



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Date: TUESDAY, 7 JANUARY
2014

Time: 7.30 PM
OR AT THE RISING OF THE
MAJOR APPLICATIONS
COMMITTEE

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

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Raymond Graham
Michael Markham
Carol Melvin
David Yarrow
David Allam (Labour Lead)
Robin Sansarpuri

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

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Published: Tuesday, 24 December 2013

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1713&Ver=4>

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INVESTOR IN PEOPLE

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of 20 November and 10 December 2013 1 - 14
- 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 Copsewood Way, Northwood 11007/APP/2013/2426	Northwood	Two storey, 5- bedroom detached dwelling to include habitable roofspace, with associated parking and amenity space involving demolition of existing detached dwelling. Recommendation: Approval	15 – 36 128 - 137
7	15 Nicholas Way, Northwood 16824/APP/2012/3220	Northwood	Two storey 5 bed detached dwelling, involving demolition of existing dwelling. Recommendation: Approval subject to a S106 Agreement	37 – 64 138 - 158

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Little Bourne Farm, Northwood Road, Harefield 63630/APP/2013/3294	Harefield	Retention of 'pony club' lecture room (Retrospective). Recommendation: Approval	65 – 74 159 - 163
9	209 Swakeleys Road, Ickenham 38490/APP/2013/3223	Ickenham	Two storey building with habitable roofspace to create 4 x 2-bedroom flats and 2 x 1-bedroom flat, with associated parking and amenity space involving demolition of existing dwelling (Resubmission). Recommendation: Approval subject to a S106 Agreement	75 – 96 164 - 180
10	Land forming part of No 11 and 11 Ducks Hill Road, Northwood 42254/APP/2013/2897	Northwood	Two storey, four-bedroom detached dwelling with associated parking, involving demolition of existing garage. Recommendation: Approval subject to a Legal Agreement	97 – 116 181 - 184
11	Unit B, New Pets at Home Store, Victoria Road, Ruislip 60026/APP/2013/2989	South Ruislip	Change of use from Use Class A1 (Shops) to mixed Use Class A1/Sui Generis for use as a shop with a pet care and treatment facility. Recommendation: Approval	117 – 126 185 - 189

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Minutes

NORTH PLANNING COMMITTEE

20 November 2013

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



	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) David Allam (Labour Lead) Raymond Graham Michael Markham Carol Melvin David Yarrow Robin Sansarpuri</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture Matthew Duigan (Planning Service Manager) Syed Shah, Highways Engineer Rory Stracey, Legal Advisor Nadia Williams, Democratic Services Officer</p>
111.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies received.</p>
112.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest declared.</p>
113.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>There were no items notified in advance or urgent.</p>
114.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items marked Part 1 would be considered in public and item 11 Enforcement Report would be heard in Private.</p>
115.	<p>FORMER WINDMILL PUBLIC HOUSE, WINDMILL HILL RUISLIP 11924/APP/2013/1871 (<i>Agenda Item 5</i>)</p> <p>Change of use from A1 (shops) to flexible use permitting A1 (Shops), A2 (Financial and professional services), D1 (non-residential institutions) and D2 (assembly and leisure).</p>

In accordance with the Council's constitution, a representative of the petitioners was invited to address the meeting and as they were unable to attend the meeting, had asked for their submission to be read out. In their submission, the petitioners objecting to the proposed development raised the following points:

- Concerned about contradiction in the operating hours set out in the officer's report, which in part indicated very late opening times.
- Concerned that any extreme late opening hours would have a significant detrimental impact on residents living above the premises.
- Requested the Committee to restrict use as a gymnasium, health centre and dental surgery only and consider the impact late opening hours would have on residents living directly above the premises
- Urged the Committee to consider earlier closing hours to allay concerns about the potential increase in anti-social behaviour.
- Feared that the proposed development would result in additional traffic as well as increased noise, due to users congregating around the vicinity of the building.
- Stated that the flats above the premises were purchased on the basis that the premises would be A1 use only.
- Concerned that a gym in the local area was currently advertising a 24 hour opening times on their website and urged that it was imperative to stop any potential application to extend late opening hours further on this premises.

The agent who was present at the meeting did not wish to address the meeting.

Members discussed the application and expressed concerns about the discrepancies in the opening hours in the officer's report.

The Head of Planning, Green Spaces and Culture advised that the discrepancy in the hours set out in the officer's report would be amended to reflect the hours in Condition 3 (COM 22 – Operating Hours).

The Legal Advisor advised the Committee to amend condition 5 by adding at the end "...and shall thereafter be implemented and maintained after the development."

Members attached an additional condition to safeguard residents' amenity from delivery vehicles loading and unloading.

The recommendation for approval, additional condition and amendment to Condition 5 was moved, seconded and on being put to the vote was agreed.

Resolved – That the application be approved subject to the conditions and informatives set out in the officer's report and additional condition and amended Condition 5 as set out below.

Additional condition

'There shall be no loading or unloading of vehicles, outside the hours of 08.00 hrs and 18.00 hrs Monday to Friday, and between the hours of 08.00 and 13.00 on Saturdays. No loading shall be undertaken on Sundays, Public or Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved

	<p>UDP Policies (November 2012). ‘</p> <p>Condition 5 amended as follows:</p> <p><i>‘Notwithstanding the details of noise mitigation contained in the acoustic report, reference 4859/AAR submitted with the planning application, details of noise mitigation measures including the LnTw measurements shall be submitted to and approved in writing by the Local Planning Authority prior to the approved use commencing.</i></p> <p><i>There after the development shall be carried out in accordance with the approved details and measures.’</i></p>
116.	<p>82 DUCKS HILL ROAD, NORTHWOOD 39262/APP/2013/2285 (Agenda Item 6)</p> <p>Three storey building to hold 3 x 4-bed self contained supported living flats with associated parking.</p> <p>This application was withdrawn by the applicant.</p>
117.	<p>CHARLES CURRAN HOUSE, BONIFACE ROAD, ICKENHAM 1022/APP/2013/2345 (Agenda Item 7)</p> <p>Conservation Area Consent for the demolition of existing care home.</p> <p>This application was withdrawn by the Head of Planning, Green Spaces and Culture.</p>
118.	<p>CHARLES CURRAN HOUSE, BONIFACE ROAD, ICKENHAM 1022/APP/2013/2347 (Agenda Item 8)</p> <p>Demolition of existing care home and construction of 6 semi-detached 4-bed dwellings, together with associated car parking, landscaping and new pedestrian access.</p> <p>This application was withdrawn by the Head of Planning, Green Spaces and Culture.</p>
119.	<p>73 SWAKELEYS ROAD, ICKENHAM 52680/APP/2013/1396 (Agenda Item 9)</p> <p>Change of use from Use Class A1 (Shops) to Use Class A3 (Cafe) (Resubmission).</p> <p>The Committee amended Condition 4 to include restriction of use on bank holidays.</p> <p>The recommendation for approval and changes to Condition 4 was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report and amendment to Condition 4 as follows:</p> <p><i>‘No customers shall be present on the premises, nor shall the premises be used for the preparation or sale of food except between the hours of 0700 hours and 1900 hours Monday to Saturday and 0900 to 1800 hrs on Sundays, Bank and Public Holidays.</i></p>

	<p>REASON</p> <p>To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 and OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).'</p>
120.	<p>GARAGES LAND ADJACENT TO 27 LEES AVENUE, NORTHWOOD 69195/APP/2013/1310 (<i>Agenda Item 10</i>)</p> <p>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.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <ol style="list-style-type: none"> 1. That delegated powers be given to the Head of Planning, Culture and Green Spaces to grant planning permission, subject to the following: <ul style="list-style-type: none"> i) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure: <ul style="list-style-type: none"> a) A contribution of £25,593 towards capacity enhancements in local educational establishments made necessary by the development; 2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed. 3. That officers be authorised to negotiate and agree the detailed terms of the proposed agreement. 4. That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Culture and Green Spaces then delegated authority be granted to the Head of Planning, Culture and Green Spaces to refuse the application for the following reason: <p>'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.'</p> 5. That subject to the above, the application be deferred for determination by the Head of Planning, Culture and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

	6. That if the application is approved, the conditions and informatives in the officer's report be imposed.
121.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>The recommendation set out in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved:</p> <p>1. The Committee resolved that it was not expedient to take enforcement action.</p> <p>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 decision to the individual concerned.</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>
	The meeting, which commenced at 9.25 pm, closed at 9.58 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nadia Williams on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Minutes**NORTH PLANNING COMMITTEE**

10 December 2013

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Raymond Graham Michael Markham Carol Melvin David Yarrow David Allam (Labour Lead) Mo Khursheed</p> <p>Also Present: Cllr David Simmonds (Items 10 and 11)</p> <p>LBH Officers Present: James Rodger, Head of Planning, Culture and Green Spaces Adrien Waite, Major Applications Manager Manmohan Ranger, Highways Officer Sarah White, Principal Legal Advisor Danielle Watson, Democratic Services Officer</p>
122.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Robin Sansarpuri with Councillor Mo Khursheed substituting.</p>
123.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
124.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 30 OCTOBER 2013 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 30 October 2013 were agreed as a correct record.</p>
125.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that Item 8 – 116a Hallowell Road, Northwood – 45407/APP/2013/2272 had been withdrawn from the agenda.</p>
126.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p>

	<p>All items were considered in Part I, with the exception of item 13 which was considered in Part II.</p>
127.	<p>LAND AT CROWS NEST FARM, BREAKSPEAR ROAD SOUTH, HAREFIELD 1113/APP/2013/1065 (<i>Agenda Item 6</i>)</p> <p>Installation of compost storage unit with solar panels and mobile bio-bed unit, involving demolition of existing compost storage sheds.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The application related to the erection of a replacement building to be used in connection with an existing waste facility in the former farmyard of Crows Nest Farm which was within the Green Belt. This building would be used for the composting of green waste and involve the use of a mobile bio-bed.</p> <p>In accordance with the Council's constitution a representative of the petition received in support of the proposals was invited to address the meeting. The lead petitioner, who was also the agent, spoke on behalf of the petitioners and raised the following points:</p> <ul style="list-style-type: none"> • A green roof would not be sustainable. • Officers had made the suggestion to implement trellis work on the side of the building for a 'greener' effect. • Thanked the Committee and officers. <p>Members questioned whether the new building would reduce any smells. The lead petitioner/agent informed the Committee that there was a strategy that would reduce potential smells with the mobile bio-bed odour removal unit.</p> <p>Members confirmed they were happy to delegate the wording of condition 10 to the Head of Planning, Culture and Green Spaces.</p> <p>Members noted that no objection had been received from the Environment Agency and that the proposals were not cited near residential properties.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – That the application be approved subject to the conditions and informatives set out in the officer's report, including the rewording of condition 10 which was delegated to the Head of Planning, Culture and Green Spaces.</p>
128.	<p>56 THE DRIVE, ICKENHAM 4496/APP/2013/2358 (<i>Agenda Item 7</i>)</p> <p>Two storey six-bedroom detached dwelling with habitable basement and roofspace involving the demolition of existing dwelling.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The site had an extensive planning history. However, the current proposal was very similar to one refused in 2008 with the main difference being a light reduction in the size of the dormers above the garage block. It was considered that the proposal would</p>

raise the same issues as the previously refused 2008 application and would represent an obtrusive form of development out of keeping with the street scene.

In accordance with the Council's constitution a representative of the petition received in objection to the proposals was invited to address the meeting. The lead petitioner spoke on behalf of the petitioners and raised the following points:

- Previous applications had been refused for the same grounds.
- There was no improvement to the previous application.
- The garage was longer than previously proposed.
- The porch had been redesigned.
- The application was not a neighbourly development.
- There would be overshadowing and loss of light to neighbouring properties.
- 1st floor of the garage would protrude from the bulk.
- Key reasons for refusal were previously outlined in the application presented to Committee in 2008.

The agent/applicant was not present at the meeting.

Members agreed with petitioners and stated there was no difference between the previous application in 2008 and this application. Members also questioned why overshadowing diagrams had not been included in the reasons for refusal. Officers agreed these would be included in the future if overshadowing was a reason for refusal.

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

Resolved – That the application be refused as per the officers' report.

129. **116A HALLOWELL ROAD, NORTHWOOD 45407/APP/2013/2272** (*Agenda Item 8*)

2 x two storey, 3-bed, detached dwellings with habitable roofspace with associated parking and amenity space involving demolition of existing Use Class B1/B8 buildings.

This item was withdrawn by the applicant.

130. **36 NICHOLAS WAY, NORTHWOOD 41018/APP/2013/1224** (*Agenda Item 9*)

Variation of condition No. 2 of planning permission ref 41018/APP/2011/1630 dated 12/09/2011 to regularise the position and appearance of the new house (Two storey, detached 5-bedroom dwelling with habitable roof space, associated parking and amenity space involving the demolition of existing 3- bed detached dwelling).

Officers introduced the report and referred members to the addendum sheet that had been circulated.

Officer explained that amendments had been made to the scheme that was originally approved. Site visits were undertaken by officers and it was determined that the building was erected in the correct location within the site. However, there were some discrepancies in the location of neighbouring buildings as plotted on the original plans.

Officers informed the Committee that the building sat slightly further forward of the neighbouring building than might have been expected, by 0.3 metres, and the separation from the neighbouring properties approximately 0.2 metres less than was expected. Officers stated that the 0.2 metres reduction in separation distance itself did not warrant a reason for refusal, however, the gables had been erected with what the Council's Conservation Officers considered to be substantive differences from the approved plans which were harmful to the area of Special Local Character.

Members noted that reason 1 for refusal should read 'deterioration' rather than 'determination'.

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 lead petitioner raised the following points:

- Was a resident of No.34 Nicholas Way.
- Deviations from the plans were deliberate.
- Planning previously granted in 2011.
- Gables were 1 metre higher than previously approved.
- Over sized windows were never submitted for approval.
- The property was oversized and bulky.
- The front dormers were the wrong size.
- Was setting a precedent for other developers in the local area.
- The roof was higher than No.34 Nicholas Way.
- The building was sited incorrectly.

A representative of the applicant raised the following points:

- There had been 4 site visits from enforcement who were satisfied with the alterations.
- The footprint and position of the building were all as approved.
- There had been an error in the detailed design stage, although, it would be hard to spot the difference.
- The gable was the same width and depth as approved.
- There were several errors in the officers' report.
- The house at No.38 Nicholas Way was being demolished.
- Other properties had equal gables and hips.
- The Council had approved 16 Copsewood Way which was identical.
- The owner of the property was not a developer.

Members discussed the application and were not satisfied with the amendments made and concurred with the statement from the Council's Conservation Officer.

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

Resolved – That the application be refused as per the officers' report.

<p>131.</p>	<p>ICKENHAM MANOR HOUSE, LONG LANE, ICKENHAM 32002/APP/2013/2732 <i>(Agenda Item 10)</i></p> <p>Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The proposals were seeking approval for the demolition of 2 existing garages and the erection of an outbuilding to accommodate a double garage and studio. The existing barn would be retained and attached to the proposed structure.</p> <p>A local Ward Councillor spoke regarding the proposals and made the following comments:</p> <ul style="list-style-type: none"> • The building was an historic grade I listed house. • Ickenham Manor House was a family home, 2nd generation. • The building was in a secluded location. • Other listed buildings in the Borough such as Barra Hall and Breakspear House had planning approval. • Was formerly part of a group of buildings. • A site visit should be conducted; this would give Members of the Committee an opportunity to see what was existing and what was proposed to change. <p>Members discussed the application and agreed it would be appropriate to conduct a site visit prior to a decision being made.</p> <p>The recommendation to defer for a site visit was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – Deferred for a site visit.</p>
<p>132.</p>	<p>ICKENHAM MANOR HOUSE, LONG LANE, ICKENHAM 32002/APP/2013/2733 <i>(Agenda Item 11)</i></p> <p>Demolition of 2 garages and the erection of building to accommodate a double garage and studio, adjacent to existing barn.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The proposals were seeking approval for the demolition of 2 existing garages and the erection of an outbuilding to accommodate a double garage and studio. The existing barn would be retained and attached to the proposed structure.</p> <p>A local Ward Councillor spoke regarding the proposals and made the following comments:</p> <ul style="list-style-type: none"> • The building was an historic grade I listed house. • Ickenham Manor House was a family home, 2nd generation. • The building was in a secluded location. • Other listed buildings in the Borough such as Barra Hall and Breakspear House had planning approval. • Was formerly part of a group of buildings.

	<ul style="list-style-type: none"> • A site visit should be conducted; this would give Members of the Committee an opportunity to see what was existing and what was proposed to change. <p>Members discussed the application and agreed it would be appropriate to conduct a site visit prior to a decision being made.</p> <p>The recommendation to defer for a site visit was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – Deferred for a site visit.</p>
133.	<p>WILLIAM OLD CENTRE, DUCKS HILL ROAD, NORTHWOOD 67902/ADV/2013/72 <i>(Agenda Item 12)</i></p> <p>Installation of 3 x non illuminated fascia signs, 1 x internally illuminated fascia sign and 1 x internally illuminated monolith.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The signage would have an appropriate appearance and would not be detrimental to the amenity of the area or pedestrian or highway safety.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – That the application be approved.</p>
134.	<p>ENFORCEMENT REPORT <i>(Agenda Item 13)</i></p> <p>The recommendations as set out in the officer report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer’s report be agreed. 2. That the Committee resolve 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. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 6.00 pm, closed at 7.05 pm.</p>
	<p>These are the minutes of the above meeting. For more information on any of the</p>

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.
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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/2013/2426

Drawing Nos: 1176/P3/5
1176/P3/6
1176/P3/7
1176/P3/3
1176/P3/2
1176/P3/4
1176/P3/1
01 (Site Survey - As Existing)
D & A
Code for Sustainable Homes Pre- Assessment
Ecology Survey
Tree Survey

Date Plans Received: 22/08/2013 **Date(s) of Amendment(s):** 22/08/2013

Date Application Valid: 27/08/2013

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 the second resubmission for a new dwelling at the site after permission was refused in 2013 under application reference 11007/APP/2013/1490 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.

After this refusal a new revised application was received under application reference 11007/APP/2012/2233. Although amended, it was not considered appropriate. A non-determination appeal was lodged against this scheme which is yet to be determined.

The applicant has now submitted the current scheme which is considered to be appropriate and on balance, would adhere to the design ethos of the Copsewood Estate and would provide good quality accommodation for future occupiers. The other issues at the site have also been addressed by the new proposal. Therefore, the application is recommended for approval.

The application is being reported to committee as two petitions both in support and in objection to the scheme with over 20 signatures to the proposal were received.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1176/P3/5, 1176/P3/6, 1176/P3/7, 1176/P3/3, 1176/P3/2, 1176/P3/4, 1176/P3/1, D & A, Code for Sustainable Homes Pre- Assessment, Ecology Survey, Tree Survey and Shadow Study and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES7 Materials (Submission)

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

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

REASON

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

5 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or

development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

6 RES9 Landscaping (car parking & refuse/cycle storage)

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

- 1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
- 2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
- 4. Schedule for Implementation
- 5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13,

BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

7 RES10 Tree to be retained

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

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

REASON

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

8 HO7 No roof gardens

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

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing No.s 37 and 41 Copsewood Way.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 HO6 Obscure Glazing

The first floor window(s) facing No.s 37 and 41 Copsewood Way shall be glazed with

permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

11 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

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

12 RES16 Code for Sustainable Homes

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

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

REASON

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

13 RES18 Lifetime Homes/Wheelchair Units

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

Document 'Accessible Hillingdon'.

REASON

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

14 RES24 Secured by Design

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

REASON

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

15 RES19 Ecology

No development or demolition shall take place until the actions set out below have been undertaken and a report detailing the outcomes of the actions and any proposed mitigation measures have been submitted to, and approved in writing by, the Local Planning Authority:

- i) A follow-up bat emergence survey is undertaken in Spring 2014 at the property, so to ensure that no roosting bats are present within external crevices found at the structure or in any trees;
- ii) A total of two bat survey night visits should be undertaken for this lower potential building for bats, with bat detectors being used by the two bat surveyors present. Two night visits should be sufficient in suitable weather conditions and these visits should last for at least 1.5 hours after sunset.

Thereafter, the development shall be completed in full accordance with the approved details.

REASON

In order to ensure the protection of bat and bat roosts from any potential harm caused by the proposed development in accordance with policy EC2 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.19.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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 3.3	(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 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge

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.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

5 I1 Building to Approved Drawing

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

6 I6 Property Rights/Rights of Light

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

7 IT05 Wildlife and Countryside Act 1981

Wildlife and Countryside Act 1981: Note that it is an offence under this act to disturb roosting bats, nesting birds or any other protected species. Therefore, it is advisable to consult your tree surgeon / consultant to agree an acceptable time for carrying out the approved works.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the south east side of Copse Wood Way and comprises a 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 scene which is 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 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, 13.41m wide and 12.05m deep. The property would be located 1.9m away from the boundary shared with No. 37 Copse Wood Way and 2.1m away from the side boundary line shared with No. 41 Copse Wood Way. The roof profile would be pitched with an inverted crown roof behind the main ridge. A single storey rear element would be located at the rear measuring 2.6m deep, 4m high and 7.9m wide. A small front dormer and rear inset dormer are proposed.

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 single width garage. The first floor would comprise 4 bedrooms en-suite bedrooms, 1 of which would be a master suite with a walk-in wardrobe, and a sitting area. The second floor would comprise the 5th ensuite bedroom, a leisure area and storage. The development would provide approximately 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.

The applicant seeks to address the previous refusal reasons of application 11007/APP/2012/2233 and the potential reasons for refusal the Council had, with regards to application 11007/APP/2013/1490 (which is the subject of a non-determination appeal) by undertaking the following:

Changes from previously refused scheme ref. 11007/APP/2012/2233:

- changing the design concept from a mock Georgian to a more traditional vernacular design
- removing the large crown roof, replacing it with a smaller inverted crown roof
- reducing the rear element by 0.3m
- provided a tree survey and associated information

Changes from scheme subject to non determination appeal ref.11007/APP/2013/1490:

- a reduction in the width of the double garage to provide a single garage
- an increase in the separation distance to the south-western boundary
- stepping the scheme back to conform to the existing building line
- reducing the single storey rear element
- demonstrating that the 45-degree line of sight would be complied with
- meeting a number of lifetime home standards
- providing a tree survey and associated information

The applicant has also provided supporting information which includes a shadowing study and an ecology report.

3.3 Relevant Planning History

11007/A/98/1755 39 Cope 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/APP/2013/1490 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: 08-10-2013 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 Copse 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 Copse 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 previous application ref. 11007/APP/2013/1490 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 - the current application) for a scheme making changes to the scheme which the Council initially suggested.

Although the Local Authority did not have the authority to determine the above application, it notified the Planning Inspectorate that the following refusal reasons would have been applied in the event that a non-determination appeal had not been lodged:

1. 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. 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. 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. 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).

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:

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.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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 3.3 (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 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

2 neighbouring properties and the Northwood Residents Association were consulted. A site notice was also displayed on the 4 October 2013.

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

1 letter of objection and petition has been received with 24 signatories raising the following objections:

1. Design - The design of the scheme is a considerable improvement
2. Overshadowing, enclosure, intrusion and loss of outlook
3. Overlooking- caused by the extent of the terrace and side study window
4. Loss of Trees and hedges
5. Contrary to Local Plan policies

The petition specifies that if in the event a number of amendments were undertaken to address the above concerns, then petitioners would withdraw their objection.

Internal Consultees

Design and Conservation:

Linksway is designated as part of an Area of Special Local Character (ASLC). Linksway is a lengthy, straight, tree-lined avenue fronted by large detached dwellings set in generous grounds. This is a residential area of high quality, and a general sense of verdant spaciousness is exuded. However, as acknowledges in a recent appeal decision relating to no. 36 Linksway there has been recent development and redevelopment in Linksway and adjoining streets, and a wide variety of architectural styles is on display.

Nothing in the existing dwelling's features or appearance distinguishes it as being of particular architectural merit, and its demolition would not be objectionable. Further, the design of the building, which has been amended to have regard to comments on previous proposal, is considered to be acceptable and would integrate successfully within the surrounding street scene.

Accordingly, no objections are raised to the proposal in terms of the design or impact on the Area of Special Local Character.

Trees & Landscaping:

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. Recommendations: The landscaping plan

(requested by condition) should show how the edge of the cell web structure will integrate with the parts of the existing lawn that are to be untouched; and should also explain (by way of notes) that the levels and small retaining brick wall will not be altered / removed (as per conversation with the applicant on-site on 26/09/2013). 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.

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 this 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

It is considered that the proposed development would harmonise with the character and appearance of the Copsewood Estate Area of Special Local Character. Further details with regards to this are included 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, with a assymetric design with articulated elevations, detailing and materials which are in keeping with the design ethos of the Copsewood Estate.

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.

The excessive amount of flat, crown roof has been reduced and replaced with a smaller inverted crown roof profile. The proposed crown roof, although not ideal, would be sunk below the ridge line by 600mm and thus would not appear conspicuous and would accommodate elevations which would provide visual interest and detailing.

Further, the detailing of the proposed development including the entrance surround/open porch, chimney, staggered projecting gables, timber frames and doors contribute to the visual amenity and character of the locality adhering with the vernacular 'cottage-in-the-woods' design premise of the Estate. It is considered that the design of the proposed house reflects the materials, design features and building heights predominant in the locality whilst providing an element of architectural individuality which is characteristic within the Copsewood Estate. Further the proposed development would be set back at least between 1.9m and 2.1m from the side boundaries in order to maintain key visual gaps between the properties.

The proposed building line has been stepped back from the original footprint to accord with the urban grain and building line of the surrounding properties.

The proposed single storey rear addition was previously considered 'boxy'. This has been reduced in height and width and would no longer dominate the rear of the property. Whilst the entire removal of this element would be preferable (as previously requested) it is considered that this element alone would not warrant a refusal.

The proposed development would now provide a good quality of urban design in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and would harmonise with the form of development in the street scene and the Copsewood Estate Area of Special Character, according with 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° 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 Copse Wood Way and with lowered eaves that permit a first storey with rooms partially in the roofspace.

Based on the above, the previous application would have been refused due to the depth and extent of the single storey rear extension and terrace. The applicant has sought to address this issue through decreasing the depth of the rear extension from 4m to 2.6m deep; reducing the width of the rear element which in turn increases the separation distance between the rear extension and the boundary with No. 37 to 7.11m and the flank wall to flank wall of the single storey extension to 13m. Furthermore, the terrace has also

been reduced in depth to 3.13m, and would be 7.68m away from the main flank wall of No. 37.

A shadowing study which has been undertaken at differing times of the day (11am, 1pm, 3pm 5pm and 7pm) and is considered to demonstrate that the development would not result in an unacceptable increase in shadowing of neighbouring properties.

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, to prevent the overlooking of No.41 Copsewood Way. The ground floor side window facing No.37 would provide a study. This is considered to be appropriate given its ground floor location and given that it doesn't directly overlook any windows.

Taking into account the above, it is considered that the proposed development would not unduly affect the amenities of No. 37.

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.

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. Therefore, the proposal is not considered to result in any significant overlooking of any neighbouring occupier, in accordance with Policy BE24 of the Hillingdon Local Plan (November 2012).

The proposed development would not cause any undue visual intrusion, loss of daylight or loss of sunlight by virtue of the siting and massing of the proposed development. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (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 development has been amended to meet lifetime homes requirements and to provide disabled access through the front entrance and within the property.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible.

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

Policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that on site ecology features to be retained and enhanced where possible. Policy 7.19 of the London Plan requires biodiversity and natural heritage to be conserved and enhanced for the benefit of current and future Londoners within new developments.

An independent ecology survey (fully licensed by Natural England) was undertaken and it concluded that no bat evidence was found during this daytime survey visit. Furthermore, the loft was very poor for bats, with no obvious access present and the overall impact of the proposed development predicted is Low/Moderate. Nevertheless, the report recommended that a follow-up bat emergence survey be undertaken at the property, so to ensure that no roosting bats are present within external crevices found at the structure. Given the time of year, it was not possible to undertake a further bat survey ahead of the resubmission. As a bat survey has been undertaken and no bats were found and that the other reasons for refusal have been overcome, it is considered appropriate for the follow up bat survey and requirements of the bat survey to be completed prior to the commencement of development. Therefore, a condition with regards to this would be added to any approval.

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 has been conditioned.

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 229sq.m of additional net floor area and therefore there would be a requirement to make a CIL contribution of £7979.06 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

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment,

pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal has overcome the reasons for refusal relating to the impact on the amenity of the neighbouring occupiers, design and lifetime homes standards. It is considered that the proposed scheme would not harmonise with the visual amenity and character of the Copsewood Estate Area of Special Local Character and would provide good quality accommodation for future occupiers.

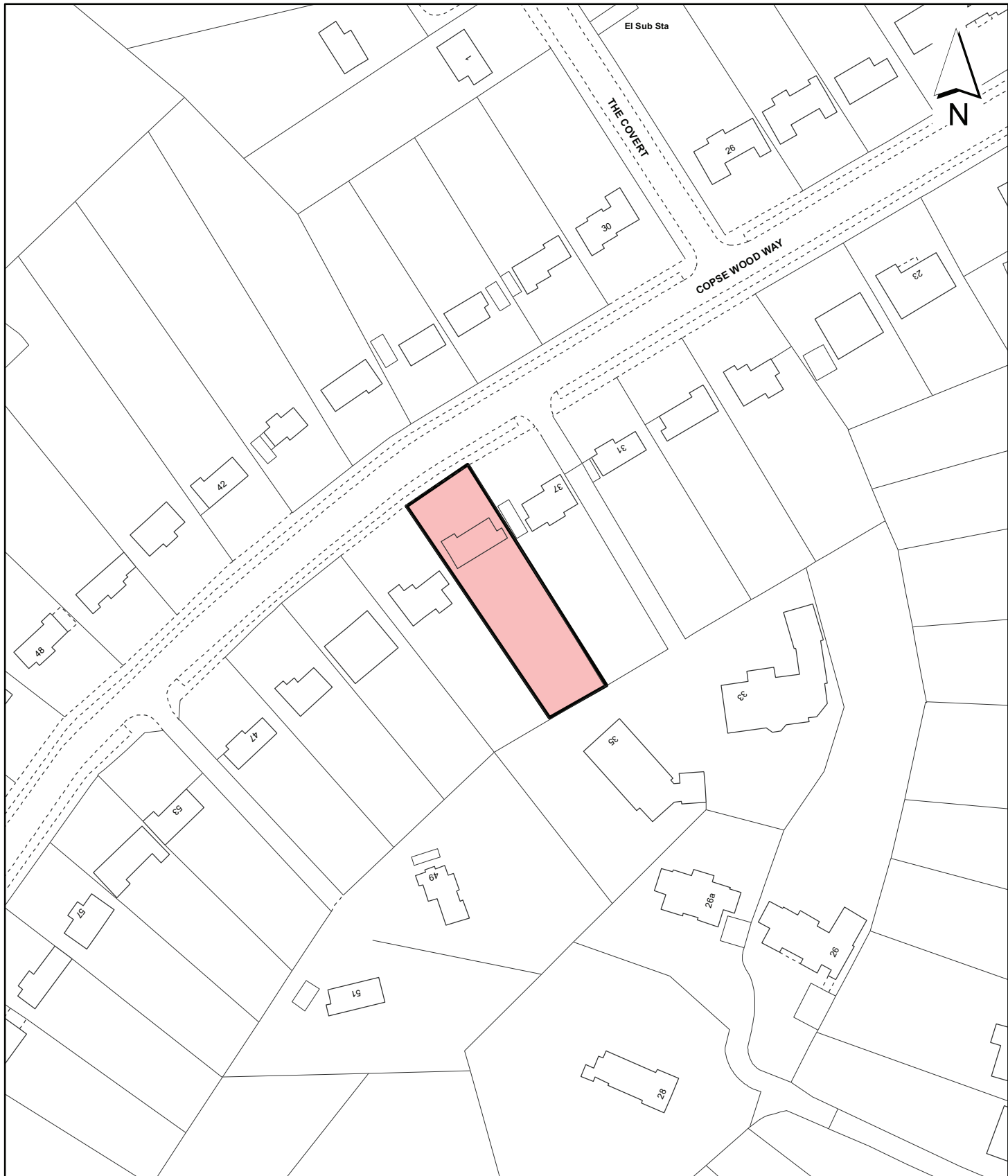
Therefore, the application is recommended for approval.

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



Notes

 Site boundary

For identification purposes only.

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Site Address

**39 COPSEWOOD WAY
NORTHWOOD**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

11007/APP/2013/2426

Scale

1:1,250

Planning Committee

North Page 35

Date

**January
2014**

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Report of the Head of Planning, Sport and Green Spaces

Address 15 NICHOLAS WAY NORTHWOOD

Development: Two storey 5 bed detached dwelling, involving demolition of existing dwelling

LBH Ref Nos: 16824/APP/2012/3220

Drawing Nos: 1107_PL.211.a
P8286J138/2012026 - Final v2.2
1107_PL.103
Design & Access Statement
1107_PL.104
1107_PL.01
1107_PL.03
1107_PL.05
1107_PL.12
1107_PL.06
1107_PL.07
1107_PL.11
1107_PL.301
1107_PL.300
1107_PL.100
1107_PL.101
1107_PL.210
1107_PL.212
1107_PL.102
Structural Engineer Report v2
Tree Constraints Plan
Tree Protection Plan
Tree Schedule

Date Plans Received: 28/12/2012 **Date(s) of Amendment(s):** 28/12/2012
Date Application Valid: 04/01/2013 21/03/2013

DEFERRED ON 30th October 2013 FOR CONSULTATION PERIOD .

The application was considered at the 30 October 2013 planning committee, after which concerns were raised by residents that the technical report relating to the proposed basement had not been available to the Public for review.

By way of background its worth explaining that the technical report was first submitted in March. The Council's drainage and flooding specialist wasn't happy with the report and requested additional information. Two further revisions to the report were required before the Council's drainage and flooding specialist was satisfied that its content were adequate. The last revision was made in June 2013.

Councillors were incorrectly advised that the report was available for public inspection. The report was not correctly up-loaded onto the Council's web site (the effect of this was that it appeared on back office screens but not on the publicly accessible web site). It was intended that the document be available for public inspection and comment.

An objector has requested that all correspondence from them (20 pages + in 16 different submissions) be included in full in the committee report. The Council is not obliged to publish objections in full and therefore officers have (in accordance with normal practice) summarised the objectors comments. The Council's flood and Water Management Officer remains of the view that a conditional approval is acceptable.

The relevant technical report has been made available for public inspection and comment and a re-consultation exercise has been undertaken. The responses from the re-consultation are summarised in the external consultee section of the report (section 6). The response to the issues raised in objections is set out in the Comments on Public Consultations (section 7.19).

1. **SUMMARY**

The application seeks planning permission for the erection of a two-storey detached property to provide 5 bedrooms involving the demolition of the existing property.

Planning permission was refused 13 June 2012 ref.16824/APP/2012/883 for the erection of two storey 5 x bed detached dwelling, involving demolition of existing dwelling and installation of 2 x gates to front. This application was refused on several the grounds, including:

- * the design, including roof form,
- * the proposed gates being out of character with the surrounding area,
- * impact to neighbouring dwellings,
- * impact to protected trees and failure to provide a contribution towards educational facilities.

The applicant has sought to address the above by removing the crown roof profile and providing pitched roof profiles, omitting the gates from the scheme, agreeing to provide an educational contribution, providing adequate tree information and tree protection measures and providing additional screening.

The Council's Urban Design/Conservation Officer and the Tree officer raise no objection to the current scheme. It is considered that the proposed development provides good quality accommodation, whilst harmonising acceptably with the Copse Wood Estate Area of Special Local Character. The current scheme does not unduly detract from the amenities of the surrounding residential occupiers.

It is considered that overall the scheme has addressed the previous concerns and reasons for refusal. As such the scheme is now recommended for approval.

2. **RECOMMENDATION**

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

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

a)A contribution of £12,796 towards capacity enhancements in local educational establishments made necessary by the development;

2.2 That in respect of the application for planning permission, the applicant meets

the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

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

2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.'

2.5 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 legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

2.6 That if the application is approved, the following conditions be imposed:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1107_PL.211.a, 1107_PL.103, Design & Access Statement, 1107_PL.104, 1107_PL.01, 1107_PL.03, 1107_PL.05, 1107_PL.12, 1107_PL.06, 1107_PL.07, 1107_PL.11, 1107_PL.301, 1107_PL.300, 1107_PL.100, 1107_PL.101, 1107_PL.210, 1107_PL.212, and 1107_PL.102e and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES7 Materials (Submission)

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

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

REASON

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

5 RES8 Tree Protection

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

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

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

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

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

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

2.b No materials or plant shall be stored;

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

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

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

REASON

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

6 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.c Means of enclosure/boundary treatments
 - 2.e Hard Surfacing Materials

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

7 RES10 Tree to be retained

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

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

REASON

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

8 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the side walls or roof slopes of the development hereby approved facing No.9 and No.17 Nicholas Way.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 RES13 Obscure Glazing

The first floor windows facing facing No.9 and No.17 Nicholas Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Assessment, produced by Jomas dated 17 June 2013 Revision 2, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. Provide details of the surface water design including all suds features and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.

ii. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.

iii. Provide details of the body legally responsible for the implementation of the management and maintenance plan.

iv. Any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards.

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

v. Incorporate water saving measures and equipment.

vi. Provide details of water collection facilities to capture excess rainwater;

vii. Provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

11 RES16 Code for Sustainable Homes

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

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

REASON

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

12 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

13 RES24 Secured by Design

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

REASON

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

14 COM17 Control of site noise rating level

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at nearest windows of the nearest noise sensitive premises. The measurements and assessment shall be made in

accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) 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.
BE19	New development must improve or complement the character of the area.
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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM14	New development and car parking standards.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments (2011) Housing Choice

LPP 3.8	
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.12	(2011) Flood risk management
LPP 6.13	(2011) Parking

3 147 Damage to Verge

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.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

4

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £14,912.83 on commencement of this development (please note this amount may change on final calculation). A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

5 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application property accommodates a substantial two storey, detached dwelling sited on the eastern side of Nicholas Way. The building occupies the majority of the width of its plot, only enabling a pedestrian access to the side.

It comprises brick elevations with a hipped, tiled roof. Like the other houses in the area it is set within a substantial plot, with significant amounts of vegetation and trees that contribute to the setting of the building and the character of the area.

The existing house has a front garden area comprising a gravel in/out driveway with mature soft landscaping around the edges and central planted area, bounded to the highway by a hedge.

The rear garden is set at a slightly lower level than the property with steps down from a small patio at the rear of the house. The garden contains a significant number of trees and shrubs, particularly to the rear and along the side boundaries, some of which are in close proximity to the house.

There is a substantial one and two storey rear return to that part of the house closest to No.9, set at the same level as the garden. These elements appear to be an extension to the original house and have flat roofs with pitched tiles around the edges. The ground floor element extends slightly beyond the rear elevation of neighbouring property at No.9.

There are a number of windows to No.9 that face towards the application site. Similarly the property at No.17 extends considerably further back than the application property with several windows at ground floor level in the flank wall facing towards the application site. These are however generally screened by the closeboard fence and conifer trees along the southern boundary of the application site.

The street scene is residential in character and appearance comprising substantial two storey detached houses set in spacious plots. The houses are varied in style and form, with some recent additions and re-builds. However, this part of Nicholas Way is particularly verdant in nature with a mature landscape that contributed to the character of the area.

The application site lies within the Copsewood Area of Special Local Character and is within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposed development consists of the erection of a two-storey detached property to provide 5 bedrooms involving the demolition of the existing property. The property would measure 10.4m high x 23.9m wide x 19.4m deep. It should be noted that a basement is proposed.

The proposed dwelling would have an external footprint of approximately 380 sq metres, with a principal elevation having a width of 23.9 metres. The height of the dwelling would be increased to a maximum height above ground level of 10.4 metres, from 8.25 metres of the existing dwelling.

Two parking spaces will be provided within a double integral garage.

The accommodation would be split on three floors comprising the following,

Basement:

- Cinema
- Games room
- Pool
- Gym

Ground floor:

- Double garage
- Living area
- Kitchen
- Dinning
- Family room
- Study

First Floor

- 5 en-suite bedrooms, all of which have walk in wardrobe areas
- Library
- Utility room
- Store
- Lounge

There is a net increase of approximately 10 habitable rooms on the site, taking into account the existing and proposed property. This is discussed further within the main report, within the Planning Obligations section.

The set-ins from the side boundary would be a minimum of 1.75m, which increases to 4.2m towards the rear of the southern extent of the site.

The overall width of the proposed house would be reduced over the existing situation, by just over 1m. The position of the proposed building is such that set-ins from the side boundaries will be increased.

3.3 Relevant Planning History

16824/APP/2007/2486 15 Nicholas Way Northwood

ERECTION OF A SINGLE STOREY REAR INFILL EXTENSION (INVOLVING REMOVAL OF SMALL REAR ADDITION).

Decision: 08-10-2007 Approved

16824/APP/2012/883 15 Nicholas Way Northwood

Two storey 5 x bed detached dwelling, involving demolition of existing dwelling and installation of 2 x gates to front

Decision: 13-06-2012 Refused

16824/TRE/2002/87 15 Nicholas Way Northwood

TREE SURGERY TO CROWN REDUCE ONE OAK IN AREA A1 BY UPTO 30% AND CROWN LIFT TO PROVIDE A SEPARATION BETWEEN THE LOWEST BRANCHES AND GROUND LEVEL BY UPTO 4M ON TPO 393

Decision: 23-05-2003 Approved

Comment on Relevant Planning History

Planning permission was refused 13 June 2012 ref.16824/APP/2012/883 for the erection of two storey 5 x bed detached dwelling, involving demolition of existing dwelling and installation of 2 x gates to front. On the following grounds:

1. The proposed house, by reason of its size, scale, bulk, siting, design and appearance would result in an overdevelopment of the site that would fail to satisfactorily integrate into the streetscene and the Copswood Estate Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE6, BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
2. The proposed development by reason of its size, scale, bulk, siting and projection to the rear beyond the adjoining properties would be detrimental to the amenities of the adjoining occupiers through loss of outlook and visual intrusion contrary to Policies BE19 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
3. It has not been sufficiently demonstrated that the development could be undertaken with adequate provision for the protection and long-term retention of the trees (including protected trees) within the vicinity of the site, all of which contribute to the streetscene and the character of the Copswood Estate Area of Special Local Character. The proposal would therefore be contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).
4. The proposed metal gates, would by reason of their height and location on the front boundary would result in an overbearing and visually intrusive form of development, and as a result have an adverse effect on the character and appearance of the street scene and the wider Copswood Estate Area of Special Local Character. Therefore the proposal would be contrary to policies BE5, BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies 2007).
5. The development is estimated to give rise to a number of children of school age and

additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008) and updated Education Chapter 4 (August 2010).

