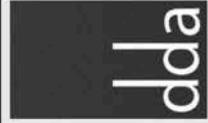


GROSS EXTERNAL AREA  
116 sqm / 1248 sqft

| rev. | date        | description            |
|------|-------------|------------------------|
| 1    | 100 A2      | date: 03 / 04 / 2013   |
|      | drawing no: | 1176 / P / 6 drawn: FJ |

drawing: **PLANNING PROPOSALS**  
DETAILS OF DWELLING TO BE DEMOLISHED  
project: LAND AT 39 COPSE WOOD WAY  
NORTHWOOD, MIDDLESEX, HA6 2TZ

client: **Ms S SHAH**



DUSEK DESIGN ASSOCIATES  
MOOR HOUSE FARM ESTATE  
LOWER ROAD  
HIGHER DENHAM  
UYBRIDGE  
UB8 5EN  
T. 01895 831103  
E. info@dusek.co.uk  
www.dusek.co.uk

print history: Thursday, 30 May, 2013 16:29:03  
S:\005KPDW161-000\1176\_39 COPSE WOOD WAY\1176-P-6.dwg

1:100 SCALE BAR (m)



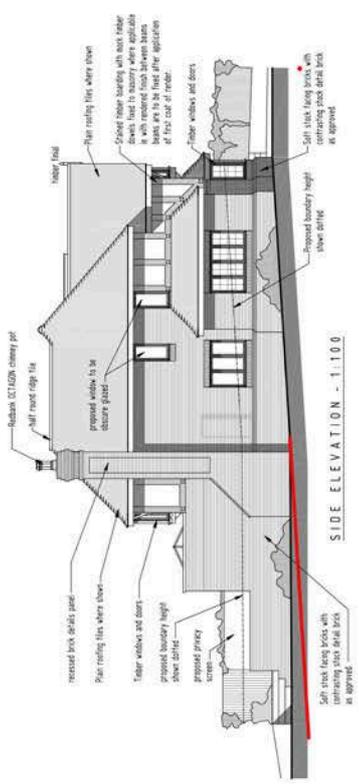
39 COPSE WOOD WAY

GROUND FLOOR PLAN & ELEVATIONAL PHOTOS

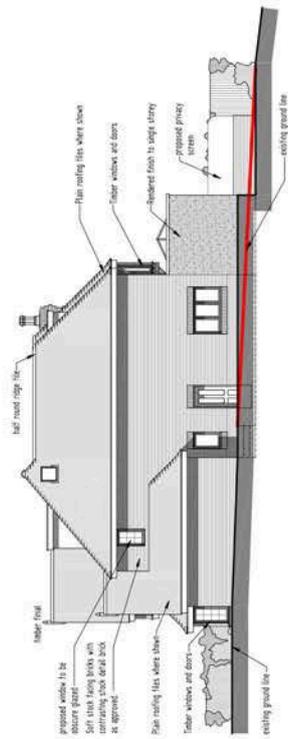




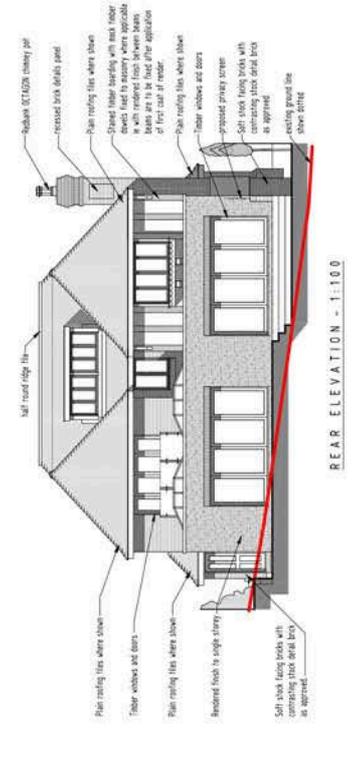
NOTES:  
 1. All dimensions are to be checked on site.  
 2. All work to comply with current Building Regulations and all applicable.  
 3. All work to be carried out in accordance with the Building Regulations.  
 4. All work to be carried out in accordance with the Building Regulations.  
 5. All dimensions shown are approximate.  
 6. All dimensions shown are approximate.



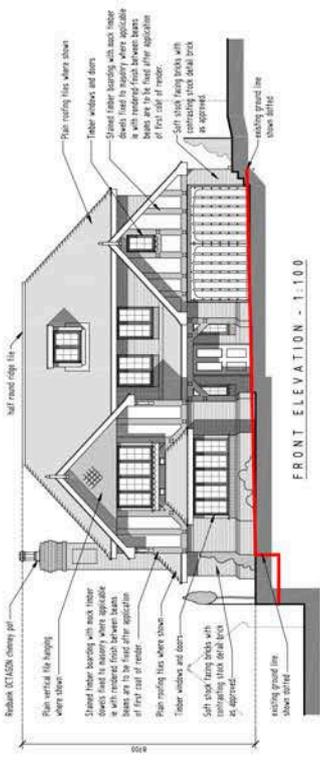
SIDE ELEVATION - 1:100



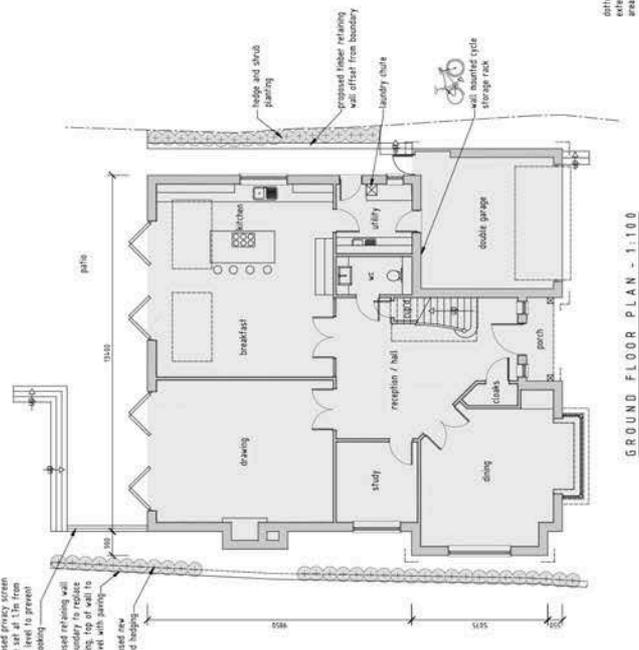
SIDE ELEVATION - 1:100



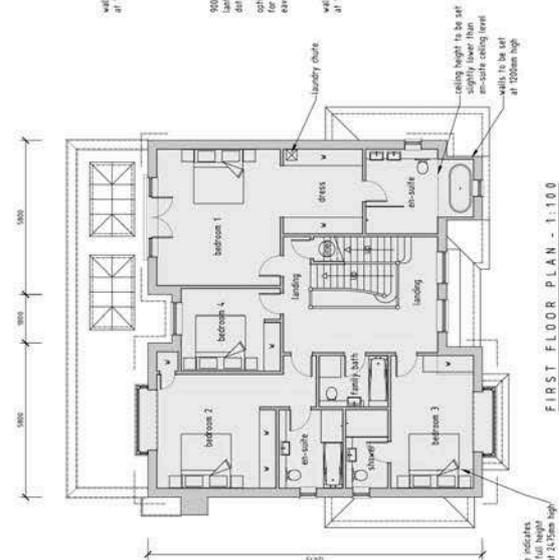
REAR ELEVATION - 1:100



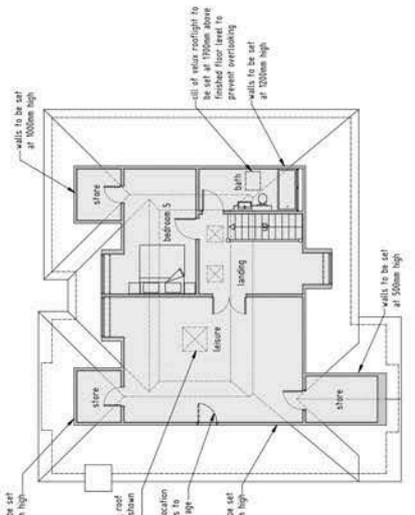
FRONT ELEVATION - 1:100



GROUND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100

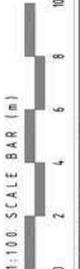


ROOF AREA PLAN - 1:100

|  |                    |  |                |
|--|--------------------|--|----------------|
| Ref:   | 1/10/2013          | First floor side elevations amended to suit first floor plan | U.S. (1/1)     |
| Date:  | 03/04/2013         |  |                |
| Scale:   | 1:100              | AT   | 1/16' / P / 2" |
| Drawing:   | PLANNING PROPOSALS |  |                |
| FLOOR PLANS & ELEVATIONS   |                    |  |                |
| Project: LAND AT 39 CORSE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2TZ |                    |  |                |
| Client: MS. S. SHAH  |                    |  |                |



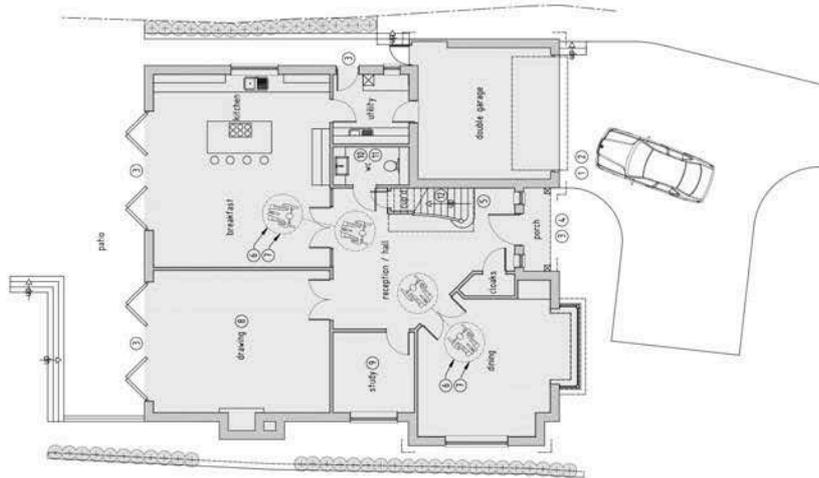
DDA DESIGN ASSOCIATES  
 ROOM 105/106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000



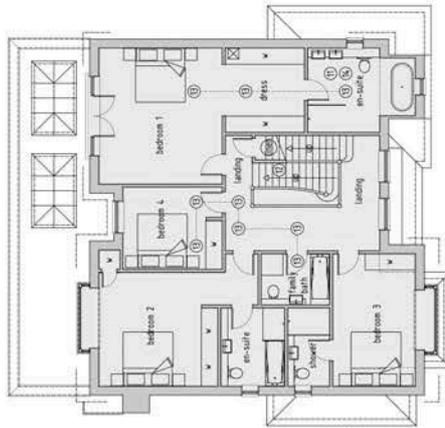


**LIFETIME HOME FACILITIES PROVIDED WITHIN NEW HOUSE**

- 1 Car parking space (with or without capability) to be suitable for the widest range of people
- 2 Car parking within minimum distance of the home
- 3 Level approach to all entrances
- 4 Entrance area illuminated, level access over threshold, provide effective clear opening width and adequate weather protection
- 5 Easy access to stairs
- 6 Doorways to be splayed to the widest range of people, including those using wheelchairs
- 7 Adequate circulation and turning space for wheelchairs in dining and living areas
- 8 A living room at entrance level
- 9 Space on the entrance level to be used as temporary bed space
- 10 WC compartment with potential for a shower to be installed
- 11 Bathroom and WC to be capable of taking adaptations such as handrails
- 12 Provision for stair lift
- 13 A direct route from a bedroom to bathroom being required
- 14 A bathroom designed for ease of access
- 15 Living room windows to be no higher than 800mm from floor level
- 16 Switches, sockets, ventilation and service controls to be 450mm-200mm from floor level



