



HILLINGDON  
LONDON



# North Planning Committee

## To Councillors on the Committee

**Date:** THURSDAY, 6 MARCH 2014

**Time:** 8.00 PM OR ON THE  
RISING OF THE MAJOR  
APPLICATIONS PLANNING  
COMMITTEE

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

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

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

**This agenda and associated  
reports can be made available  
in other languages, in braille,  
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request. Please contact us for  
further information.**

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2014

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INVESTOR IN PEOPLE

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## Travel and parking

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

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## A useful guide for those attending Planning Committee meetings

### Security and Safety information

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### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

### About the Committee's decision

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

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

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

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

## Agenda

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### Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 11 February 2014  
(To follow)
- 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 'non major with' and 'non-major without' petition. The name of the local ward area is also given in addition to the address of the premises or land concerned.

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### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	R/O 57 - 59A (Fronting Shaldon Drive), Exmouth Road, Ruislip 16124/APP/2013/3540	Cavendish	Two-storey, 2 bedroom detached dwelling with associated parking and amenity space, installation of vehicular crossover and cycle store.  <b>Recommendation: Refusal</b>	1 – 18  164 - 171
7	2 Linksway, Northwood 36910/APP/2013/2338	Northwood	Two-storey, 5 bedroom detached dwelling with habitable roofspace involving demolition of existing dwelling, (Re-consultation on additional information relating to tree protection, internal layouts and additional obscure glazing in the rear elevation).  <b>Recommendation: Approval</b>	19 – 40  172 - 179

8	20 Linksway, Northwood 2203/APP/2013/1820	Northwood	Erection of a detached 6 bedroom dwelling with habitable roof space and basement with associated parking and amenity space including the demolition of the existing detached house, (Resubmission).  <b>Recommendation: Approval</b>	41 – 62  180 – 198
9	1A Ravenswood Park, Northwood 40455/APP/2013/3472	Northwood Hills	Two-storey 3 x bedroom detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed.  <b>Recommendation: Approval</b>	63 – 82  199 – 207

### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	12 Harvil Road, Ickenham 12371/APP/2013/3554	Ickenham	Erection of a two-storey, 4 bedroom dwelling house with associated parking, amenity space landscaping and boundary treatments, (Part-Retrospective).  <b>Recommendation: Approval</b>	83 – 102  208 - 221
11	110 Green Lane, Northwood 46543/APP/2013/3568	Northwood	Demolition of existing property and outbuildings, and erection of 7 x two bedroom flats, with associated access, parking and landscaping.  <b>Recommendation: Approval subject to S106 Agreement</b>	103 – 122  222 – 238
12	120 Fore Street, Eastcote 55197/APP/2013/3769	Northwood Hills	Single storey front and side extension.  <b>Recommendation: Refusal</b>	123 – 130  239 - 254

## Part 2 - Members Only

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

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13	Enforcement Report	Page 131 - 146
14	Enforcement Report	Page 147 - 152
15	Enforcement Report	Page 153 - 162

Any Items Transferred from Part 1

Any Other Business in Part 2

Plans for North Planning Committee

Page 164 - 254

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

**Address** R/O 57-59A (FRONTING SHALDON DRIVE) EXMOUTH ROAD RUISLIP

**Development:** Two storey, 2-bed, detached dwelling with associated parking and amenity space, installation of vehicular crossover and cycle store

**LBH Ref Nos:** 16124/APP/2013/3540

**Drawing Nos:** 13/3297/5 Rev A  
Arboricultural Survey  
Tree Constraints Plan  
Design and Access Statement  
Location Plan (1:1250)  
13/3297/6  
13/3297/7  
13/3297/8

**Date Plans Received:** 28/11/2013                      **Date(s) of Amendment(s):** 28/11/2013

**Date Application Valid:** 09/12/2013

### 1. SUMMARY

The application seeks permission to erect a detached dwelling on land to the rear of Nos. 57, 59 and 59a Exmouth Road, with a frontage on to Shaldon Drive, with associated parking and amenity space.

The proposal has been assessed against current policies and guidance for new housing development in terms of the effect on the character of the surrounding area, the potential impacts on the residential amenities of adjoining and nearby occupiers, and on highways related matters such as vehicle access, traffic/pedestrian safety and parking in Shaldon Drive. The amenities of the future occupants of the dwellings have also been considered.

In conclusion, the proposals would fail to accord with the terms and objectives of all of the identified policies and the requirements of adopted standards or design criteria specifically those in respect of highways and parking matters, the design of the proposal, and the standard of accommodation for Lifetime Homes. It is recommended therefore that planning permission for the proposed development be refused.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The proposed development by virtue of the inappropriate development of gardens would erode the character, appearance and local distinctiveness of the site and surrounding neighbourhood. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (July 2011) and the National Planning Policy Framework.