The applicant has sought to address the above by undertaking the following:

- i. Removing the crown roof profile
- ii. Providing pitched roof profiles
- iii. Omitting the gates from the scheme
- iv. Agreeing to provide educational contributions
- v. Providing adequate tree information and tree protection measures
- vi. Providing additional screening

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- | | |
|------|--|
| BE13 | New development must harmonise with the existing street scene. |
| BE19 | New development must improve or complement the character of the area. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| 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. |
| BE5 | New development within areas of special local character |
| BE6 | New development within Gate Hill Farm and Copsewood Estates areas of special local character |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM8 | Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes |
| AM14 | New development and car parking standards. |
| H3 | Loss and replacement of residential accommodation |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE7 | Development in areas likely to flooding - requirement for flood protection |

	measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.12	(2011) Flood risk management
LPP 6.13	(2011) Parking

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

RE-CONSULTATION

Following consideration of the application at the 30 October 2013 planning committee, concerns were raised that a technical report (relating to the proposed basement) had not been available to the public to review. To address this issue the missing technical report was published on the Council's web site and the scheme was the subject of a reconsultation. Those who were initially consulted, as well as all those who made submissions were included in the reconsultation.

In response to the reconsultation various submissions have been received, including 16 from one concerned resident and a further 2 separate submissions from other residents. It should be noted that where submissions have been made which clearly relate to the application (but have been made as complaints etc) these have been taken into account also. In summary the objections raised the following issues:

1. The technical report is misleading, inadequate, comes up very short in many critical areas and most importantly arrives at conclusions which are most unsatisfactory and unreliable - if not just plain wrong. Key concerns are:

1.1 Drawing 14164/SK1 shows a "typical cross section at the front of property through basement" - and is dated May 2013. This drawing indicates that the "highest water level in ground" is at "69.50 approx". Its not understood where this 69.50 approx dimension comes from. The Jomas Associates Report "Basic Assessment for 15 Nicholas Way" dated March 2013 describes in 4.2.1 on page 9 the results of the 3 borehole findings WS1, WS2 and WS3. In borehole WS1 it was stated that the "groundwater was struck at a depth of 5.3m bgl, rising to a depth of 3m after 180 minutes monitoring" (I take it that bgl refers to below ground level). Thus I would have expected from these figures that the "highest ground water level" in the ground to be found at a level of 71.00 (being the 74.00 ground level minus the 3m depth to the groundwater level as found in borehole WS1). On Drawing 1107_PL.300, also contained within the 80 page Engineering

Report, the level of the basement floor (ie: top of the basement slab) is shown as 71.050. Drawing 14164/SK1 shows the thickness of the basement slab as "300 RC" which I take to mean 300mm of reinforced concrete. Thus the underside of the basement slab is to be found at a level of $71.050 - 0.300 = 70.750$. Clearly this level will interfere with the ground water which should have been indicated as at a level of 71.00 as I mention above. This a not insignificant interference of 0.25 metres (being $71.00 - 70.75$) or 10 inches and would thus be expected to obstruct the underground water flow !!! Drawing 1107_PL.300 also shows a thicker basement slab at the perimeter of the proposed new house - but this dimension is not stated in the 80 page Engineering Report. May I please see the drawing of this detail in order to better understand the basement slab thickness at this point. To this extent the interference of the basement slab will be more than the 0.25 meters which I've referred to here.

1.2 Drawing 14164/SK1 also indicates the presence of "gravel filled trenches under ??????? with a geotextile surround" but the depth of these trenches is not shown but appears to be shown as similar to the thickness of the 300mm basement slab. The number, disposition and depth of these trenches is not shown and I would like to see the relevant engineering drawing which shows this detail. The bottom of these trenches will be at 70.450 (being $70.750 - 0.300$). But, of course, the base construction of the trench has a thickness (not shown on 14164/SK1) - let me assume that the thickness of the base of the trench is also 300mm and thus the underside of these trenches will be at a level of about 70.150. This now represents a not insignificant interference of 0.85 metres (being $71.00 - 70.150$) or 2 ft 9 inches and thus would be expected to obstruct the underground water flow even more than in my point 1 above. There is no indication that the the 80 page Engineering Report has considered these factors.

1.3 I have some further concerns that there may be other obstructions to underground water flow which are even lower than level 70.150 mentioned in my point 2 above. For example, when I observed the very large basement being recently installed at 188 Copse Wood Way (around the corner from 15 Nicholas Way, Northwood) I understand that there were piles installed underneath the basement slab plus supporting beams across the top of the piles and then even another layer of material (concrete) over the top of all that ! I am attaching a photo from 188 Copse Wood Way, taken from a public footpath, which shows such a layer of material BEFORE the basement slab was installed on top of it. I would request that you kindly supply to me (and others) the proper engineering sketches or drawings for 15 Nicholas Way which will show ALL the various civil and mechanical engineering items that are going to be located underneath the 300mm thick basement slab and which might therefore obstruct the groundwater flow. This should also include, for example, any concrete or other material cast or placed underneath the basement slab plus, for example, all the drainage pipes for the removal of water from within the basement - such pipes normally running down through the basement slab and then along to a sump pit. I would have normally expected that the interference of all such engineering to be located underneath the basement slab will be considerably greater than the 0.85 meters indicated in my point 2 above. There is no indication that such engineering items below the basement slab have been considered to-date by the consulting engineers who prepared the 80 page Engineering Report re underground water flows.

1.4 The 80 page Engineering Report states on page 4 that "it is considered appropriate to construct the basement walls using contiguous piling with an inner reinforced concrete wall to provide a finish. With the proximity of trees within the property it is likely that the reinforced concrete base slab will be piled to resist possible subsidence or heave"..... it further states that "The basement floor would be a piled raft with the shell of the pool constructed in reinforced concrete. Similar bored piles to those proposed for the contiguous wall would be proposed to support the basement slab on a square grid of around three metre centres". It is not clear from this statement if the "contiguous piling" will be along all 4 sides of the basement walls - ie: including the front and back walls ? Given the large width of the house I would have thought that such piling would be necessary across the front and back of the house. Please advise this detail and the pile

diameter that will be used under the basement walls and the spacing between such piles. I would have expected such piles to be an obstruction to underground water flow but this doesn't appear to have been considered in the 80 page Engineering Report. I would also have expected the many piles underneath the basement slab to also obstruct underground water flows in some way but this too is not mentioned in the 80 page Engineering Report. What is the diameter of the piles underneath the basement slab? Please advise how many piles are to be utilised under (a) the basement walls and (b) under the basement slab? My rough estimation is that there will be approximately 50 piles underneath the basement slab alone (at the 3 metre centres stated) !!! I cannot estimate how many piles are to be sunk underneath the 4 basement walls.

1.5 I believe that you should also indicate and consider the location, depth and external dimensions of any sump pits (like those referred to in my point 3 above) and any rainwater (or similar) water holding tanks and pits as these will of course also be below ground level and potentially interfere with underground water flow. There is no indication that such pits or tanks have been considered to-date by the consulting engineers who prepared the 80 page Engineering Report re underground water flows.

1.6 The drawings submitted with the Planning Application show a large swimming pool in the basement. It is not at all clear to me from these drawings if this swimming pool is rather strangely sitting on the internal floor of the basement or somehow projects through the basement floor to an area underneath the basement, although the hint from page 4 of the 80 page Engineering Report is that "with the shell of the pool constructed in reinforced concrete" then the swimming pool projects through the basement slab. Can you please supply the detailed engineering drawings for this aspect, including the length, width and depth of the swimming pool. Clearly if the swimming pool does project through the basement floor then the depth of the underside of the reinforced swimming pool base will further obstruct underground water flow to that extent. If the swimming pool is strangely to sit on the basement floor or more normally to project through the floor, then please indicate how the weight of the filled swimming pool will be supported? There is no indication that these aspects of the swimming pool have been considered to-date by the consulting engineers who prepared the 80 page Engineering Report re underground water flows. I am wondering if the basement slab floor has been designed at 300mm thickness without taking the weight of a full swimming pool into account? Can you please advise on this point. If it is necessary to thicken the basement slab floor (even if it is generally supported by piles at 3 metre centres) in order to make it stronger so as to better support the weight of a full swimming pool then please advise the new thickness of the basement slab floor. The depth of the underside of the swimming pool will clearly, to that extent, further obstruct underground water flow. As I said before, there is no indication that these aspects of the swimming pool have been considered in the 80 page Engineering Report.

1.7 The drawings submitted thus far do not show any additional piling (more than under the basement walls and under the basement slab) between 15 Nicholas Way and the two adjoining properties. There is no indication that, if there is to be such piling, what are the sizes, diameters and locations of any suggested piles (and associated civil engineering) and whether these piles (and associated civil engineering) may contribute from an engineering aspect to any obstruction or deflection of underground water flow either to 15 Nicholas Way or to the houses immediately adjacent to 15 Nicholas Way. Such piles might be expected to have an effect additional to those many piles mentioned in my point 6 above.

1.8 I observe that the trial boreholes were reported as being sunk on 26th February 2013. There is no indication in the 80 page Engineering Report that the impact of the level of rainfall on the underground water levels at these boreholes has been considered and reported. I believe that this may be another very significant factor in this discussion about underground water flows impacting with the basement and associated engineering (re all my points above here). For example the month of February 2013 was a month of very unusual and modest rainfall. From

communication with the Met Office and their publically available data, the rainfall in February 2013 was at only 70% of the long term average comparator (1981 to 2010) for England. The actual rainfall in Northwood in the month of February 2013 was only 44mm. Further again, are you aware that in the 14 day period up to the boreholes being sunk and tested there was no rain in Northwood at all ! Thus the end of February 2013 would have been a very non-typical month in which to take readings of underground water levels - and will almost certainly be providing misleading data on which to make conclusions about the level of underground water and its impact with basements in Copse Wood. I would have expected that the underground water levels detected on February 26th 2013 would be markedly lower than normal.

1.9 Further, the proposed house and basement at 15 Nicholas Way will clearly have to live through all the months of the year - not just dry Februaries ! For example the rainfall in December 2012 in Northwood was 96mm - MORE THAN TWICE THE LEVEL REPORTED FOR FEBRUARY 2013 WHEN THE UNDERGROUND WATER LEVEL READINGS WERE TAKEN. I would have expected the underground water level to rise very significantly in such periods and markedly to increase the level of interference of the basement and its associated structures to the underground water flows. There is no indication that these matters have been considered or reported either. Please advise.

1.10 All of the above points, but especially the points above in 7, 8 and 9 will probably equally apply to all the other similar basements which LBH have allowed in Copse Wood in recent years. In particular I have previously written at length to Council Officers about such matters for quite some time now (maybe 12 - 18 months or so), especially with regard to the many, new and very wide basements along Linksway. Linksway, as you know, runs essentially parallel to Nicholas Way and both roads run straight across the direction of underground water flowing down the Copse Wood hill slope. Thus impact of Linksway basements with this underground water flow is also very probable. I have not seen any impact assessments of any of these basements (when they were each seperately and individually approved) on the underground water movements in and around the lower end of the Copse Wood slope. Clearly, as I've written previously some time ago to LBH officials, the effect of each such basement along Linksway (and elsewhere in Copse Wood) on underground water flows is likely to be cumulative. The first basement might not have too much of an effect, but from then onwards each further new wide basement will have a cumulative effect. You will know better than me how many such basements are now actually installed along Linksway alone - I think that there are probably about 8 to 10 such very wide basements and they're all pretty much at full property width which is now the regular practice for new houses in this road (replacing the earlier much smaller houses without basements). I have previously written to LBH officers requesting that further new basements in Copse Wood are not approved for construction until it is clear what effect they are having on underground water flows at the lower end of the Copse Wood slope. To my knowledge no such investigation has been undertaken. If it has, then I and others would very much appreciate a sight of it - especially as this is all so very relevant to the Planning Application at 15 Nicholas Way WHICH AGAIN WOULD PROBABLY HAVE A FURTHER EFFECT AND THUS IMPORTANTLY WOULD BE ADDITIVE TO THE EFFECT FROM THOSE BASEMENTS ALREADY APPROVED AND INSTALLED. There is no indication that such aspect of basement effects to and from other sites in the bottom end of the Copse Wood Slope have been considered to-date by the consulting engineers who prepared the 80 page Engineeering Report re underground water flows for 15 Nicholas Way.

1.11 Thus there needs to be not only a wider study (probably for many months to be sure to capture the wet months and probably comparing data thus gained to other long term historical Met Office data) of the present effect of all the existing basements in Copse Wood (mainly, but not only, along Linksway) but there also needs to be a study at 15 Nicholas Way as to the CUMULATIVE effect on the already existing cumulative effect - if you see what I mean. If any of this work has been done already, it should be publicly reported in relation to 15 Nicholas Way and other basements. Had LBH responded to my earlier requests to study and report on these factors

many months ago, then this data would by now possibly be available.

1.12 In view of all my comments above about the existing 80 page Engineering Report I would consider that considerable thought is given to which engineering consultant should be employed, and by whom, to enact any further studies. I would urge that an independent consultant be employed - possibly by an independent organisation, and costs recharged if appropriate to the Applicant

1.13. The effect of the 30% global warming effect on rainfall and its knock-on effect to groundwater levels is ignored in the Report, although mention in the same Report is made of its effect on sizing of rainfall attenuation tanks. Nothing to do with building control details - and can be found by a numerate person at a first critical reading of a Report into groundwater matters.

2. Members did not consider the scheme properly and in accordance with the code of conduct.

3. The final version of the technical report pertaining to the proposed basement was not available to the public for review.

4. The current proposal does not overcome the reasons the previous scheme was refused.

5. The building is wide and would leave insufficient space between it and neighbouring buildings for underground water to flow around it.

6. More study work must be undertaken to properly understand if the basement is acceptable. The existing study of ground conditions relies on tests in February (which was unusually dry).

7. There is a cumulative effect from other basements previously approved in the Copse Wood area (and in particular along Linksway). Ground conditions in the area are very wet and boggy now, and the basement will make this worse.

8. The re-consultation period is not long enough for residents to be able to comment on the technical report.

9. Rainfall calculations have been underestimated and attenuation tank is therefore the wrong size.

10. The loss of trees is unacceptable and will increase drainage issues.

11. Construction impacts will be unacceptable.

The issues raised have been either addressed in the body of the report; are addressed by way of condition or are not material planning considerations.

PREVIOUS CONSULTATION

7 neighbours and the Northwood Residents Association were consulted on 7 January 2013 and a site notice was erected adjacent the site on the 11 January 2013. Subsequently further information was submitted by way of a Geotechnical Survey, additional amendments in relation to the landscaping and trees on site and additional drawings. Adjoining occupiers were notified of this on the 24 April 2013 and given 14 days in which to respond.

By the close of the second consultation period, 8 consultation responses (including one from the Northwood Residents Association) and a petition with 37 signatures in objection to the proposal had been received.

The letters of objection from the neighbouring occupiers can be summarised as follows:

- i) Overdevelopment of the site;
- ii) Harm to the character and appearance of the area;
- iii) Loss of trees;
- iv) Loss of privacy / overlooking;
- v) Increased flood risk from the proposed basement;
- vi) Overshadowing, loss of light, over-dominance;

The above points will be addressed in the main body of the report.

The Northwood Residents Association Comments are as follows:

Northwood Residents' Association objects to this application for the reasons previously given by the Council in the earlier refusal (Policies BE5, BE6, BE13 and BE19) and also because of potential non-compliance with Policy BE22 and because of the loss of trees on the property which the development would cause.

The NRA objects to this application on the grounds that the current submission fails to address the Schedule of Reasons laid out in the refusal of previous application 16824/APP/2012/883. Most notable amongst which is that by reason of size, scale, bulk, siting, design and appearance it would result in an overdevelopment of the site thus failing to integrate with the street scene. We are also concerned that senior members of the Council Planning Department should be acting in an advisory capacity to developers and that reference to this should be included in the submission

Internal Consultees

TREE & LANDSCAPE OFFICER

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 393 and also within the Copse Wood Estate Area of Special Local Character (CWEAOSLC), which is characterised by large, mature trees set in large gardens.

At the front of the property, there are three mature, protected Oaks. Two are situated along the site's front boundary and significantly contribute to the amenity and arboreal / wooded character of the CWEAOSLC. The other is located within the front garden (on-site), close to the south-western corner of the existing house. This Oak is in a poor condition and is due to be removed as part of the scheme; there is no objection to its removal, and there is very little room for a replacement tree in the front garden.

The front garden Oaks should be protected by way of fencing and/or ground protection. To the rear / side (south) of the existing property is a line of Leyland Cypress and several Ash.

If, a new green screen is provided to mitigate the visual impact of the proposed house, details should be submitted (species / size / numbers / planting methods (in quite a restricted area) etc). To the north-east of the existing house is a large, mature protected Oak (shown as T45). The upper crown of the Oak can be seen between the applicant's house and the neighbouring house (at 13 Nicholas Way). The Oak contributes to the amenity and arboreal / wooded character of the area and has a moderate amenity value. This Oak (T45) is situated very close to the house and has been pruned (reduced) before. The existing relationship between the tree and the house is reasonably good and sustainable.

Amended Plans and additional information have been received and agreed by the Trees Officer.

URBAN DESIGN & CONSERVATION OFFICER

BACKGROUND: This proposal for a replacement house has been the subject of a refusal of permission, and considerable post refusal discussion and negotiation.

Whilst the existing house is of no particular architectural merit and extends right across the width of the plot, it is relatively unobtrusive, being of modest height, with much ivy cover, and screened by a tall hedge and mature trees in the front garden.

The replacement house would be much deeper, but of narrower width, and although the ridge line would be substantially higher than the existing house, it has been designed with pitches rather than a crown roof, so that the proportions of roof to wall would be appropriate. The basement would be accessed from the rear only and there is sufficient space between the house and the boundary with No. 17 to plant an effective screen of vegetation. The front elevation is considered to have sufficient interest and be of proportions which would respect the street scene, although it would appear more imposing as the roof line would be substantially higher than the existing house. The rear elevation would be completely without merit in design terms, but this would not impact on the street scene or public viewpoints.

The retention of the front hedge and the mature trees in the front garden would be essential to the acceptability of this proposal.

ACCESS OFFICER

Following receipt of amended plans, the scheme is considered acceptable in disabled access terms. A condition should be imposed to secure life time homes standards.

FLOODRISK OFFICER

"The revisions provided allow me to withdraw my objection to this proposal on site. However I will request the following Suds condition to ensure that the recommendations within the report are provided at detailed design".

Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Assessment, produced by Jomas dated 17 June 2013 Revision 2, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide details of the surface water design including all suds features and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.
- iv. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards.

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

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

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the

risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

BUILDING CONTROL OFFICER

Having reviewed the information submitted, at this stage there is no additional comments to be made in respects to Building Regulations.

The ground investigation report (Geotechnical Survey) reports no contamination in the ground which is a key factor we would be looking for.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is 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 not 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.

As a result of considerable post refusal discussion and negotiation, the scheme is now supported by the Council's Conservation Officer and is considered appropriate, taking into account the setting of the site and the character and appearance of the existing property which lacks architectural merit.

The proposed roof would be higher than the existing roof, however it is considered that this design solution eliminates the need for a crown roof profile, and given the screening afforded by the trees and set-back from the frontage, the development would not appear conspicuous. In addition the extended roof provides an elongated appearance, and as noted by the Conservation Officer the proportions of the roof to the wall would be appropriate, which assists in reducing the width. Furthermore, although the proposed

development is substantially deeper than the existing property, it would align with and respects the rear building lines of the adjoining occupiers; and would be narrower than the existing property. In addition, the proposed development would be set-in at least 1.5m from the side boundaries in order to maintain key visual gaps between the properties.

The proposed design incorporates contemporary design features and fenestrational details which adds visual interest into the streetscene. The basement area would not be visible from the front elevation and would therefore not intrude on the prevalent two-storey character of the streetscene.

It is therefore considered that the scheme now accords with Policies BE5, BE6, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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.

The proposed development would not affect the 45-degree line of sight nor would it project beyond the rear of the nearest adjoining properties, as the rear building line is staggered to align with the rear building lines of the northern and southern adjoining occupiers.

The windows on the first floor side elevation would not serve habitable rooms and would be obscurely glazed. Furthermore, the first floor balcony would be adequately screened by the existing trees on the boundary line and the proposed building, from the adjoining occupiers to the north and south and sited more than 21m away from the adjoining occupier to the west.

As such, the proposed development would maintain adequate separation distances from the adjoining properties and would not cause an undue loss of daylight, sunlight, visual intrusion or loss of privacy. It is therefore considered that overall the proposed development would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of HDAS Residential Layouts.

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 approximately 1100 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 2000 square metres of private amenity space

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

It is considered that the proposal would not give rise to any concern regarding traffic impact or highway safety. Whilst the replacement dwelling is larger it would not result in any significant additional increase in traffic generation. The proposal would include 2 garage spaces which would provide sufficient parking for two cars and two bicycles in accordance with Policies AM8 & AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies and the Council's adopted Car Parking Standards (Annex 1).

7.11 Urban design, access and security

See section 7.09.

7.12 Disabled access

It is considered that 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

This site is covered by Tree Preservation Order 393 and is also within the Copse Wood Estate Area of Special Local Character, which is characterised by large, mature trees set in large gardens. In particular there are three mature, protected Oaks at the front of the property. One of these trees is in poor condition and its removal is considered appropriate. The Tree Officer has been in discussions with the applicant to ensure that the remaining trees are adequately protected due to the proximity of the proposed development to their root protection areas; adequate information and protection measures has now been provided. To the southern extent of the site is a line of Leyland Cypress and several Ash which is proposed to be removed, and replaced with Italian Cypresses. This is considered to be an acceptable solution by the Council's Tree Officer and would provide adequate screening between the application site and No. 17. 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. The location of refuse storage is not shown on the plans, however it is a common arrangement within the borough for refuse to be stored within the rear garden and taken to the kerb on collection day and the design and layout would clearly facilitate this arrangement.

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. No detail information has been submitted with regards to achieving Code for Sustainable Homes, however, this could be secured by way of a suitable condition.

7.17 Flooding or Drainage Issues

As the scheme proposes a basement it was necessary to consider the potential impact upon the property and surrounding area in terms of floodrisk. A Geo-technical report has been submitted which confirms the risks and identifies how they would be mitigated, in

particularly with regards to the groundwater which would impact on the surrounding area. The Council's Floodrisk Officer has reviewed and advised on iterations of the report and is now satisfied that the report and information are adequate. Furthermore, the Council's Building Control department have been consulted on the application in order to ascertain whether the proposed basement would pose any structural risks. However, it is considered that there are no additional comments to be made with regards to building control at this stage. Therefore it is considered that the proposed development complies with the Council's Floodrisk Policies OE7, OE8, OE9 and OE10 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

This section responds to the various issues raised as part of the reconsultation undertaken after the 30 October 2013 Planning Committee meeting.

The Council's drainage specialist as well as the applicant's engineering consultant were requested to review and consider the representations. The comments below reflect the feed back from both the applicant and the Council's drainage specialist.

RESPONSE

As a general comment, the applicant's engineering consultant noted that they are not undertaking the detail design of the structure of this building at this stage, but preparing a report on the impact that the proposed structure would have on ground water. To be practical they have assumed the likely structure based on experience of other similar projects together with the architects drawings to demonstrate what they think the ground conditions in relation to water will be in future when the construction is complete.

The detail design and detailing remains to be undertaken. This comment applies in general the majority of comments raised (particularly regarding the basement and drainage). The comments imply that the application has ignored the detail design aspects of the project which is not the case. Rather the work undertaken is commensurate and proportionate given that this is still the planning stage of the development.

In terms of concerns over the basement gravel filled trench details, it should be noted that the gravel filled trenches are a way of assisting with water flow in the ground. The dimensions would be established at detailed design stage with the direction of flow.

In relation to the concern over basement materials underneath the basement slab, it is noted that sumps will be required below the basement slab and swimming pool as pump chambers. In the applicants technical report it advises that all drainage at basement level would be pumped. Again these are detailed design issues.

In relation to concerns over piles and other engineering materials beneath the basement slab, the applicant advises that it is anticipated that the contiguous wall would go all round the basement and the likely diameter of all piles would be typically 300mm (but again subject to detail design). There are to be gaps between the piles and plus the gravel trenches above to assist with ground water flow.

In terms of the concerns over the impact of the swimming pool in the basement - especially its depth; the applicant advises that the detailed design of the swimming pool would be part of the basement slab and be supported on piles constructed in reinforced

concrete.

The report as set out follows current best practice in site investigations, and 3 boreholes is considered appropriate for a site of this size, at this stage of the project to determine the general conditions relating to ground water. The size of the site and the proposed building does not warrant more investigation at this stage. Sufficient information is available to design the building structure and to take into account the ground water.

There is consideration of the potential changes in water level through the suggested provision of mitigation. The final design of the building should take into account the ground water flows by providing underground drainage which controls and directs the water such that the current direction of flow is maintained. This can be achieved in a number of ways as part of the detail design.

The Council has requested a condition to ensure that sufficient mitigation is proposed to allow water to flow around and under the house. It will therefore be covered at the detailed design stage, and consider this sufficient.

Council Officers have considered cumulative impact. Other basements have been taken into account.

The consideration of the application has been thorough; including member site visits and additional consultation as well as further consideration of technical matters to ensure the scheme is acceptable in principal. Full account has been taken of the previous planning application and the current scheme is considered to overcome previous reasons for refusal.

7.20 Planning Obligations

The proposed development is CIL liable, the existing floor area is 428 square metres and the proposed is 1140 square metres, therefore the net additional gross internal floor area is 712 square metres. Therefore there would be a requirement to make a CIL contribution to the sum of 14,912.83.

The proposed development would provide a total of 22 habitable rooms, and the existing property provides approximately 12 habitable rooms, therefore there would be a net increase of 10 habitable rooms which would trigger the requirement for Educational Contributions. The sum of £12,796 is sought which has been agreed by the applicant 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

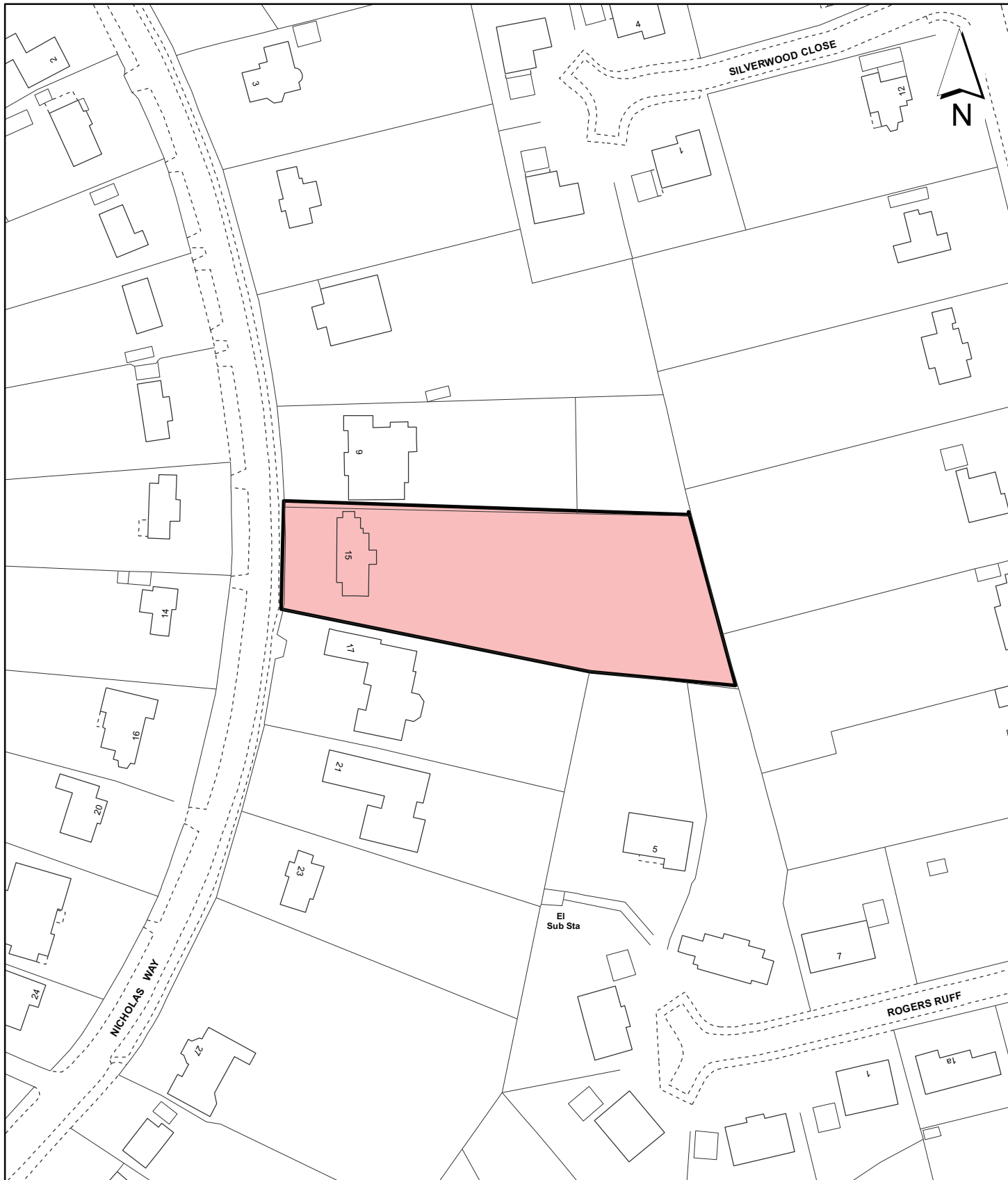
It is considered that overall the scheme has addressed the previous concerns and reasons for refusal. As such the scheme is now recommended for approval.


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



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>15 NICHOLAS WAY NORTHWOOD</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>16824/APP/2012/3220</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 63</p>	<p>Date</p> <p>January 2014</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address LITTLE BOURNE FARM NORTHWOOD ROAD HAREFIELD

Development: Retention of 'pony club' lecture room (Retrospective)

LBH Ref Nos: 63630/APP/2013/3294

Drawing Nos: 2397/3A
2397/1
Design and Access Statement
2397/2
Additional Supporting Information

Date Plans Received: 06/11/2013 **Date(s) of Amendment(s):** 06/11/2013

Date Application Valid: 15/11/2013 16/12/2013

1. SUMMARY

Retrospective planning permission is sought for the erection of single storey building to be used as a 'Pony Club' lecture room. The building measures 6.9m wide, 3m deep and a flat roof with a maximum height of 2.2m. The building is prefabricated and constructed of panels of glass fibre finished in a dark 'timber' shade.

The building would not significantly increase the built up appearance of the site and result in an inappropriate development in the Green Belt. The Pony Club would not detract from the agricultural character of the immediate surrounding area or effect any nearby neighbouring properties. There is no adverse impact along the adjacent highway.

For the reasons outlined above, and given that the development complies with the aforementioned policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2397/3A, 2397/1, Design and Access Statement , 2397/2 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

2 COM12 Use Within Same Use Class

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order with or without modification or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order with or without modification the building hereby approved shall be used for the purposes stated on the

application form of a 'lecture room for the pony club' and shall be used and for no other purpose, including residential accommodation for staff working at the site.

REASON

To ensure the use of the building is considered appropriate within the Green Belt setting in accordance with Policy OL4 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 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.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
LPP 3.5	(2011) Quality and design of housing developments
LPP 7.16	(2011) Green Belt
LPP 7.6	(2011) Architecture

4

The Equality Act 2010 seeks to protect people accessing goods, facilities and services

from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

5

You are advised that consent is granted for the retention of the Pony Club lecture room only. The determination does not grant consent for the retention of the mobile home which is also shown on plan reference 2397/2 & 2397/3A.

3. CONSIDERATIONS

3.1 Site and Locality

Little Bourne Farm is located on the south east side of Northwood Road to the west of Harefield Reservoir and comprises a series of farm related buildings. The farm land covers some 21 hectares and incorporates both agricultural and equestrian holdings. The main agricultural activities are the grazing and/or hay/haylage for the winter feeding of the horses and cattle at the holding. The existing pony club is located to the south-east of Little Bourne Farm. There are currently 121 horses housed at the premises in loose boxes contained within the main block of buildings. The Equestrian Centre is an approved Pony Club Centre where members can learn about riding and pony care. The application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3.2 Proposed Scheme

Retrospective planning permission is sought for the erection of single storey building to be used as a 'Pony Club' lecture room. The building measures 6.9m wide, 3m deep and a flat roof with a maximum height of 2.2m. The building is prefabricated and constructed of panels of glass fibre finished in a dark 'timber' shade. The building is similar in construction to the existing building within the site.

3.3 Relevant Planning History

63630/APP/2009/1291 Littlebourne Farm Northwood Road Harefield
Erection of a single storey extension to existing cattle yard.

Decision: 07-09-2009 Approved

63630/APP/2013/3325 Little Bourne Farm Northwood Road Harefield
Installation of mobile home for use as housing for essential workers (Retrospective Application)

Decision:

Comment on Relevant Planning History

There is a current retrospective planning application (ref.63630/APP/2013/3325) for the installation of mobile home for use as housing for essential workers.

63630/APP/2009/1291 - Planning permission for a single storey extension to existing

cattle yard was approved on 7.09.2009.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

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

OL4 Green Belt - replacement or extension of buildings

BE13 New development must harmonise with the existing street scene.

LPP 3.5 (2011) Quality and design of housing developments

LPP 7.16 (2011) Green Belt

LPP 7.6 (2011) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed on 28.11.2013. No comments have been received.

Internal Consultees

EPU: No objection.

Highways: Further to reviewing the additional information submitted in support of the proposals, it is considered that the lecture room will be ancillary to the existing use at the site and would not generate an increased demand in terms of vehicle trips or parking. In addition, it is noted that the lecture room has been in operation at the site for approximately 3 years, with no adverse impact along the adjacent highway.

Therefore, provided that a condition is imposed on the planning consent, stating the lecture room

will remain ancillary to the existing equestrian use at the site, a highway objection is not raised in this instance.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt. Furthermore, the NPPF states in paragraph 89 that provision of appropriate facilities for outdoor sport or outdoor recreation are considered appropriate use of Green Belt land.

Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The existing building has 40.71 sq.metres in floor space and would be used by the existing Pony Club to provide shelter and lessons for its students. It is considered that the proposal is an appropriate use of Green Belt land, given that it is ancillary to the outdoor recreational use at the site. Furthermore, the proposal has not significantly increased the built up appearance of the site. As such, it would be in compliance with the National Planning Policy Framework and Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

The property lies within the 'Green Belt' and does not fall within a Conservation Area or ASLC and is not a Listed Building.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

See section 7.01 of the report.

7.07 Impact on the character & appearance of the area

The 'pony club' lecture room building has been designed to match the size, appearance and materials of the existing buildings within the site. Due to the sloping nature of the site, it is not visible from properties in the surrounding area. There are no public rights of way in or near to the site where the building can be viewed from.

As such, it is considered not to detract from the agricultural character of the immediate surrounding area, in accordance with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.08 Impact on neighbours

There are no residential properties nearby that would be adversely affected by the development. As such, there would be no detrimental effect on nearby properties and complies 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

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the lecture room will be ancillary to the existing use at the site and

would not generate an increased demand in terms of vehicle trips or parking. In addition, it is noted that the lecture room has been in operation at the site for approximately 3 years, with no adverse impact along the adjacent highway. As such, a highway objection is not raised and the proposal complies with Policies AM14 and AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Issues relating to urban design are addressed in paragraph 07.07 above and issues relating to access in section 07.12 below. The proposal is not considered to raise any security concerns.

7.12 Disabled access

The proposal is not considered to give rise to any concerns relating to accessibility and is acceptable in this regard.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no trees or landscape in close proximity to the building. As such, the proposal would be in compliance with policy BE38 of the Hillingdon Local Plan.

7.15 Sustainable waste management

There are no waste management issues arising from the proposal.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

There are no noise or air quality issues.

7.19 Comments on Public Consultations

Consultation comments have been addressed in the main body of the report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

There are no enforcement issues related to this application.

7.22 Other Issues

There are no other issues.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning

applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

None received.

10. CONCLUSION

For the reasons outlined above, and given that the development complies with the aforementioned policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), this application is recommended for approval.

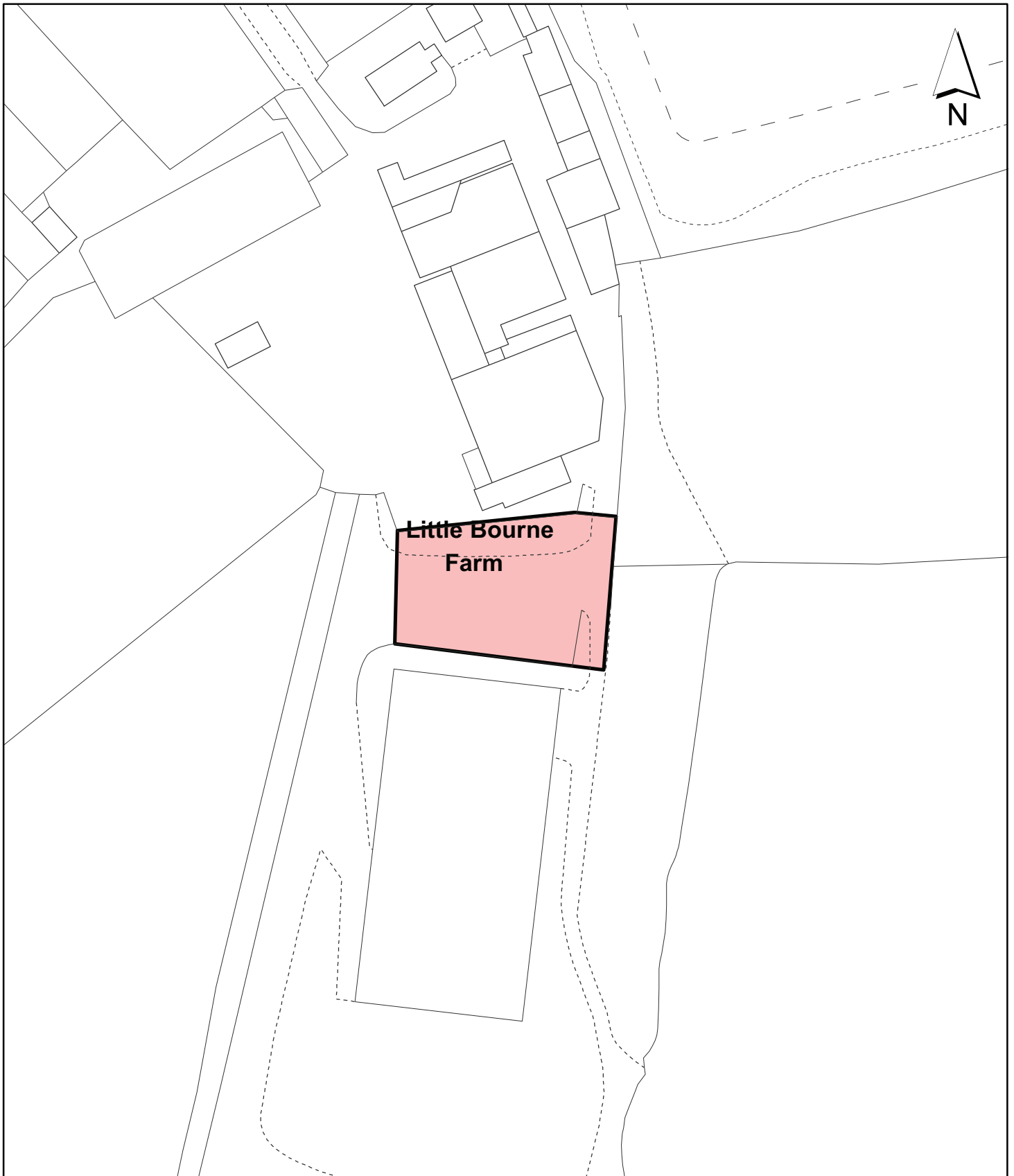
11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)

National Planning Policy Framework
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon


Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Little Bourne Farm



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>LITTLE BOURNE FARM NORTHWOOD ROAD HAREFIELD</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>63630/APP/2013/3294</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 73</p>	<p>Date</p> <p>January 2014</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address 209 SWAKELEYS ROAD ICKENHAM

Development: Two storey building with habitable roofspace to create 4 x 2-bedroom flats and 2 x 1-bedroom flat, with associated parking and amenity space involving demolition of existing dwelling

LBH Ref Nos: 38490/APP/2013/3223

Drawing Nos: SWAKELEYS/09 Rev A
Street Scene Photographs
Design and Access Statement
Location Plan 1:1250
SWAKELEYS/01 Rev H
SWAKELEYS/02 Rev G
SWAKELEYS/03 Rev H
SWAKELEYS/04 Rev B
SWAKELEYS/05 Rev C
SWAKELEYS/06 Rev G
SWAKELEYS/07 Rev F
SWAKELEYS/08 Rev I
VIS-4400-001
VIS-4400-002 REV 0.3

Date Plans Received:	31/10/2013	Date(s) of Amendment(s):	17/12/2013
Date Application Valid:	05/11/2013		04/11/2013
			13/10/2013

1. SUMMARY

The application seeks planning permission for a two storey building with habitable roofspace to create 4 x 2-bedroom flats and 2 x 1-bedroom flats, with associated parking and amenity space involving demolition of the existing dwelling.

The application relates to an 885 square metre, rectangular plot of land located on the southern side of Swakeleys Road. Contained within the site is an existing, two storey, detached dwelling which is set approximately 20 metres back from the front boundary line at its closest point.