GROUND FLOOR PLAN - 1:100



FIRST FLOOR PLAN - 1:100

NOTES:  
 1. All dimensions are to the finished work unless otherwise stated.  
 2. All dimensions are to the centre of the wall unless otherwise stated.  
 3. All dimensions are to the face of the wall unless otherwise stated.  
 4. All dimensions are to the face of the wall unless otherwise stated.  
 5. All dimensions are to the face of the wall unless otherwise stated.  
 6. All dimensions are to the face of the wall unless otherwise stated.  
 7. All dimensions are to the face of the wall unless otherwise stated.  
 8. All dimensions are to the face of the wall unless otherwise stated.  
 9. All dimensions are to the face of the wall unless otherwise stated.  
 10. All dimensions are to the face of the wall unless otherwise stated.  
 11. All dimensions are to the face of the wall unless otherwise stated.  
 12. All dimensions are to the face of the wall unless otherwise stated.  
 13. All dimensions are to the face of the wall unless otherwise stated.  
 14. All dimensions are to the face of the wall unless otherwise stated.  
 15. All dimensions are to the face of the wall unless otherwise stated.  
 16. All dimensions are to the face of the wall unless otherwise stated.



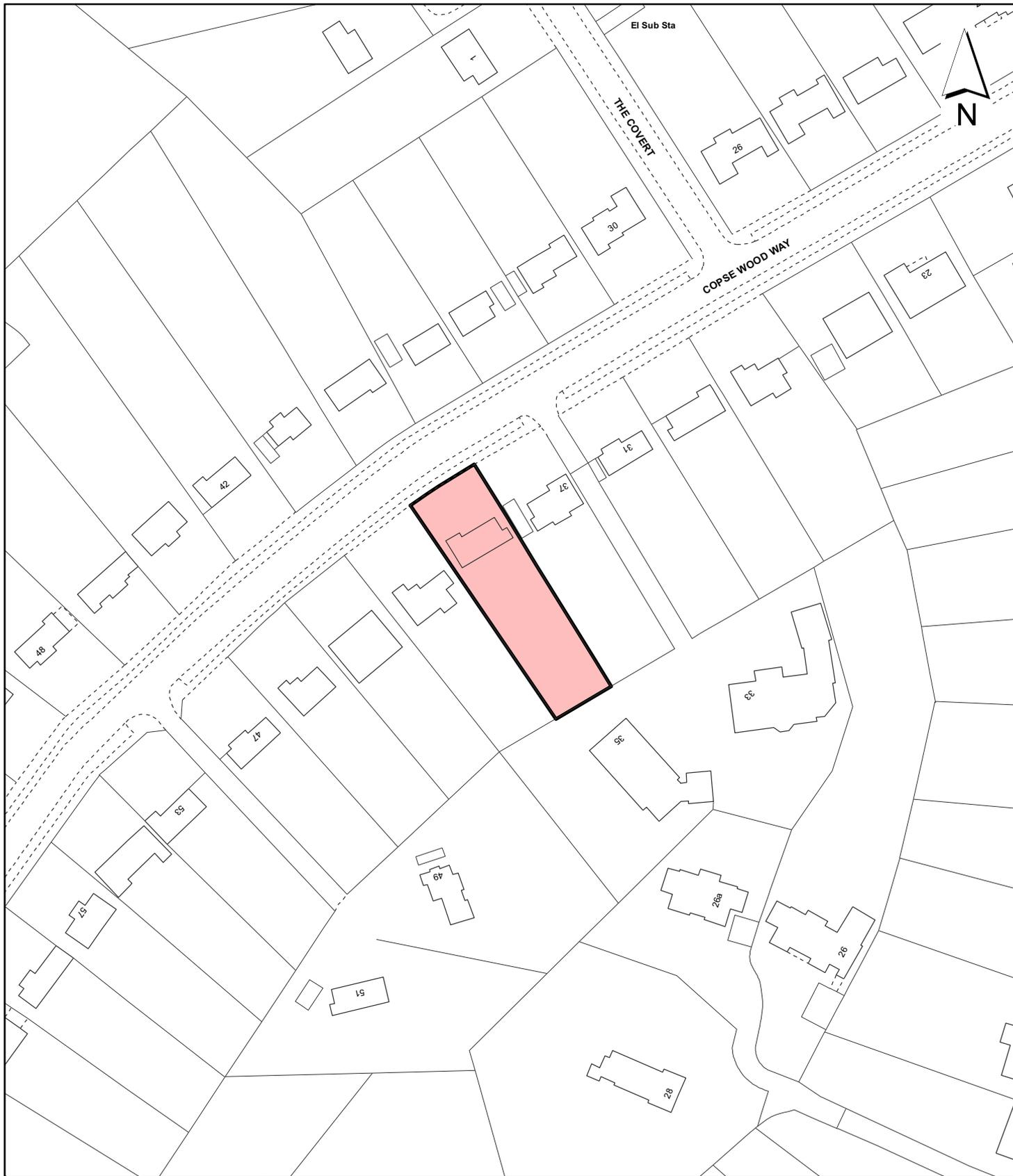
|             |                              |                  |
|-------------|------------------------------|------------------|
| rev         | date                         | description      |
| 1:100       | AT                           | date: 03/04/2019 |
| drawing no: | 1116 / P / 3                 | drawn: FJ        |
| drawing:    | PLANNING PROPOSALS           | LIFETIME HOMES   |
| project:    | LAND AT 39 CORSE WOOD WAY    |                  |
|             | NORTHWOOD, MIDLESEX, HA6 2TZ |                  |
| client:     | Ms S SHAH                    |                  |

DUSK DESIGN ASSOCIATES  
 MOOR HOUSE FARM ESTATE  
 LOWER ROAD  
 HURLEY PARK  
 WINDSOR, MIDDLESEX  
 UB8 3SN  
 T: 01895 831100  
 E: info@dusk.co.uk  
 www.dusk.co.uk

plot no: 197  
 Thursday, 30 May, 2019 16:52:48  
 1:100 SCALE BAR (m)







**Notes**

 Site boundary

For identification purposes only.

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.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**39 Copse Wood Way  
Northwood**

Planning Application Ref:

**11007/APP/2013/1490**

Planning Committee

**North** Page 60

Scale

**1:1,250**

Date

**September  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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

**Address** WALDERTON NORTHGATE NORTHWOOD

**Development:** Two storey, 6- bed, detached dwelling with habitable roofspace and associate parking and amenity space, involving demolition of existing dwelling (Resubmission)

**LBH Ref Nos:** 47749/APP/2013/153

**Date Plans Received:** 22/01/2013

**Date(s) of Amendment(s):**

**Date Application Valid:** 22/01/2013



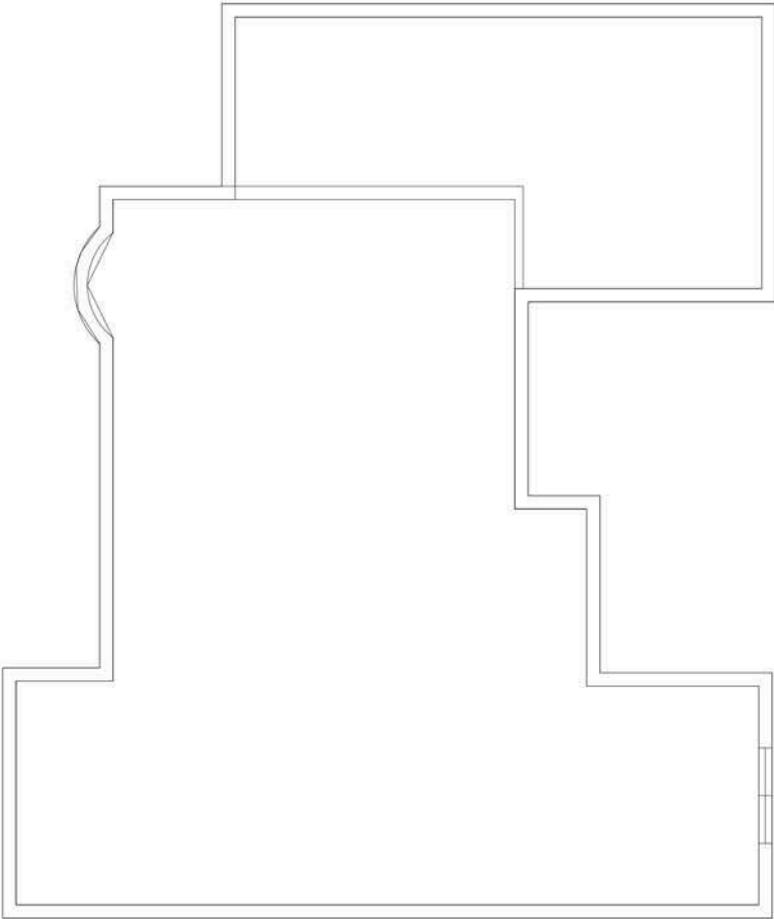
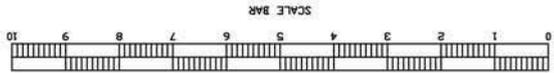
|                   |         |
|-------------------|---------|
| SCALE             | 1:500   |
| GRID              | A3      |
| PROVISION         | TP02/e  |
| LEVELS RELATE TO: | OS DATA |

**DRAWING TITLE:**  
Proposed Site Plan

**SITE ADDRESS:**  
Walderton  
Northgate  
Northwood

*R Clarke Planning Ltd*  
REWEAVER FAMILY RECREATION WOODS ROAD  
WALDERTON, NORTHWOOD, WILMANSLOTH  
LEICESTERSHIRE, LE19 4JG  
TEL: 01532 440000 FAX: 01532 440005  
E-MAIL: RCLARKE@RCLARKE.CO.UK  
Licence number: 077566/2013

**R Clarke  
Planning Ltd**



Ground Floor - 171sqm gross internal

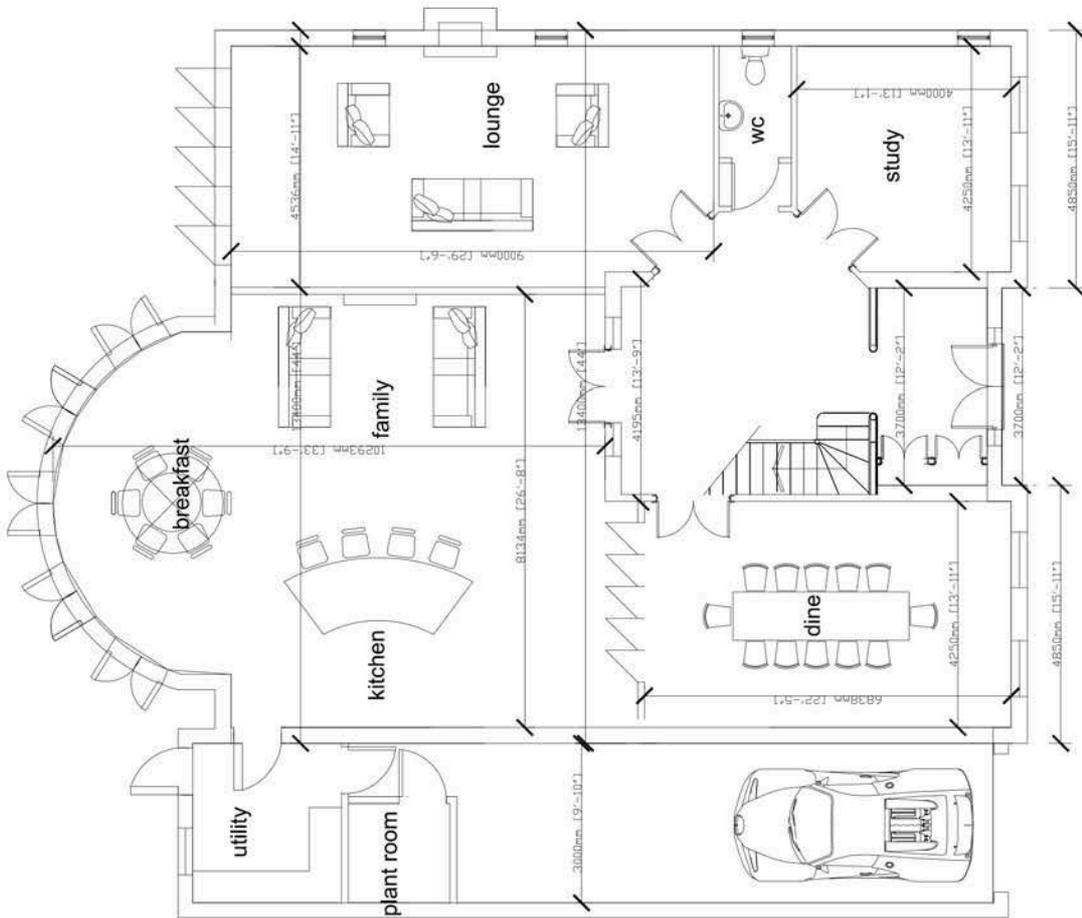


|   |          |           |                                   |
|---|----------|-----------|-----------------------------------|
| SCALE:  | 1:100    | SHEET NO: | A3                                |
| PROJECT NO:   | TP10     |           |                                   |
| LEVELS RELATE TO:   | MSL DATA |           |                                   |
| DRAWING TITLE:<br>EXISTING FLOOR PLAN   |          |           |                                   |
| SITE ADDRESS:<br>Walderton<br>Northgate<br>Northwood  |          |           |                                   |
| <i>R Clarke Planning Ltd</i><br>KENFERRY FARM, TROMANSWORTH ROAD<br>WILDERTON, NORTHGATE, NORTHWOOD<br>LE19 4AD<br>TEL: 01455 440000 FAX: 01455 440055<br>E-MAIL: RCLARKE@RCLARKE.CO.UK<br>(Northwood office) 01455 440055<br>(Northwood office) 01455 440055 |          |           |                                   |
| <b>R Clarke<br/>Planning Ltd</b>  |          |           | Copyright © R Clarke Planning Ltd |

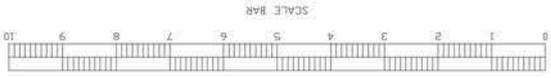
|                   |   |             |    |
|-------------------|---|-------------|----|
| SCALE:            | 1:100   | Sheet Size: | A3 |
| DATE:             | TP03/e  |             |    |
| LEVELS RELATE TO: | GFS DATA  |             |    |
| DRAWING TITLE:    | PROPOSED FLOOR PLAN   |             |    |
| SITE ADDRESS:     | Walderton<br>Northgate<br>Northwood   |             |    |
|                   | <i>R Clarke Planning Ltd</i><br>KEWERY FARM, INCHMANSWORTH ROAD<br>WILDERTON, NORTHGATE, NORTHWOOD<br>TEL: 01509 440000 FAX: 01509 440055<br>E-Mail: <a href="mailto:RClarke@rclarke.com">RClarke@rclarke.com</a><br>Website: <a href="http://www.rclarke.com">www.rclarke.com</a><br>Notch number of 1996/2015 |             |    |

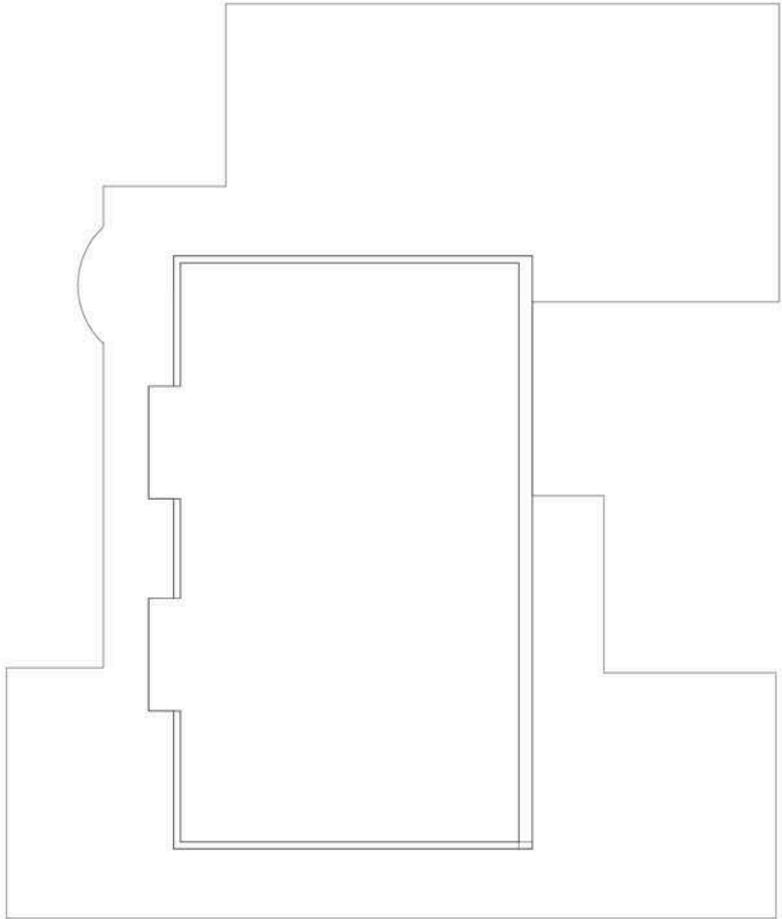
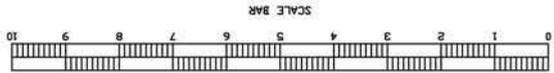
R Clarke  
Planning Ltd

Copyright © R Clarke Planning Ltd



Ground Floor 250sqm (gross internal)  
 Ground Floor 270sqm (gross external)





First Floor - 71sqm gross internal



|                   |          |
|-------------------|----------|
| SCALE:            | 1:100    |
| DATE:             | TP11     |
| LEVELS RELATE TO: | UPS DATA |

**DRAWING TITLE:**  
EXISTING FLOOR PLAN

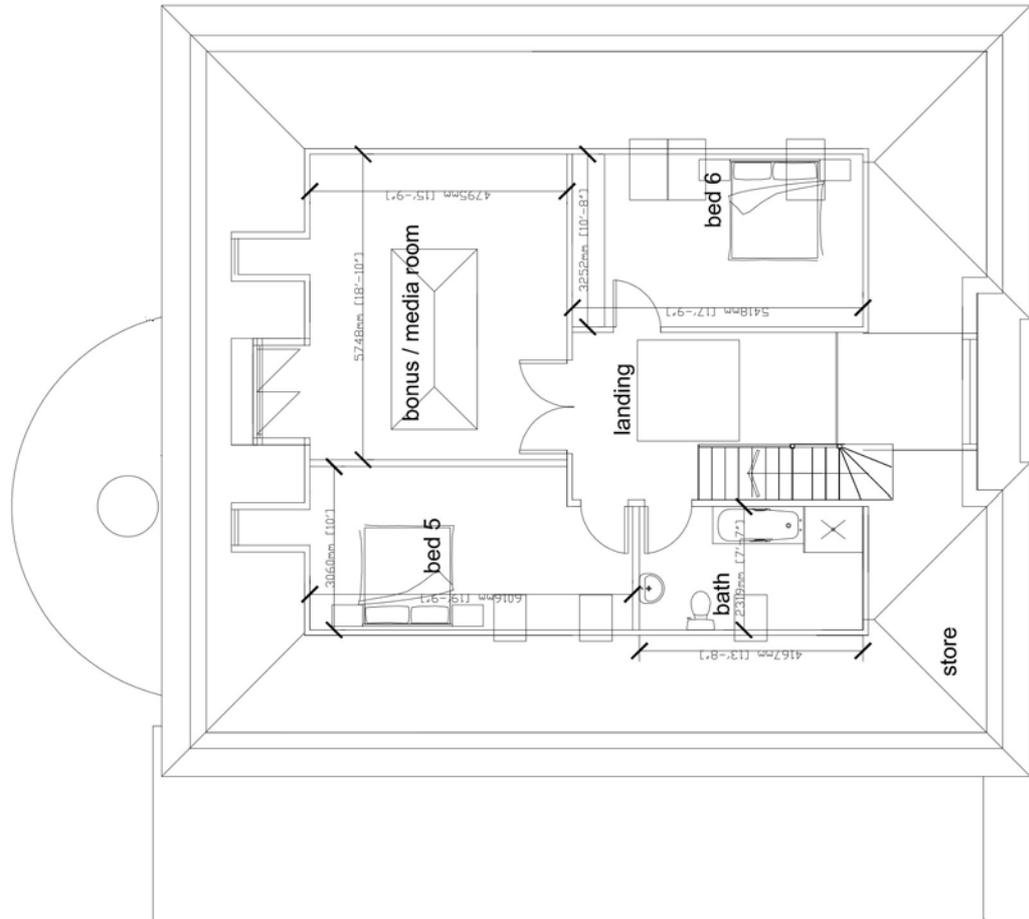
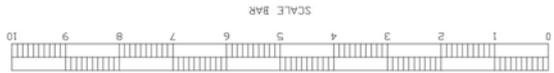
**SITE ADDRESS:**  
Walderton  
Northgate  
Northwood

*R Clarke Planning Ltd*  
 KEWERRY FARM, TROMANSWORTH ROAD  
 WILDERTON, NORTHGATE, NORTHWOOD  
 LEICESTERSHIRE, LE19 4AD  
 TEL: 01530 440000 FAX: 01530 460055  
 E-Mail: RClarke@rclarke.com  
 Registration Number: 07769620153