The proposed building would have a staggered s-shaped design, with a single storey section to the rear of the building. The development would be set 18 metres from the front boundary line at its closest point and would have a width of 14.5 metres and a maximum depth of 19.15 metres.

The proposal would provide 2 x 1 bedroom flats and 1 x 2 bedroom flat at ground floor level, 2 x 2 bedroom flats at first floor level and 1 x 2 bedroom flat at second floor level. A total of 9 parking spaces, including 1 disabled space, would be provided on the land in front of the principal elevation, with additional landscaping also being provided. To the rear of the site would be a terrace for each of the ground floor flats with a rear aspect and a shared amenity space. The amenity space would be set below the ground floor level and the proposal would require a small amount of cutting and filling of the land to accommodate the proposal.

The proposed building would have an acceptable impact on the visual amenities of the surrounding area and the residential amenity of the adjoining occupiers. An acceptable level of residential amenity would be provided for each flat within the development and the parking provision would comply with Council's adopted standards. Therefore, the application is recommended for approval.

2. RECOMMENDATION

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

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

i) A contribution of £3,550 for capacity enhancements in local schools;

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

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

D) That if any of the heads of terms set out above have not been agreed and the legal agreement has not been finalised within 3 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture , then the application be refused for the following reason:

'The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered and the applicants are not willing to enter into or provide any such agreement, to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).'

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 legal agreement with the applicant.

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

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers SWAKELEYS/01 Rev H, SWAKELEYS/02 Rev G, SWAKELEYS/03 Rev H, SWAKELEYS/04 Rev B, SWAKELEYS/06 Rev G, SWAKELEYS/07 Rev F, SWAKELEYS/08 Rev I, SWAKELEYS/09 Rev A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Amenity Space [SWAKELEYS/04 Rev A]
Parking Spaces [SWAKELEYS/04 Rev A]
Cycle Stores [SWAKELEYS/04 Rev A]

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

REASON

To ensure that the development complies with the objectives of Policies AM9, AM14 and BE23 of the Hillingdon Local Plan (November 2012).

4 RES6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES7 Materials (Submission)

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

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

REASON

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

RES8

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

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

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

7 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Secure refuse and recycling storage
 - 2.b Means of enclosure/boundary treatments
 - 2.c Car Parking Layouts
 - 2.d Hard Surfacing Materials
3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

8 RES10 Tree to be retained

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

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

REASON

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

9 RES13 Obscure Glazing

The windows in the side elevations of the building facing No.207a Swakeleys Road and No.211 Swakeleys Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

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

11 RES16 Code for Sustainable Homes

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

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

REASON

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

12 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

13 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x

2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

14 RES24 Secured by Design

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

REASON

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

15 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- | | |
|-----|---|
| AM2 | Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity |
| AM7 | Consideration of traffic generated by proposed developments. |
| AM8 | Priority consideration to pedestrians in the design and |

	implementation of road construction and traffic management schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £16,027.80 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

5 11 Building to Approved Drawing

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

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

7 12 Encroachment

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

8 13 Building Regulations - Demolition and Building Works

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

9 14 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

10 147 Damage to Verge

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.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

11 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

12 16 Property Rights/Rights of Light

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to an 885 square metre, rectangular plot of land located on the southern side of Swakeleys Road. The site is situated approximately 55 metres to the southwest of the roundabout junction between Swakeleys Road and Harvil Road. Directly to the northeast of the site is the ingress to a slip road which contains 8 residential properties, Nos. 197 - 207a Swakeleys Road.

Contained within the site is an existing, two storey, detached dwelling which is set approximately 20 metres back from the front boundary line at its closest point. The ground levels within the site are sloped running down hill from front to rear, with a drop in ground levels of approximately 2.5 metres towards the rear of the site and an overall drop of around 5 metres between the front and rear of the site.

Situated on the front boundary line of the site are two significant trees, which are set at a slightly higher ground level than the existing parking area and soft landscaping in front of the principal elevation of the building. To the rear of the building is a garden area which provides the private amenity space for the occupiers of the property.

To the southwest of the application is No.211 Swakeleys Road, a two storey detached dwelling. The dwellings to the southwest of the application site have a stepped building line, with each property being set forward of the dwelling to the east. To the northeast of the application site is a two storey, detached dwelling, No.207a Swakeleys Road, whose front building line is behind that of the application property. This neighbouring dwelling is set on the adjacent slip road and there is a pedestrian passageway between its curtilage and the curtilage of the application site.

The western strip of the curtilage of the site is covered by Tree Protection Order 1 and the site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for a two storey building with habitable roofspace to create 4 x 2-bedroom flats and 2 x 1-bedroom flats, with associated parking and amenity space involving demolition of the existing dwelling.

The proposed building would have a staggered s-shaped design, with a single storey section to the rear of the building. The development would be set 18 metres from the front boundary line at its closet point and would have a width of 14.5 metres and a maximum depth of 19.15 metres.

The proposal would provide 2 x 1 bedroom flats and 1 x 2 bedroom flat at ground floor level, 2 x 2 bedroom flats at first floor level and 1 x 2 bedroom flat at second floor level. A total of 9 parking spaces, including 1 disabled space, would be provided on the land in front of the principal elevation, with additional landscaping also being provided. To the

rear of the site would be a terrace for each of the ground floor flats with a rear aspect and a shared amenity space. The amenity space would be set below the ground floor level and the proposal would require a small amount of cutting and filling of the land to accommodate the proposal.

3.3 Relevant Planning History

38490/A/86/0768 209 Swakeleys Road Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 20-06-1986 Approved

38490/APP/2013/1009 209 Swakeleys Road Ickenham

Two storey building with habitable roofspace to create 5 x 2-bedroom flats and 1 x 1-bedroom flat, with associated parking and amenity space, involving demolition of existing dwelling.

Decision: 17-06-2013 Withdrawn

38490/APP/2013/676 209 Swakeleys Road Ickenham

Demolition of exisiting 3 bedroom property.Erection of 5 two bedroom flats and 1 one bedroom flat including associated car park and communal garden.

Decision: 15-04-2013 NFA

Comment on Relevant Planning History

The application is a resubmission after a similar proposal was applied for earlier in 2013. Since the withdrawal the applicant has entered into pre-application discussions with the Council, relating to the proposed development.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

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

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

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture

5. Advertisement and Site Notice

- 5.1** Advertisement Expiry Date:- Not applicable
- 5.2** Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 neighbouring occupiers and the Ickenham Residents Association were notified of the proposed development on 7th November 2013 and a site notice was also erected at the site.

By the close of the public consultation period no consultation responses had been received from any neighbouring occupier.

Internal Consultees

HIGHWAYS OFFICER

Previous highway concerns have been addressed. 9 car parking spaces and 6 cycle spaces have been provided for the 6 flats, 2 of which are 1 bed. The access now proposed caters for 2 way traffic.

Refuse bins have been located close to the highway and if bins are collected during peak hours the refuse lorry can wait in the adjoining service road by the side boundary of No 209.

TREES AND LANDSCAPING OFFICER:

Tree Preservation Order (TPO) / Conservation Area: This site is partly covered by TPO 1.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): There is a group of Oak and Elm on the front boundary of the site. The trees are situated in a raised planted bed. The group contributes to the amenity and arboreal character of the area and has a high amenity value. The trees appear to be retained as part of the scheme. The proposed parking spaces (4, 5 & 6) have been shown close to the group. If there is a requirement to level the ground to facilitate these parking spaces, then it is highly likely that the trees' roots will be damaged. These spaces should either be re-located, or it should be shown how the 'expected' change in levels will be accomplished without damaging the trees' roots.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): N/A

Scope for new planting (yes/no): There is scope for some soft landscaping within the front garden. This matter can be dealt with by condition.

Does scheme conform to HDAS (yes/no) : The majority of the front garden appears to be set aside for car parking. However, HDAS requires 25% of soft landscaping.

Recommendations:

If the three proposed parking spaces shown closest to the trees requires a change in levels, then they should either be relocated away from the trees, or an arboricultural method statement should be provided to show how the levels will be altered without damaging the trees. This matter requires clarification. The layout of the front garden should be amended to show at least 25% soft landscaping.

Conclusion (in terms of Saved Policy BE38): Please re-consult when the requested information has been provided.

CASE OFFICER COMMENT: The applicant has now submitted amended plans, as the plans incorrectly showed the location of the trees on the front boundary line of the site. The applicant has shown that the area around the trees would be a no dig zone to ensure the protection of the trees.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been

previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought.

The development proposes the demolition of the existing family dwelling and the erection of a three storey building containing 6 flats. The development is considered an acceptable reuse of a brownfield site and would represent an increase in residential accommodation, in accordance with the NPPF and Policy H3 of the Hillingdon Local Plan (November 2012). Therefore, the development is considered acceptable in principle.

7.02 Density of the proposed development

The proposed development would have density scores of 67.8 units per hectare and 248 habitable rooms per hectares. Policy 3.4 of the London Plan (July 2011) requires developments in suburban areas with a PTAL score of 1 to have density scores of between 40 - 65 units per hectare and 150 - 200 habitable rooms per hectare. The proposed development is slightly above the requirement for units per hectare and 25% above the maximum threshold for habitable rooms. However, density is only on indicator for the acceptance of the scheme and other considerations such as impact to the character of the area, internal floor areas and external amenity space would carry far more weight.

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

The site is not within a Conservation Area, Area of Special Local Character or archaeological priority area and the building is not Listed or Locally Listed.

7.04 Airport safeguarding

There would be no airport safeguarding concerns relating to the proposed development.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The design of the proposed development has evolved during the pre-application process. The proposed building now consists of an s-shaped building which has allowed for traditional roof forms to be used over the building and resulted in the removal of any crown roof section. The stepped building line has also reduced the overall bulk of the building and the recessed section has been set away from the northern side of the site, so that the overall bulk of the building is less prominent when viewed from the footway of the slip road adjacent to the site. The building has maintained a distance separation of 1.5 metres to the side boundary lines of the site to meet the requirements of Policy BE22 of the Hillingdon Local Plan (November 2012). Whilst the width of the building has increased significantly compared to the existing at property at the site, the overall width of the building would be in keeping with the dwellings to the southwest, especially No.213 which is 15 metres in width for the full two storeys and No.217, which is 18.5 metres in width. The overall height of the building has been shown on the plans to be no higher than the adjoining neighbours and the depth of the building is also considered acceptable in this instance. A number of other buildings have been approved with front dormers and high roof pitches along Swakeleys Road, ensuring that these would not have an unacceptable impact on the appearance of the surrounding area.

Overall the proposed development is considered to have an acceptable impact on the surrounding area and would comply with Part 1 Policy BE1 and Part 2 Policies BE13, BE15, BE19 & BE22 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

LIGHT AND OUTLOOK

To the southwest of the application site is No.211 Swakeleys Road, a two storey detached dwelling which is set forward of the location of the proposed building. The proposed two storey elements of the building would not breach the 45 degree guideline when taken from this neighbouring occupier, as the neighbouring dwelling is set 2.5 metres from the shared boundary line. The applicant has provided a side elevation to show the levels of cut and fill which needs to be undertaken to complete the development. The existing ground level does not drop significantly until after the rear elevation of the proposed building. Therefore, the single storey element would not be built on higher ground than the neighbouring dwelling. Whilst the single storey element would extend past the rear elevation of the neighbouring occupier, the proposed development would be sufficiently distance to ensure no significant harm would occur to this neighbouring occupier. It should also be noted that the proposed development would be due north of No.211 Swakeleys Road, ensuring it would never block the daylight received into this neighbouring dwelling.

The proposed development would not extend past the rear elevation of the single storey rear extension on No.207a Swakeleys Road and would not breach the 45 degree guideline from this neighbouring occupier. Therefore, no significant loss of residential amenity would occur to the occupiers of this neighbouring dwelling through loss of light or loss of outlook and the proposed development would comply with Policy BE20 & BE21 of the Hillingdon Local Plan (November 2012).

PRIVACY

The first floor windows in the side elevations of the site facing Nos.207a & 211 Swakeleys Road service non habitable rooms or are secondary light sources. Therefore, these could be obscure glazed to ensure no significant overlooking of these neighbouring occupiers would occur. The rear elevation of the proposed building would be in excess of 29 metres from the side elevation of No.21 Roker Park Avenue and views into this neighbouring site are obscured by the large trees on the rear boundary line of the site. The development would include the creation of terraces for the ground floor flats at the rear of these buildings. The terraces would be screened with privacy screens to the side to ensure no overlooking of any adjacent occupier would occur. Therefore, the proposed development would comply with Policy BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

INTERNAL FLOOR AREAS

Policy 3.5 of the Hillingdon Local Plan (November 2012) requires a 1 bedroom 2 person flat to be provided with 50 square metres of internal floor area. The smallest of the 1 bedroom flat would have 57 square metres of internal floor area and would comply with this requirement. The same policy requires 61 square metres and 70 square metres of floor area for 2 bedroom flats for 3 and 4 people, respectively. All of the 2 bedroom flats would be for 4 person occupancy and the smallest would be 82 square metres. Therefore, all of the flats would be provided with sufficient internal floor area and would provide an acceptable living condition for future occupiers.

EXTERNAL AMENITY SPACE

The HDAS Residential Layouts requires a 1 bedroom flat and 2 bedroom flat to be provided with 20 and 25 square metres of communal amenity space, respectively. A communal garden area of 207 square metres would be provided with a further 44 square metres provided in the form of private terraces. Therefore, more than the required 140 square metres of external amenity space would be provided, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012).

PRIVACY

The ground floor habitable room windows at the front of the building would be provided with defensive planting to ensure the protection of privacy is maintained. The ground floor windows to the rear would have private terraces and be set at a higher ground level than the ground floor amenity space, ensuring no loss of privacy would occur and the windows in the side elevation would be obscure glazed.

LIGHT AND OUTLOOK

It is considered that all the proposed habitable rooms, and those altered by the development, would have an adequate outlook and source of natural light, therefore complying with Policy BE20 of the Hillingdon Local Plan (November 2012) and Policy 3.5 the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed development would provide 9 parking spaces for the 6 flats, which would comply with the Council's adopted car parking standards. The access has been widened to ensure that sufficient space is provided for cars to exit and enter the site at the same time, to avoid traffic waiting on the highway. The increase in the number of units would not materially harm the traffic flows in the surrounding area. Therefore, the proposed development is considered to comply with Policies AM2, AM7 & AM14 of the Hillingdon Local Plan (November 2012).

The proposed development would provide a cycle store with space for 6 cycles in the rear garden of the site in accordance with the Council's standards and Policy AM9 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

No urban design, access or security issues for consideration.

7.12 Disabled access

Given the ground levels at the site, it would not be possible to provide a development which would allow step free access into the amenity area of the site. The building itself has been design in accordance with the Lifetime Homes Standards and a condition requiring compliance with this would be added to any approval. Furthermore, one disabled parking space has been provided within the site. Therefore, the proposed development is considered to comply with Policy 3.8 of the London Plan (July 2011).

7.13 Provision of affordable & special needs housing

Less than 10 dwellings are being proposed and no requirement toward affordable housing in necessary.

7.14 Trees, Landscaping and Ecology

The proposed development would retain the two significant trees situated on the front boundary line of the site. These trees enhance the green appearance of Swakeley Road and their retention is welcomed. The Trees and Landscaping Officer has raised no objection to the proposed parking layout, subject to confirmation that the ground level would not be reduced around these trees. The applicant has indicated a no dig zone around these trees, ensuring the provision of parking would not cause them any unacceptable harm. In addition, the applicant has provided amended plans to show the correct location. The Trees and Landscaping Officer has objected to the landscaping provision not meeting the 25% requirement. The plans show 71 square metres of soft landscaping provision against a total area of 329 square metres. Which equates to 22% of the area to the front of the building, whilst this is below the 25% requirement, the retained trees on the frontage would ensure the site is well screened from view and planting would be provided along the front and side boundary lines. Therefore, given that a large area of the existing site is covered in hardstanding (more than shown on the existing block plan)

no objection is raised in this regard, subject to further details by condition.

7.15 Sustainable waste management

The applicant has shown the location of the bin store to the front of the site which would be well screened by the change in ground levels and foliage to the front boundary line. This would be in suitable location for collections, as confirmed by the Highways Officer.

7.16 Renewable energy / Sustainability

The applicant has provided no details as to the sustainable design of the building. However, this information could be secured by way of a condition requiring the scheme to comply with Code for Sustainable Homes Level 4. With this condition attached, the proposed development is considered to comply with Policy 5.1, 5.2 & 5.3 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

The level of cutting into the ground to alter the ground levels would not require a full hydrological or geotechnical assessment to be completed. The site does not fall within a flood zone and the proposed development is considered to comply with Policy OE7 of the Hillingdon Local Plan (November 2012).

7.18 Noise or Air Quality Issues

No noise or air quality issues for consideration.

7.19 Comments on Public Consultations

No further comments required.

7.20 Planning Obligations

The proposed development would increase the number of habitable rooms by more than 6. Therefore a financial sum towards the improvement of educational facilities in the area has been sought and calculated at £3,550.

7.21 Expediency of enforcement action

None required

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

Material considerations are those which are relevant to regulating the development and use of land in the public interest. The considerations must fairly and reasonably relate to the application concerned.

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and also the guidance contained in "Probity in Planning, 2009".

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal.

Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have "due regard" to the need to eliminate discrimination, advance equality of opportunities and foster good relations between people who have different "protected characteristics". The "protected characteristics" are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The requirement to have "due regard" to the above goals means that members should consider whether persons with particular "protected characteristics" would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances."

Members should also consider whether a planning decision would affect human rights, in particular the right to a fair hearing, the right to respect for private and family life, the protection of property and the prohibition of discrimination. Any decision must be proportionate and achieve a fair balance between private interests and the public interest.

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The proposed building would have an acceptable impact on the visual amenities of the surrounding area and the residential amenity of the adjoining occupiers. An acceptable level of residential amenity would be provided for each flat within the development and the parking provision would comply with Council's adopted standards. Therefore, the application is recommended for approval.

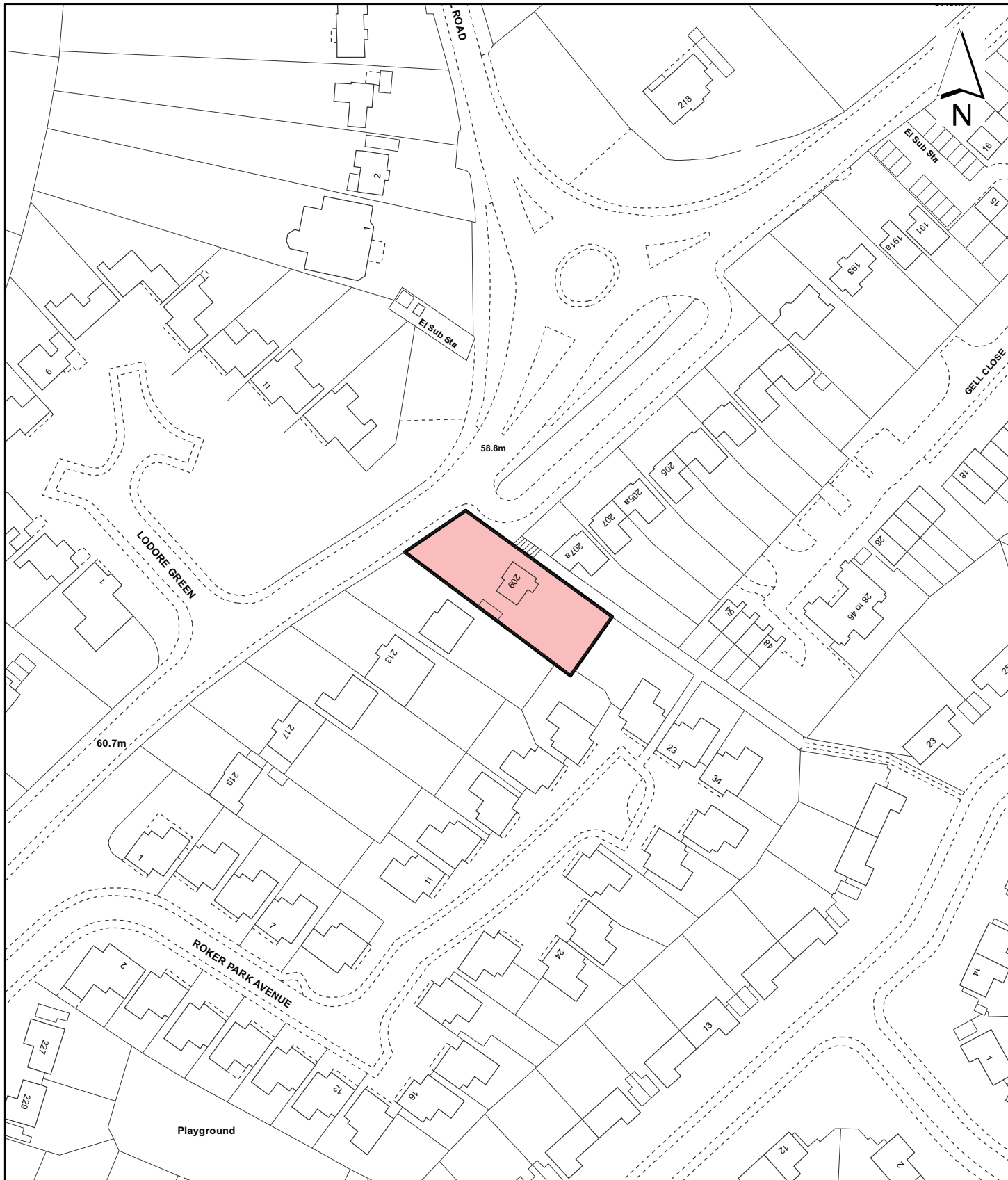
11. Reference Documents


Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010)
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (May 2013)

GLA's Supplementary Planning Guidance - Housing;

Contact Officer: Alex Smith

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">209 Swakeleys Road Ickenham</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">38490/APP/2013/3223</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">Central & South</p>	<p>Date</p> <p align="center">January 2014</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 11, AND 11 DUCKS HILL ROAD
NORTHWOOD

Development: Two storey, four-bedroom detached dwelling with associated parking,
involving demolition of existing garage

LBH Ref Nos: 42254/APP/2013/2897

Drawing Nos: Design and Access Statement
12/C/RH/04
12/C/RH/05

Date Plans Received: 03/10/2013 **Date(s) of Amendment(s):**

Date Application Valid: 15/10/2013

1. SUMMARY

The application seeks planning permission for the erection of a two storey, four bedroom dwelling after demolition of an existing garage block on land adjacent to No.11 Ducks Hill Road.

The proposed new dwelling was first granted consent on 30th November 2007 under application reference 42254/APP/2007/1800.

An application to extend the time limit for implementation was approved on 25th February 2010 under application reference 42254/APP/2009/2803. Between the approval of the 2007 and 2010 consents, the Local Planning Authority adopted the Planning Obligations Supplementary Planning Document in July 2008. This document sets out the Councils justification for seeking contributions towards nursery, primary, secondary and post- 16 school facilities. Due to this, Condition 26 was added to the 2010 approval which is stated below:

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the nursery, primary and secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

The applicant appealed Condition 26 of the 2010 approval and the inspector upheld the appeal and the Condition was withdrawn from the decision notice, appeal reference APP/R5510/A/10/2124906/WF dated 7th October 2010. In his decision the inspector

allowed the appeal as the condition was unclear over what was required of the applicant, contrary to paragraph 31 of Planning Circular 11/95. Also during the appeal the Local Planning Authority suggested that the 'scheme' referenced in Condition 26 related to a financial contribution. The inspector found that the proposed financial requirement of the condition was contrary to paragraph 83 of Circular 11/95. The inspector also found that the Council had not countered the applicant's argument that there was no deficiency in educational facilities within three miles of the site and therefore, failed to show how the condition was directly related to the development.

The most recent application (ref.42254/APP/2012/2674) for a two storey, four-bedroom detached dwelling with associated parking, involving demolition of existing garage was refused for the following reasons and the applicant refused to enter into a legal agreement given the previous appeal at the site.

1. The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered and the applicants are not willing to enter into or provide any such agreement, to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Planning Obligations as amended by Revised Chapter 4 (September 2010).

The application was dismissed on appeal and the Planning Inspector commented to grant planning permission without a requirement for a contribution to education needs would result in material harm which would not be outweighed by any other benefits and that the Council was now correctly using a legal agreement to seek the payment of this sum, rather than a condition.

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

2. RECOMMENDATION

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

i) Educational facilities contribution of £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 3 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 following conditions be attached:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12/C/RH/04, 12/C/RH/05, Design and Access Statement.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

External amenity space (Plan No.12/C/RH/04)

Car Parking (Plan No.12/C/RH/04)

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

REASON

To ensure that the development complies with the objectives of Policies AM14 and AM23

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

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 11 and 15 Ducks Hill Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 HO6 Obscure Glazing

The first floor windows facing Nos. 11 and 15 Ducks Hill Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

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

2.e Hard Surfacing Materials

2.f External Lighting

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011).

8 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

10 RES24 Secured by Design

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

REASON

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

11 RES16 Code for Sustainable Homes

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

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

REASON

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

12 COM6 Levels

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

REASON

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

13 RES14 Outbuildings, extensions and roof alterations

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

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 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.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

4

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £2,520.00 from Section 8 of Spreadsheet which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

5 I1 **Building to Approved Drawing**

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

6 I2 **Encroachment**

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

7 I3 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building

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

8 15 Party Walls

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

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

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

9 16 Property Rights/Rights of Light

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

10 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out

construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

11 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

12 147 Damage to Verge

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.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the eastern side of Ducks Hill Road and comprises a two storey detached house with an attached garage along the side with 15 Ducks Hill Road. To the north lies 9 Ducks Hill Road and to the south lies 15 Ducks Hill Road, both two storey detached houses. The site is located within an established residential area characterised by large properties set in substantial plots and the application site lies within the 'Developed Area' as designated by the adopted Hillingdon Local Plan.

3.2 Proposed Scheme

This application seeks planning permission for the erection of a two storey, four bedroom detached dwelling, with associated car parking. The proposal involves the demolition of the existing attached garage, which currently serves 11 Ducks Hill Road.

Consent was first granted for the scheme in 2007 and an application to extend the time limit for implementation was granted in 2010.

The proposed scheme remains unchanged from the previous approvals. The proposed dwelling would be set 5m behind the front wall of No.11 Ducks Hill Road. It would measure 6.5m wide, 9m deep, 5.1m high at the eaves and 7.2m at the ridge level. The external walls would be finished in red brick and the roof would comprise grey concrete tiles. The proposed house would comprise a living room, kitchen, utility, WC and hall on the ground floor together with 4 bedrooms (one ensuite) and a bathroom on the first floor.

Two off-street parking spaces are proposed along the side of the new house between the boundary with No.11 Ducks Hill Road and two off-street parking spaces have been provided for No.11 Ducks Hill Road, in one front of the house and the other on the opposite side of the existing crossover.

3.3 Relevant Planning History

42254/88/1696 Forming Part Of Bourne Cottage,11 Ducks Hill Road Northwood
Erection of a detached house & garages,plus new vehicular access & replacement garage
Outline App.

Decision: 06-01-1989 Approved

42254/A/91/2024 Forming Part Of Bourne Cottage,11 Ducks Hill Road Northwood
Erection of detached house incorporating integral garage and new vehicular access

Decision: 05-02-1992 Withdrawn

42254/APP/2003/2476 Land Forming Part Of 11, And 11 Ducks Hill Road Northwood
ERECTION OF A FOUR-BEDROOM DETACHED HOUSE WITH DETACHED REAR GARAGE
AND REPLACEMENT GARAGE FOR BOURNE COTTAGE, NO.11 DUCKS HILL ROAD
(INVOLVING DEMOLITION OF EXISTING GARAGE).

Decision: 01-06-2006 Withdrawn

42254/APP/2006/1505 Land Forming Part Of 11, And 11 Ducks Hill Road Northwood
ERECTION OF A FOUR BEDROOM DETACHED HOUSE WITH FORECOURT PARKING
FOR 4 CARS (INVOLVING DEMOLITION OF EXISTING ATTACHED GARAGE)

Decision: 03-08-2006 Refused

42254/APP/2007/1800 Land Forming Part Of 11, And 11 Ducks Hill Road Northwood
Erection of a two storey four-bedroom detached dwellinghouse with associated parking
(involving demolition of existing garage).

Decision: 30-11-2007 Approved

42254/APP/2008/1850 11 Ducks Hill Road Northwood
Installation of a vehicular crossover.

Decision: 19-08-2008 Refused **Appeal:** 17-12-2008 Allowed

42254/APP/2008/336 11 Ducks Hill Road Northwood
INSTALLATION OF A VEHICULAR CROSSOVER.

Decision: 27-03-2008 Refused

42254/APP/2009/209 11 Ducks Hill Road Northwood
Details in compliance with condition 2 (vehicular site lines) of planning permission granted 17 December 2008 at Appeal (Ref 42254/APP/2008/1850) for a vehicular crossover (dropped kerb)

Decision: 31-03-2009 Approved

42254/APP/2009/2803 Land Forming Part Of 11, And 11 Ducks Hill Road Northwood
Erection of a two storey four-bedroom detached dwelling with associated parking (New planning permission to replace an extant planning permission ref.42254/ APP/2007/1800 in order to extend the time limit for implementation.)

Decision: 25-02-2010 Approved **Appeal:** 07-10-2010 Allowed

42254/APP/2012/2674 Land Forming Part Of 11, And 11 Ducks Hill Road Northwood
Two storey, four-bedroom detached dwelling with associated parking, involving demolition of existing garage

Decision: 08-02-2013 Refused **Appeal:** 24-07-2013 Dismissed

42254/B/92/0188 Forming Part Of Bourne Cottage,11 Ducks Hill Road Northwood
Erection of detached house incorporating integral garage and new vehicular accesses for existing and proposed dwellings

Decision: 29-04-1992 Approved

Comment on Relevant Planning History

The proposed new dwelling was first granted consent on 30th November 2007 under application reference 42254/APP/2007/1800.

An application to extend the time limit for implementation was approved on 25th February 2010 under application reference 42254/APP/2009/2803. Between the approval of the 2007 and 2010 consents, the Local Planning Authority adopted the Planning Obligations Supplementary Planning Document in July 2008. This document sets out the Councils

justification for seeking contributions towards nursery, primary, secondary and post- 16 school facilities. Due to this, Condition 26 was added to the 2010 approval which is stated below:

Before the development hereby permitted is commenced, a scheme shall be submitted to, and approved in writing by the Local Planning Authority detailing how additional or improved educational facilities will be provided within a 3 miles radius of the site to accommodate the nursery, primary and secondary school child yield arising from the proposed development. This shall include a timescale for the provision of the additional/improved facilities. The approved means and timescale of accommodating the child yield arising from the development shall then be implemented in accordance with the agreed scheme.

REASON

To ensure the development provides an appropriate contribution to educational facilities within the surrounding area, arising from the proposed development, in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Council's Supplementary Planning Guidance on Educational Facilities.

The applicant appealed Condition 26 of the 2010 approval and the inspector upheld the appeal and the Condition was withdrawn from the decision notice, appeal reference APP/R5510/A/10/2124906/WF dated 7th October 2010. In his decision the inspector allowed the appeal as the condition was unclear over what was required of the applicant, contrary to paragraph 31 of Planning Circular 11/95. Also during the appeal the Local Planning Authority suggested that the 'scheme' referenced in Condition 26 related to a financial contribution. The inspector found that the proposed financial requirement of the condition was contrary to paragraph 83 of Circular 11/95. The inspector also found that the Council had not countered the applicant's argument that there was no deficiency in educational facilities within three miles of the site and therefore, failed to show how the condition was directly related to the development.

The most recent application (ref.42254/APP/2012/2674) for a two storey, four-bedroom detached dwelling with associated parking, involving demolition of existing garage was refused for the following reasons and the applicant refused to enter into a legal agreement given the previous appeal at the site.

1. The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered and the applicants are not willing to enter into or provide any such agreement, to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Planning Obligations as amended by Revised Chapter 4 (September 2010).

The application was dismissed on appeal and the Planning Inspector commented to grant planning permission without a requirement for a contribution to education needs would result in material harm which would not be outweighed by any other benefits and that the Council was now correctly using a legal agreement to seek the payment of this sum, rather than a condition.

Therefore, the applicant is now willing to enter into a legal agreement for the required sum

as part of the current application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

- H4 Mix of housing units
- H5 Dwellings suitable for large families
- OE1 Protection of the character and amenities of surrounding properties and the local area

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

- 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 6.9 (2011) Cycling
- LPP 6.13 (2011) Parking
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- LPP 8.2 (2011) Planning obligations

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbouring occupiers and the Northwood Residents Association were notified of the proposed development on 17th October 2013. Site Notice: Erected 25th October 2013. One response received from a neighbouring occupier with no objection.

Internal Consultees

Highways:

The development proposals are for the construction of a 4 bedroom dwelling within the curtilage of No. 11 Ducks Hill. 2 No. parking spaces will be provided to serve the proposed dwelling and the current parking provision (2 No. vehicle spaces) will be retained to serve the existing dwelling. Additionally, 2 No. cycle parking spaces will be provided for the use of the proposed dwelling.

Access to the site will be provided over the existing double width vehicle crossover along Ducks Hill Road. Visibility along the adjacent highway will be improved with the removal of the existing hedge line along the site boundary.

When considering the parking provision at the site, it is noted that the PTAL index of the adjacent area is 1b, which is classified as very poor. Therefore, the maximum parking provision of 2 No. parking spaces per dwellings considered acceptable in this instance

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan and an objection in relation to the highway aspect of the proposals is not raised in this instance. However, a suitably worded condition should be imposed in the planning consent, stating that:

1. The development shall not be occupied until parking area has been laid out, surfaced and drained and shall be permanently retained for the parking of vehicles at all times, and;
2. Pedestrian visibility splays of 2.4m x 2.4m shall be provided from the site access and shall be maintained free of all obstacles above a height of 0.6m from the adjacent carriageway level.

Trees and Landscape:

Tree Preservation Order (TPO) / Conservation Area: N/A

Significant trees / other vegetation of merit in terms of Saved Policy BE38: N/A

Scope for new planting (yes/no): A landscape plan should be provided to show the soft and hard

landscaping. This matter can be dealt with by condition.

Does scheme conform to HDAS (yes/no) : The requested landscape plan should demonstrate that the proposed front garden conforms to HDAS requirements to provide at least 25% soft landscaping whilst also providing adequate off-street parking.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to condition RES9 (1 & 2).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a conservation area and the building is not listed. There are no policies which prevent the demolition of the existing building, in principle.

7.02 Density of the proposed development

It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

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

The property lies within a Developed area and does not fall within a Conservation Area or ASLC and is not a Listed Building.

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

There is a staggered building line in this section of the road with No.11 Ducks Hill Road projecting 3m forward of No.9 Ducks Hill Road and 4m forward of No.15 Ducks Hill Road. The proposed house would be set behind the front elevation of Nos.11 and 15 Ducks Hill Road and as such, would maintain the staggered building line.

The proposed height of the new house would not project above the existing houses in the road. Nos.9 and 11 Ducks Hill Road have a render and pebbledash finish whereas Nos.15, 17 and 19 Ducks Hill Road are finished in red brick. Furthermore, the designs of the houses in the street vary. It is, therefore, considered that given the varied designs and appearance of the houses in the street, the proposed house would be in keeping with this part of Ducks Hill Road. The proposal would therefore harmonise with the character and appearance of the street scene and surrounding area generally, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan and paragraphs 4.23, 4.24 and 4.27 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

Paragraph 5.1 of the Hillingdon Design & Accessibility Statement: Residential Extensions advises that two storey side extensions should retain a 1m set-in from the side boundary. The proposed house would maintain a 2.8m gap to the side boundary with No.11 Ducks Hill Road and a 1m gap to the side boundary with No.15 Ducks Hill Road. These distances are sufficient to maintain the open character and visual amenities of the street scene in accordance with Policies BE13, BE19 and BE22 of the Hillingdon Local Plan and section 5.0 of the Hillingdon Design & Accessibility Statement: Residential Extensions.

Overall, it is considered that the proposed development, in terms of its siting, size, scale, bulk and design would be in keeping with the character and appearance of the surrounding area and that its visual impact is acceptable, in accordance with Policies

BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

7.08 Impact on neighbours

The proposed house would be set 4m from 11 Ducks Hill Road and 3m from 15 Ducks Hill Road. Furthermore, the proposed house would not project beyond the front wall of 11 and 15 Ducks Hill Road and would not project beyond the rear wall of 15 Ducks Hill Road. The proposal would project beyond the rear wall of 11 Ducks Hill Road by some 4m however, given the 4m gap that would be retained between the existing and new houses, the proposal would not extend beyond the 45-degree line of sight taken from the ground floor and first floor rear-facing windows at 11 Ducks Hill Road, closest to the side boundary with the new house.

All the proposed side-facing openings would provide a secondary source of natural light or would serve non-habitable rooms, and therefore can be fitted with obscure glass to prevent overlooking.

Due to the site orientation, additional shadow would fall on 11 Ducks Hill Road particularly between the hours of 8am and 2pm. However this increase is not considered to be so significant as to justify a refusal of planning permission.

As such, the proposal would comply with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan and paragraphs 4.9 and 4.12 of the Hillingdon Design & Accessibility Statement: Residential Layouts. The new windows would provide an adequate outlook and natural light to the rooms they would serve, in accordance with London Plan Policy 3.5 and Policy BE20 of the Hillingdon Local Plan.

7.09 Living conditions for future occupiers

The proposed house would provide approximately 104sq.m of floorspace which would meet the recommended standard of 100 sq.m of internal floor area required for a 4 bedroom (5 person) dwelling contained within Policy 3.5 of the London Plan (July 2011).

Over 150sq.m of private amenity space would be maintained for the existing house and provided for the new house. Both would meet the recommended standards of 100sq.m for four bedroom houses as set out in paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Therefore, the proposed development would comply with Policy BE38 of the Hillingdon Local Plan.

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

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed development would use the existing vehicle crossover at the site. Therefore, the proposal is considered not to cause significant harm to pedestrian safety in accordance with Policy AM7(ii) of the Hillingdon Local Plan.

Two off-street parking spaces are proposed for the existing and proposed houses. The Council's parking standards require 2 spaces for houses and therefore, the proposal would provide sufficient off-street parking spaces. It is therefore considered that the proposal would not result in an increase in on-street parking to the detriment of highway and pedestrian safety in accordance with policies AM7(ii) and AM14 of the Hillingdon

Local Plan and the Council's Parking Standards.

7.11 Urban design, access and security

ACCESS

London Plan Policy 3.8 and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon require all new housing to be built to Lifetime Homes standards. Given the space available within the houses, this can be secured by means of a condition.

SECURITY

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

7.12 Disabled access

See section 7.11

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are two large shrubs/small trees at the rear of the site and a mature hedge approximately 1.5m on the frontage, all of which would be retained as part of the proposed works. It should be demonstrated by condition that the proposed front garden conforms to HDAS requirements to provide at least 25% soft landscaping whilst also providing adequate off-street parking. Therefore, subject to tree retention/protection and landscaping conditions, the proposal would comply with policy BE38 of the Hillingdon Local Plan.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The plans indicate the bin store would be located 3.70m from the highway, however no elevations of the bin store have been provided and it is considered this could be dealt with by a suitable condition.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions. A condition requiring that the development meets Level 4 of the Code for Sustainable Homes is recommended.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Consultation comments have been addressed in the main body of the report.

7.20 Planning Obligations

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

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £12,796 if the application is recommended for approval. The applicant has agreed to pay this financial contribution.

Community Infrastructure Levy:

The proposed scheme represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £2,520.00.

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

None received.

10. CONCLUSION

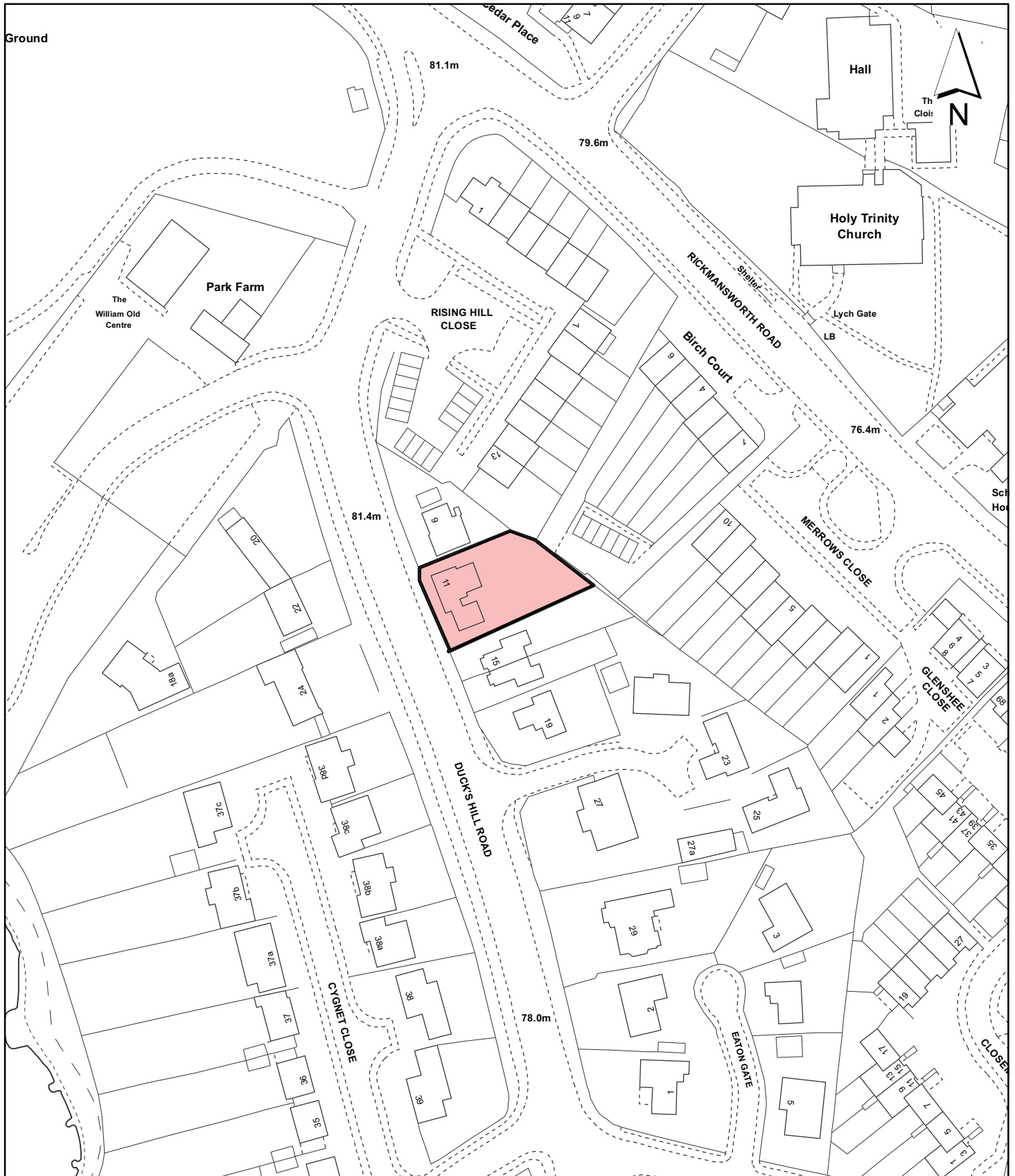
It is considered that the principle of one new house on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application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

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**LAND FORMING PART OF 11,
AND 11 DUCKS HILL ROAD
NORTHWOOD**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
42254/APP/2013/2897

Scale
1:1,250

Planning Committee
North Page 116

Date
**January
2014**

Report of the Head of Planning, Sport and Green Spaces

Address UNIT B NEW PETS AT HOME STORE VICTORIA ROAD RUISLIP MIDDX

Development: Change of use from Use Class A1 (Shops) to mixed Use Class A1/Sui Generis for use as a shop with a pet care and treatment facility

LBH Ref Nos: 60026/APP/2013/2989

Drawing Nos: CC/BRP/SLP
5476/04 REV A
5476/10 REV C
FLOOD RISK ASSESSMENT
Product List

Date Plans Received: 11/10/2013 **Date(s) of Amendment(s):**

Date Application Valid: 11/10/2013

1. SUMMARY

Planning permission is sought for the change of use from Use Class A1 (Shops) to mixed Use Class A1/Sui Generis for use as a shop with a pet care and treatment facility. The proposal involves only an internal alteration to provide 122sq.m of floorspace for pet care.