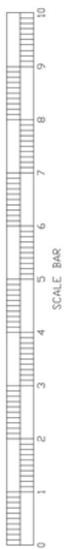
**R Clarke  
Planning Ltd**

Copyright © R Clarke Planning Ltd

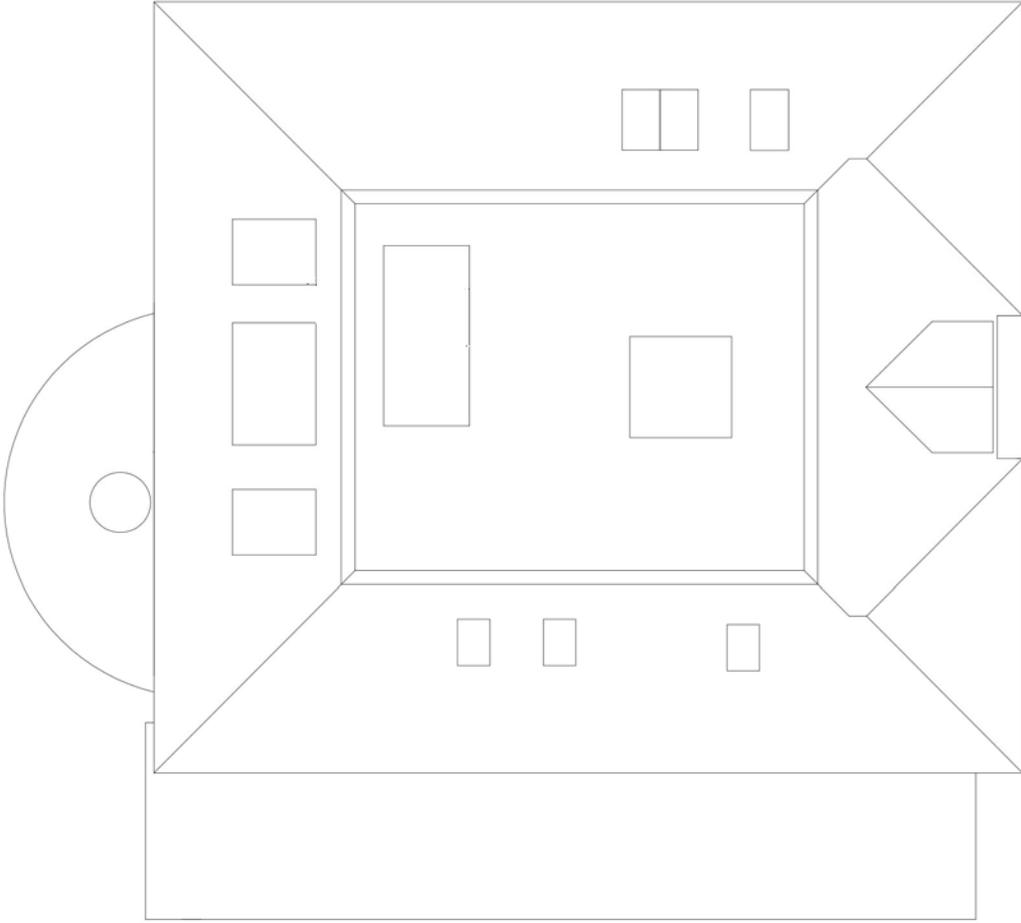




Second Floor 94sqm (gross internal)



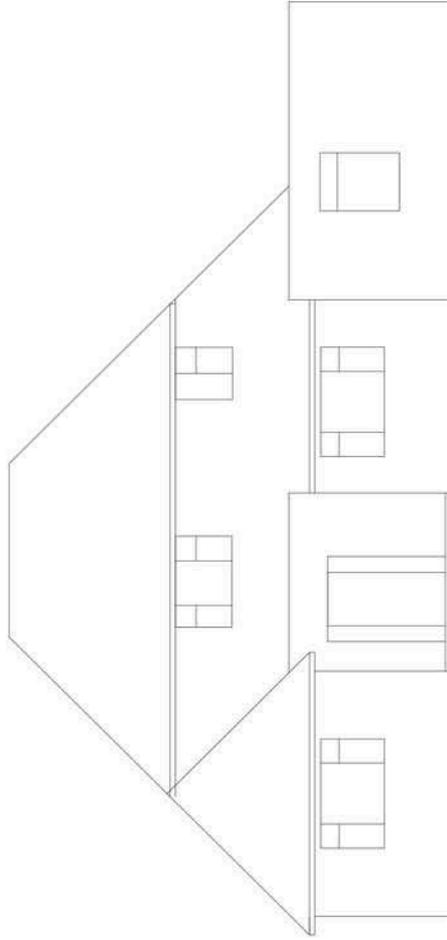
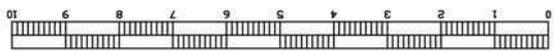
|  |                                     |
|--|-------------------------------------|
| SCALE  | 1:100                               |
| FLOOR SIZE   | A3                                  |
| PROJECT NO.  | TP08/e                              |
| LEVELS RELATE TO:  | OS DATA                             |
| DRAWING TITLE:   | PROPOSED FLOOR PLAN                 |
| SITE ADDRESS:  | Walderton<br>Northgate<br>Northwood |
| <i>R Clarke Planning Ltd</i><br>HEWERY FARM, HEDDINGWORTH ROAD<br>WALSLEY, WALSLEY, WALSLEY, WALSLEY<br>TEL: 01924 440000 FAX: 01924 440005<br>E-MAIL: RCLARKE@RCLARKE.COM<br>LICENCE NUMBER: 077566-20153 |                                     |
| <b>R Clarke<br/>Planning Ltd</b>   |                                     |



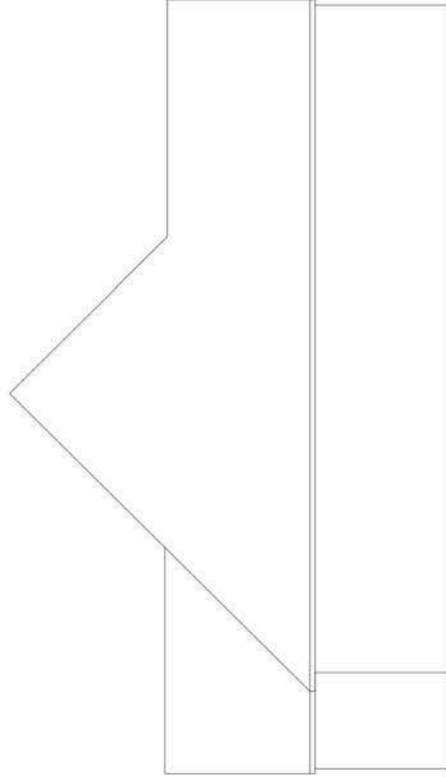
Roof Plan



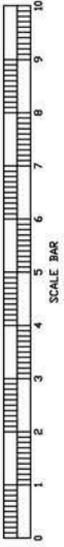
|   |        |             |  |
|---|--------|-------------|--|
| SCALE:  | 1:100  | PAPER SIZE: | A3                                     |
| PROJECT NO.:  | TP05/e |             |  |
| LEVELS RELATE TO:<br>GPs DATA   |        |             |  |
| DRAWING TITLE:<br>PROPOSED FLOOR PLAN   |        |             |  |
| SITE ADDRESS:<br>Walderton<br>Northgate<br>Northwood  |        |             |  |
| <i>R Clarke Planning Ltd</i><br>HEWERY FARM, RICHMONDSWORTH ROAD<br>WILDERTON, NORTHGATE, NORTHWOOD<br>TEL: 01924 440000 FAX: 01924 440055<br>E-Mail: <a href="mailto:RClarke@rclarkeplanning.com">RClarke@rclarkeplanning.com</a><br>Website: <a href="http://www.rclarkeplanning.com">www.rclarkeplanning.com</a><br>Registration Number: 07759620153 |        |             |  |
| R Clarke<br>Planning Ltd  |        |             | Copyright © 2015 R Clarke Planning Ltd |



Front Elevation



Side Elevation



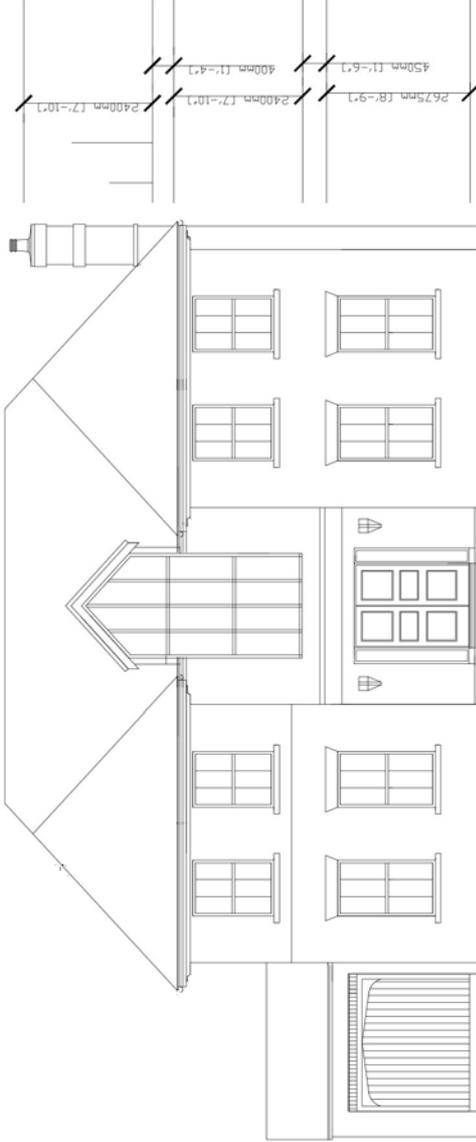
|                   |          |
|-------------------|----------|
| SCALE:            | 1:100    |
| DATE:             | A3       |
| PROJECT:          | TP12     |
| LEVELS RELATE TO: | MSL DATA |

DRAWING TITLE:  
EXISTING ELEVATIONS

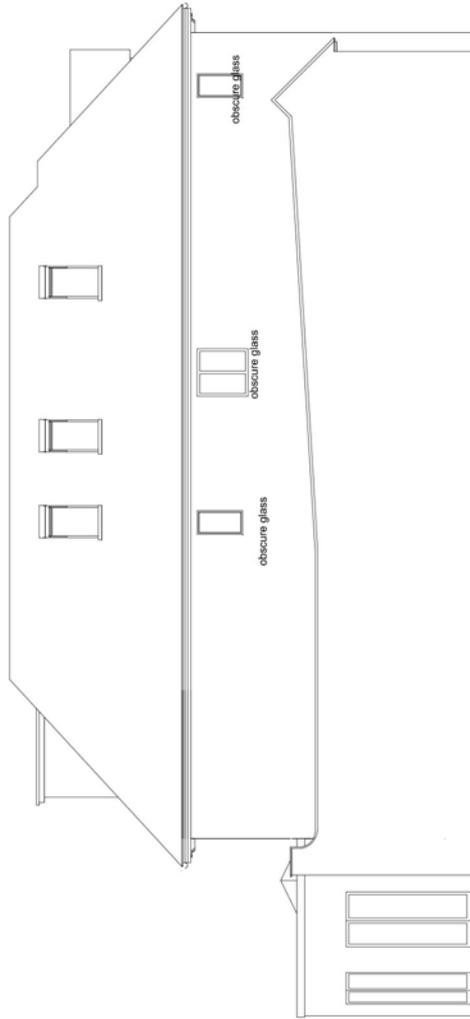
SITE ADDRESS:  
Walderton  
Northgate  
Northwood

*R Clarke Planning Ltd*  
NEWBERRY FARM, TECHMANSDWORTH ROAD  
WALDERTON, NORTHWOOD, WIMBORNE, DORSET  
DT98 4AD  
TEL: 01305 440000 FAX: 01305 440055  
E-MAIL: RCLARKE@RCLARKE.CO.UK  
Registration Number: 077668/2015

R Clarke  
Planning Ltd



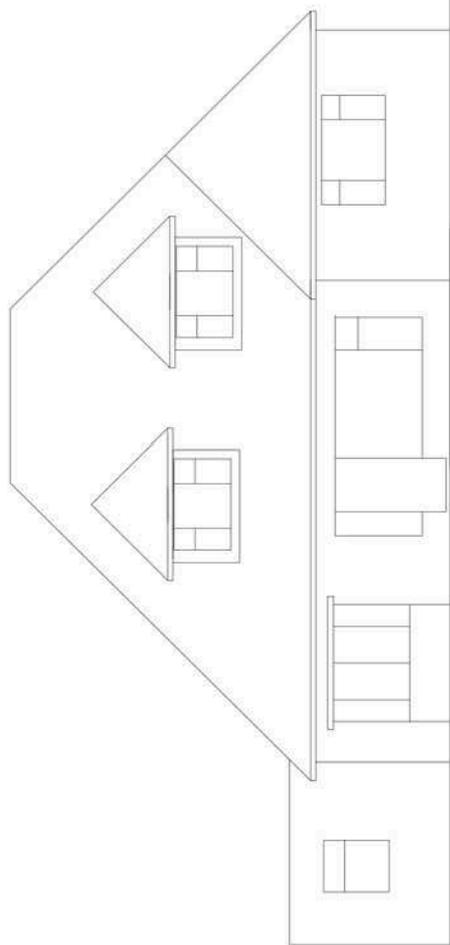
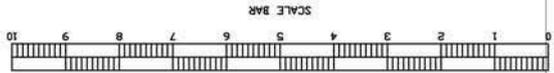
Front Elevation



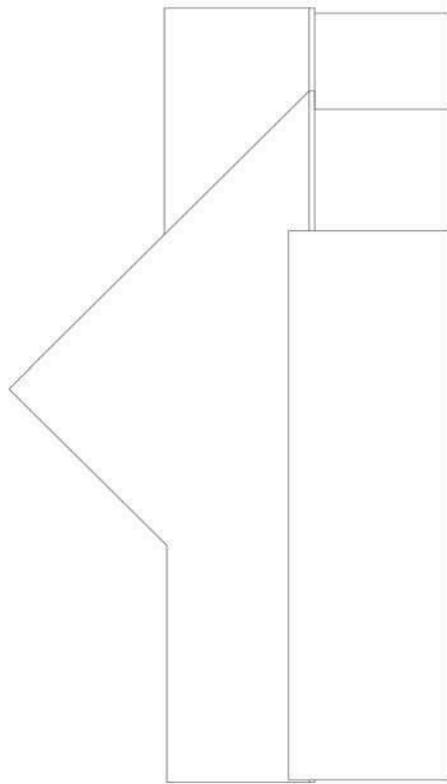
Side Elevation



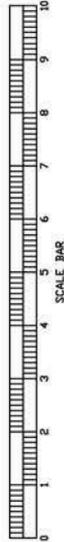
|   |          |             |    |
|---|----------|-------------|----|
| SCALE:  | 1:100    | FLOOR SIZE: | A3 |
| REVISION NO.:   | TP06/e   |             |    |
| LEVELS RELATE TO:   | SPS DATA |             |    |
| DRAWING TITLE:<br>PROPOSED FLOOR PLAN   |          |             |    |
| SITE ADDRESS:<br>Walderton<br>Northgate<br>Northwood  |          |             |    |
| <i>R Clarke Planning Ltd</i><br>HEWERY FARM, RICHMONDSWORTH ROAD<br>WILDERTON, NORTHWOOD, LEICESTERSHIRE<br>LE19 5JG<br>TEL: 01530 440000 FAX: 01530 440055<br>E-MAIL: RCLARKE@MBL.COM<br>RCLARKE@CLARKEPLANNING.CO.UK<br>(Company number 077562 20123) |          |             |    |
| R Clarke<br>Planning Ltd  |          |             |    |



Rear Elevation



Side Elevation



|                              |       |       |    |
|------------------------------|-------|-------|----|
| SCALE:                       | 1:100 | DATE: | A3 |
| PROJECT:                     | TP13  |       |    |
| LEVELS RELATE TO:<br>OS DATA |       |       |    |

DRAWING TITLE:  
EXISTING ELEVATIONS

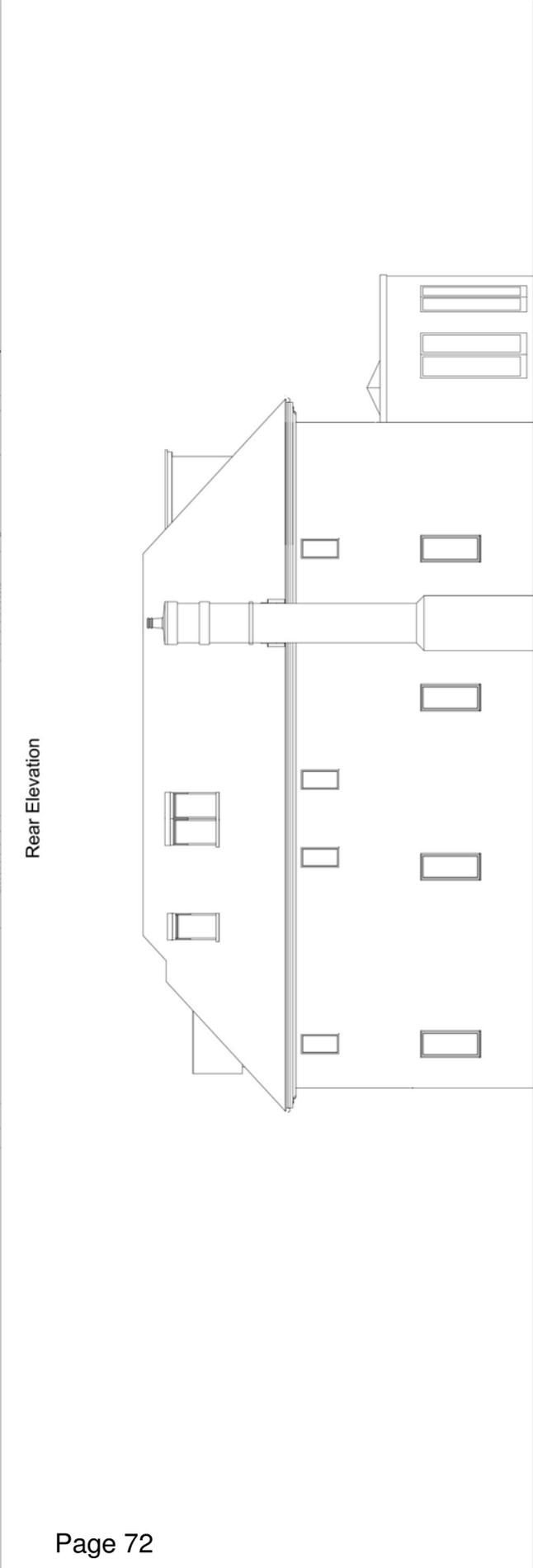
SITE ADDRESS:  
Walderton  
Northgate  
Northwood

*R Clarke Planning Ltd*  
 REVEREVY FAMILY, REDDINGWORTH ROAD  
 WILDERTON, NORTHWOOD, LEAMINGTON SPA, CV35 9JG  
 TEL: 01924 440000 FAX: 01924 440006  
 E-MAIL: RCLARKE@CLARKEPLANNING.COM  
 REGISTRATION NUMBER: 077566/2013

R Clarke  
Planning Ltd



Rear Elevation



Side Elevation



|  |          |             |    |
|--|----------|-------------|----|
| SCALE:   | 1:100    | FLOOR SIZE: | A3 |
| PROJECT NO.:   | TP07/e   |             |    |
| LEVELS RELATE TO:  | OS DATUM |             |    |
| DRAWING TITLE:<br>PROPOSED FLOOR PLAN  |          |             |    |
| SITE ADDRESS:<br>Walderton<br>Northgate<br>Northwood   |          |             |    |
| <i>R Clarke Planning Ltd</i><br>HEWESLEY FARM, HEDDINGWORTH ROAD<br>WALSLEIGH, LEICESTERSHIRE<br>LE19 4AD<br>TEL: 01530 440000 FAX: 01530 440005<br>E-MAIL: RCLARKE@RCLARKE.CO.UK<br>Website: www.rcl Clarke.co.uk<br>License number: 077566 20153 |          |             |    |
| R Clarke<br>Planning Ltd   |          |             |    |



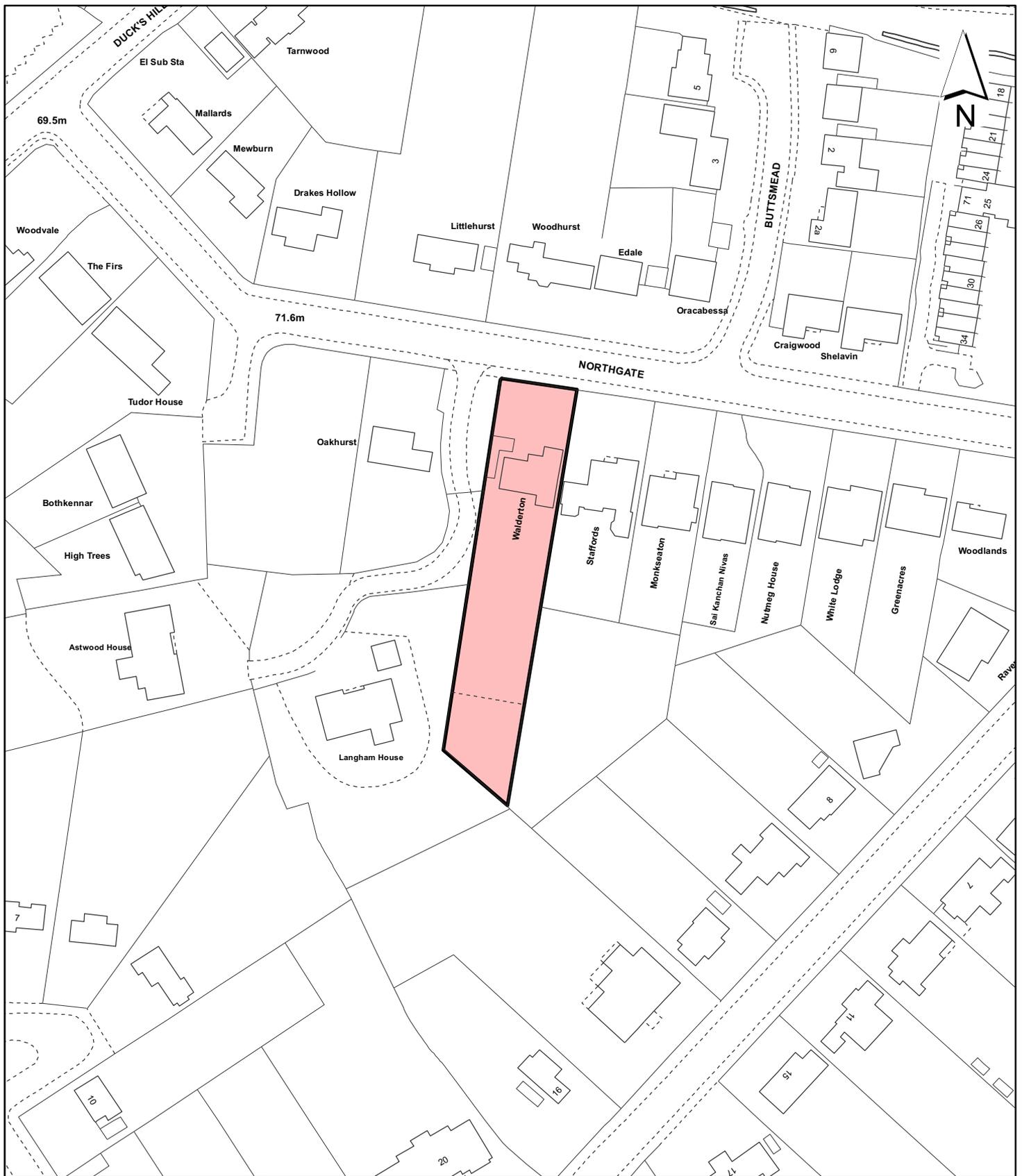
Simon Hawkins M.Arbor.A.  
**Merewood Arbicultural  
 Consultancy Services**  
 Merewood, Gregory Road Hedgerley, Bucks, SL2 3XW  
 Tel: 01753 647236 Mob: 07784 915944  
 email: s\_simon.hawkins@hotmail.co.uk