A temporary planning permission is requested by the applicant as the owner of the site would not be prepared to agree to a permanent change of use as this would effect future occupancy and the value of the asset.

It is considered that the temporary proposal is not harmful to the overall retail use of the site nor will it harm the amenity of adjoining occupiers. The Council's Highways Officer has raised no objections and the given the nature of the proposed development the proposal is not considered harmful to issues of flood risk as confirmed in the supporting flood risk assessment.

Finally, it is considered that an appropriate condition can be imposed to provide a temporary permission as requested by the applicant.

Accordingly the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers 5476/04 REV A and 5476/04 REV C and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 NONSC Temporary Use

The use of the premises as a Pet Care and Treatment Facility shall be limited to the area of the retail unit as illustrated on Drawing 5476/04 REV C and shall be carried out only whilst the remainder of the unit is in use for the retail sale of pets and pet related products.

REASON

To ensure the long term viability of the retail unit and that it contributes positively to the local economy in accordance with the the National Planning Policy Framework

4 NONSC Restriction on Goods

Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any order revoking and re-enacting that Order with or without modification or the Town and Country Planning (General Permitted Development) Order 1995 (as amended) or any order revoking and re-enacting that Order with or without modification the Class A1 floorspace hereby approved shall not be used for the retail sale of food and drink (other than refreshments intended for consumption on the premises by customers), clothing & footwear (other than clothing, footwear & accessories intended for use in connection with motor vehicles, motorcycling, or vehicle repair and maintenance activities), cosmetics, toiletries, pharmaceutical products, photographic equipment, newspapers, magazines & books (other than those related to vehicle repair and maintenance), stationary, jewellery, toys, luggage, sports goods and fancy goods without the prior written consent of the Local Planning Authority.

REASON

To accord with existing restrictions on the sale of goods from the premises, to protect the vitality and viability of town and local centres and to encourage retail activity on sites which are more readily accessible by private motor vehicles in accordance with Policy E5 of the Hillingdon Local Plan Part One: Strategic Policies (November 2012), Policy LE2 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), and Policies 2.15 and 4.7 of the London Plan (July 2011) and the National Planning Policy Framework.

5 NONSC No Mezzanine

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990 (or any others revoking and re-enacting this provision with or without modification), no additional internal floorspace shall be created in excess of that area expressly authorised by this permission.

REASON

To enable the Local Planning Authority to assess all the implications of the development and to ensure that adequate parking and loading facilities can be provided on the site, in accordance with Policy E5 of the Hillingdon Local Plan Part One: Strategic Policies (November 2012), Policy LE2 of the Hillingdon Local Plan: Part Two Saved UDP Policies

(November 2012), and Policies 2.15 and 4.7 of the London Plan (July 2011) and the National Planning Policy Framework.

INFORMATIVES

1 147 **Damage to Verge**

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.

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

2 152 **Compulsory Informative (1)**

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

3 153 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
S6	Change of use of shops - safeguarding the amenities of shopping areas
OE7	Development in areas likely to flooding - requirement for flood protection measures

4 159 **Councils Local Plan : Part 1 - Strategic Policies**

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

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

5

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and

within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a semi-detached retail warehouse unit, located within Brook Retail Park on the southern side of Victoria Road. The surrounding area is predominately commercial in nature, with a car dealership to the west, a further retail park to the east and Goals sports centre to the north.

The south of the site is bordered by railway tracks with residential dwellings and agricultural land further to the south.

The site is located within the Developed Area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and within Flood Zone 2.

3.2 Proposed Scheme

The proposed development comprises the change of use from Use Class A1 (Shops) to mixed Use Class A1/Sui Generis for use as a shop with a pet care and treatment facility.

The proposal involves only an internal alteration to provide 122sq.m of floorspace for pet care by the current operator, Pets at Home.

A temporary planning permission is requested by the applicant as the owner of the building would not be prepared to agree to a permanent change of use as this would effect future occupancy and the value of the asset.

3.3 Relevant Planning History

60026/ADV/2005/26 Unit B New Pets At Home Store Victoria Road Ruislip Middx
INSTALLATION OF TWO INTERNALLY ILLUMINATED AND FIVE NON-ILLUMINATED
SIGNS

Decision: 21-04-2005 Approved

60026/APP/2005/483 Unit B 664 Victoria Road Ruislip
USE OF PREMISES FOR THE RETAIL SALE OF PETS AND PET RELATED PRODUCTS AS
SPECIFIED IN ATTACHED SCHEDULE 2 (APPLICATION FOR A CERTIFICATE OF
LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision: 08-04-2005 GPD

Comment on Relevant Planning History

There is no relevant planning history to the current proposal. Planning permission for the retail unit containing Pets At Home was approved as part of application reference 27060/APP/2003/1105 dated 23rd February 2004 for erection of car showroom and

workshop and two retail units with car parking and access from Civic Way.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

S6 Change of use of shops - safeguarding the amenities of shopping areas

OE7 Development in areas likely to flooding - requirement for flood protection measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 letters were sent to adjoining occupiers on 17 October 2013 and the site notice was posted on 21 October 2013. No representations were received in response to the public consultation.

Internal Consultees

The Council's Highways Officer concludes that the proposal will not materially increase traffic movements and raises no objection.

The MOD have no objections to the proposal.

The Council's Access Officer has no objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site was previously in industrial use, prior to the development of the retail units at the site in 2004. As such, the site is not within a designated retail area as the development pre-dates the allocation of the retail areas within the Council's saved UDP policies. Therefore, the Hillingdon Local Plan (November 2012) has no Policies relating to the loss of retail floor space within this unit.

The applicant has applied for a number of similar developments within other Local Planning Authorities as the applicant's business model has a clear preference for having ancillary treatment centres within their pet stores. The National Planning Policy framework requires Local Planning Authorities to consider the social, economic and environmental

benefits of any planning application as part of its determination. Whilst the proposal would result in the loss of 122 sqm. of A1 floor space, the development would likely provide the economic benefit of additional jobs within the store, as the treatment centre would require additional staff, above that which is currently employed within the unit (it is noted that the applicant has failed to provide this information on their application form) and there would be little harm caused to the continued operation of the shop within the unit.

In the absence of any Policies to prohibit the change of use, the small floor area involved and given the anticipated economic benefits, the proposed development is considered to comply with the NPPF, London Plan (July 2011) and Hillingdon Local Plan (November 2012) and is acceptable in principle.

7.02 Density of the proposed development

Not Applicable

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

Not Applicable

7.04 Airport safeguarding

Not Applicable

7.05 Impact on the green belt

Not Applicable

7.07 Impact on the character & appearance of the area

No external alterations are proposed therefore this aspect is not applicable.

7.08 Impact on neighbours

The proposed development only comprises an internal alteration and there are no external alterations or extensions. In addition, the the pet care use would only operate during the same time that the pet shop is open therefore there will be no additional impact upon neighbouring occupiers. The site is also located within an established commercial area. Therefore, it is considered that the proposed development would not have a detrimental impact upon neighbours, as such the proposed development complies with policy of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Not Applicable

7.10 Traffic impact, car/cycle parking, pedestrian safety

The development is for the change of use from Use Class A1 Retail use to mixed Use Class A1 Retail/Sui Generis, for the use as a shop with a pet care and treatment facility.

From reviewing the information submitted in support of the proposals, it is considered that there would not be a material increased in vehicular trips or the demand for additional car parking associated with the development.

Therefore, it is considered that the development would not be contrary to the Policies of Part 2, of the adopted Hillingdon Local Plan, 2012 and an objection is not raised in relation to the highway or transportation aspect of the proposals this instance.

7.11 Urban design, access and security

Not Applicable

7.12 Disabled access

The Council's Access Officer has no objection to the proposed development.

7.13 Provision of affordable & special needs housing

Not Applicable

7.14 Trees, Landscaping and Ecology

Not Applicable

7.15 Sustainable waste management

Not Applicable

7.16 Renewable energy / Sustainability

Not Applicable

7.17 Flooding or Drainage Issues

The application site falls within Flood Risk Zone 2. The application site is less than 1 hectare and would not add more than 250 square metres to the application site, as no built development is proposed. Therefore, the Environment Agency's Standing Advice would be applicable in this instance. Based on the evidence submitted in the flood risk assessment and the nature of the proposed use ie no new building work no objection is raised on this issue and the proposal is considered to comply with Policy OE7 of the Hillingdon Local Plan (November 2012).

7.18 Noise or Air Quality Issues

Not Applicable

7.19 Comments on Public Consultations

Not Applicable

7.20 Planning Obligations

No further comments required.

7.21 Expediency of enforcement action

None required.

7.22 Other Issues

The applicant has put forward the following case to support their request:

A temporary change of use is sought in this instance as the owner of the Retail Park will not provide its consent to a permanent change of the use of the floorspace given its impact on the investment value of the site.

Section 57 of the Town and Country Planning Act 1990 (as amended) provides a mechanism for applications to seek permission for a use for a temporary period of time. It confirms that planning permission is not required to change the floorspace back to the original use. It specifically states:

(2) Where planning permission to develop land has been granted for a limited period, planning permission is not required for the resumption at the end of that period, of its use for the purpose for which it was normally used before the permission was granted.

It is considered that given the information provided it would be reasonable to impose a temporary planning permission that restricts the use and seeks its removal should the premises cease to be occupied for the sale of pet or pet related products.

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

None received.

10. CONCLUSION

It is considered that the proposal is not harmful to the overall retail use of the site nor will it harm the amenity of adjoining occupiers. The Council's Highways Officer has raised no objections and the given the nature of the proposed development the proposal is not considered harmful to issues of flood risk as confirmed in the supporting flood risk assessment.

Finally, it is considered that an appropriate condition can be imposed to provide a temporary permission as requested by the applicant.

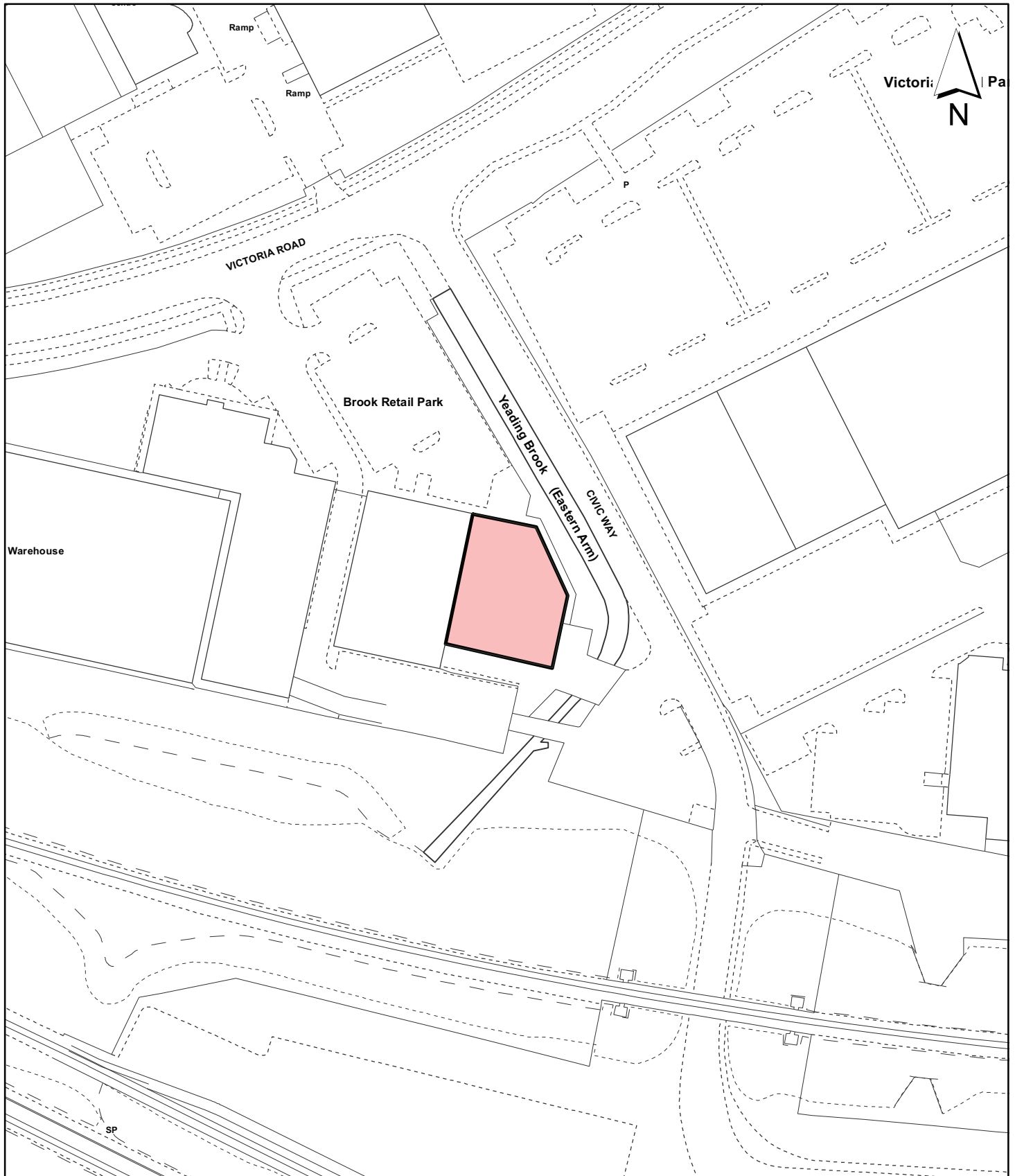
Accordingly the application is recommended for approval.

11. Reference Documents


National Planning Policy Framework.
London Plan (July 2011).
Hillingdon Local Plan Part 1 2012.
Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Contact Officer: Mark Jones

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**UNIT B NEW PETS AT HOME STORE
VICTORIA ROAD
RUISLIP**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

60026/APP/2013/2989

Scale

1:1,250

Planning Committee

North Page 125

Date

**January
2014**

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Plans for North Planning Committee

7 January 2014



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Page 127

Report of the Head of Planning, Sport and Green Spaces

Address 39 COPSE WOOD WAY NORTHWOOD

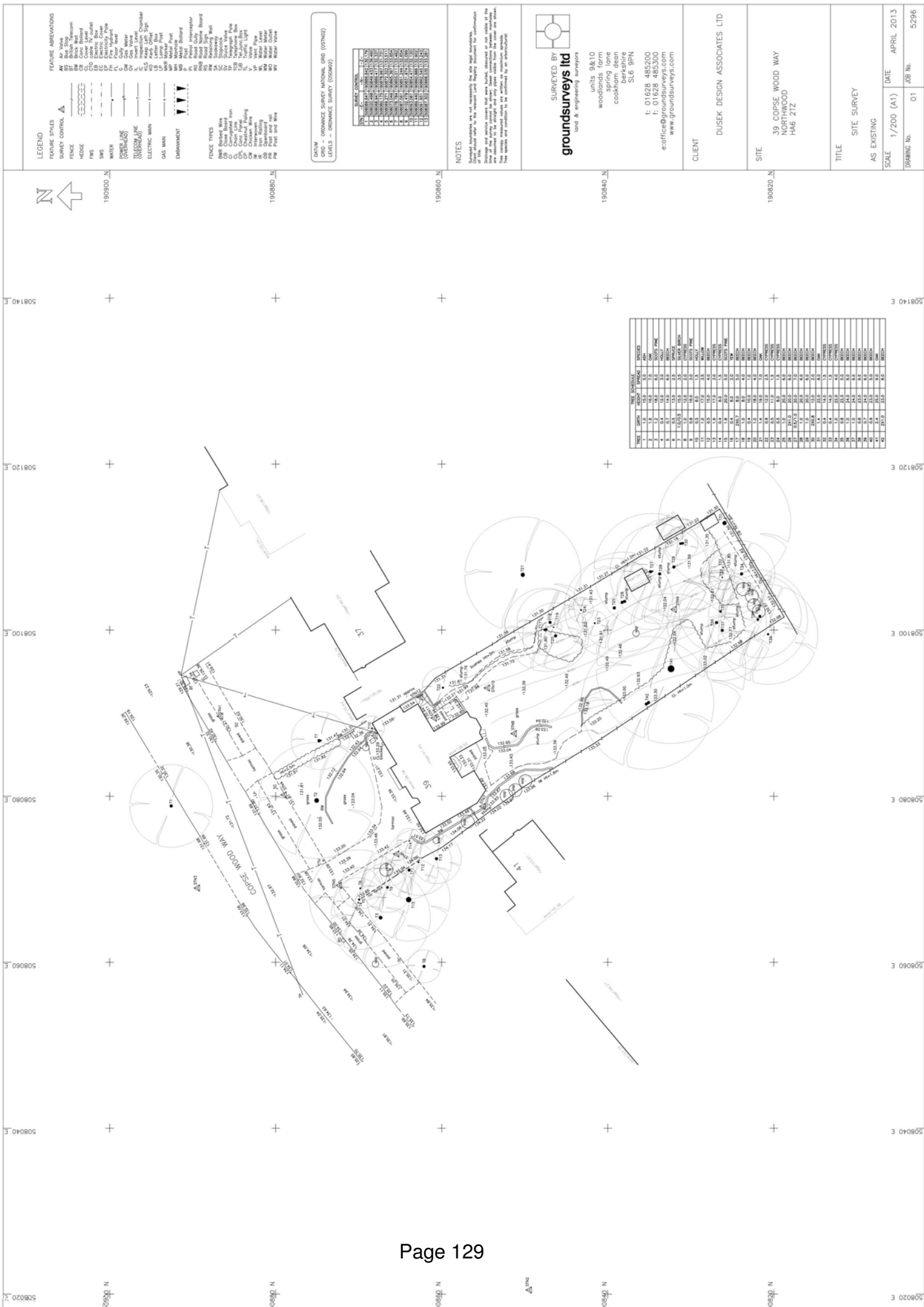
Development: Two storey, 5- bedroom detached dwelling to include habitable roofspace, with associated parking and amenity space involving demolition of existing detached dwelling

LBH Ref Nos: 11007/APP/2013/2426

Date Plans Received: 22/08/2013

Date(s) of Amendment(s): 22/08/2013

Date Application Valid: 27/08/2013



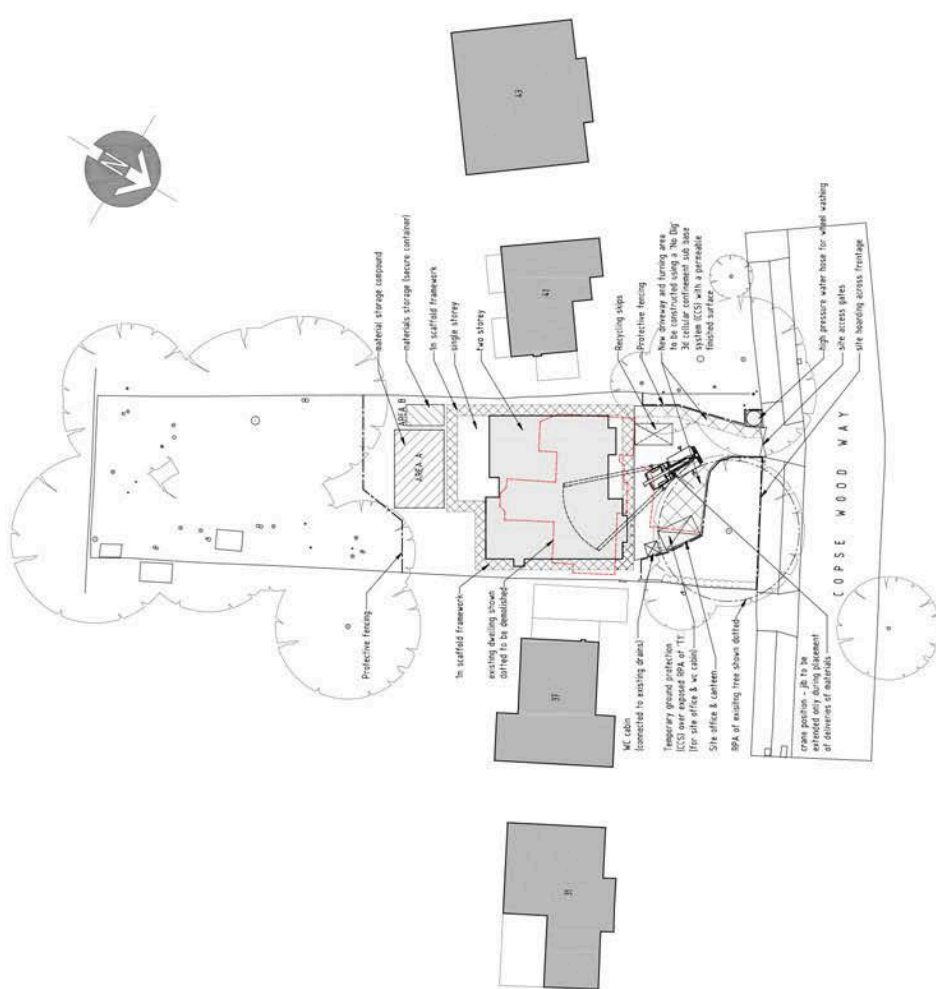
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3	3	COBBLER'S BENCH	COBBLER'S BENCH
4	4	BARKSHIRE	BARKSHIRE
5	5	SL6 9PN	SL6 9PN
6	6	WOODLANDS FARM	WOODLANDS FARM
7	7	SPRING LANE	SPRING LANE
8	8	COBBLER'S BENCH	COBBLER'S BENCH
9	9	BARKSHIRE	BARKSHIRE
10	10	SL6 9PN	SL6 9PN
11	11	WOODLANDS FARM	WOODLANDS FARM
12	12	SPRING LANE	SPRING LANE
13	13	COBBLER'S BENCH	COBBLER'S BENCH
14	14	BARKSHIRE	BARKSHIRE
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48	48	COBBLER'S BENCH	COBBLER'S BENCH
49	49	BARKSHIRE	BARKSHIRE
50	50	SL6 9PN	SL6 9PN

- 1. All dimensions are to face unless otherwise stated.
- 2. All dimensions are to be rounded up to the nearest 50mm.
- 3. All dimensions are to be rounded up to the nearest 100mm.
- 4. All dimensions are to be rounded up to the nearest 200mm.
- 5. All dimensions are to be rounded up to the nearest 500mm.
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- 7. All dimensions are to be rounded up to the nearest 2000mm.
- 8. All dimensions are to be rounded up to the nearest 5000mm.
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- 15. All dimensions are to be rounded up to the nearest 1000000mm.

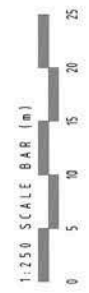
TEMPORARY WORKS LEGEND

- Outline of new building
- AREA A
- AREA B
- materials storage (storey contained)
- Recycling skips
- Site office & canteen
- In scaffold framework
- High pressure water hose for wheel washing
- WC cabin (connected to existing drains)
- Protective fencing
- New driveway and turning area to be constructed using a 100 Tg 20 cellular containment sub base (for site office & canteen)
- Temporary ground protection (GCP) over exposed SPA of 'T' the site office & WC cabin

FOR TREE AND GROUND PROTECTION DETAILS PLEASE REFER TO TREE SURVIVAL ARBORICULTURAL REPORT DATED 05/01/13



SITE LAYOUT PLAN - 1:250



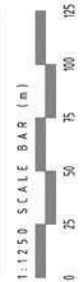
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drawing no	1176 / P3 / 5	drawn	FJ
client	PLANNING PROPOSALS		
project	SITE WORKS		
client	LAND AT 39 COPSE WOOD WAY		
client	NORTHWOOD, MIDDLESEX, HA5 2TZ		
client	Ms S SHAH		

DDA DESIGN ASSOCIATES
WOOD HOUSE FARM ESTATE
LOWER ROAD,
NORTHWOOD
MIDDLESEX
HA5 2SN
T: 01895 67963
E: info@dda.co.uk
www.dda.co.uk

print history Tuesday, 27 August 2013 16:34:16



LOCATION PLAN SCALE 1:1250



LEGEND

- Existing trees to retain
- Remove existing trees and stumps
- Proposed new trees & high level planting
- Proposed two storey building
- Proposed single storey building
- Extent of existing structures
- Proposed structural slab level
- Existing ground levels
- Proposed ground levels
- Surface water channels

FOR TREE AND GROUND PROTECTION DETAILS PLEASE REFER TO TREE SENSE ARBORICULTURAL REPORT DATED 06/04/13

rev	date	description	0.003 to
scale	1:250 A1	date: 09 / 04 / 2013	
drawing no	1178 / P3 / 1	drawn: FJ	
drawing	PLANNING PROPOSALS		
	SITE LAYOUT PLAN		
project	LAND AT 39 COPESE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2TZ		
client	Ms. S SHAH		

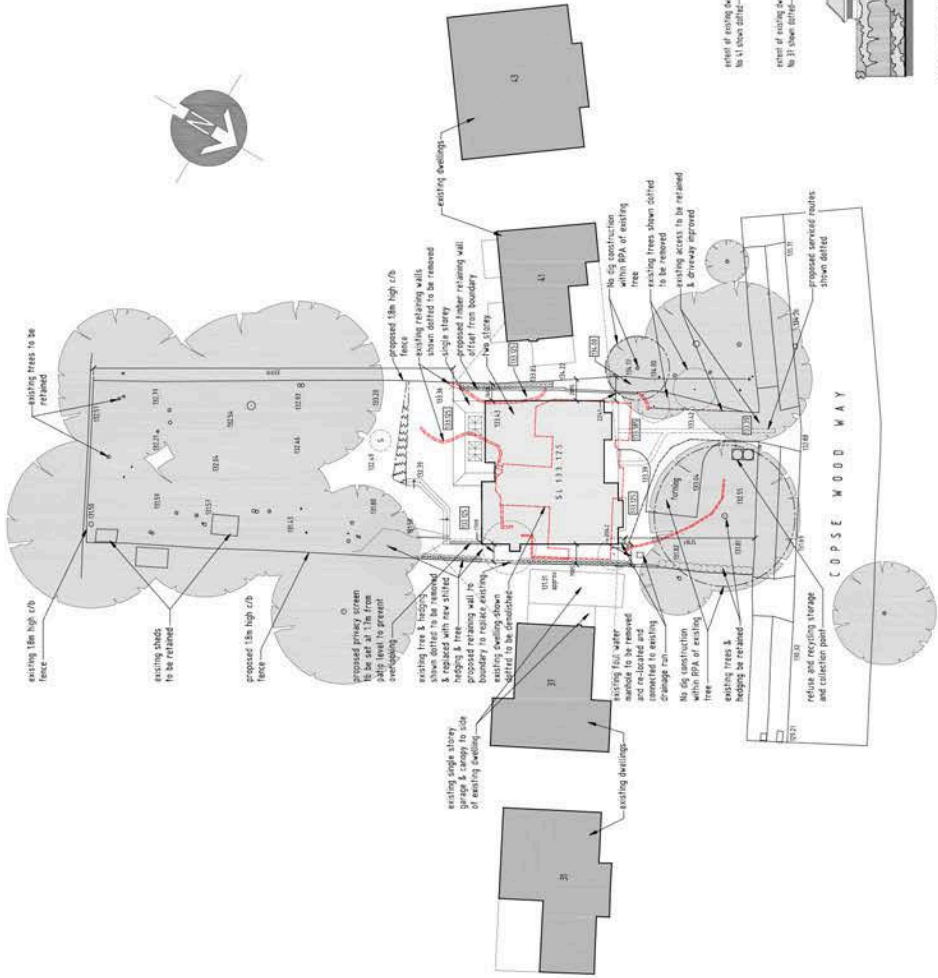
DAVID BEGON ASSOCIATES
WOOD HOUSE FARM ESTATE
LOWER ROAD
HAYDON ROAD
LONDON
E 11 1NNS (020) 710 0000
E: info@begon.co.uk
www.begon.co.uk

dda

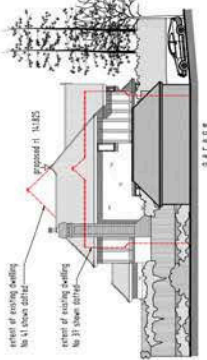
print history Tuesday, 27 August, 2013 16:28:58



STREET SCENE ALONG COPESE WOOD WAY - 1:200



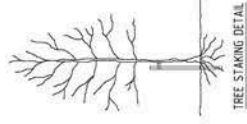
SITE LAYOUT PLAN - 1:250



VIEW FROM 37 COPESE WOOD WAY - 1:200



- 1. All dimensions are to the finished or to the point to be reached at the end of the work unless otherwise stated. The architect's drawings shall be used for all dimensions.
- 2. All work to be done shall be done in accordance with the current British Standards.
- 3. All materials and workmanship shall be of the highest quality and shall be approved by the architect.
- 4. All work shall be done in accordance with the current British Standards.
- 5. All work shall be done in accordance with the current British Standards.
- 6. All work shall be done in accordance with the current British Standards.
- 7. All work shall be done in accordance with the current British Standards.
- 8. All work shall be done in accordance with the current British Standards.
- 9. All work shall be done in accordance with the current British Standards.
- 10. All work shall be done in accordance with the current British Standards.



TREE STAKING DETAIL

TREE STAKING SPECIFICATION

For staked trees the stakes shall be 100mm diameter and 1.8m high. Support using stakes shall be installed in the ground and shall be 100mm diameter and 1.8m high. The stakes shall be installed in the ground depending on ground conditions.

Support by single non reinforced tie 75mm from top of stem.

Remove stake on onset of or during the second growing season after planting.

DRIVEWAY SPECIFICATION

Driveways to be finished with Marshall's Stone Binders permeable concrete slabs, bedded on 50mm sharp sand on GEOTEXTILE membrane on 6-75mm graded aggregate sub-base on geotextile membrane on compacted sub-grade to falls.

Fines to be finished with compatible edging.

Crossover to be finished in black kerb. Construction specification in accordance with local authorities requirements.

LANDSCAPE SPECIFICATION

Landscaping generally to be carried out in accordance with BS4428.

Planting to be carried out in accordance with BS4428.

Overall height 30-35cm and 18-20cm straight stem to BS3038 Part 1 1992.

Trees supplied with bare roots with polythene wrapping or as rooted shrubs, and planted in a mix of 3/3 fibres soil. Planting beds to be excavated and filled with topsoil to 100mm depth. Planting beds to be excavated and filled with topsoil to 100mm depth.

Site to be cleared of all builders rubble and reworked levelled and filled with topsoil to 100mm depth. From ground to be levelled and rear garden levelled to BS3038:1992.

Precious weeds are to be treated with transitional herbicide during growing season (not treated).

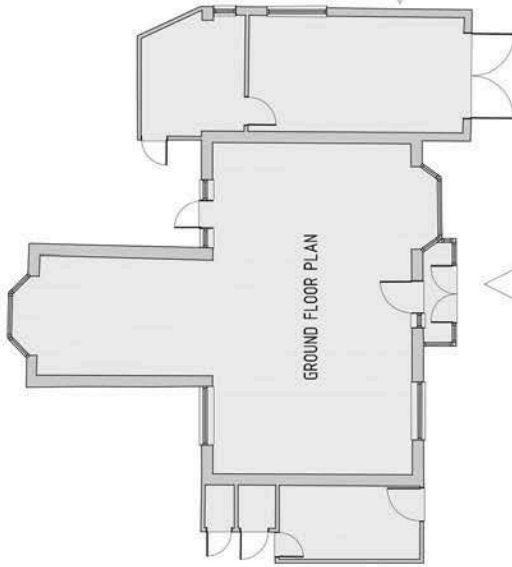
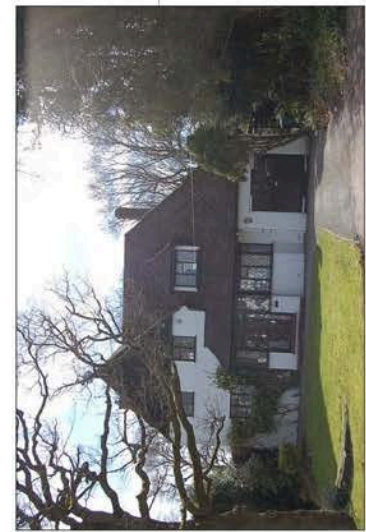
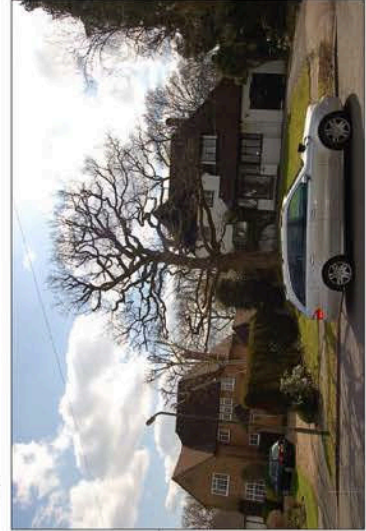
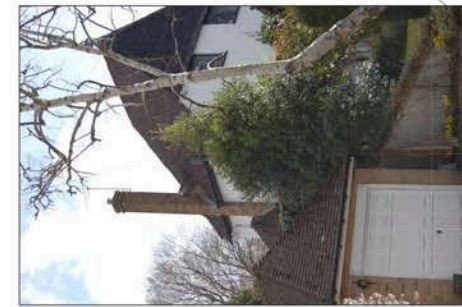
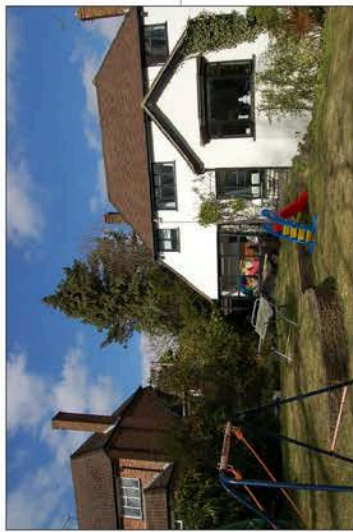
Tree and shrub planting to BS3038 Part 1 1992.

Sub-site areas below planting to be de-compacted before planting commences.

Tree protection to be carried out in accordance with BS5837:2012.

NOTES

1. All elevations 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 related legislation.
3. All contractors and sub-contractors must ensure that they are fully aware of the drawings and details 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 in a timely manner, are to be completed in a timely manner. The contractor is to ensure that the Health and Safety (HSE) Regulations in respect of design and construction on site and to works are to be understood. 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 above ground level.



GROSS EXTERNAL AREA
116 sqm / 1248 sqft

rev	date	description
1	03 / 04 / 2013	A2
drawing no: 1176 / P3 / 6		
scale: 1 : 100		
date: 03 / 04 / 2013		
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
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UB8 5EN
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print history: Tuesday, 27 August, 2013 16:35:26
S:\ISSUED\105-0001\105_39 COPSE WOOD WAY\10531103-P3-111.dwg

39 COPSE WOOD WAY

GROUND FLOOR PLAN & ELEVATIONAL PHOTOS

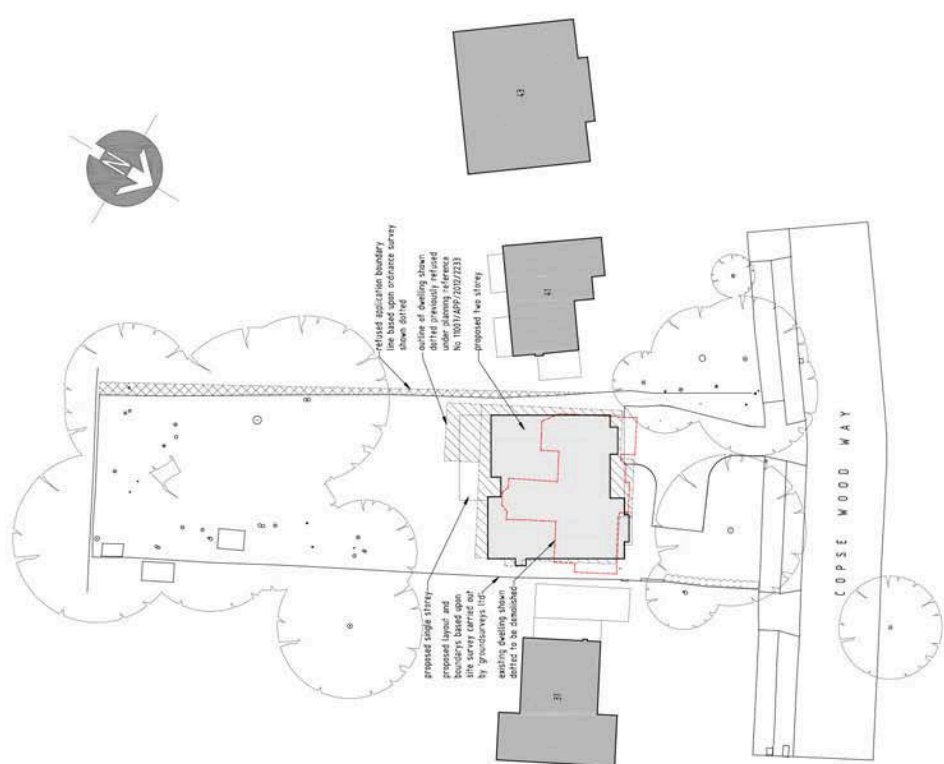
1:100 SCALE BAR (m)





- NOTES:
1. All dimensions are to the finished face unless otherwise stated.
 2. All dimensions are to the centre of the structure unless otherwise stated.
 3. All dimensions are to the centre of the structure unless otherwise stated.
 4. All dimensions are to the centre of the structure unless otherwise stated.
 5. All dimensions are to the centre of the structure unless otherwise stated.
 6. All dimensions are to the centre of the structure unless otherwise stated.
 7. All dimensions are to the centre of the structure unless otherwise stated.
 8. All dimensions are to the centre of the structure unless otherwise stated.
 9. All dimensions are to the centre of the structure unless otherwise stated.
 10. All dimensions are to the centre of the structure unless otherwise stated.