|                                     |                |
|-------------------------------------|----------------|
| Site: Walderton                     | 1:200 @ A1     |
| Drawing Title: Tree Protection Plan | September 2012 |

Key:

- Category A
- Category B
- Category C
- Category U

○ Crown Spread  
 ● Tree Number  
 ● Species  
 ● Category  
 ○ Tree Protection Area  
 ○ Tree Protection Fencing BS5837:2012



**Notes**

 Site boundary

For identification purposes only.

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.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**Walderton, Northgate  
Northwood**

Planning Application Ref:

**47749/APP/2013/153**

Planning Committee

**North** Page 74

Scale

**1:1,250**

Date

**June  
2013**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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

**Address** 8 WINDMILL HILL RUISLIP MIDDLESEX

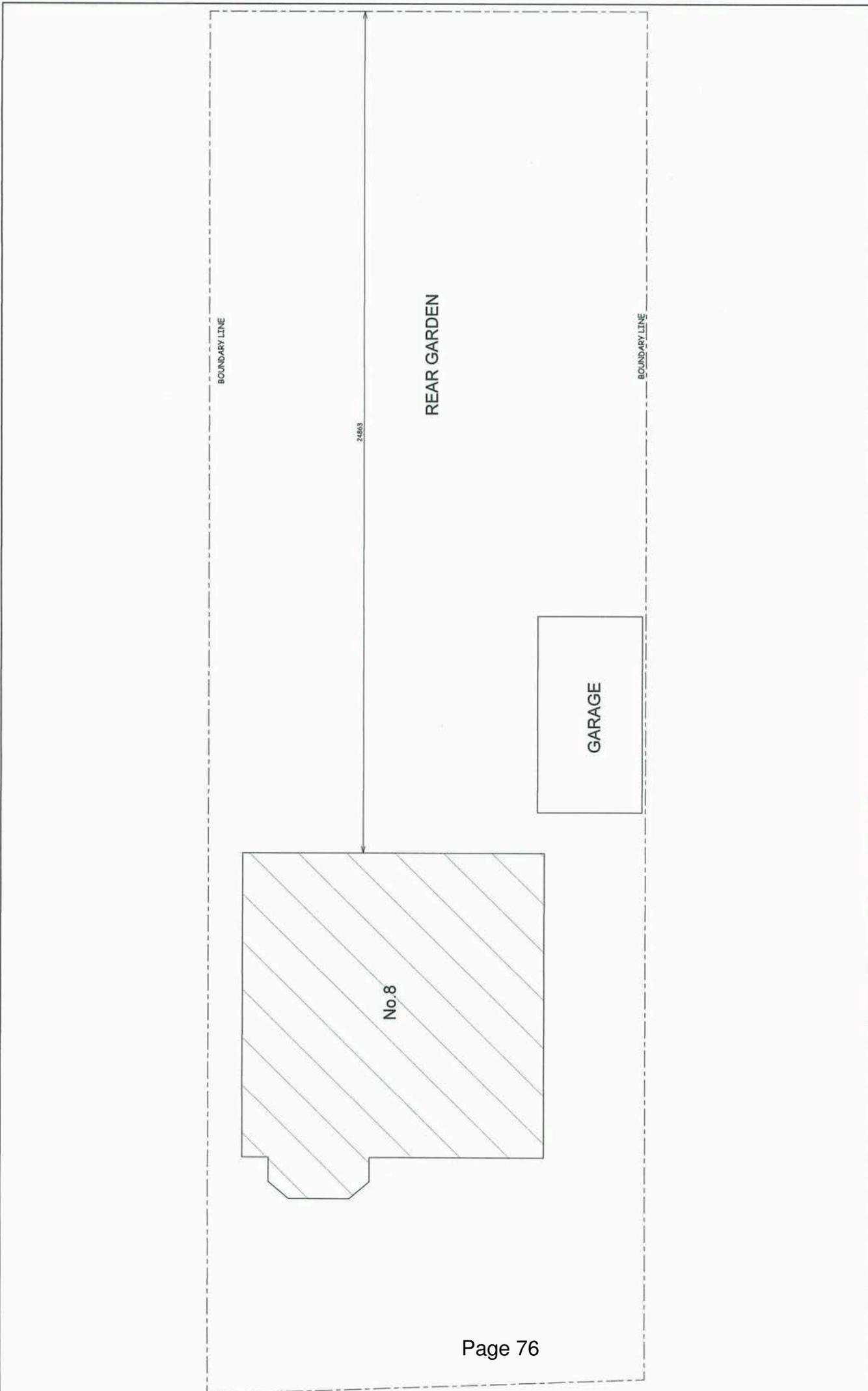
**Development:** Roof extension

**LBH Ref Nos:** 68915/APP/2013/1994

**Date Plans Received:** 16/07/2013

**Date(s) of Amendment(s):**

**Date Application Valid:** 16/07/2013



|  |  |   |      |                              |  |   |  |     |      |             |
|--|--|---|------|------------------------------|--|---|--|-----|------|-------------|
| R.P. ARCHITECTURAL SERVICES<br>39A NORWICH ROAD<br>NORTHWOOD<br>MIDDLESEX<br>HA6 1ND<br>Tel: 07753 659794<br>Fax: 01923 827407 |  | JOB TITLE:<br>8 WINDMILL HILL<br>RUTSLIP<br>HA4 8QE |      | DRAWING TITLE:<br>BLOCK PLAN |  | SCALE: 1:100<br>DATE: JULY/2013<br>DRAWN: RPA<br>DRG. NO.<br>RPA/B/W/MH/400<br>REV. |  | REV | DATE | DESCRIPTION |
|  |  | REV   | DATE | DESCRIPTION                  |  |   |  |     |      |             |

NOTES:  
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT  
SCALED FROM THIS DRAWING

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| A    |      |             |

COPYRIGHT  
R.P. ARCHITECTURAL SERVICES  
39A NORWICH ROAD  
NORTHWOOD  
MIDDLESEX  
HA6 1ND  
T: 07753 659794  
F: 01923 827407  
E: info@rparchitecturalservices.co.uk

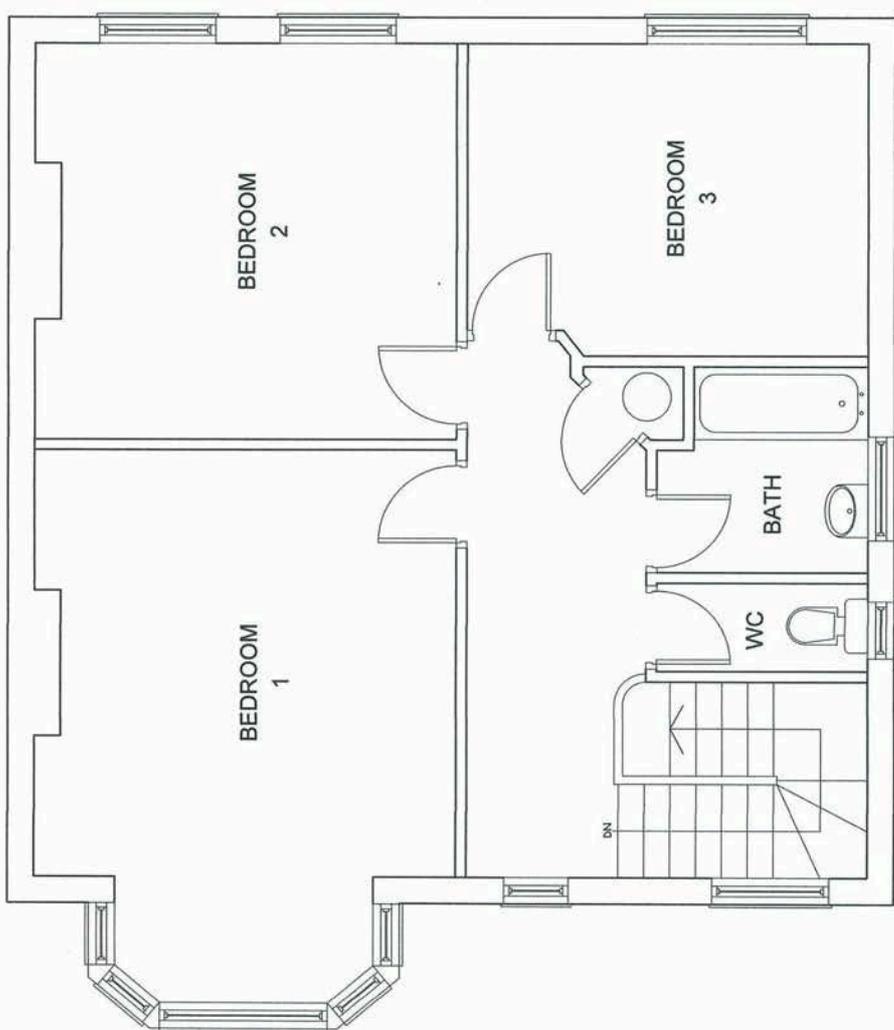
JOB TITLE:  
8 WINDMILL HILL  
RUTSLIP  
HA4 8QE

DRAWING TITLE  
PRE EXISTING FIRST FLOOR

SCALE: 1:50

DATE: JULY 2013  
DRAWN: RPA

|                           |      |
|---------------------------|------|
| DRG. NO.<br>RPA/8/WMH/401 | REV. |
|---------------------------|------|



NOTES:  
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT  
SCALED FROM THIS DRAWING

| REV | DATE | DESCRIPTION |
|-----|------|-------------|
| A   |      |             |

COPYRIGHT  
**R.P. ARCHITECTURAL SERVICES**  
 39A, NORWICH ROAD  
 NORTHWOOD  
 MIDDLESEX  
 HA6 1ND  
 T: 07753 659794  
 F: 01923 827407  
 E: info@rparchitecturalservices.co.uk