- LEGEND**
-  Proposed two storey buildings
 -  Proposed single storey buildings
 -  Extent of existing structures to be demolished
 -  Outline of existing proposed retained outer planning reference No. 10017189/10017273
 -  Retained application boundary line based upon entrance survey

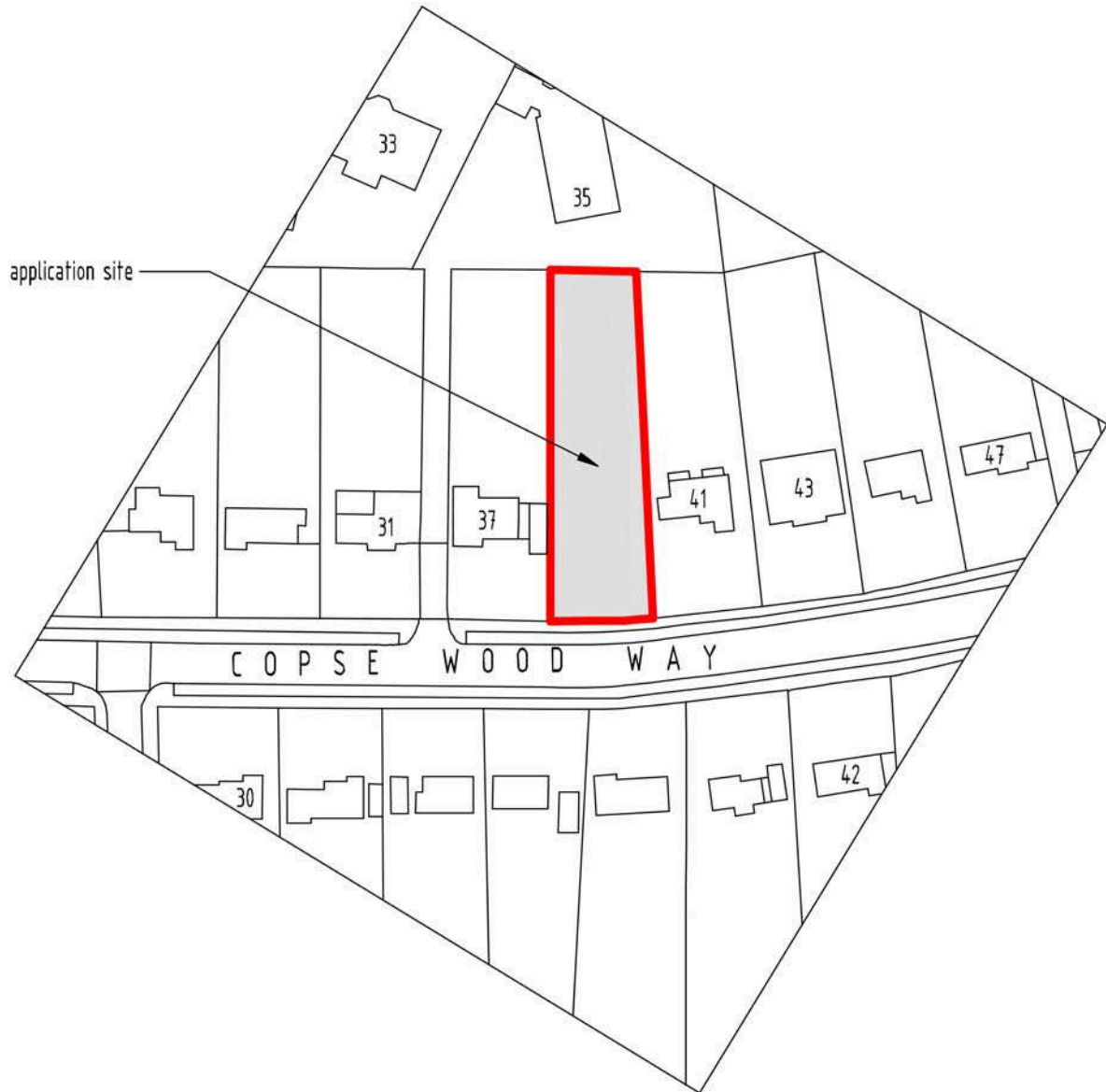


ref:	date:	description:	0.003 ha
scale:	1:250	AT	date: 09 / 04 / 2019
drawing no:	T16 / P3 / 1	drawn:	FJ
drawing:	PLANNING PROPOSALS HOUSE COMPARISON DETAILS		
project:	LAND AT 39 COPESE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2TZ		
client:	Ms S SHAH		



LAND AT 39 COPSE WOOD WAY
NORTHWOOD, MIDDLESEX, HA6 2TZ

03/04/2013

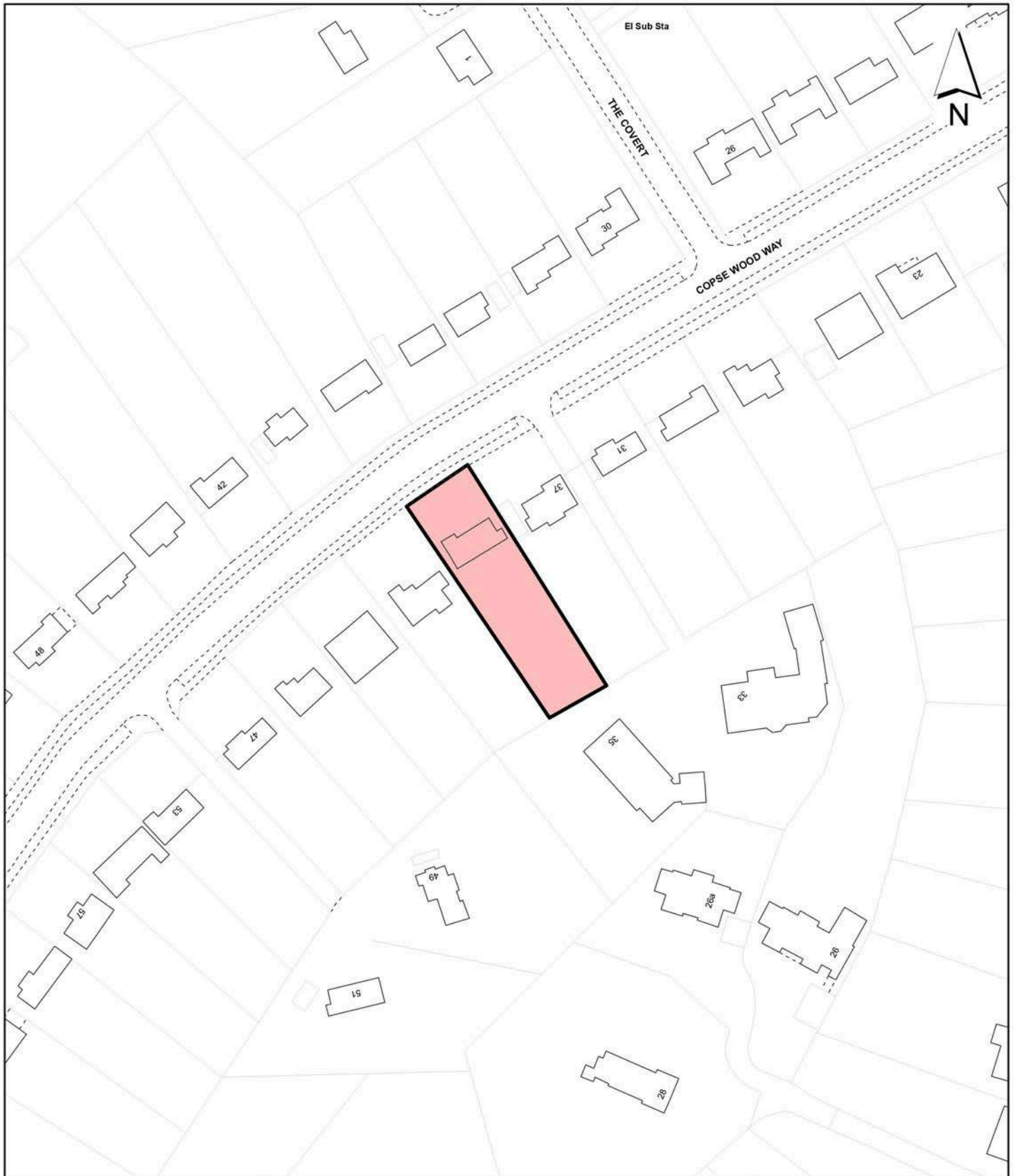



LOCATION PLAN SCALE 1:1250 A4

SCALE BAR (m) 1 : 1250



DRAWING NO 1176/P3/4



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>39 COPSEWOOD WAY NORTHWOOD</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>11007/APP/2013/2426</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 137</p>	<p>Date</p> <p>January 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 15 NICHOLAS WAY NORTHWOOD

Development: Two storey 5 bed detached dwelling, involving demolition of existing dwelling

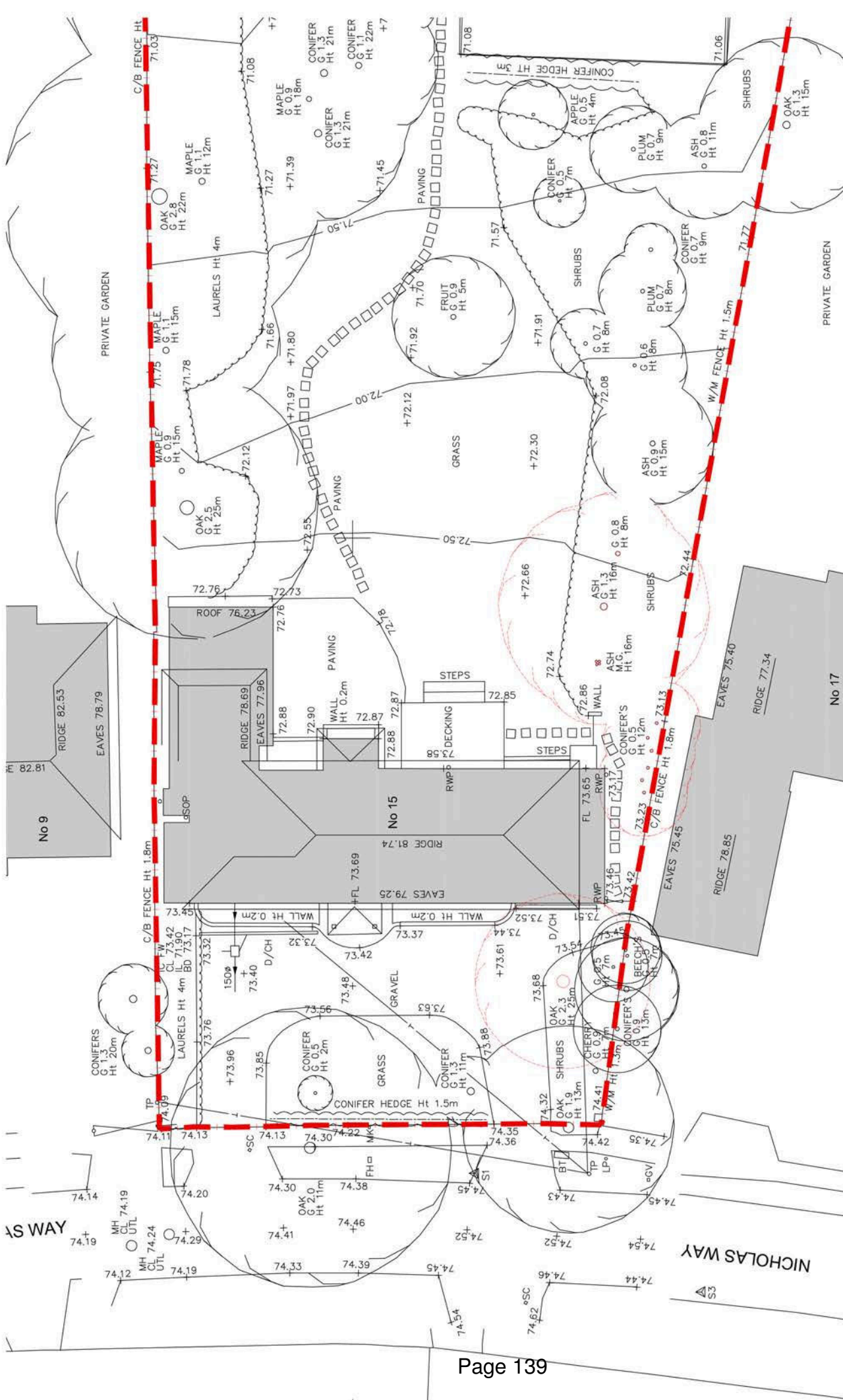
LBH Ref Nos: 16824/APP/2012/3220

Date Plans Received: 28/12/2012

Date(s) of Amendment(s): 28/12/2012

Date Application Valid: 04/01/2013

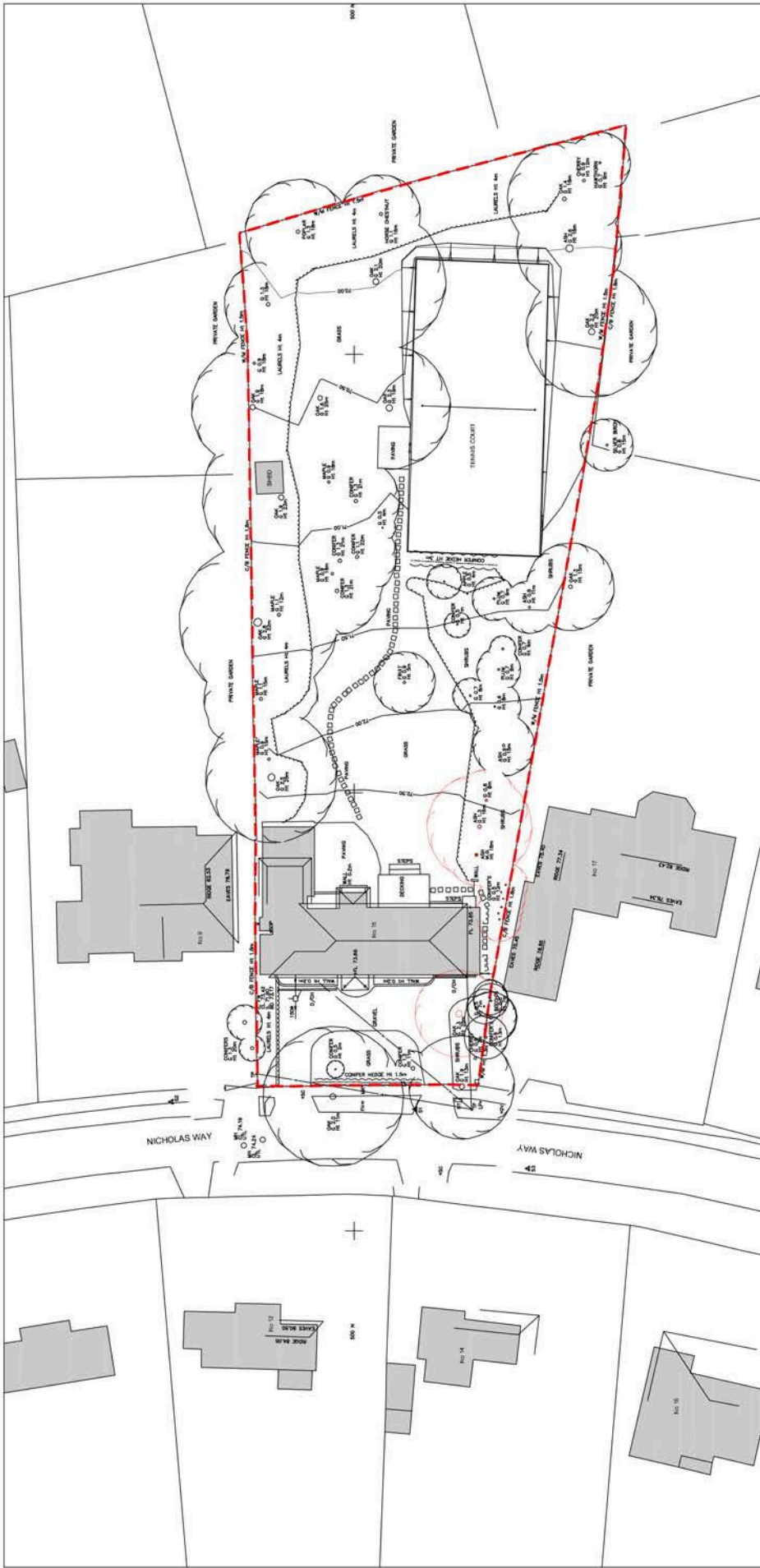
21/03/2013





	PROJECT	Mr N Thakkar New House at 15 Nicholas Way Northwood HA6 2TR
	TITLE	EXISTING House Layout
SCALE	1:200	DRAWING No.
DATE	12.12	1107-PL.05

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976

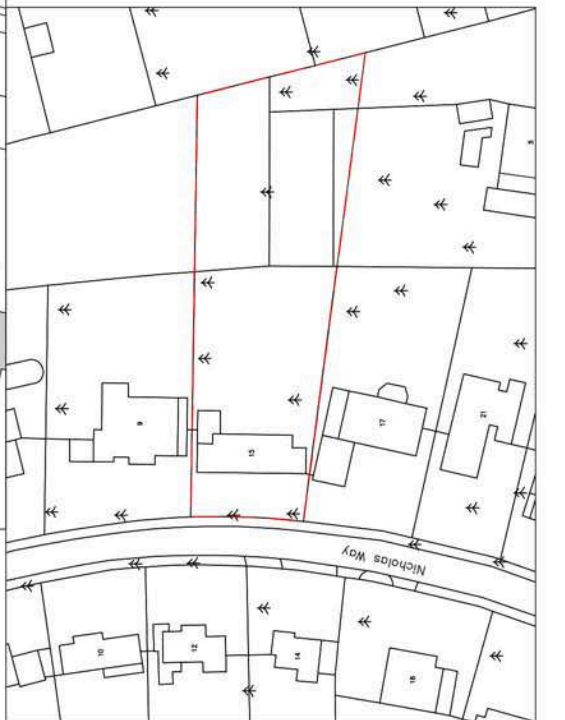






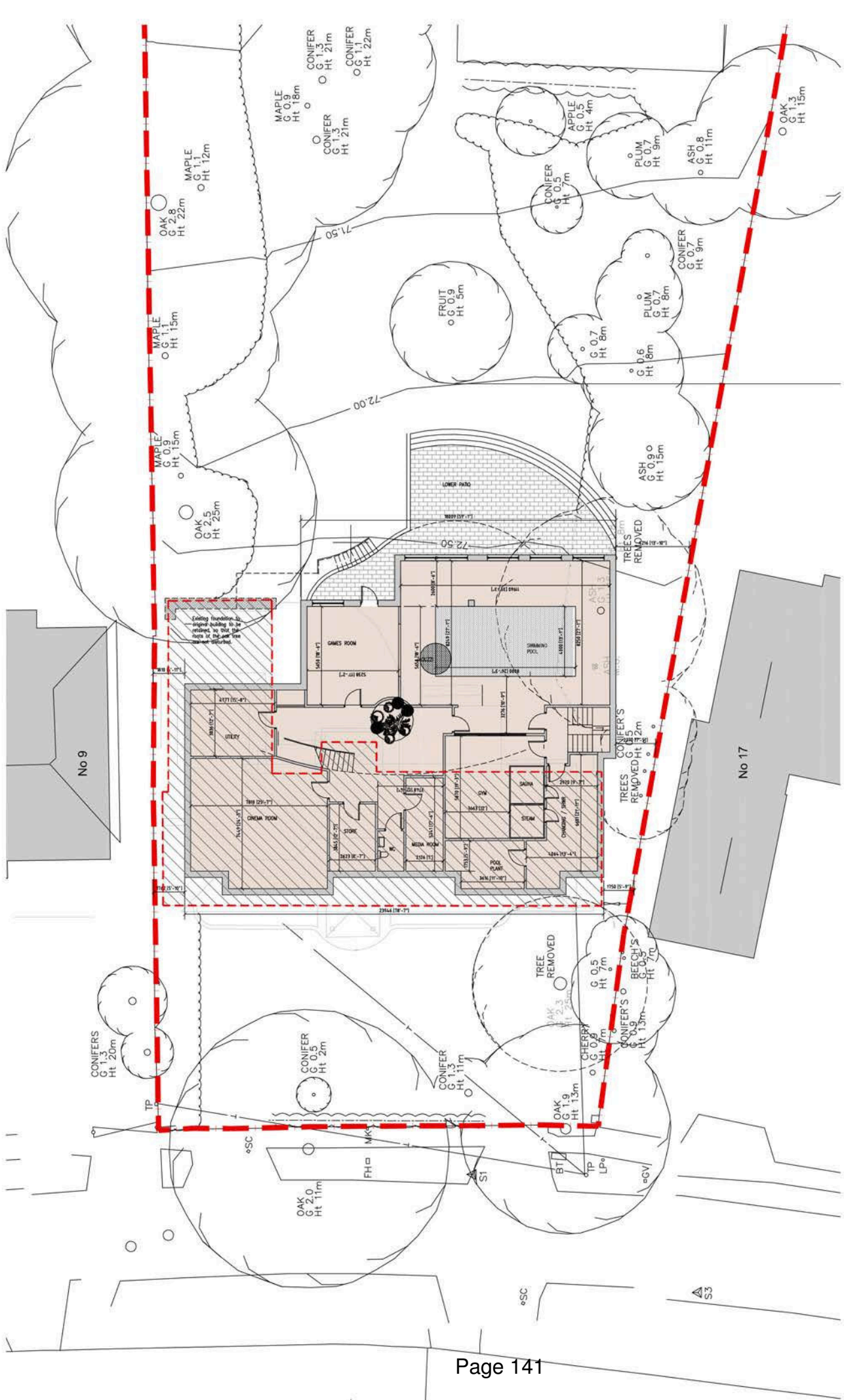


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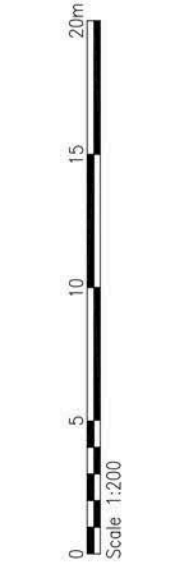


PROJECT	Mr N Thakkar New House at 15 Nicholas Way Northwood HA6 2TR
TITLE	LOCATION PLAN & EXISTING BLOCK PLAN
SCALE	1:500 / 1:250
DATE	12.12
DRAWING NO.	1107_PL_01

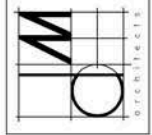
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976
 ARCHITECTS



	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HA6 2TR	TITLE PROPOSED Site Plan (Part)	SCALE 1:200
	DRAWING No. 1107_PL_11		DATE 12.12
	75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976		



NOTE:
 RED OUTLINED HATCHED
 AREA INDICATES EXTENT
 OF CURRENT HOUSE

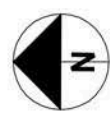


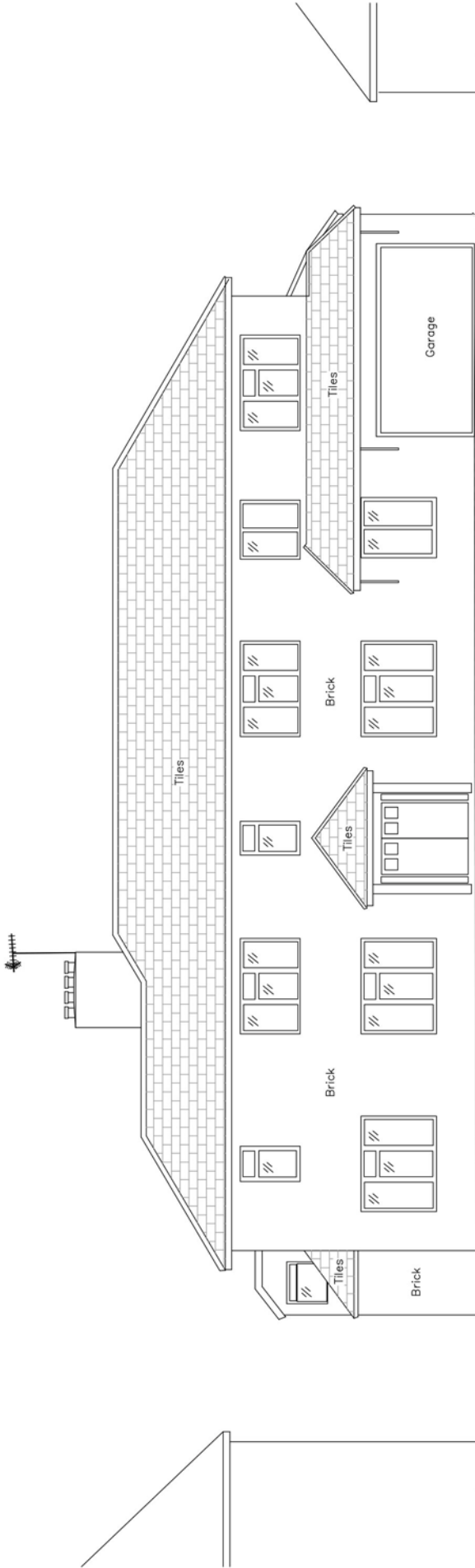
PROJECT
 Mr N Thakkar
 New House at
 15 Nicholas Way
 Northwood
 HA6 2TR

TITLE
 PROPOSED
 BLOCK PLAN

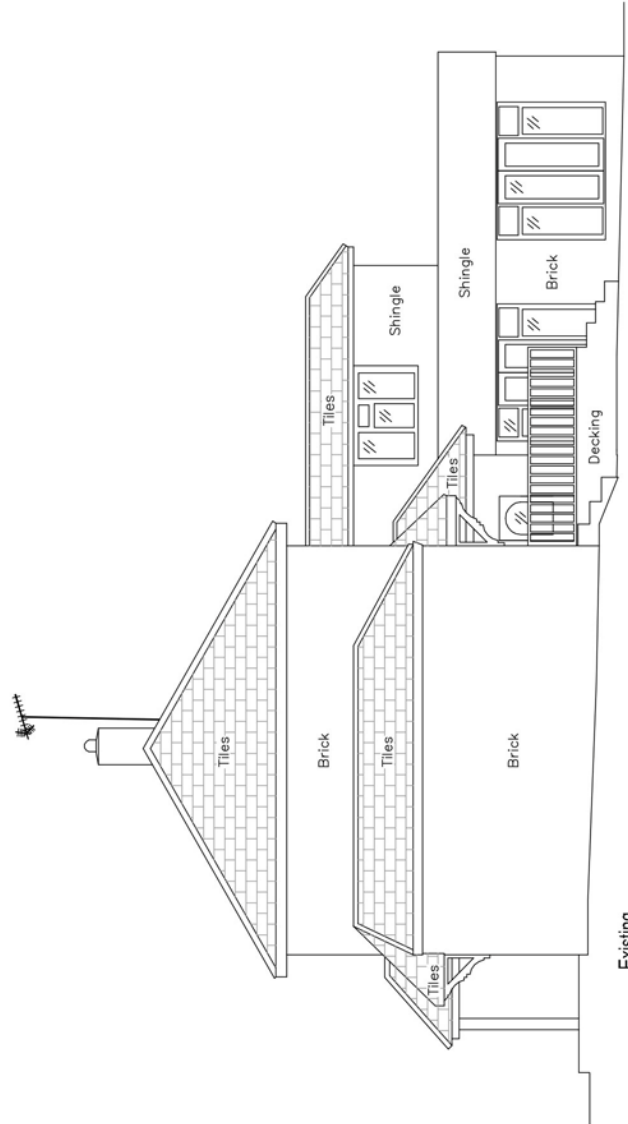
SCALE
 1:500
 DATE
 12.12
 DRAWING NO.
 1107_PL.12

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976

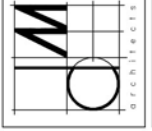




Existing
FRONT (West) ELEVATION



Existing
SIDE (South) ELEVATION



PROJECT
Mr N Thakkar
New House at
15 Nicholas Way
Northwood
HAG ZTR

TITLE
EXISTING
Front & Side
Elevations

SCALE
1:100

DATE
12.12

DRAWING No.
1107_PL.06

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976



No. 17

Proposed
FRONT (West) ELEVATION

No. 9

239.46 (7'8\"/>



Proposed
SIDE (North) ELEVATION

Ground - 74.000

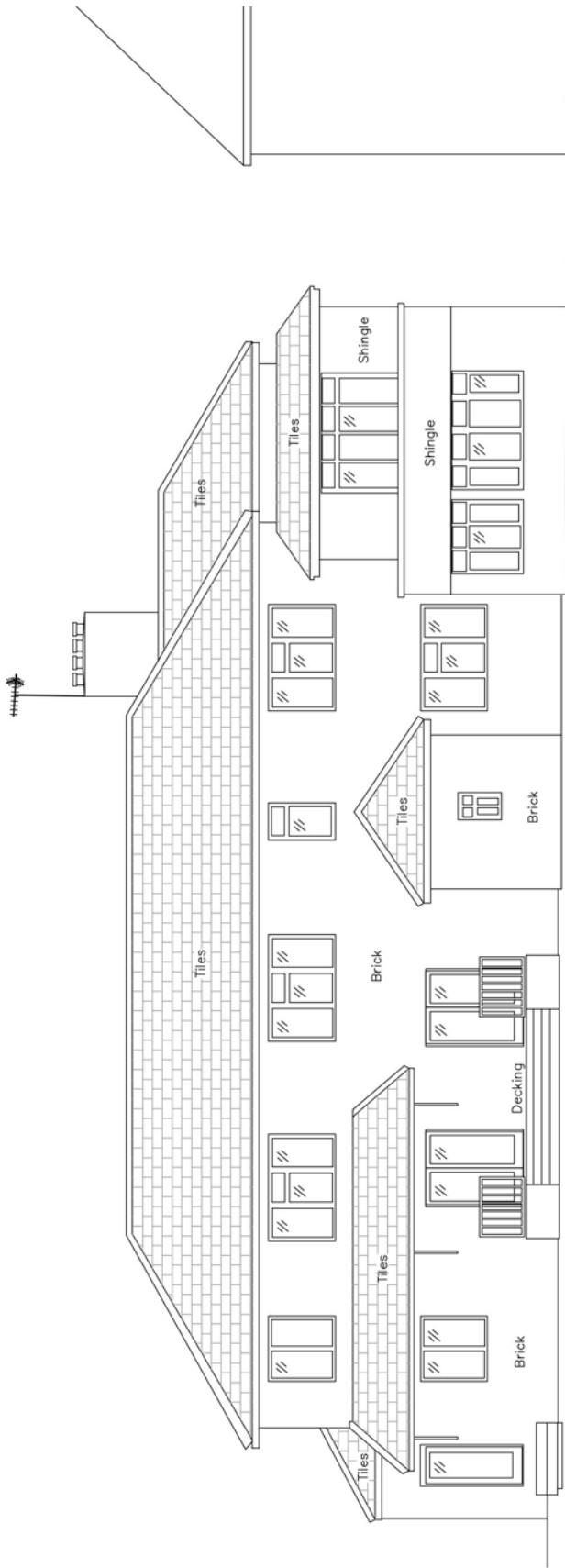
Eaves - 79.275

First - 76.950

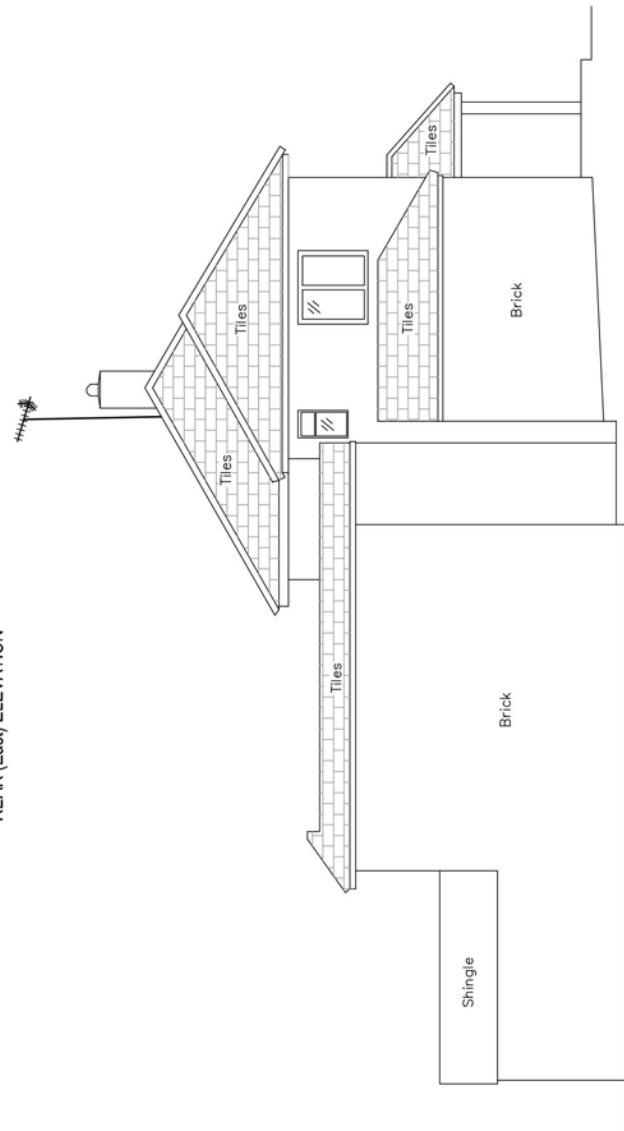
10m

Scale 1:100

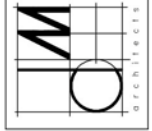
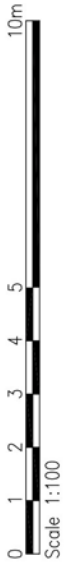
	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	TITLE PROPOSED Front & Side Elevations	SCALE 1:100
	75 QUEENS DRIVE • SURBITON • SURREY • T. 0208 241 9976 P.L.L. 75.000	DRAWING No. 1107_PL.210	DATE 12.12



Existing
REAR (East) ELEVATION



Existing
SIDE (North) ELEVATION



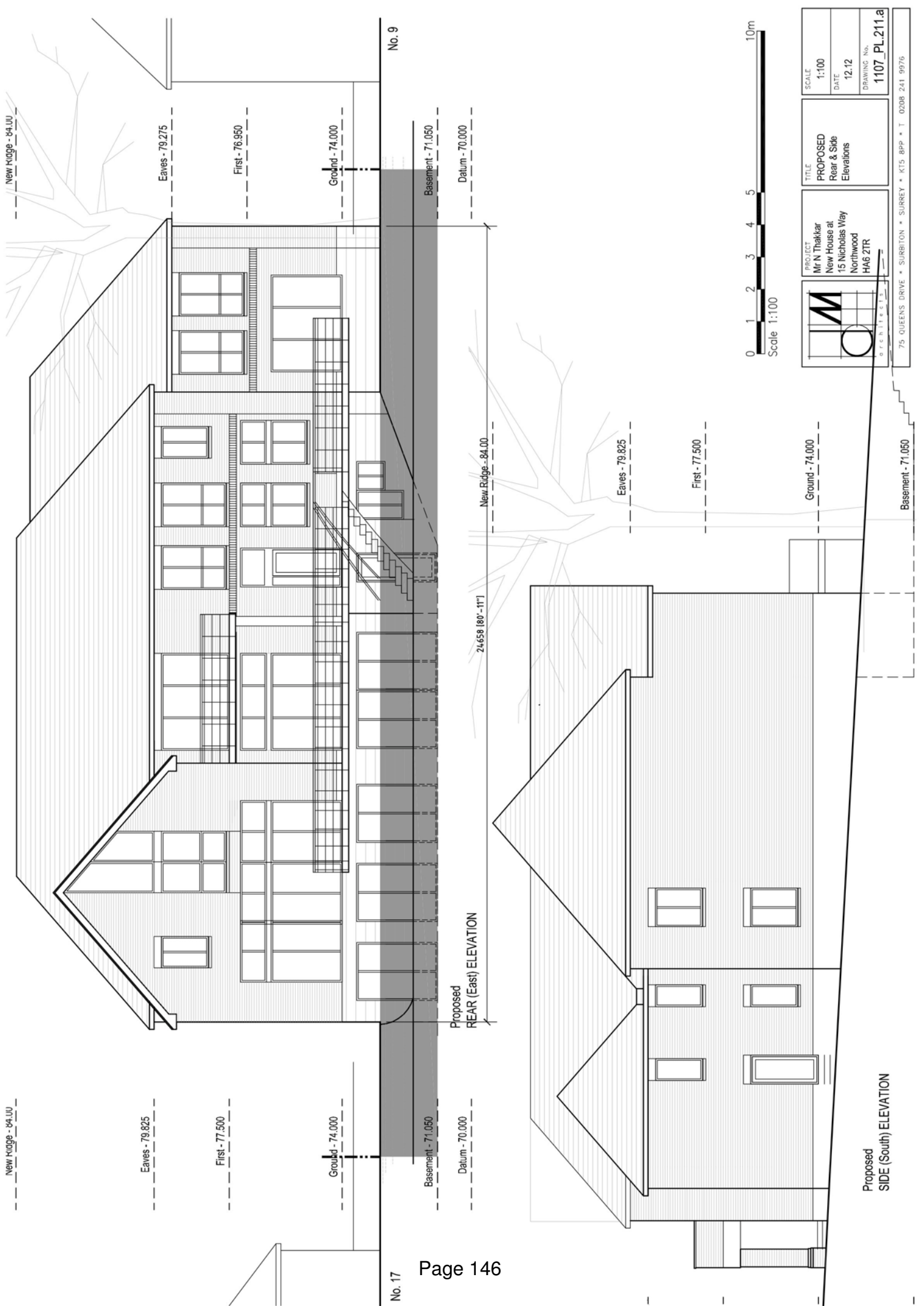
PROJECT
Mr N Thakkar
New House at
15 Nicholas Way
Northwood
HAG ZTR

TITLE
EXISTING
Rear & Side
Elevations

SCALE
1:100

DATE
12.12

DRAWING No.
1107_PL.07



New Ridge - 84.111

Eaves - 79.825

First - 77.500

Ground - 74.000

Basement - 71.050

Datum - 70.000

No. 17

No. 9

Eaves - 79.275

First - 76.950

Ground - 74.000

Basement - 71.050

Datum - 70.000

Proposed REAR (East) ELEVATION

24658 (80'-11")

New Ridge - 84.00

Eaves - 79.825

First - 77.500

Ground - 74.000

Basement - 71.050

Proposed SIDE (South) ELEVATION



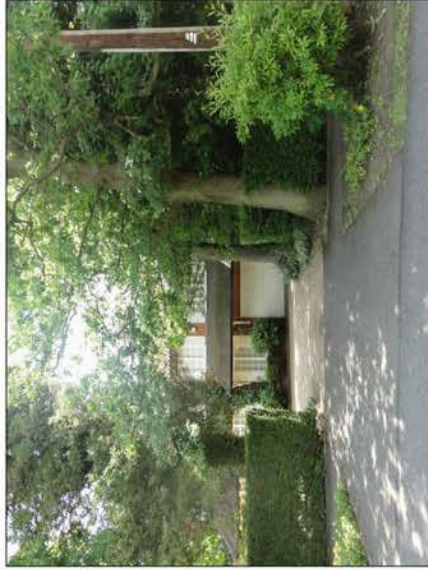
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	TITLE	PROPOSED Rear & Side Elevations
	SCALE	1:100
	DATE	12.12
	DRAWING No.	1107_PL.211.a
75 QUEENS DRIVE * SURBITON * SURREY * KT5 8PP * T. 0208 241 9976		