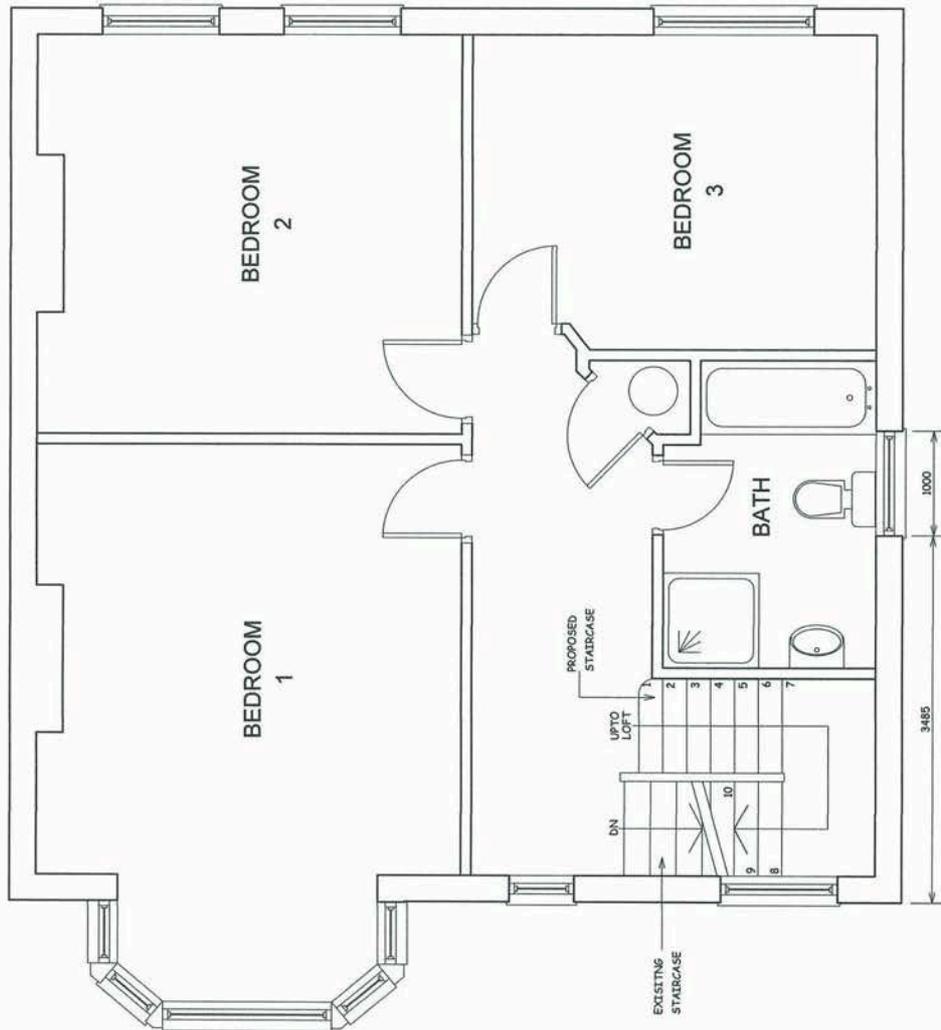
JOB TITLE:  
**8 WINDMILL HILL**  
**RUISLIP**  
**HA4 8QE**

DRAWING TITLE  
**EXISTING FIRST FLOOR**

SCALE: 1:50

DATE: JULY 2013  
 DRAWN: RPA

|                      |      |
|----------------------|------|
| DRG. NO.             | REV. |
| <b>RPA/8WMMH/402</b> |      |



NOTES:  
ALL DIMENSIONS MUST BE CHECKED ON SITE AND NOT  
SCALED FROM THIS DRAWING

| REV. | DATE | DESCRIPTION |
|------|------|-------------|
| A    |      |             |

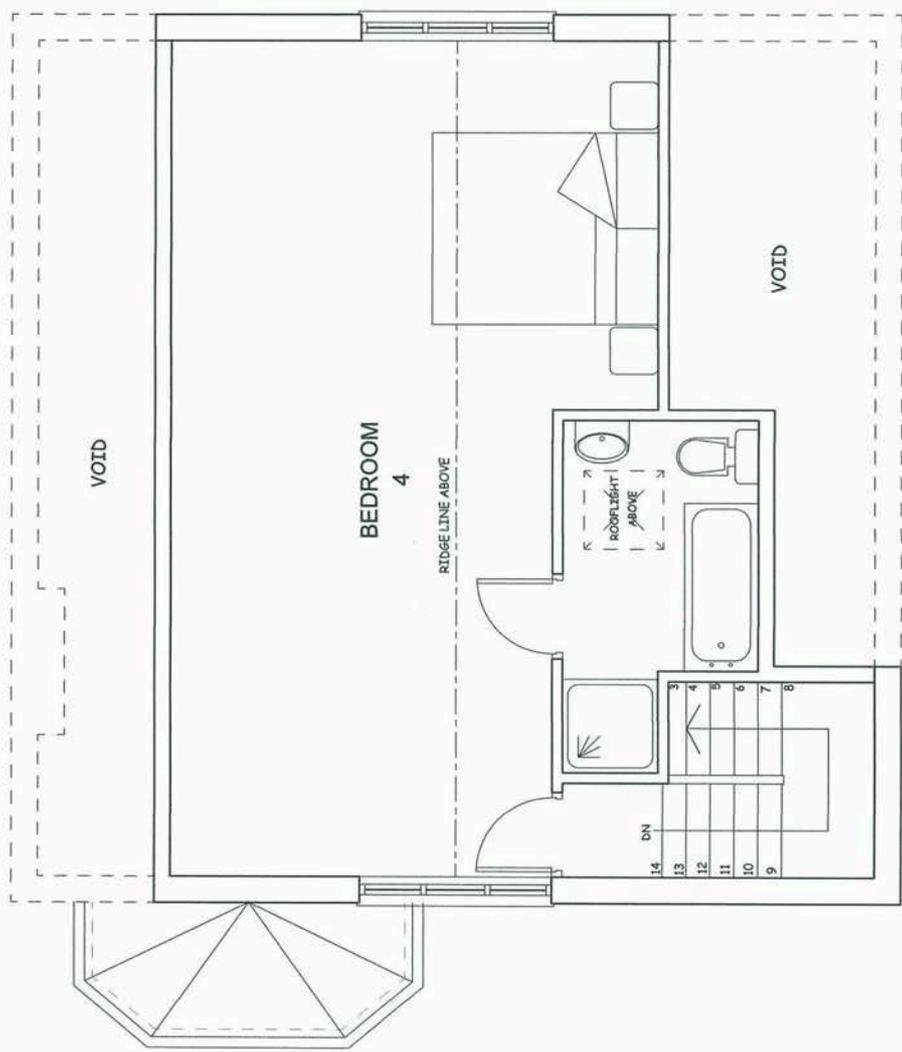
COPYRIGHT  
**R.P. ARCHITECTURAL SERVICES**  
 39A, NORWICH ROAD  
 NORTHWOOD  
 MIDDLESEX  
 HA6 1ND  
 T: 07753 659794  
 F: 01923 827407  
 E: info@rparchitecturalservices.co.uk

JOB TITLE:  
**8 WINDMILL HILL**  
 RUIJSLIP  
 HA4 8QE

DRAWING TITLE  
**EXISTING SECOND(LOFT) FLOOR**

SCALE: 1:50  
 DATE: JULY 2013  
 DRAWN: RPA

|                      |      |
|----------------------|------|
| DRG. NO.             | REV. |
| <b>RPA/8WMMH/403</b> |      |



NOTES :  
ALL DIMENSIONS MUST BE CHECKED ON SITE AND  
NOT SCALED FROM THIS DRAWING

| A | DATE | REVISION |
|---|------|----------|
|   |      |          |

COPYRIGHT:

R.P. ARCHITECTURAL SERVICES  
39A NORWICH ROAD  
NORTHWOOD  
MIDDLESEX  
HA6 1ND

Tel: 07753 659794

Fax: 01923 827407

E: info@rparchitecturalservices.co.uk

CLIENT:

JOB TITLE:

8 WINDMILL HILL  
RUTSLIP  
HA4 8QE

DRAWING TITLE:

PRE EXISTING  
ELEVATIONS

SCALE : 1:100

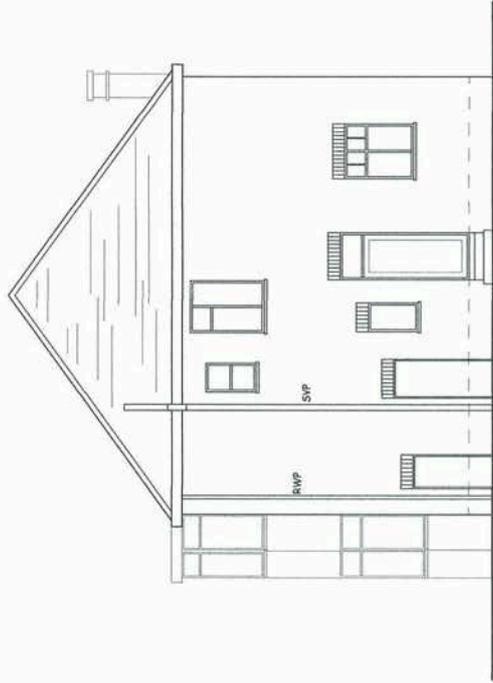
DATE: JULY/2013

DRAWN: RPA

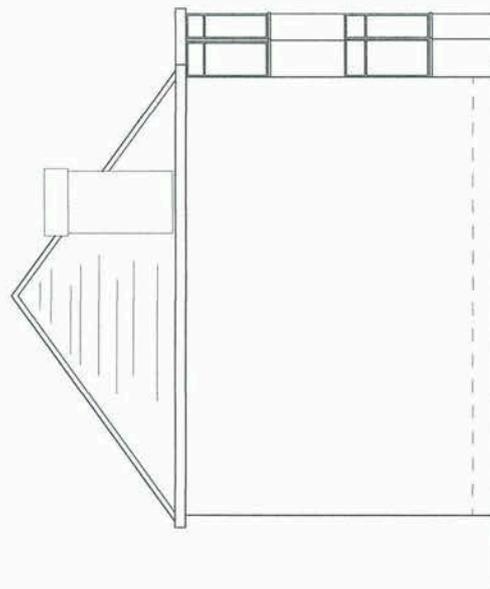
DRG. NO.

RPA/8/WMH/404

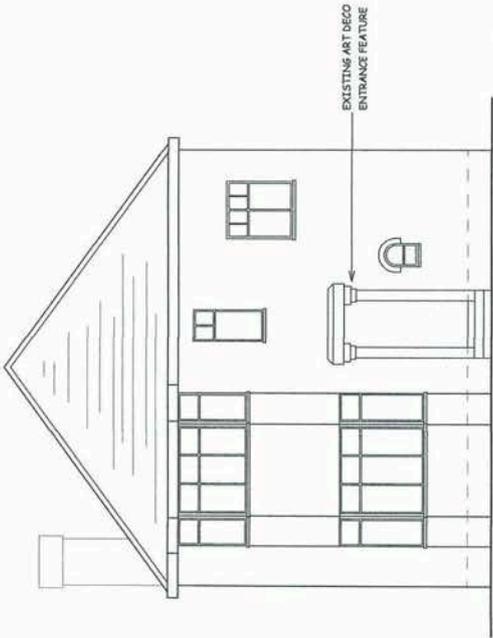
REV.