No. 9



No 15 - Front near LHS boundary



No 15 - Front near RHS boundary



No. 17

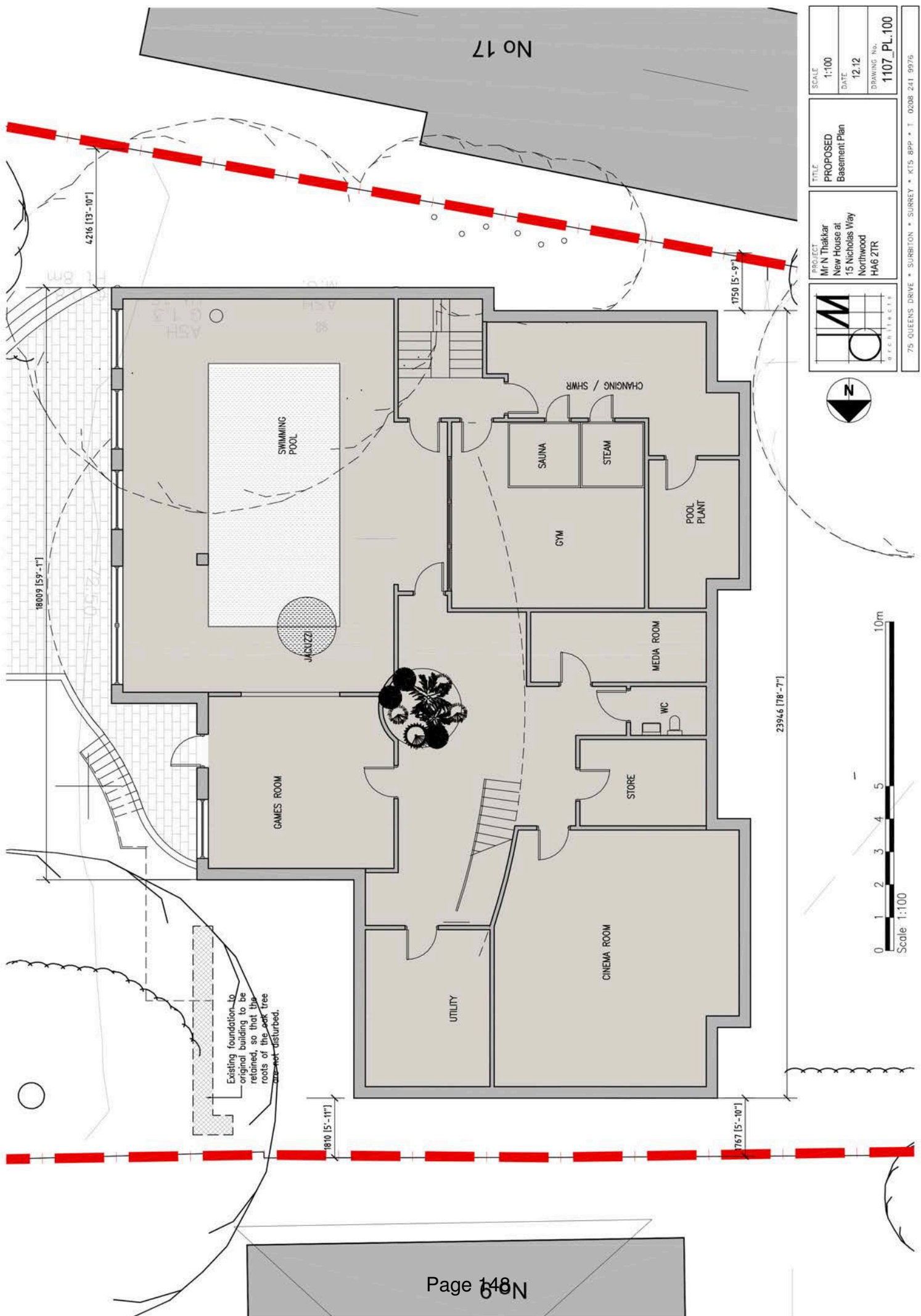


Looking towards Oak Tree and No. 9

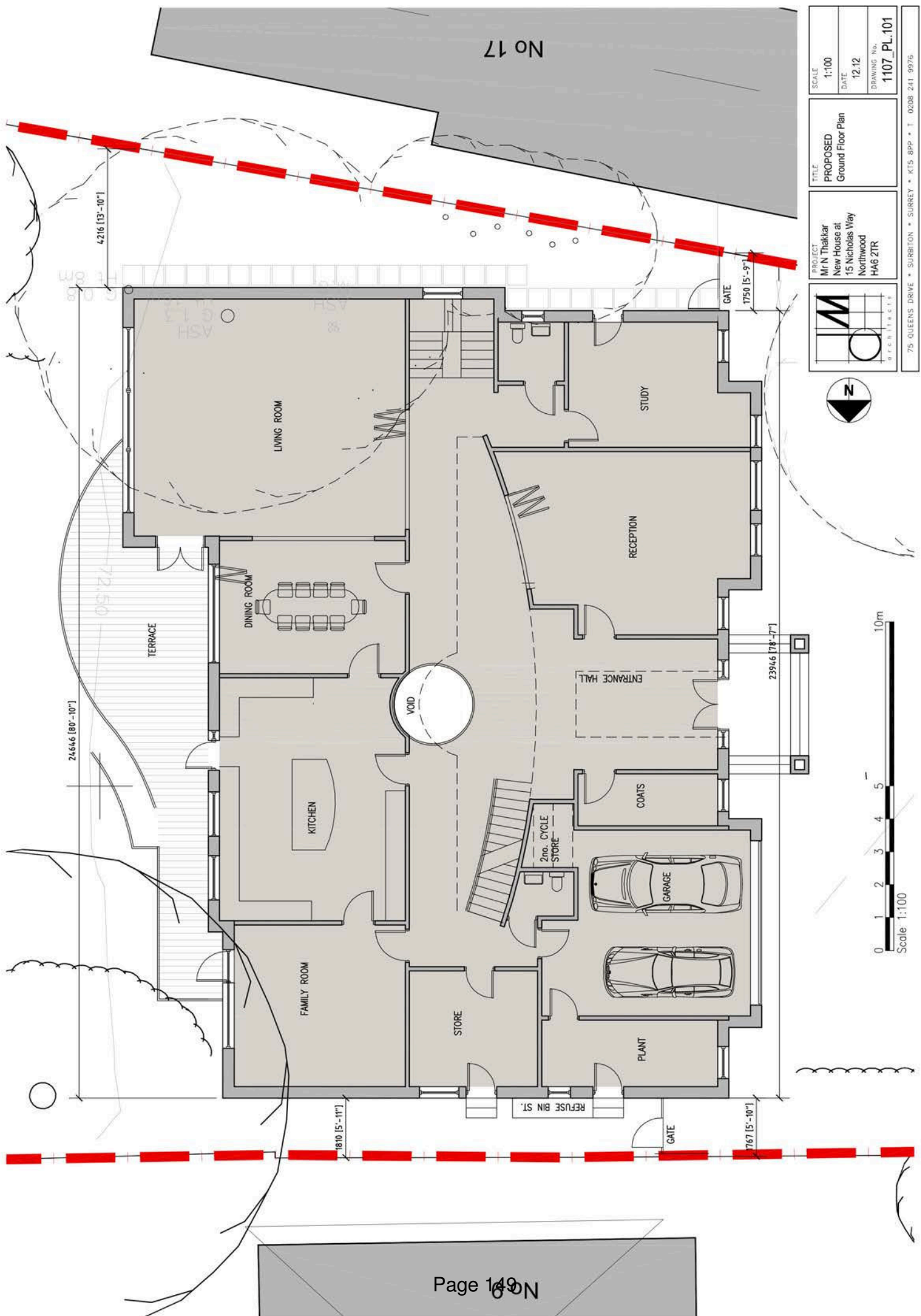


No. 15 - As seen from rear garden

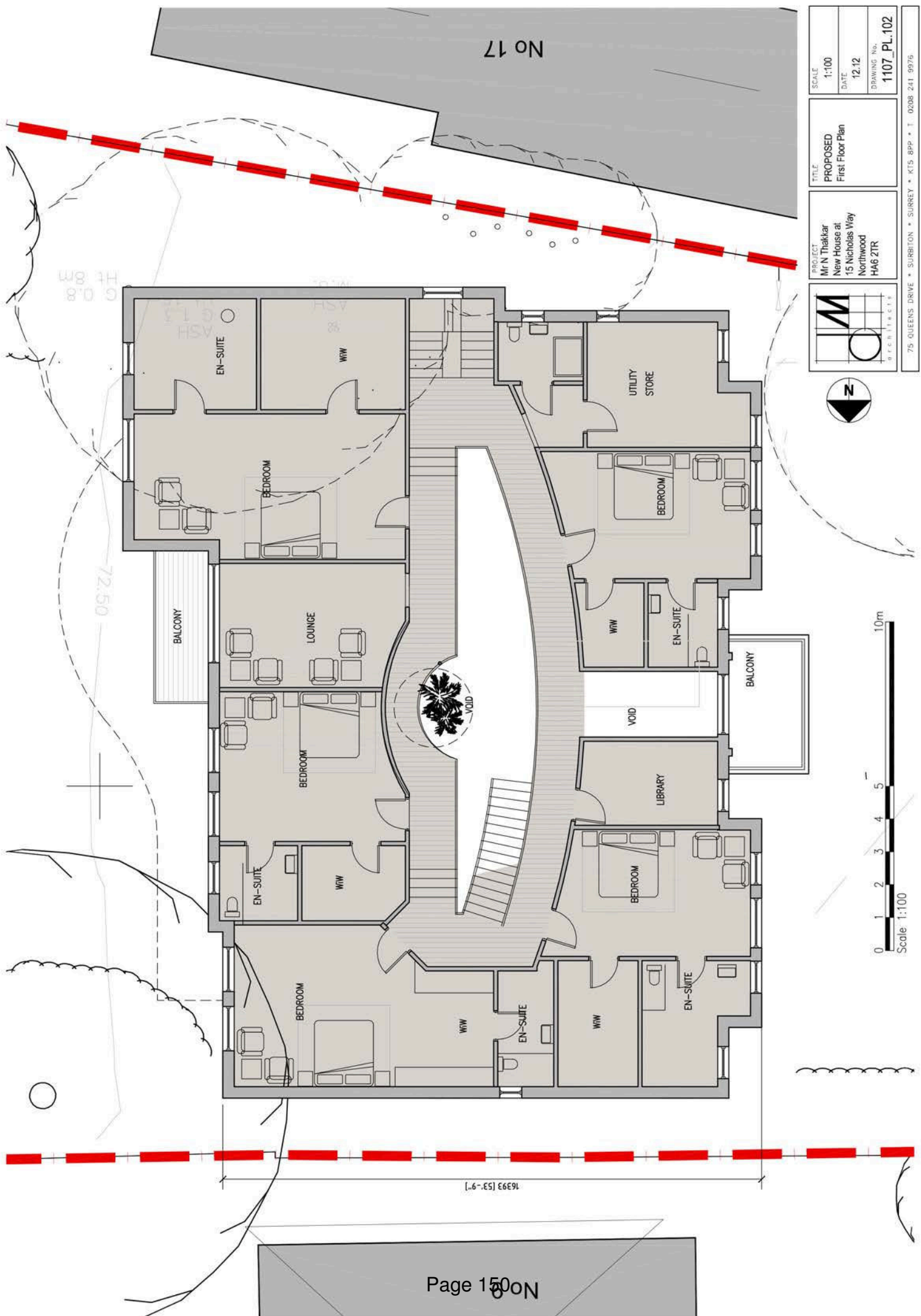
	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	TITLE EXISTING Site Photos	SCALE NTS
	75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976		
	DRAWING No. 1107_PL03	DATE 12.12	



	
	Scale 1:100
	DATE 12.12 DRAWING No. 1107_PL_100
PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	TITLE PROPOSED Basement Plan
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976	



	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	TITLE PROPOSED Ground Floor Plan	SCALE 1:100
	75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976	DATE 12.12	DRAWING No. 1107_PL.101



	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	TITLE PROPOSED First Floor Plan	SCALE 1:100
ARCHITECT 75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976	DATE 12.12	DRAWING No. 1107_PL_102	



No 17

[6'-9"]

72.50

BALCONY

EN-SUITE

BEDROOM

BEDROOM

BEDROOM

BALCONY

LOUNGE

BEDROOM

EN-SUITE

BEDROOM

VOID



W/W

EN-SUITE

W/W

EN-SUITE

BEDROOM

LIBRARY

VOID

W/W

EN-SUITE

BEDROOM

UTILITY STORE

BALCONY

W/W

EN-SUITE

BEDROOM

BEDROOM

EN-SUITE

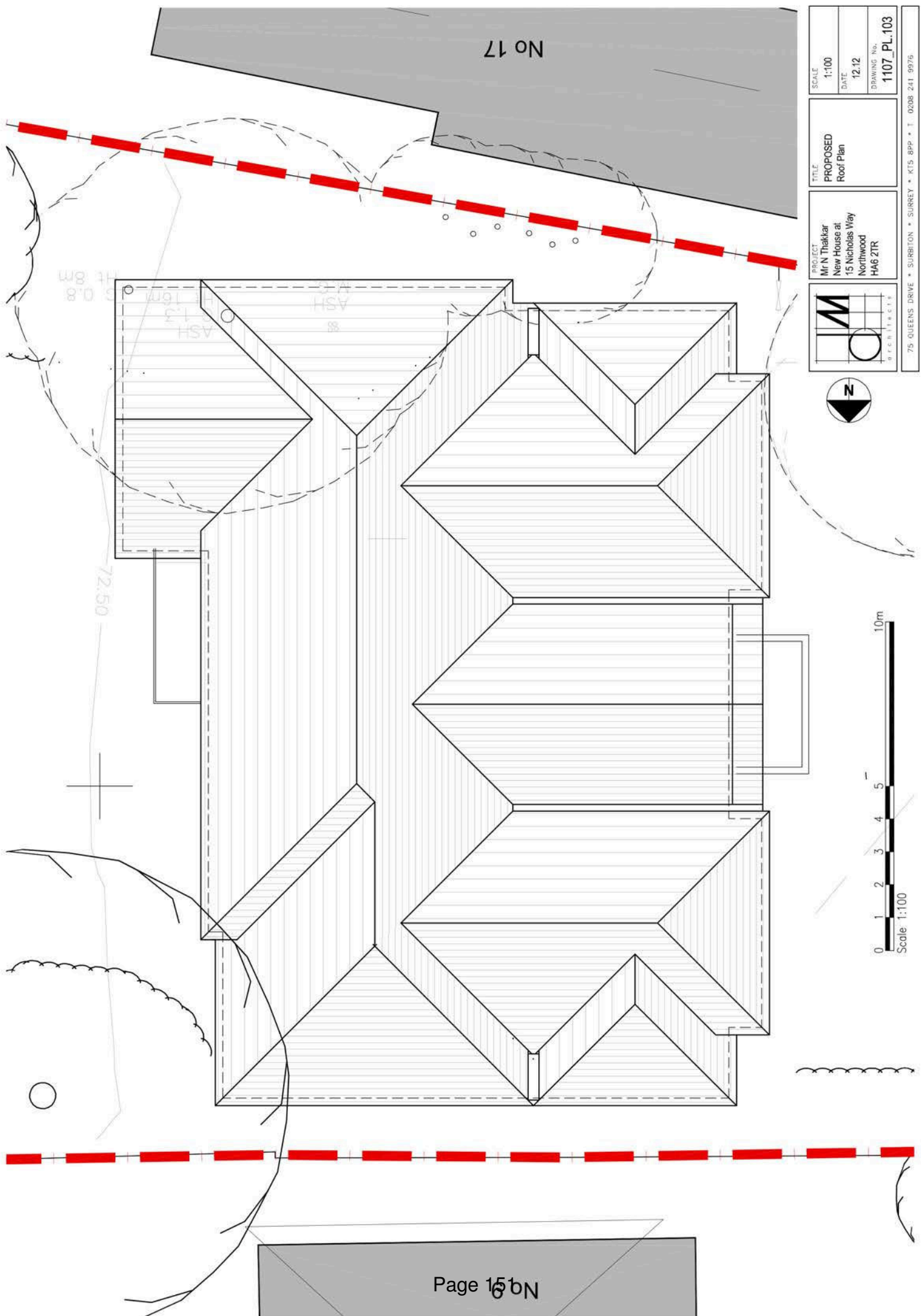
W/W

EN-SUITE

W/W

EN-SUITE

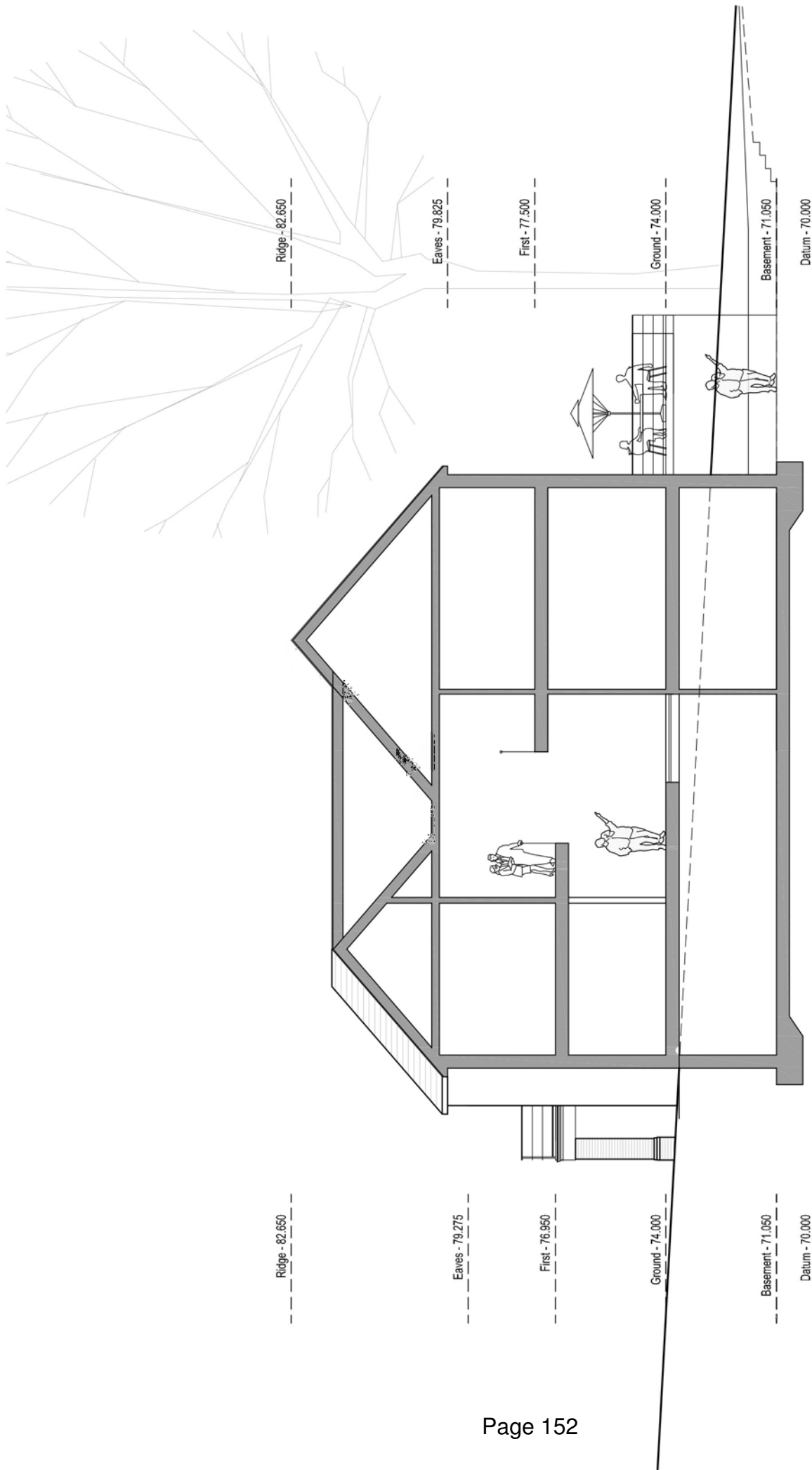
W/W



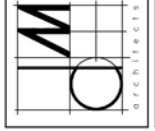
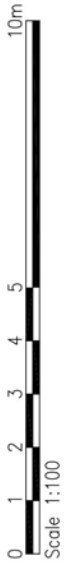
		PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	TITLE PROPOSED Roof Plan	SCALE 1:100 DATE 12.12 DRAWING No. 1107_PL.103
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No 17



Proposed
CROSS SECTION



PROJECT
Mr N Thakkar
New House at
15 Nicholas Way
Northwood
HAG ZTR

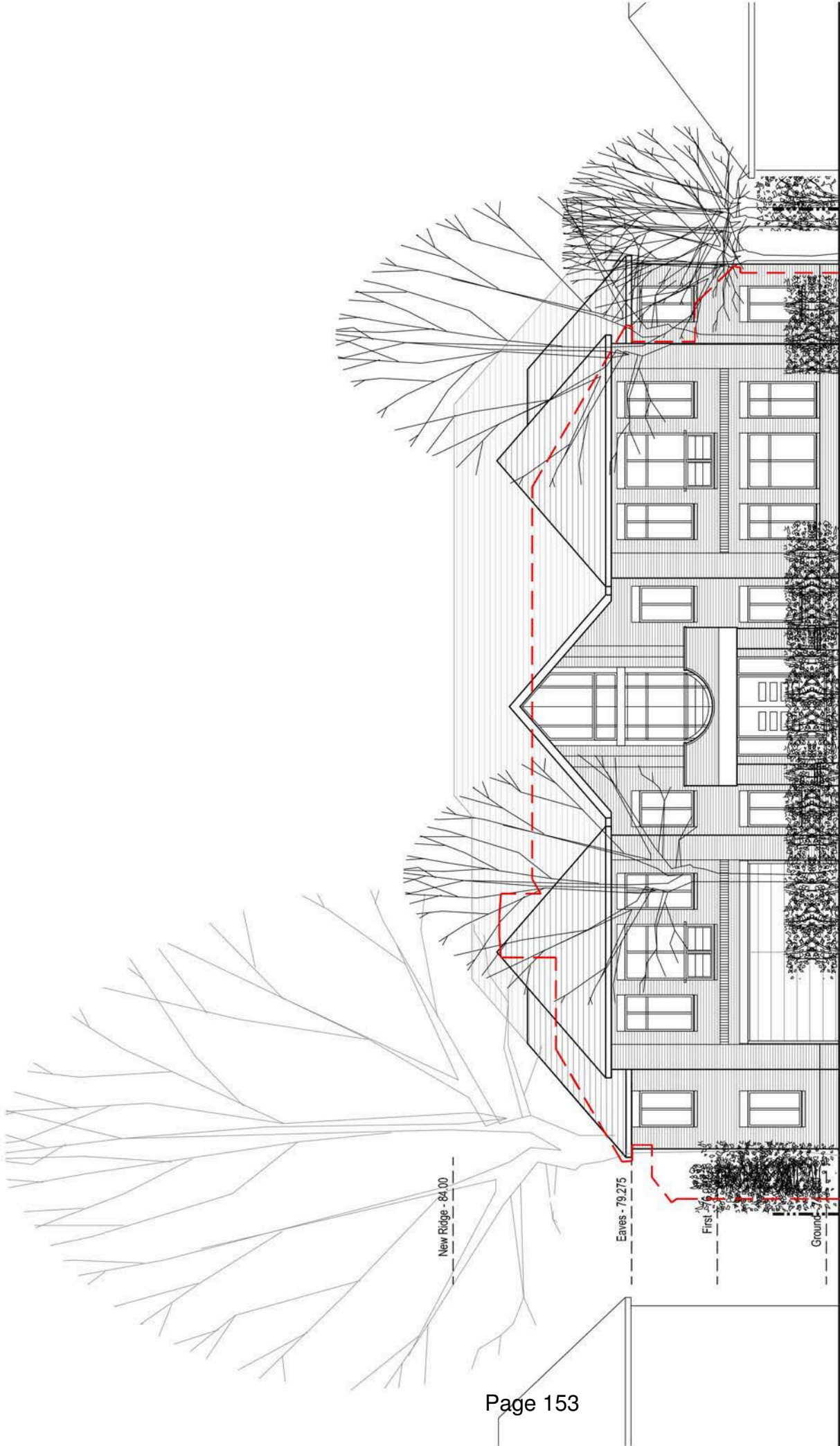
TITLE
PROPOSED
Cross Section

SCALE
1:100

DATE
12.12

DRAWING No.
1107_PL_300

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976



No. 9

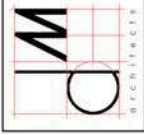
Proposed
FRONT (West) ELEVATION

2394.6 (78'-7")

NOTE:
RED OUTLINED INDICATES
PROFILE OF EXISTING HOUSE

0 1 2 3 4 5 10m
Scale 1:100

No. 17

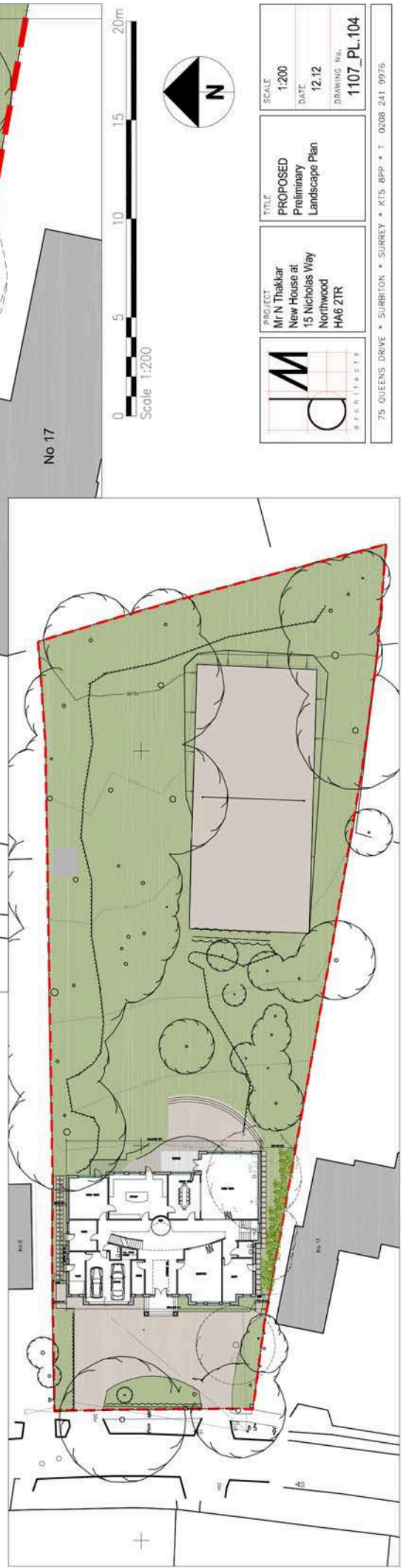
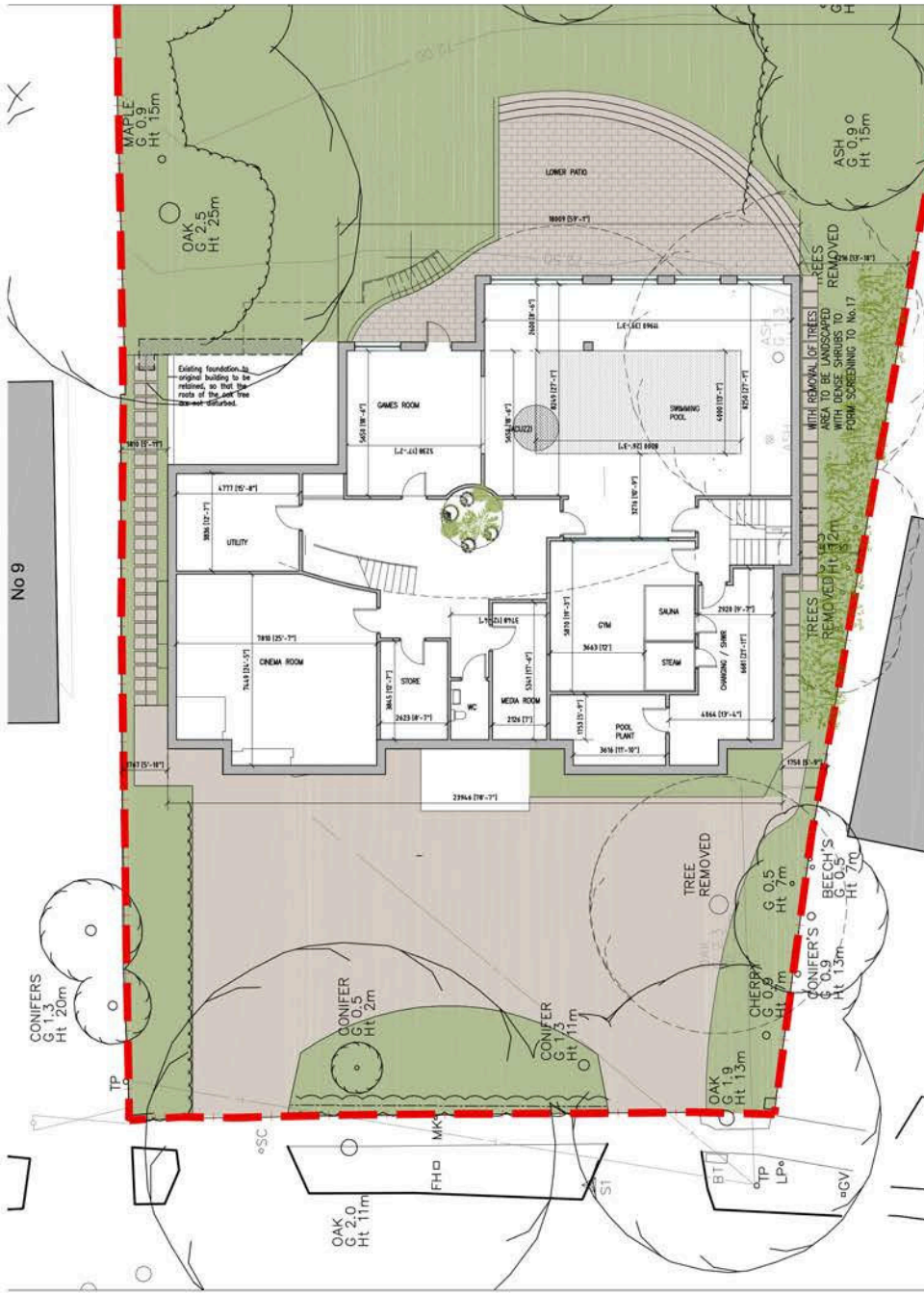


PROJECT
Mr N Thakkar
New House at
15 Nicholas Way
Northwood
HAG ZTR

TITLE
PROPOSED
Front - Street
Elevation

SCALE
1:100
DATE
12.12
DRAWING No.
1107_PL.212

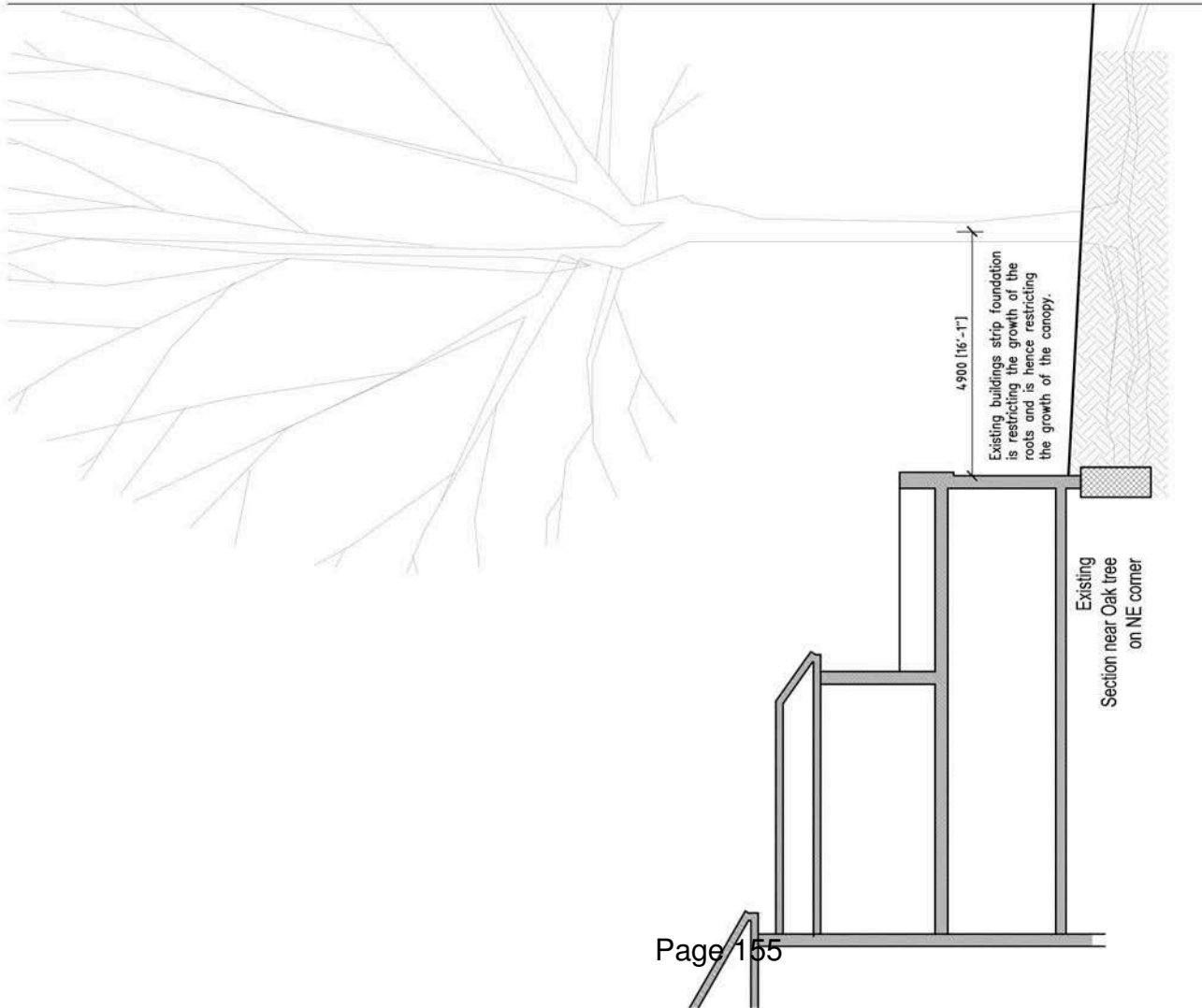
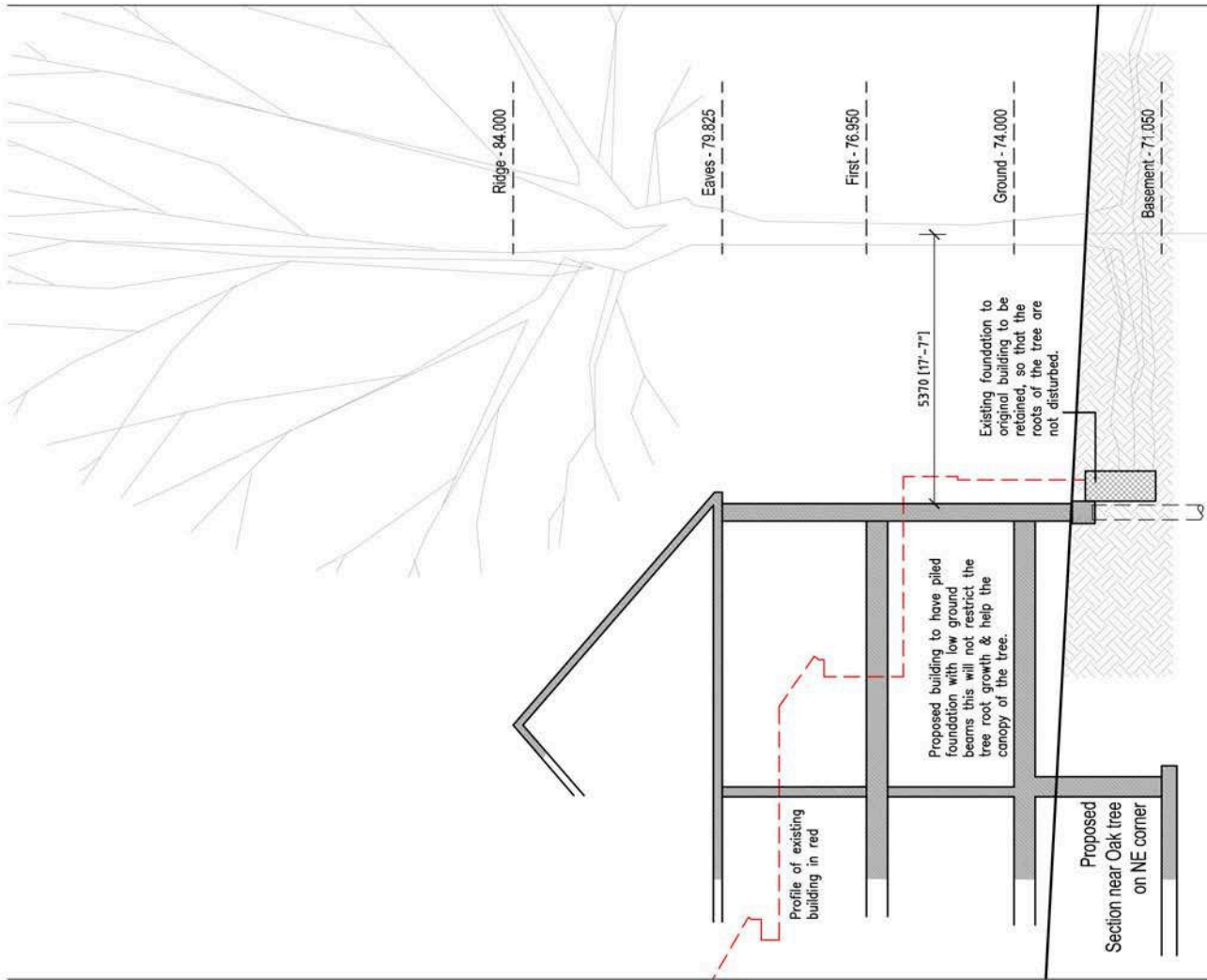
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976



- SOFT LANDSCAPED AREAS
- HARD LANDSCAPED AREAS
- EXISTING TREES REMOVED

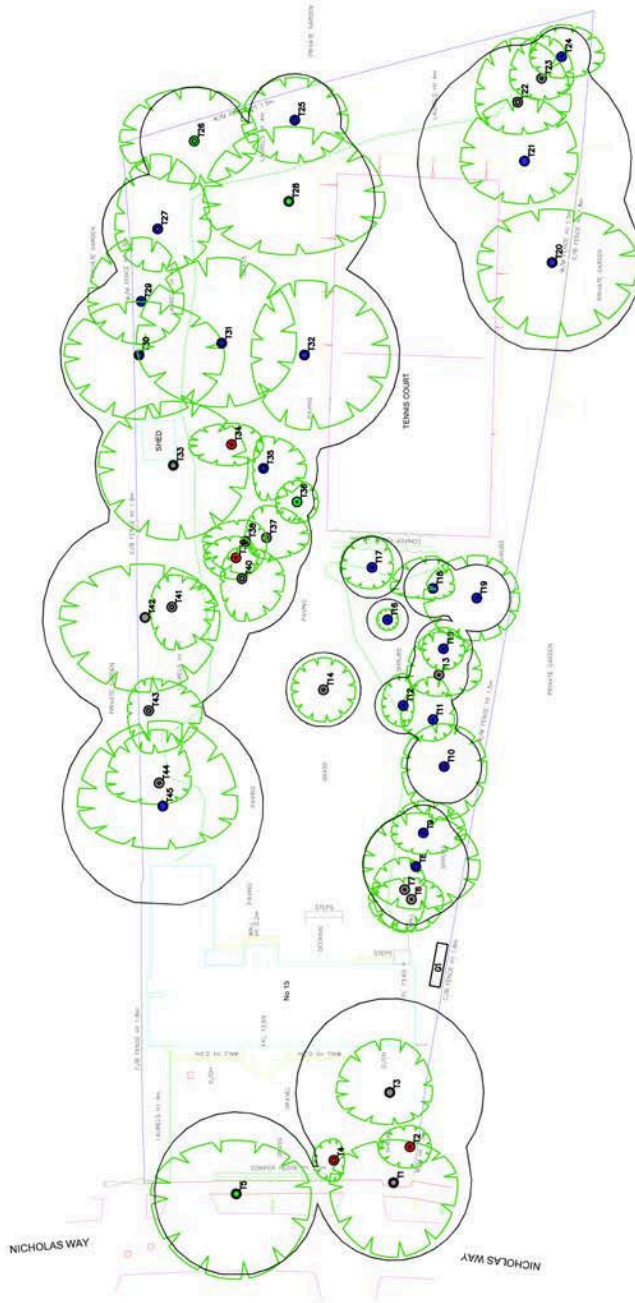
	PROJECT	Mr N Thakkar New House at 15 Nicholas Way Northwood HA6 2TR
	TITLE	PROPOSED Preliminary Landscape Plan
SCALE	1:200	DRAWING No.
DATE	12.12	1107_PL_104

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976

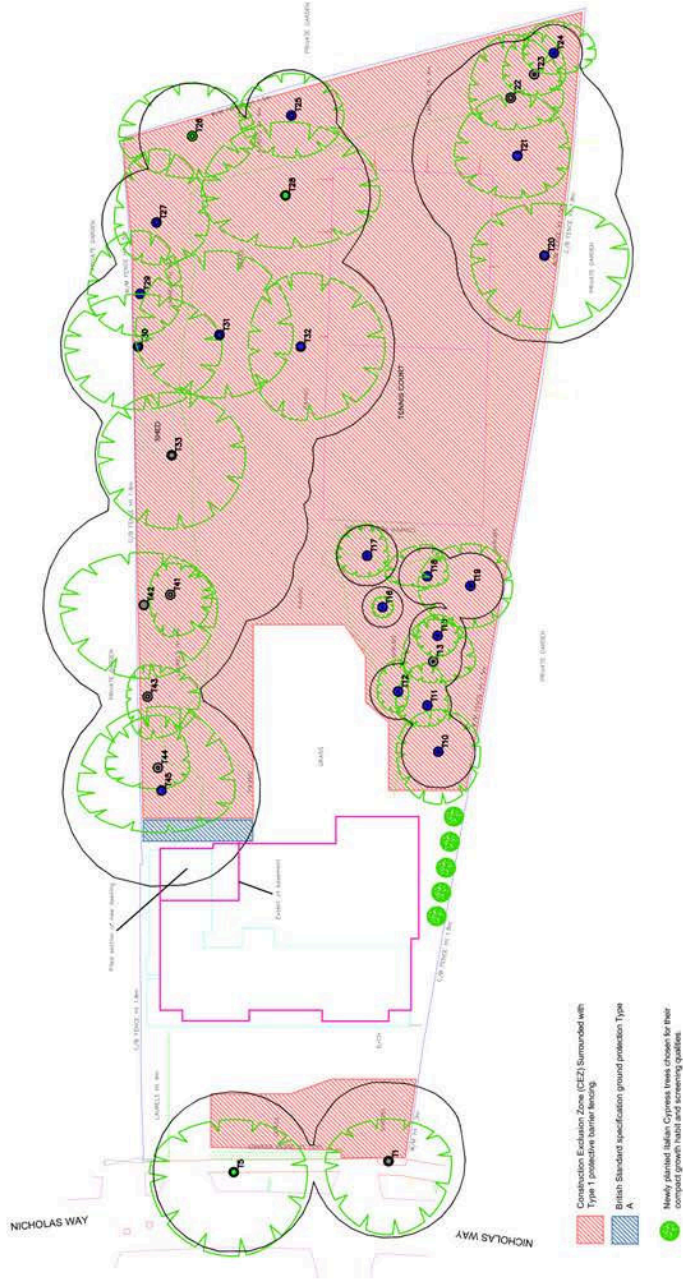


	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HA6 2TR	TITLE Existing & Proposed Sections Near Tree on NE Corner	SCALE 1:100
	75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976	DATE 12.12	DRAWING No. 1107_PL_301





Title:	Date:	Drawing Number:	Site Address:
Tree Constraints Plan	June 13th 2012	Figure 1	15 Nicholas Way
Client	Job Number	Scale on A3 Paper	Northwood
Mr N Thakkar	P8286J138	1:500	HA6 2TR



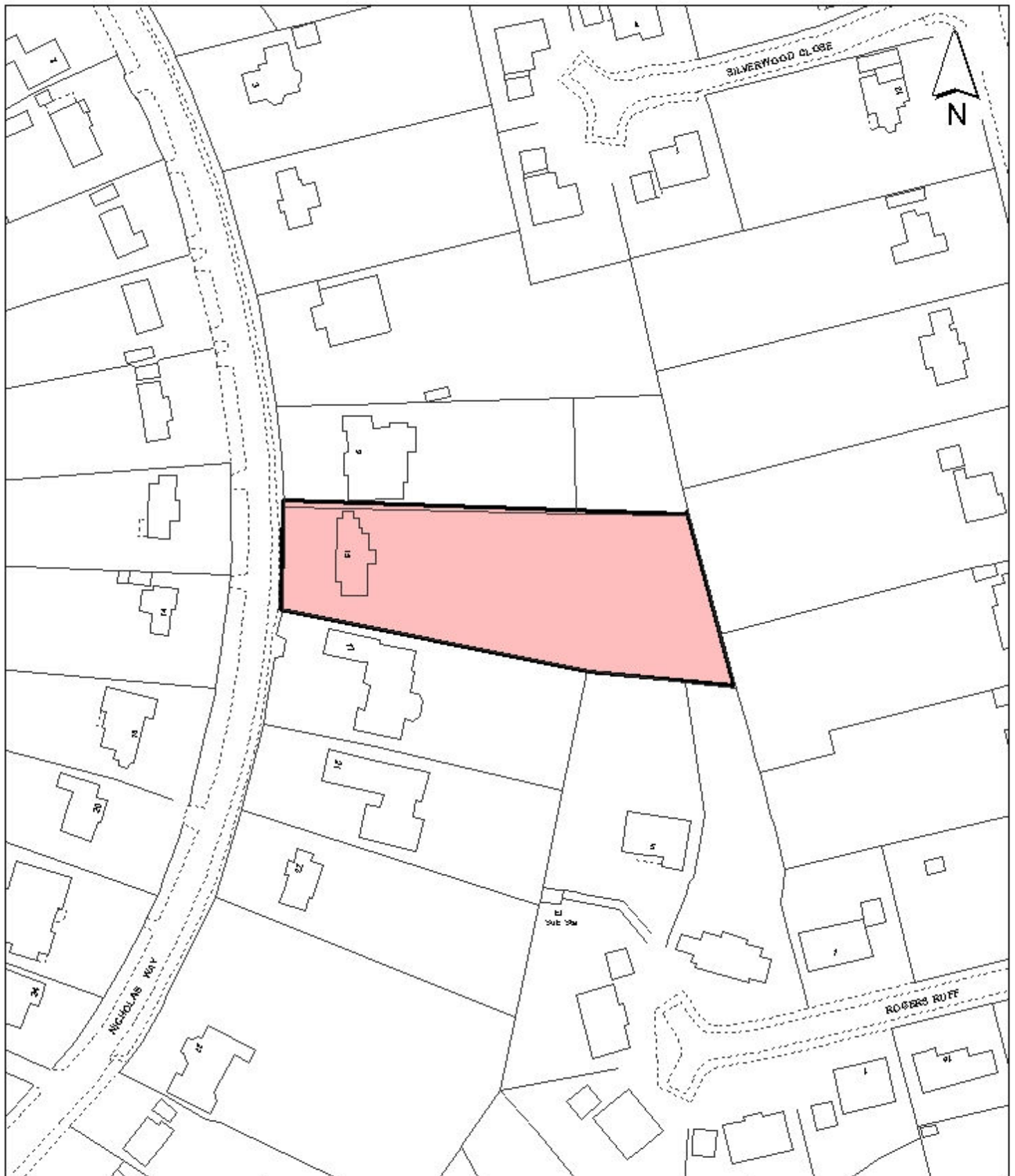
Site Address
 15 Nicholas Way
 Northwood
 HA6 2TR


Drawing Number
Figure 2
 Scale on A3 Paper
 1:500

Date
June 13th 2012
 Job Number
P8286J138

Title
Tree Protection Plan
 Client
Mr N Thakkar

Jomas Associates Ltd
 Highbridge Industrial Estate, Oxford Road, Uxbridge,
 UB8 1HR.
 www.jomasassociates.com
 Telephone: 0843 289 2187



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">15 NICHOLAS WAY NORTHWOOD</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">16824/APP/2012/3220</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 158</p>	<p>Date</p> <p style="text-align: center;">January 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address LITTLE BOURNE FARM NORTHWOOD ROAD HAREFIELD

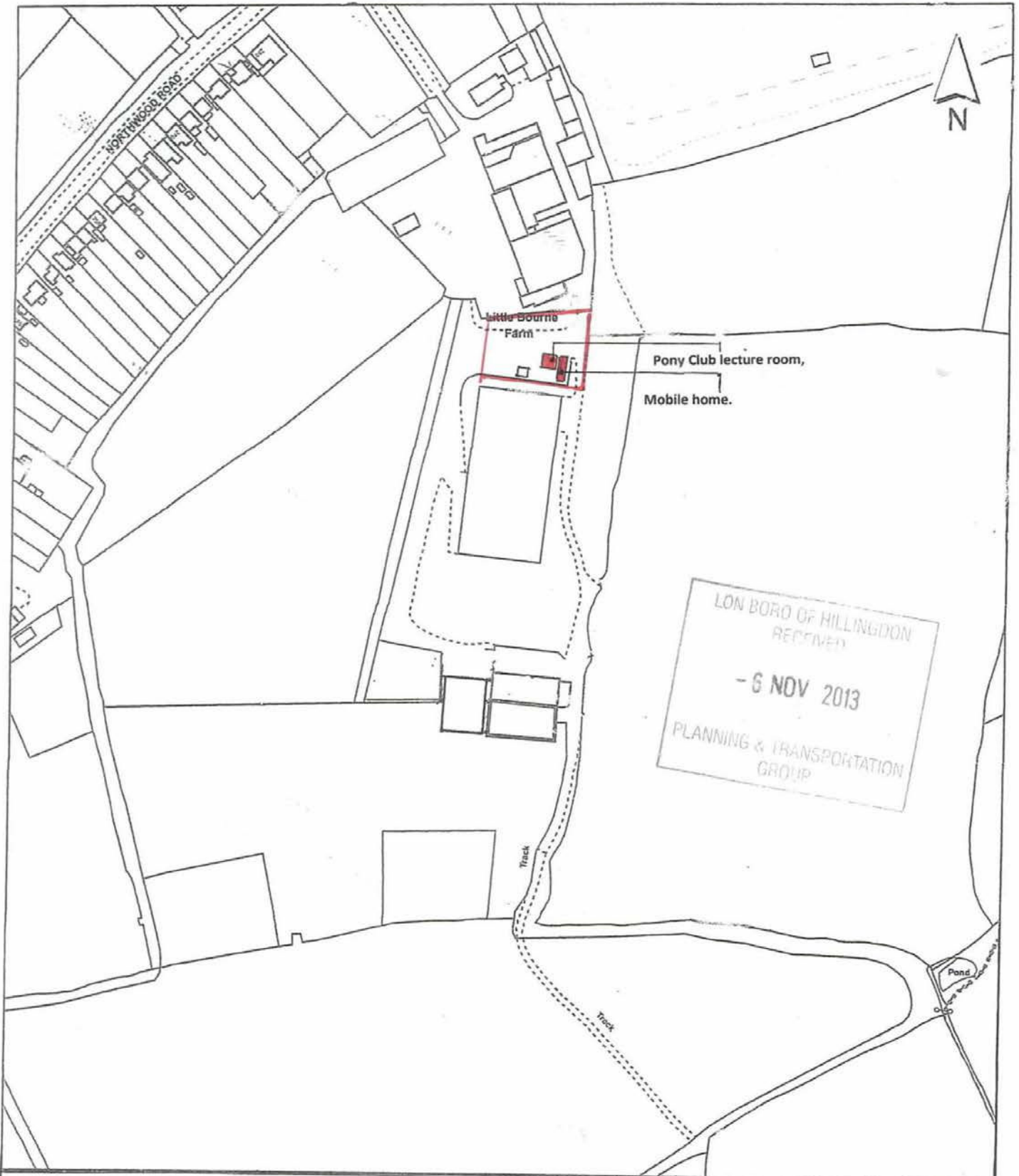
Development: Retention of 'pony club' lecture room (Retrospective)

LBH Ref Nos: 63630/APP/2013/3294

Date Plans Received: 06/11/2013

Date(s) of Amendment(s): 06/11/0013

Date Application Valid: 15/11/2013



RETROSPECTIVE PLANNING APPLICATION FOR THE RETENTION OF A LECTURE ROOM FOR THE LOCAL BRANCH OF THE PONY CLUB AND A MOBILE HOME FOR ESSENTIAL WORKERS AT THE LITTLE BOURNE FARM EQUESTRIAN CENTRE, NORTHWOOD ROAD, HAREFIELD, MIDDX. UB9 6PU.