RIGHT HAND



LEFT HAND



FRONT



REAR



NOTES:  
ALL DIMENSIONS MUST BE CHECKED ON SITE AND  
NOT SCALED FROM THIS DRAWING

| A | DATE | REVISION |
|---|------|----------|
|   |      |          |

COPYRIGHT:

R.P. ARCHITECTURAL SERVICES  
39A NORWICH ROAD  
NORTHWOOD  
MIDDLESEX  
HA4 1ND

Tel: 07753 659794

Fax: 01923 827407

E: info@rparchitecturalservices.co.uk

CLIENT:

JOB TITLE:

8 WINDMILL HILL  
RUTSLIP  
HA4 8QE

DRAWING TITLE:

EXISTING  
ELEVATIONS

SCALE: 1:100

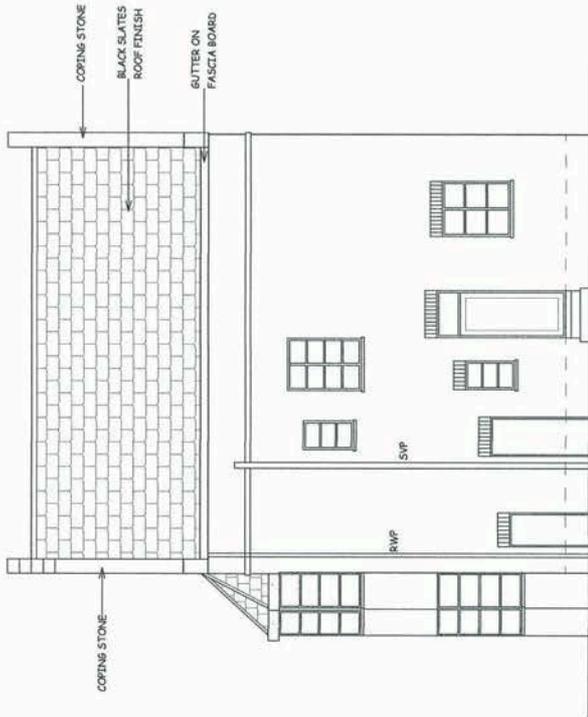
DATE: JULY/2013

DRAWN: RPA

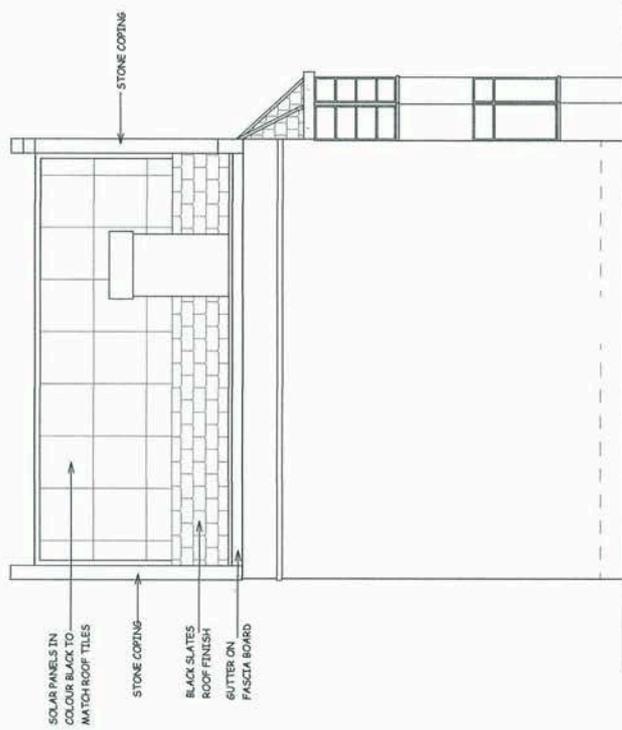
DRG. NO.

RPA/8/W/MH/405

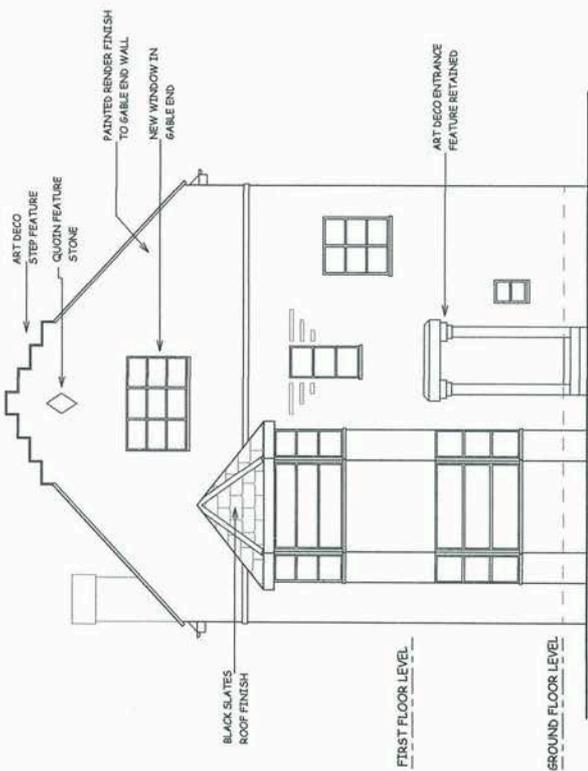
REV.



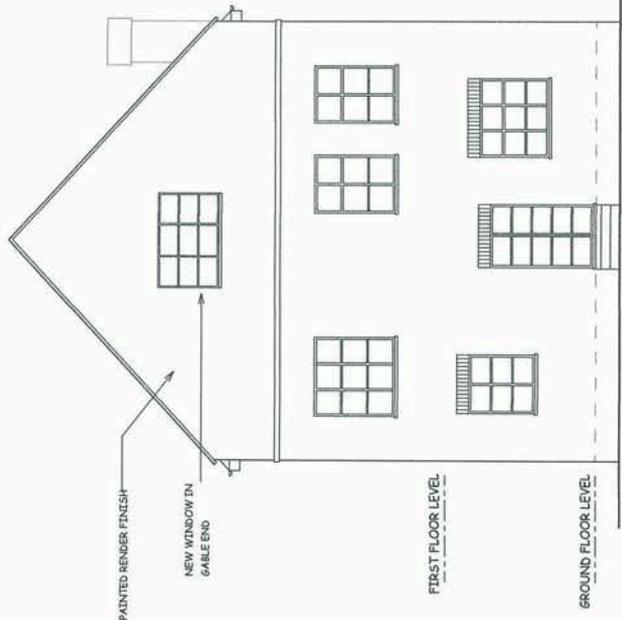
RIGHT HAND



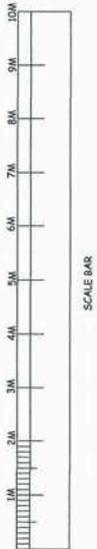
LEFT HAND

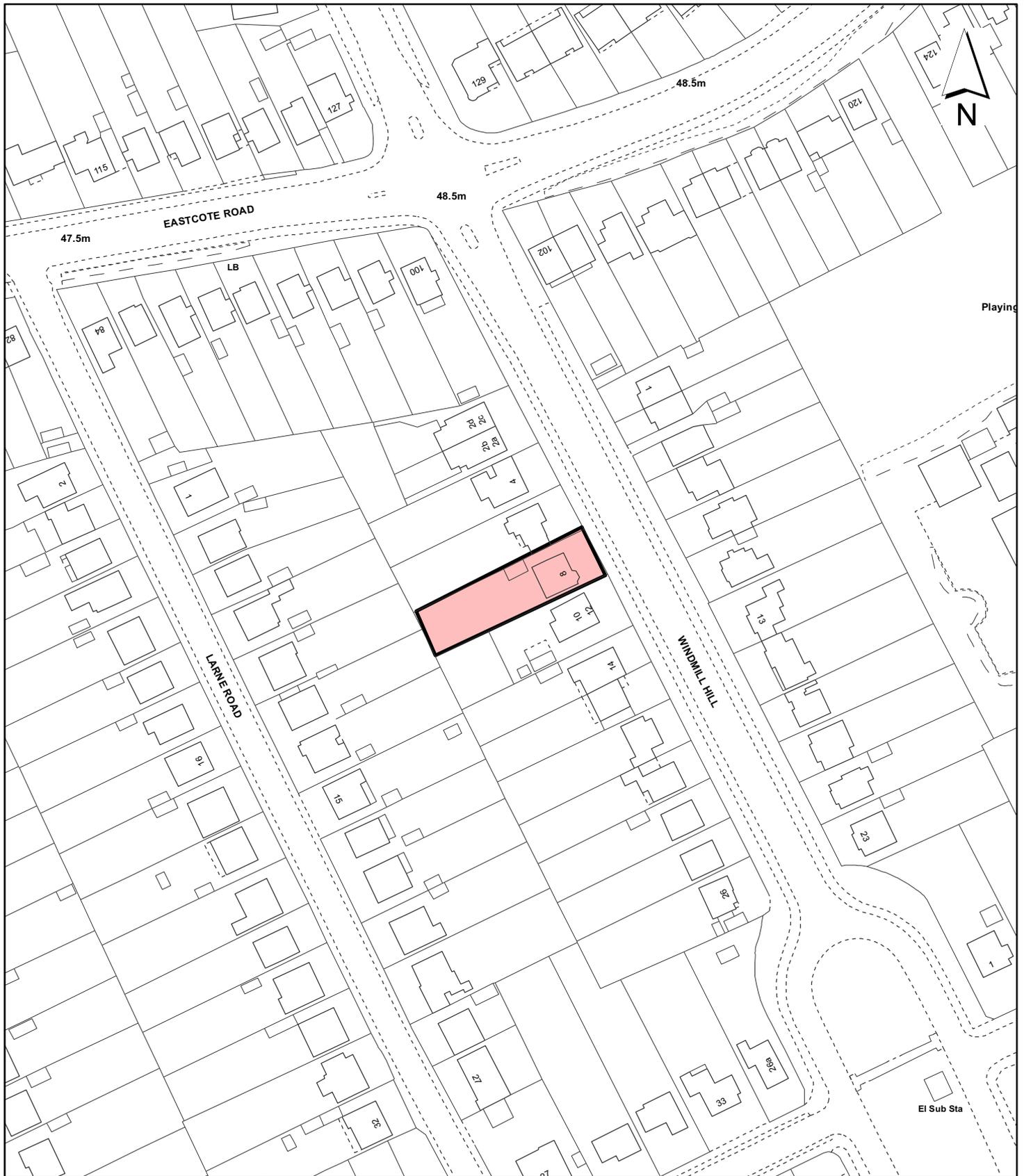


FRONT ELEVATION



REAR ELEVATION





**Notes**

 Site boundary

For identification purposes only.

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.

© Crown copyright and database rights 2013 Ordnance Survey 100019283

Site Address

**8 Windmill Hill  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**68915/APP/2013/1994**

Scale

**1:1,250**

Planning Committee

**North** Page 82

Date

**September  
2013**



**HILLINGDON**  
LONDON