Scale:

1 : 2500.

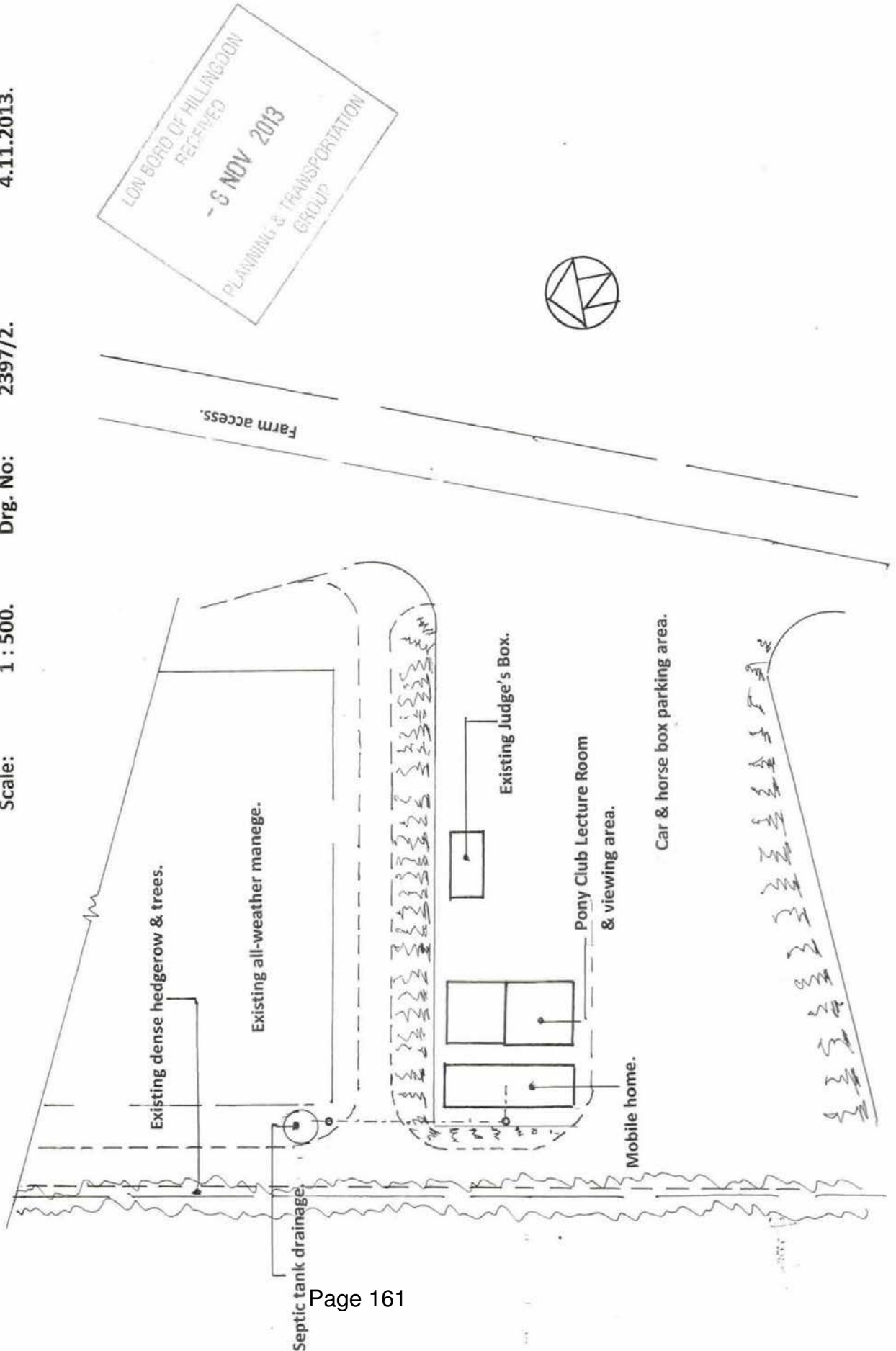
Drg. No:

2397/1.

4.11.2013.

RETROSPECTIVE PLANNING APPLICATION FOR THE RETENTION OF A LECTURE ROOM FOR
THE LOCAL BRANCH OF THE PONY CLUB AND A MOBILE HOME FOR ESSENTIAL WORKERS
AT THE LITTLE BOURNE FARM EQUESTRIAN CENTRE, NORTHWOOD ROAD, HAREFIELD,
MIDDX. UB9 6PU.

Scale: 1 : 500. Drg. No: 2397/2. 4.11.2013.

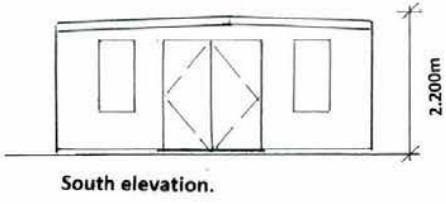


RETROSPECTIVE PLANNING APPLICATION FOR THE RETENTION OF A LECTURE ROOM FOR THE LOCAL BRANCH OF THE PONY CLUB ON LAND AT THE LITTLEBOURNE EQUESTRIAN CENTRE, NORTHWOOD ROAD, HAREFIELD, MIDDX. UB9 6PU.

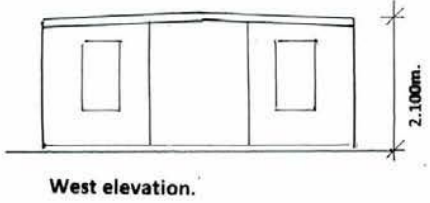
LONDON BOROUGH OF HAREFIELD
 15 NOV 2013
 PLANNING APPLICATION

Scale 1 : 100. Drg. No: 2397/3A. Date: 12.11.2013.

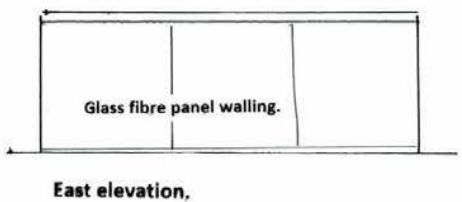
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 USE FIGURED DIMENSIONS ONLY.



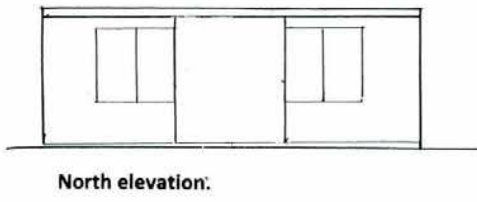
South elevation.



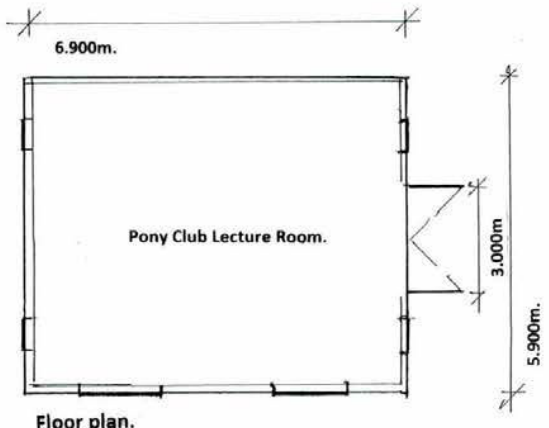
West elevation.



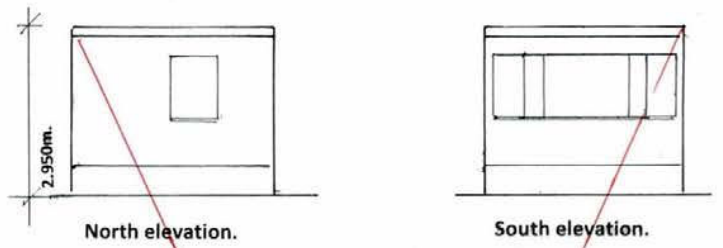
East elevation.



North elevation.

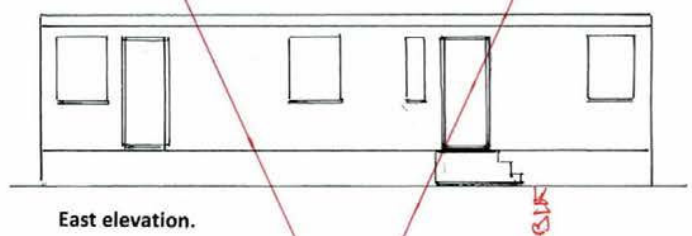


Floor plan.



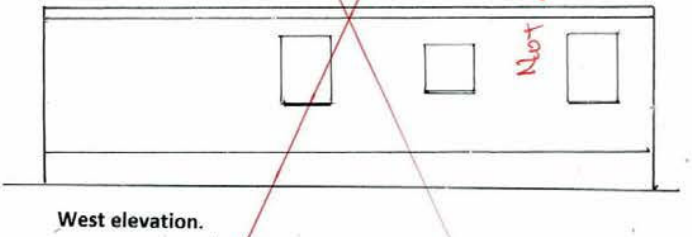
North elevation.

South elevation.



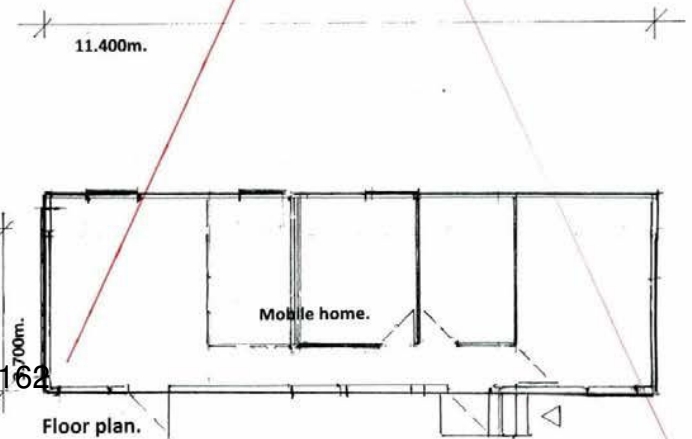
East elevation.

APPLY CASIR

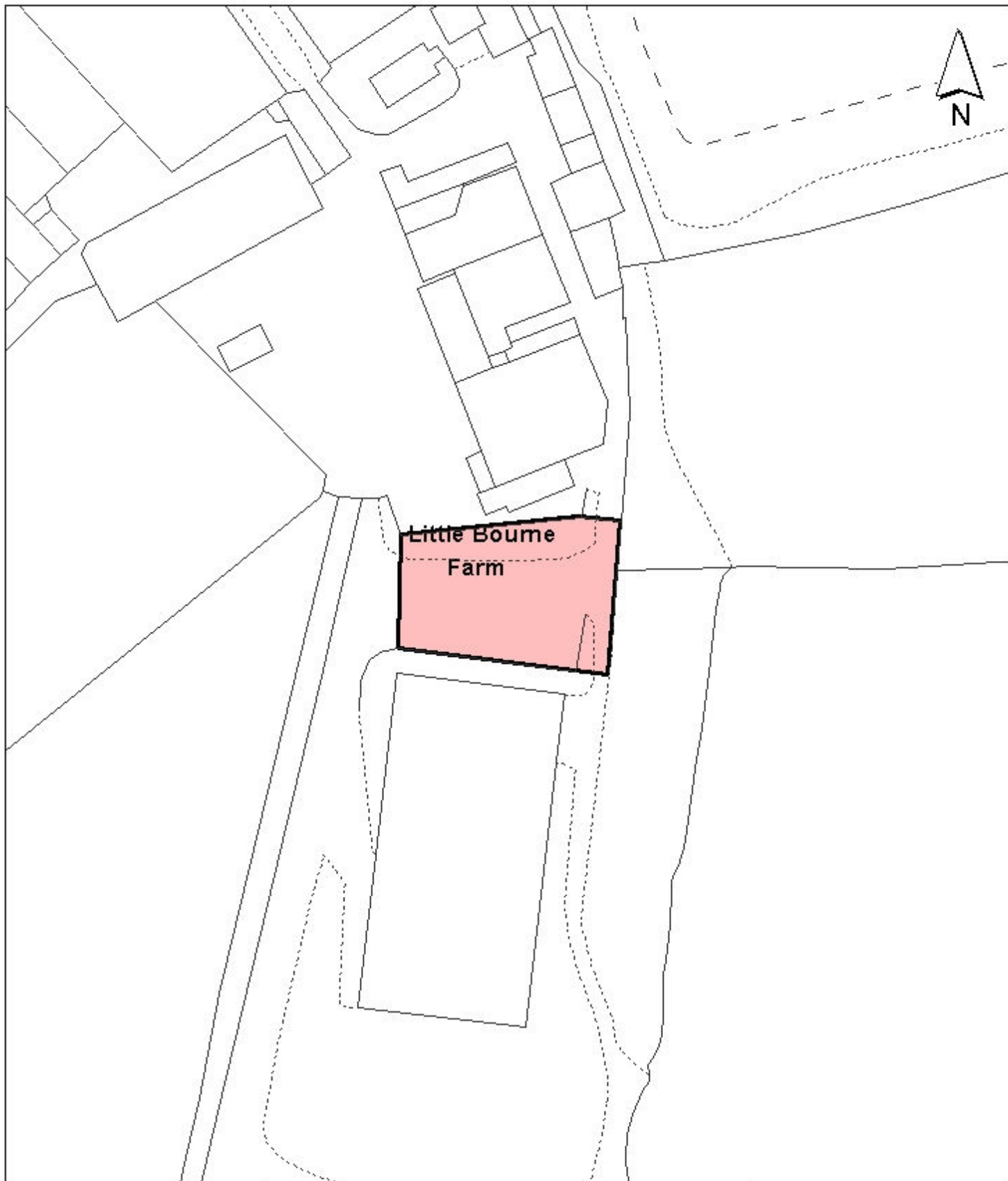


West elevation.

Not



Floor plan.



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>LITTLE BOURNE FARM NORTHWOOD ROAD HAREFIELD</p> <p>Planning Application Ref: 63630/APP/2013/3294</p> <p>Planning Committee North Page 163</p>	<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Scale 1:1,250</p>	
	<p>Date January 2014</p>	

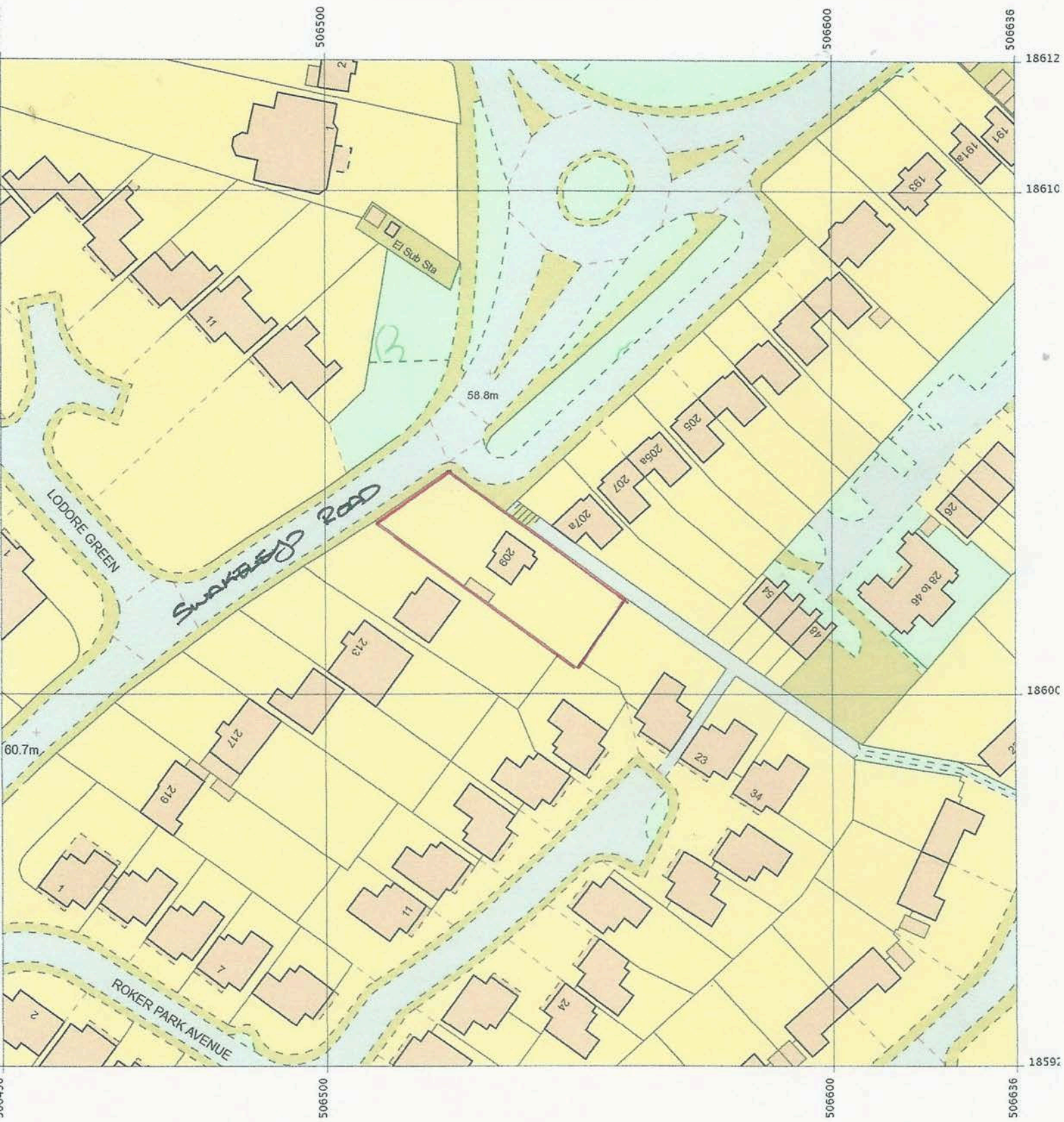
Report of the Head of Planning, Sport and Green Spaces

Address 209 SWAKELEYS ROAD ICKENHAM

Development: Two storey building with habitable roofspace to create 4 x 2-bedroom flats and 2 x 1-bedroom flat, with associated parking and amenity space involving demolition of existing dwelling (Resubmission)

LBH Ref Nos: 38490/APP/2013/3223

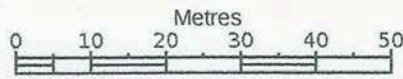
Date Plans Received: 31/10/2013 **Date(s) of Amendment(s):** 17/12/2013
Date Application Valid: 05/11/2013 04/11/2013
12/10/2013



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The absence of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a boundary.

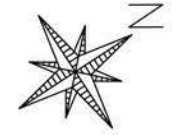
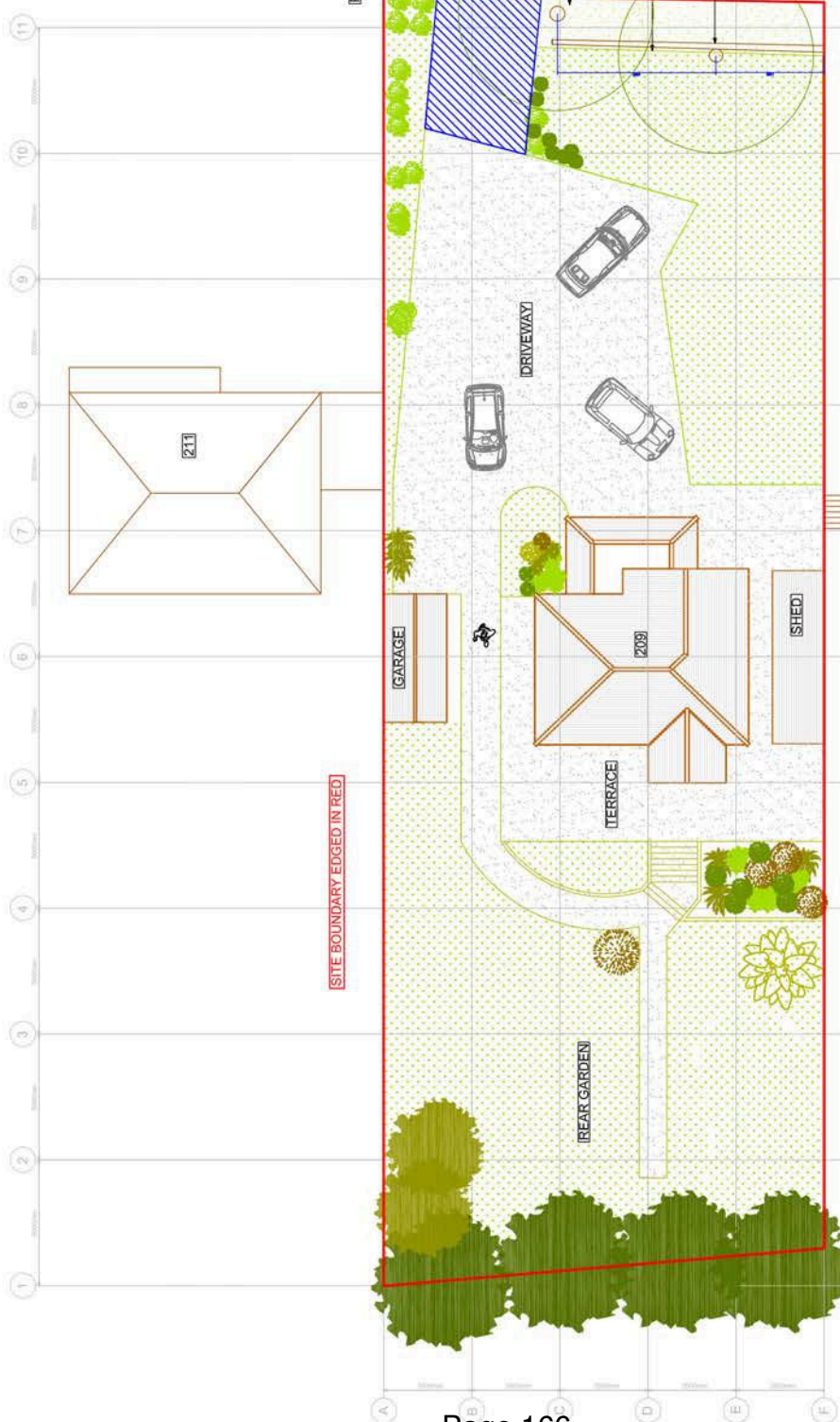


1:1250



209 SWAKELEYS ROAD
UXBRIDGE
UB10 8DP

Supplied by: Stanfords
Reference: O1565283
Centre coordinates: 506536 186026



0m 1m 2m 3m 4m 5m
 1:5000
 1:10000
 1:20000

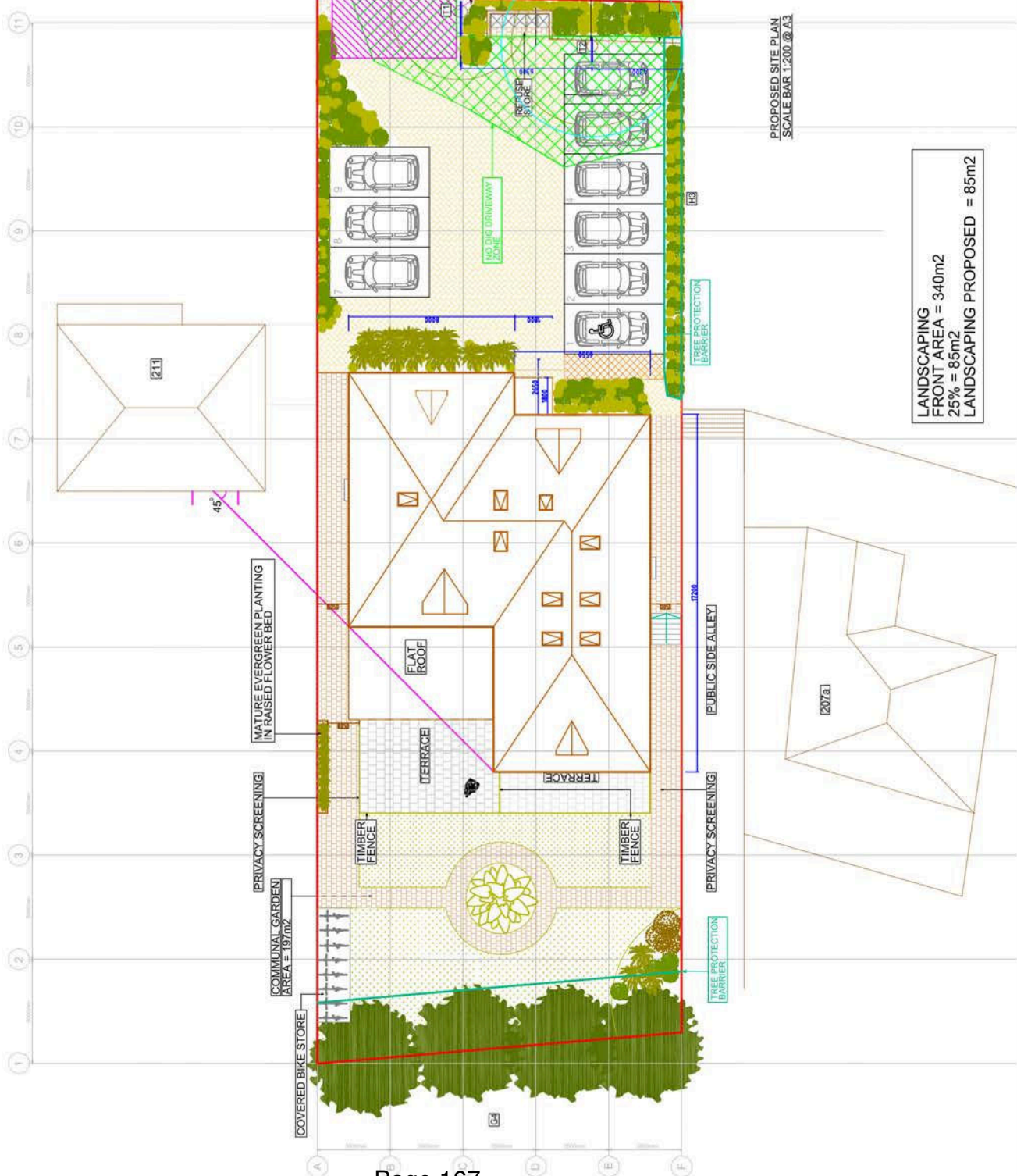
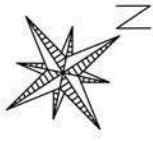
EXISTING SITE PLAN
 SCALE BAR 1:200 @ A3

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50	DATE: 18.12.2013	108

Greenfields Architectural Services
 10000 Greenfields Road, Greenfields, Queensland, Australia
 Phone: 07 551 1000
 Fax: 07 551 1001
 Email: info@greenfields.com.au
 Website: www.greenfields.com.au
 DRAWING TITLE: EXISTING SITE PLAN
 SITE ADDRESS: 208 SWAKELEYS ROAD, GREENFIELD
 SCALE: 1:200 @ A3
 DATE: 18.12.2013
 DRAWN BY: JLD
 DRAWING NO: SWAKELEYS REVISION C

GENERAL NOTE:

THIS DRAWING IS NOT TO BE SCALED. THE MAIN CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF WORKS WITH ANY DISCREPANCIES REPORTED TO GREENFIELDS ARCHITECTURAL SERVICES AT ONCE. ANY CONSTRUCTION WORK CARRIED OUT PRIOR TO OBTAINING THE NECESSARY APPROVALS IS ENTIRELY AT THE HOUSING DEVELOPER'S RISK. ALL BUILDING WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITY AND BUILDING CONTROL OFFICER, AND IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS AND AS SUCH ANY UNOBTAINED BUILDING WORKS THAT MAY BE REQUIRED ON SITE. THE MAIN CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY, STRENGTH AND STABILITY OF THE BUILDING/DURING THE WORKS DURATION. THIS DRAWING IS THE COPYRIGHT OF GREENFIELDS ARCHITECTURAL SERVICES. THIS DRAWING MAY NOT BE COPIED BY ANY THIRD PARTIES WITHOUT PRIOR PERMISSION.



EXISTING SITE ENTRANCE SURROUNDING ENTRANCE TO BE REMOVED TO AID VISION AND TO ALLOW TWO CARS TO ENTER AND EXIT TOGETHER.

1 OAK TREE TRUNK 2 RETAINED
1 OAK TREE CROWN RETAINED

1 SWAKELEYS ROAD

1 VISIBILITY SPLAY
1 PAVEMENT

1 OAK TREE TRUNK 1 RETAINED
1 OAK TREE CROWN RETAINED

1 SITE ENTRANCE TO BE REMOVED TO AID VISION
1 TIMBER RETAINING WALL TO BE RETAINED

1 VISIBILITY SPLAY

PROPOSED SITE PLAN
SCALE BAR 1:200 @ A3

LANDSCAPING FRONT AREA = 340m²
25% = 85m²
LANDSCAPING PROPOSED = 85m²



PROJECT: 153 Newlyn Road, Cambridge, Cambridgeshire, CB4 7JL	DATE: 14.03.2013
CLIENT: Greenfields Architectural Services	DATE: 14.03.2013
PROJECT NO: 0007301438	DATE: 14.03.2013
PROJECT TITLE: PROPOSED SITE PLANS OPTION 1	DATE: 14.03.2013
SITE ADDRESS: 153 NEWLYN ROAD, CAMBRIDGE	DATE: 14.03.2013
SCALE: 1:200 @ A3	DATE: 14.03.2013
DRAWING NO: SWAKELEYS ROAD A3	DATE: 14.03.2013

0m 1m 2m 3m 4m 5m 6m
LANDSCAPING PROPOSED



Scale: 1" = 10'
 Date: 1/2/2010
 Plot: 1/10/00

ABBREVIATIONS:

101	102	103	104	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

NOTES:
 1. This survey has been conducted in accordance with current best practice.
 2. This survey is to be used for design purposes only.



WARNING:
 A range of detection methods were used to obtain the underground data recorded in this drawing. Variations in soil conditions, depth of cover, and the presence of other underground utilities may affect the accuracy of the data. The GPR data is not intended to be used as a substitute for a traditional geophysical survey. The data is for information only and should not be used for design purposes. The data is for information only and should not be used for design purposes. The data is for information only and should not be used for design purposes.

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Rev	Date	Comments	By	Chk
0.5	28/07/13	Issue for tender	JK	JK
0.2	28/07/13	Issue for tender	JK	JK



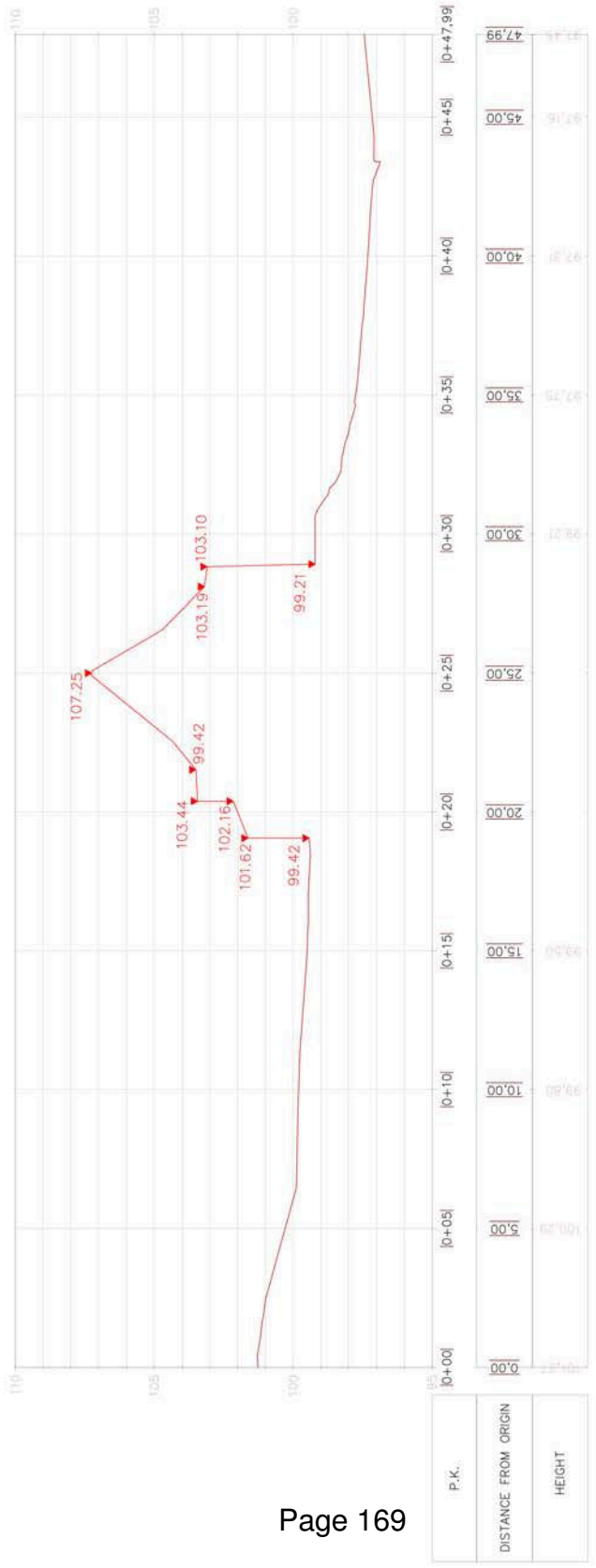
The Vision Survey Group Ltd
 209 SWALELEY'S RD
 TICKHAM
 LONDON
 E17 9JH
 Tel: 020 836 2222
 Fax: 020 836 2223
 Web: www.vision-survey.co.uk



209 SWALELEY'S RD
 TICKHAM
 LONDON

Crossing Title: CROSS SECTION

Scale	NTS	AS	28/07/13	SS
Project	VIS-4400-002			
Sheet No.	1 of 1			





TERRACE

PROPOSED REAR ELEVATION.
SCALE BAR 1:50 @ A1



PROPOSED FRONT ELEVATION.
SCALE BAR 1:50 @ A1



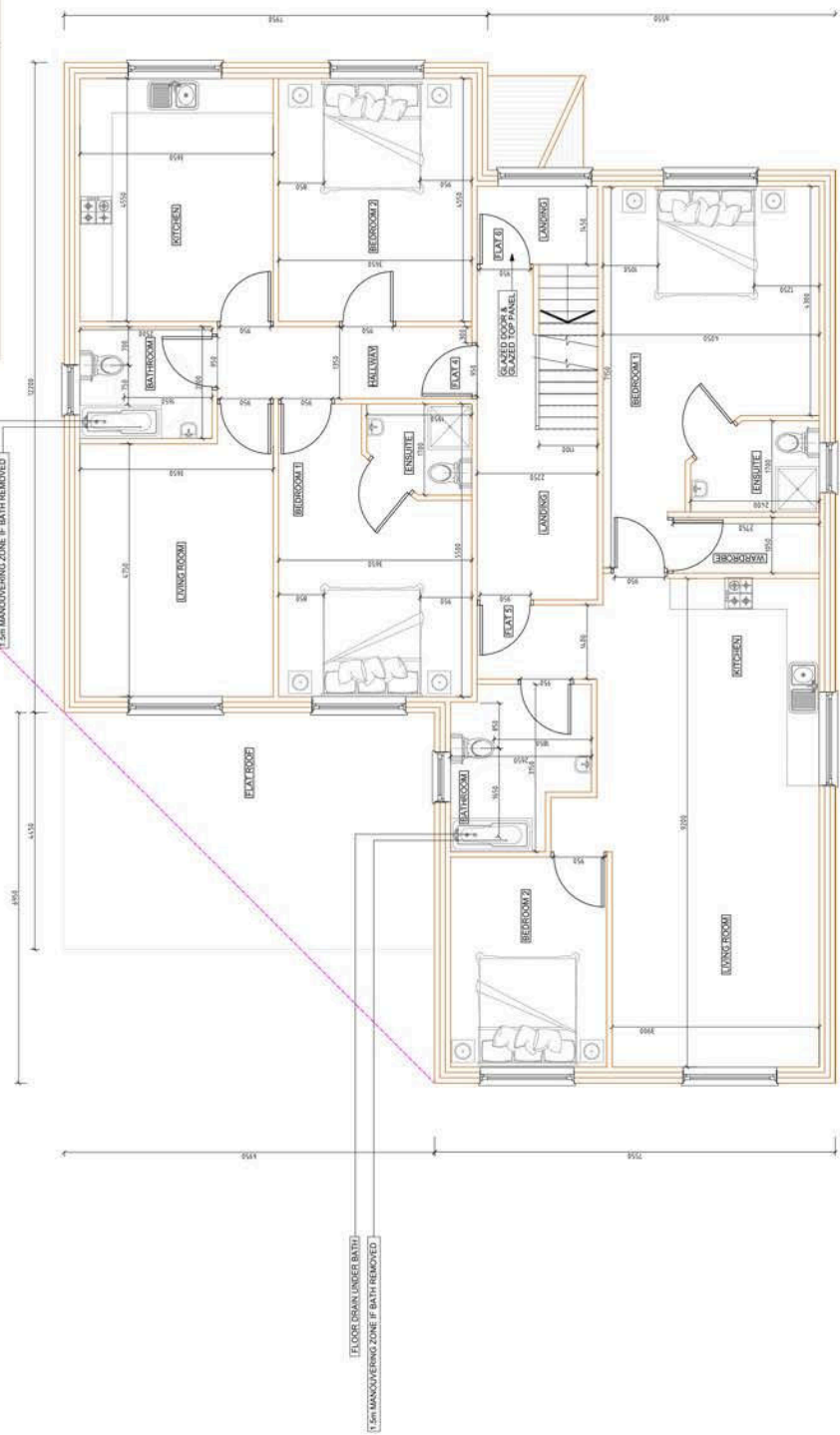
SCALE BAR 1:50 @ A1

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3	PLANS REVISED AS PLANNING CONDITIONS	15.02.2014
4	PLANS REVISED AS PLANNING CONDITIONS	05.12.2014
5	PLANS REVISED AS PLANNING CONDITIONS	03.08.2014
6	PLANS REVISED AS PER PLANNING CONDITIONS	14.03.2013
7	PLANS REVISED AS PER PLANNING CONDITIONS	14.03.2013

**Greenfields
Architectural
Services**

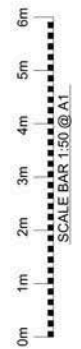
London Office: 113 Queens Road, London, SW16 2DU Telephone: 0207 286 4438 Fax: 0207 286 4439 Website: www.greenfieldsarchitecturalservices.co.uk	Design Office: 113 Queens Road, Carmarthen, SA31 1LE Telephone: 01293 527 897
SITE ADDRESS: 309 BRACKLEY ROAD, UCKHAM	
SCALE: 1:50 @ A1	DRAWN BY: BD
DATE: 19.03.2013	DRAWING NO: BRACKLEY016-REVISION 5

FLAT 4 = 87 m² - 936 sq/ft



FLAT 5 = 91 m² - 979 sq/ft

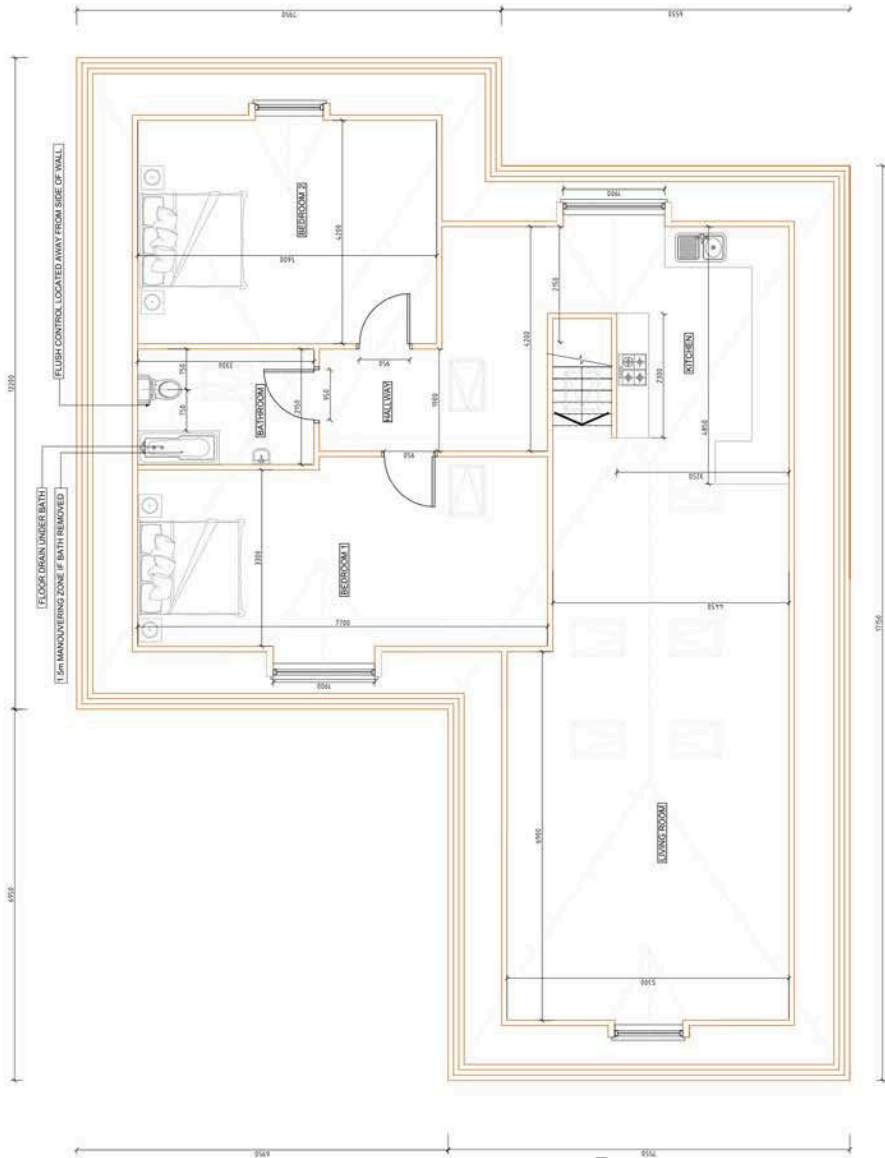
PROPOSED FIRST FLOOR PLAN
SCALE BAR 1:50 @ A1



REV	DESCRIPTION	DATE
A	PLANS RECEIVED AS PER PLANNING PERMISSIONS	19.03.2013
B	PLANS RECEIVED AS PER PLANNING PERMISSIONS	23.03.2013
C	PLANS RECEIVED AS PER PLANNING PERMISSIONS	05.04.2013
D	PLANS RECEIVED AS PER PLANNING PERMISSIONS	08.04.2013
E	PLANS RECEIVED AS PER PLANNING PERMISSIONS	15.04.2013
F	PLANS RECEIVED AS PER PLANNING PERMISSIONS	18.04.2013
G	PLANS RECEIVED AS PER PLANNING PERMISSIONS	23.04.2013
H	PLANS RECEIVED AS PER PLANNING PERMISSIONS	23.04.2013

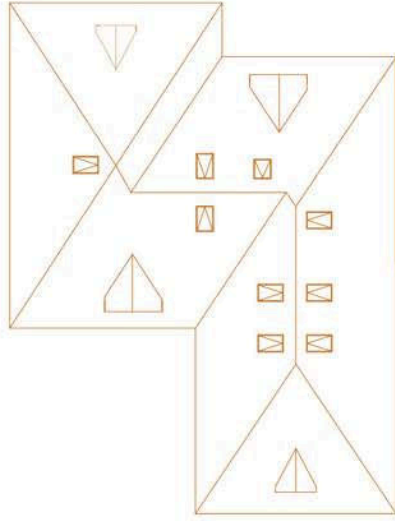
**Greenfields
Architectural
Services**

LONDON OFFICE: 111 Upper Street, London, Greater London, UK
 Tel: 0207 307 4438 Fax: 0207 307 4439
 Email: info@greenfieldsarchitectural.co.uk
 Website: www.greenfieldsarchitectural.co.uk
 DRAWING TITLE: PROPOSED FIRST FLOOR PLAN
 SITE ADDRESS: 309 BRACKLEY ROAD, UCKHAM
 SCALE: 1:50 @ A1 DRAWN BY: BD
 DATE: 19.03.2013
 DRAWING NO: BRACKLEY03 REVISION: 5



FLAT 6 = 140 m² - 1506 sq/ft

**PROPOSED SECOND FLOOR PLAN
SCALE BAR 1:50 @ A1**



**PROPOSED ROOF PLAN
SCALE BAR 1:100 @ A1**

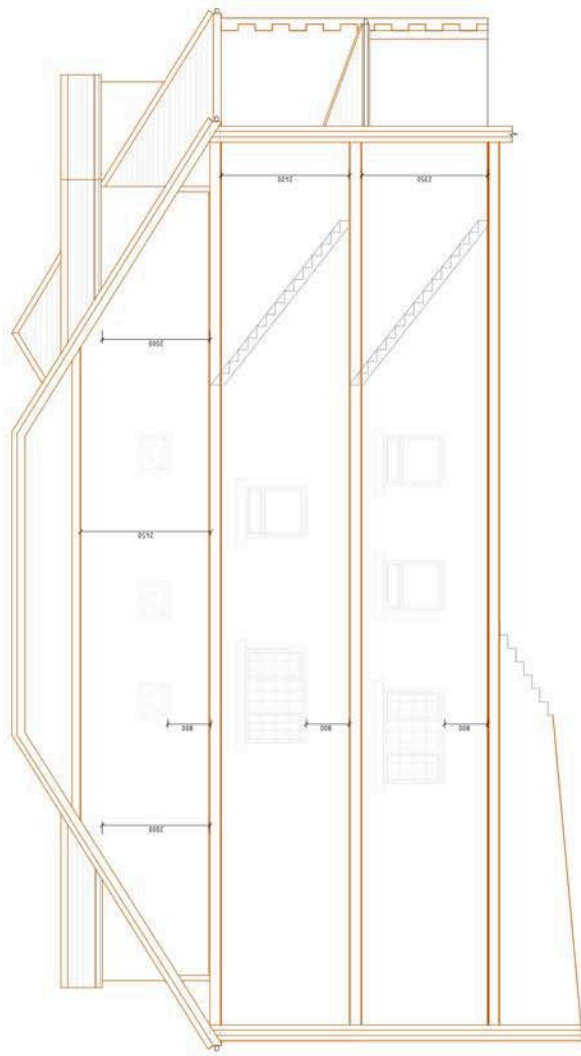
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99	PLANS REVISED AS PER PLANNERS COMMENTS	14.08.2013
100	PLANS REVISED AS PER PLANNERS COMMENTS	14.08.2013

**Greenfields
Architectural
Services**

London Office: 111 Queens Road, Brighton, East Sussex, BN1 3JE
 London Office: 111 Queens Road, Brighton, East Sussex, BN1 3JE
 Telephone: 01273 300 418
 Fax: 01273 300 419
 Website: www.greenfieldsarchitectural.co.uk
 DRAWING TITLE: PROPOSED SECOND FLOOR PLAN
 SITE ADDRESS: 309 SWALEHEY ROAD, UCKHAM
 SCALE: 1:50 - 100 @ A1
 DATE: 19.03.2013
 DRAWN BY: BD
 DRAWING NO: SWALEHEY03 REVISED H

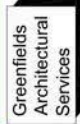
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PROPOSED SECTION A - A
SCALE BAR 1:50 @ A1

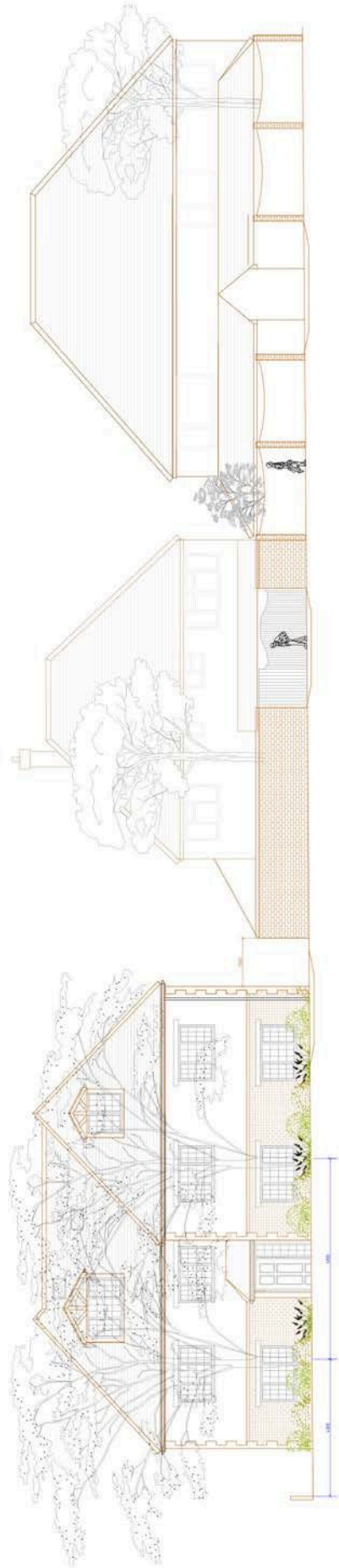


PLAN RECEIVED BY THE PLANNING COMMISSION	19.12.2013	88
DATE	DATE	89
		
LOCAL OFFICE: 151 Upper Road, Falmouth, Cornwall, TR11 2DU Telephone: 01752 364438 Fax: 01752 364439 Website: www.greenfieldsarchitecturalservices.co.uk DRAWING TITLE: PROPOSED SECTION		
DISTRICT OFFICE: 14 Saffron Crescent, Cornwall, TR11 1LE Telephone: 01752 337 897		
SITE ADDRESS: 209 SWANEY ROAD, HENNINGHAM		
SCALE: 1:50 @ A1 DATE: 19.03.2013 DRAWN BY: BD DRAWING NO: SWAKELY/09 REVISION A		

209

211

213



PROPOSED STREET SCENE ELEVATION
SCALE BAR 1:50 @ A0



1.1. TITLE BLOCK

1.2. PROJECT INFORMATION

1.3. CLIENT INFORMATION

1.4. DESIGNER INFORMATION

1.5. DRAWING INFORMATION

1.6. REVISIONS

1.7. APPROVALS

1.8. LEGEND

1.9. INDEX

1.10. NOTES

1.11. SCALE

1.12. DATE

1.13. SHEET NUMBER

1.14. SHEET TOTAL

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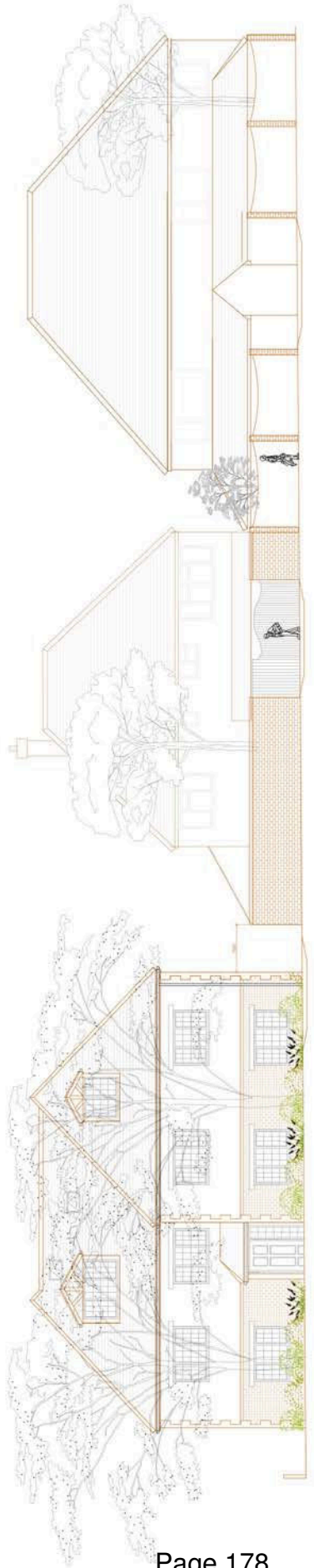
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209

211

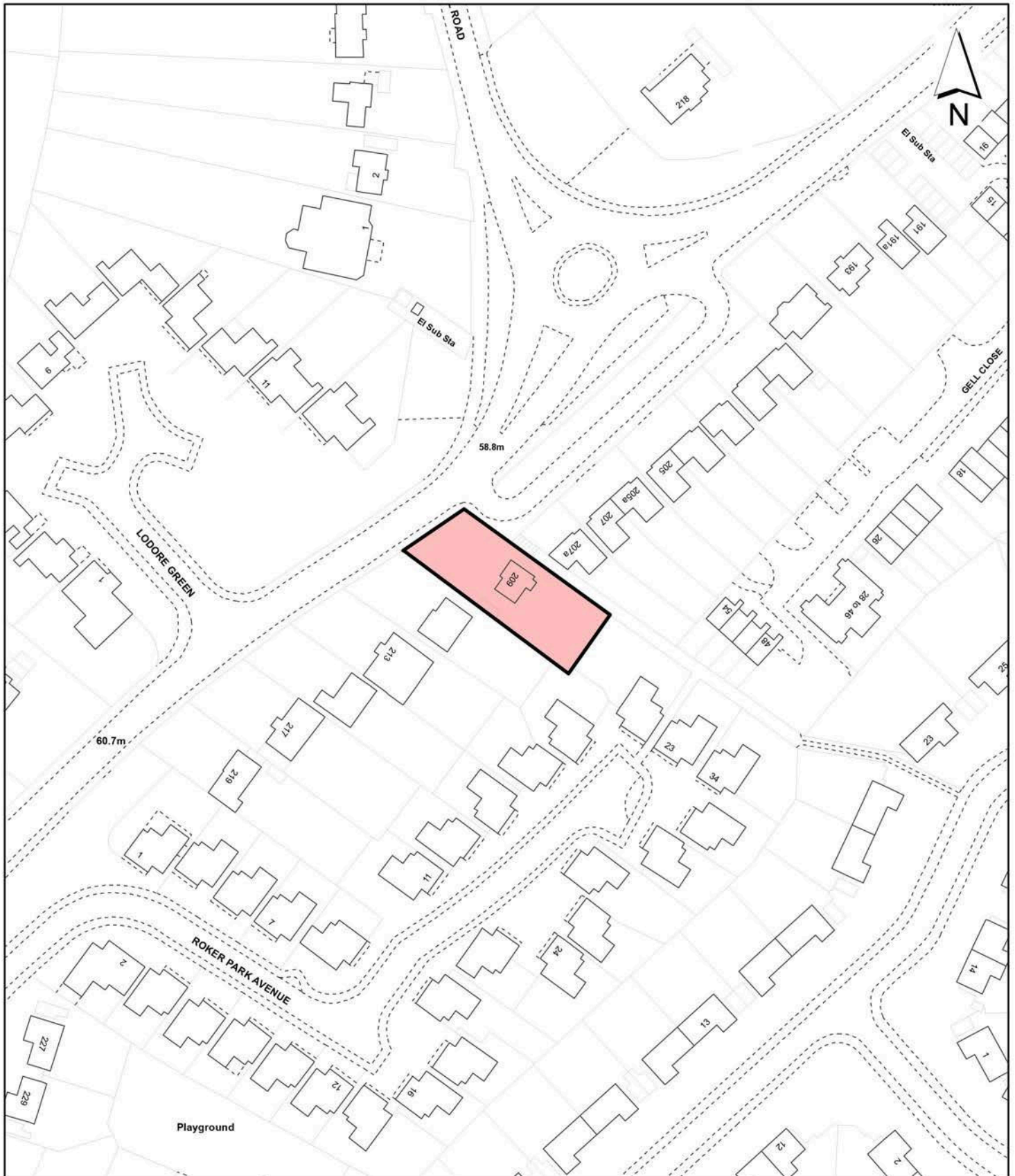
213




PROPOSED STREET SCENE ELEVATION
SCALE BAR 1:50 @ A0



Greenfields Architectural Services 10000 Highway 101, Suite 100, Richmond, BC V6V 2G9 Tel: (604) 273-1111 Fax: (604) 273-1112 Email: info@greenfieldsarchitectural.com Website: www.greenfieldsarchitectural.com		Project Name: [REDACTED] Project No: [REDACTED] Date: [REDACTED] Scale: [REDACTED]
Project Location: [REDACTED] Project Description: [REDACTED]	Project Status: [REDACTED] Project Manager: [REDACTED]	Project Team: Architect: [REDACTED] Designer: [REDACTED] Draftsman: [REDACTED]
Project Approved By: [REDACTED] Project Approved Date: [REDACTED]		Project Approved By: [REDACTED] Project Approved Date: [REDACTED]



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	<p>Planning Application Ref:</p> <p align="center">38490/APP/2013/3223</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North</p>	<p>Date</p> <p align="center">January 2014</p>	
	<p>Page 180</p>		

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 11, AND 11 DUCKS HILL ROAD NORTHWOOD

Development: Two storey, four-bedroom detached dwelling with associated parking, involving demolition of existing garage

LBH Ref Nos: 42254/APP/2013/2897

Date Plans Received: 03/10/2013 **Date(s) of Amendment(s):**

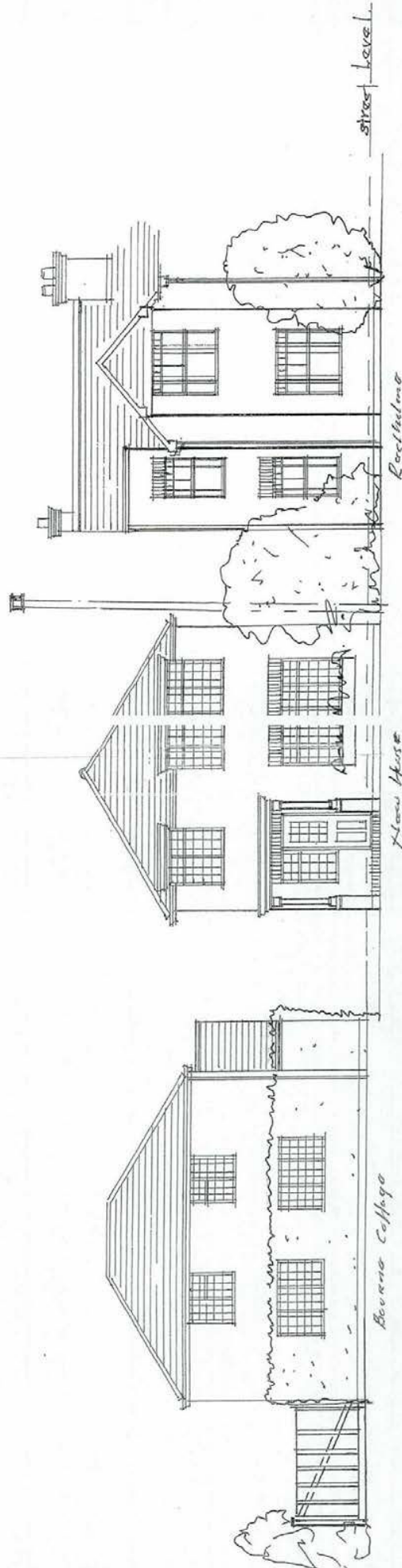
Date Application Valid: 15/10/2013

PROPOSED HOUSE AND PARKING ADJACENT TO
"BOURNE COTTAGE", DUCKS HILL ROAD, NORTHWOOD, MIDDX

DATE JULY 2007

SCALE 1/100

DRAWING NO 12/C/RH/05



ELEVATION FACING DUCKS HILL ROAD

LOMBORO OF HILLINGDON
RECEIVED
- 3 OCT 2013
PLANNING & TRANSPORTATION
GROUP



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Site Address

**LAND FORMING PART OF 11,
AND 11 DUCKS HILL ROAD
NORTHWOOD**

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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

Planning Application Ref:

42254/APP/2013/2897

Scale

1:1,250

Planning Committee

North Page 184

Date

**January
2014**

Report of the Head of Planning, Sport and Green Spaces

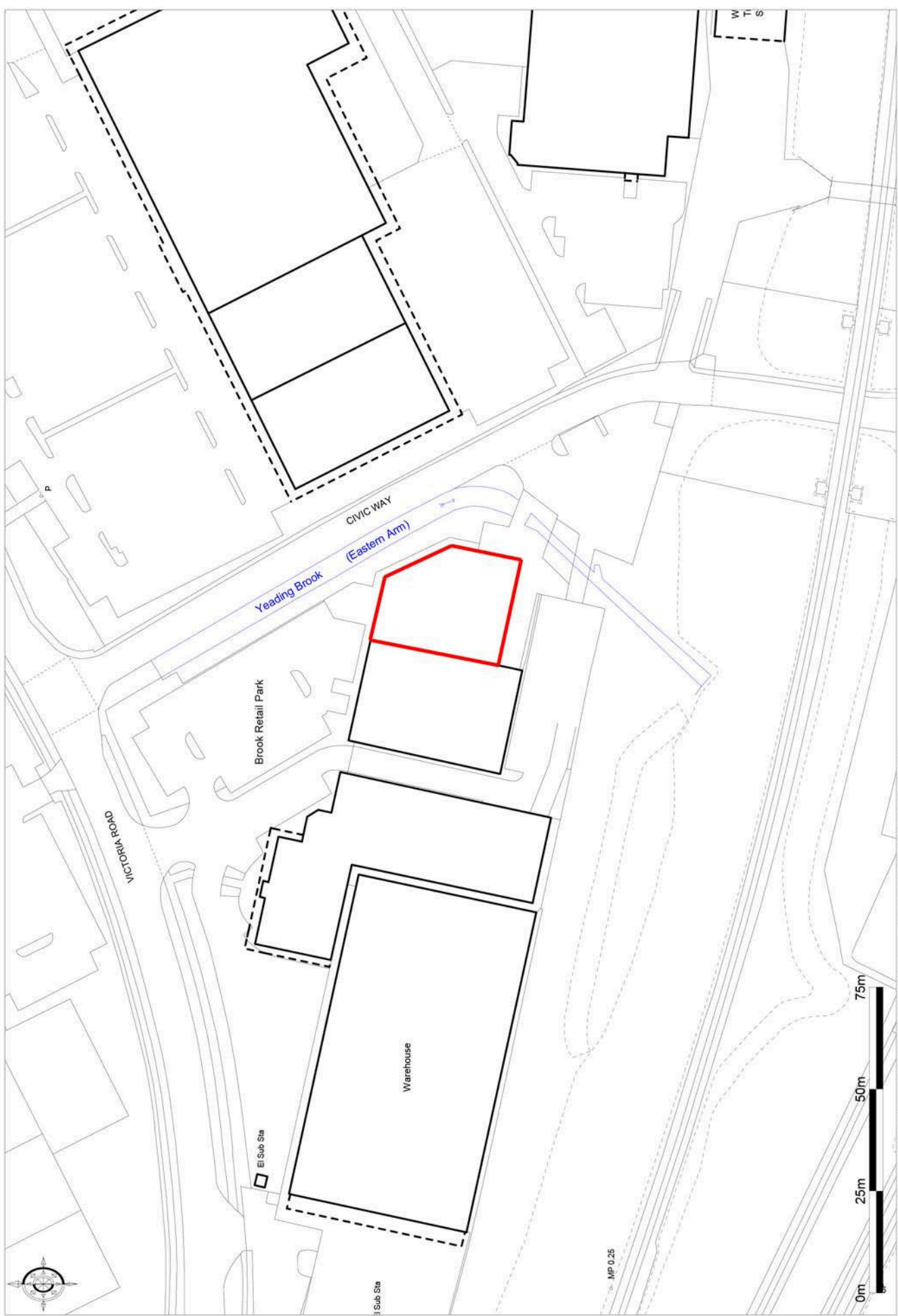
Address UNIT B NEW PETS AT HOME STORE VICTORIA ROAD RUISLIP MIDDX

Development: Change of use from Use Class A1 (Shops) to mixed Use Class A1/Sui Generis for use as a shop with a pet care and treatment facility

LBH Ref Nos: 60026/APP/2013/2989

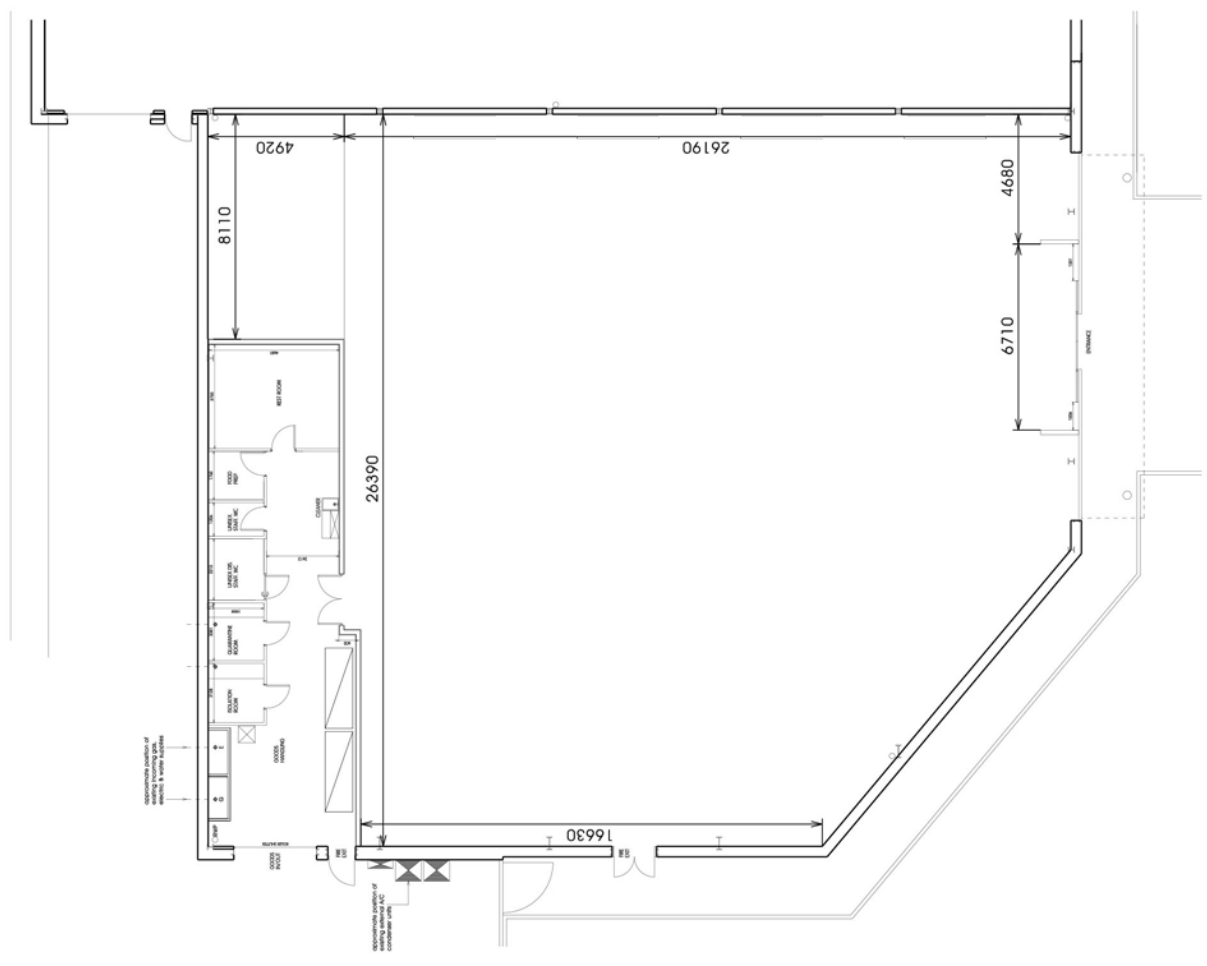
Date Plans Received: 11/10/2013 **Date(s) of Amendment(s):**

Date Application Valid: 11/10/2013



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EXISTING GROUND FLOOR PLAN

Developers Drawing Number(s):
187_Ruislip(RevA).dwg
 Roy Parratt survey 06/07/2013

NWG
 Architects and Planners

NorthWest design associates ltd
 Chelsea Office
 Old Coach Road, Welles, Tottenham, Chelsea, CW6 0JQ
 T 01877 751555 F 01877 753345
 North West Office
 Warrington, Cheshire, Warrington, Cheshire, CW4 7EP
 T 01758 713694 F 01758 712258
 E enquiries@nwdesign.co.uk, W nwdesign.co.uk

CLIENT
Companion Care
 Companion Care Residential Services
 Corne, Warrington, Cheshire, CW4 7EP
 01758 713694

PROJECT
 187_Ruislip Road, Ruislip, HM 02N

DESCRIPTION
 Existing ground floor layout plan

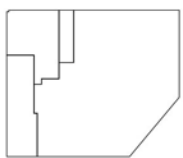
SCALE A1
 1:100
SCALE A3
 1:200

DRAWING NO.
5476/04

REVISION
A

REV	DATE	DESCRIPTION	BY	CHK
A	22.01.13	Final spotted with full survey data	LC	LC

NOTES
FLOOR FINISHES:-
 NOTE:-
 FLOOR FINISHES TO BE IN LINE WITH FINISHES OF
 FLOOR FINISHES TO SALES AND ADJACENT AREAS
 AREAS FOR RETAIL PURPOSES ONLY!



PROPOSED RETAIL AREA = 556.4sqm/5999sq ft
 PROPOSED AMBURY AREA = 91.4sqm/1014sq ft
 PROPOSED VETERINARY SURGERY AREA = 97sqm/1044sq ft
 PROPOSED RECEPTION/WAITING AREA = 26sqm/280sq ft
 GROSS VETERINARY SURGERY AREA = 122sqm/1313sq ft



GROSS UNIT AREA = 773.1sqm/8379sq ft

NWG
 Architects and Planners

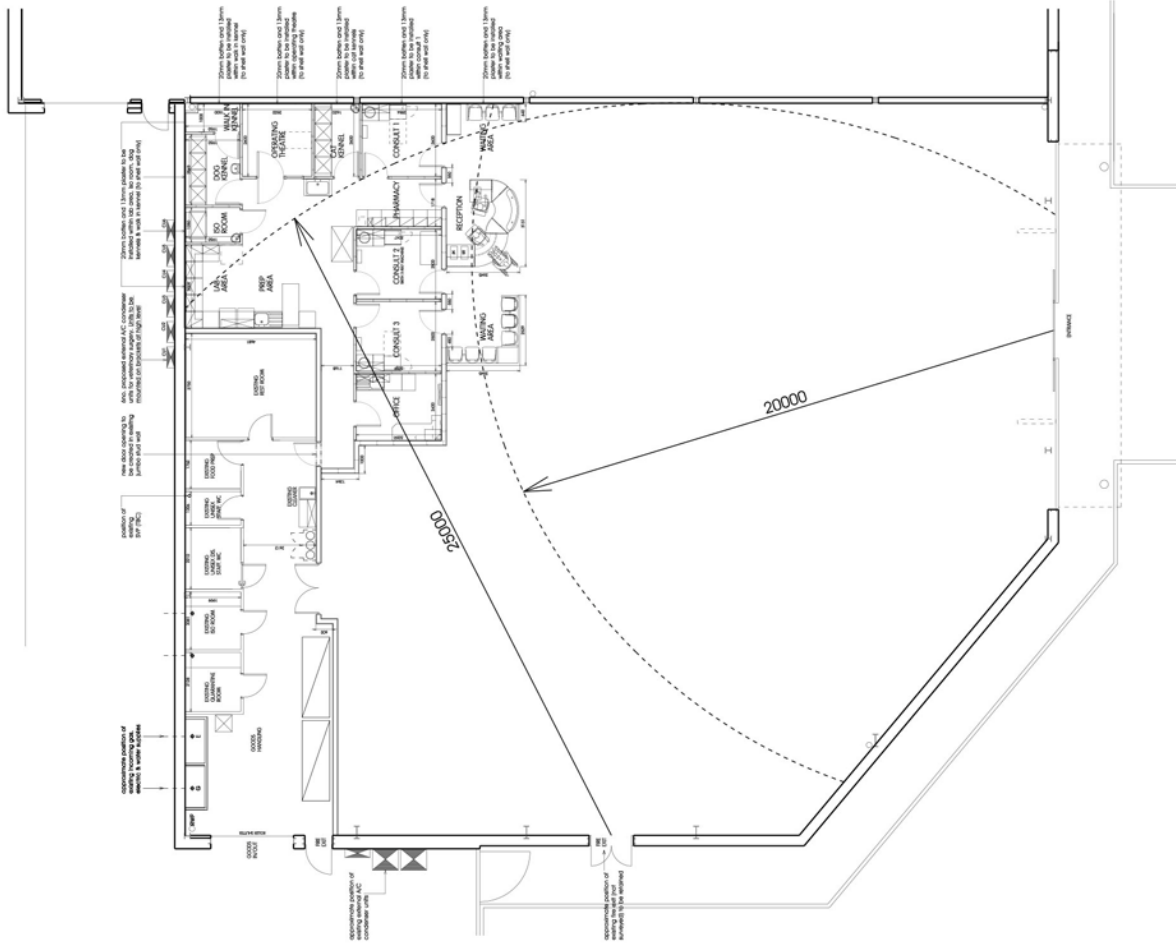
NorthWest design associates ltd
 Chester Office
 Old Coach Road, Malpas, Tarporley, Chester, CH46 6DQ
 T 01879 751555 F 01879 752345
 North Wales Office
 North Wales Office, Penarth, Gwynedd, LL53 7ER
 T 01768 713694 F 01768 712258
 E enquiries@nwdesign.co.uk W nwdesign.co.uk

Client
Companion Care
 Companion Care Veterinary Business
 Centre, Warrington, Cheshire, WA1 2JX

PROJECT
 Unit 6, Victoria Road, Rufford, HM4 0JN

DESCRIPTION
 Proposed ground floor layout plan and areas

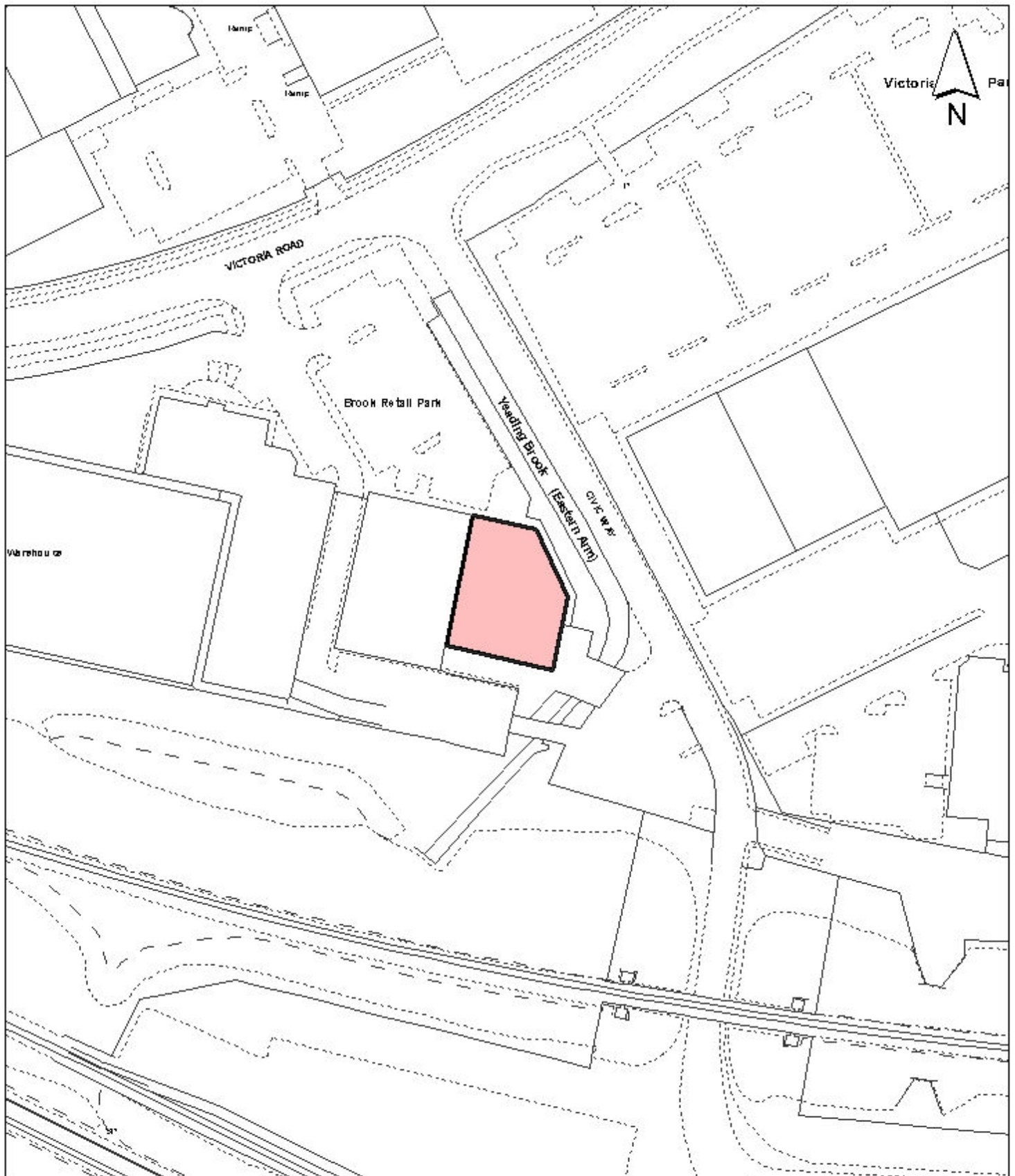
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 1:100, 1:500
SCALE A3
 1:200, 1:500
DRAWN BY
 KJC
REVISION
5476/10
C



**PROPOSED GROUND FLOOR PLAN
 RETAIL LAYOUT (PAH REVISION)
 (P A.H TO FINALISE RETAIL FURNITURE LAYOUT)**

REV. NO.	DESCRIPTION	DATE
A	1:100, 1:500	20 June 2013
B	1:200, 1:500	20 June 2013
C	1:100, 1:500	20 June 2013

NO.	DATE	BY	CHKD.	DESCRIPTION
1	20/06/13	KJC	KJC	Issue for approval
2	20/06/13	KJC	KJC	Issue for approval
3	20/06/13	KJC	KJC	Issue for approval
4	20/06/13	KJC	KJC	Issue for approval



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**UNIT B NEW PETS AT HOME STORE
VICTORIA ROAD
RUISLIP**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

60026/APP/2013/2989

Scale

1:1,250

Planning Committee

North Page 189

Date

**January
2014**

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