#### 2 NON2 Non Standard reason for refusal

The proposed development fails to demonstrate that sufficient off street parking provision

which meets the Council's approved parking standards to service the existing and proposed dwellings will be provided and would result in the loss of space currently available for on-street parking. The development would therefore lead to additional on street parking, in an area where such parking is at a premium, to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), the Council's adopted car parking standards and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposal would fail to meet all of the Lifetime Homes standards, in particular with regard to parking, level access, the provision of at least one bathroom/en-suite laid out to standard or a entrance level WC for future use as a wet room. It is therefore contrary to Policy 3.8 of the London Plan (July 2011), the Supplementary Planning Document, the 'Hillingdon Design and Accessibility Statement - Accessible Hillingdon', Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy AM13 of the Local Plan: Part Two - Saved UDP Policies.

**4 NON2 Non Standard reason for refusal**

The proposed development by reason of its design, bulk and location would result in an incompatible and obtrusive form of development which would have an unacceptable detrimental impact upon the streetscene and the area in general. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (July 2011) and the National Planning Policy Framework.

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

**NPPF**

LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
H12	Tandem development of backland in residential areas



HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

### 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.

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application site relates to a 0.02 hectare rectangular plot of land currently forming part of the extended rear garden of No. 57 Exmouth Road which occupies a road frontage of 10.0 metres in Shaldon Drive. To the north boundary is an unsurfaced private access lane serving garages belonging to properties in Shaldon Drive, Exmouth Road and Barnstaple Road.

The site is enclosed by a close boarded fence on both sides and is heavily planted with

several fruit trees, a single Holly and a feature Palm.

The site is adjoined by the gardens of other properties to the rear of Exmouth Road, which is accessible from Shaldon Drive. The surrounding area is wholly residential and characterised by terraced rows of two storey dwellings with established suburban gardens typically on 30-35 metre plots.

The site is situated within a Developed Area as identified in the Policies of Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and has a Public Transport Accessibility Level (or PTAL) of 1a.

### 3.2 Proposed Scheme

The proposal is for the erection of a two storey, 2-bedroom three person detached dwelling house providing approximately 94 square metres of gross internal floor area.

The proposed dwelling would be finished with a hipped roof on all sides, extended to a cat slide roof on the south side elevation. It would have a width of 8.1 metres and an overall depth of 9.8 metres at ground floor (6.6m at first floor) and be set approximately 6.0 metres back from the public footpath to align with the established building line in Shaldon Drive. The flank wall of the dwelling would be approximately 12.8 metres from the rear boundary of No. 59a Exmouth Road at ground floor (15.1m at the upper eaves level) and have an apex height of approximately 7.45 metres.

Internally, it would comprise of a kitchen/diner and lounge at ground floor, two bedrooms and a bathroom on the first floor. All habitable room windows would be in the front or rear elevations with no windows at first floor in either of the side elevation facing properties in Exmouth Road or Shaldon Drive.

The dwelling would be finished externally in brick, tile and upvc window/door openings. The proposed development would be served by a new vehicle crossover (3.2 metres wide at the kerbside) from Shaldon Drive with off road parking space within the front garden for one vehicle.

Approximately 64 square metres of private amenity space would be provided to the rear of the dwelling which would also contain a cycle store (1.3 metres x 1.75m) for two bicycles.

### 3.3 Relevant Planning History

16124/APP/2013/2459 Land Rear Of 57, 59 And 59a Exmouth Road Fronting Shaldon Drive  
Two storey, 3-bed, detached dwelling with associated parking, amenity space and refuse storage

**Decision:** 21-11-2013 Withdrawn

16124/E/77/0449 R/O 57-59a Exmouth Road Fronting Shaldon Drive Ruislip  
Residential development-1 units (Outline)(P)

**Decision:** 14-07-1977 Refused

16124/F/78/0207 R/O 57-59a Exmouth Road Fronting Shaldon Drive Ruislip  
Householder dev. (small extension,garage etc) (P)

**Decision:** 31-03-1978    Approved

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

None relevant but a proposal for a two storey, 3-bedroom detached dwelling with associated parking, amenity space and refuse storage (under ref. 16124/APP/2013/2459) on this site was withdrawn recently.

#### **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.EM6      (2012) Flood Risk Management

Part 2 Policies:

NPPF

- LPP 3.3      (2011) Increasing housing supply
- LPP 3.4      (2011) Optimising housing potential
- LPP 3.5      (2011) Quality and design of housing developments
- LPP 3.8      (2011) Housing Choice
- LPP 3.9      (2011) Mixed and Balanced Communities
- H3            Loss and replacement of residential accommodation
- H4            Mix of housing units
- H12          Tandem development of backland in residential areas
- HDAS-LAY   Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- BE13          New development must harmonise with the existing street scene.
- BE19          New development must improve or complement the character of the area.
- BE20          Daylight and sunlight considerations.
- BE21          Siting, bulk and proximity of new buildings/extensions.
- BE22          Residential extensions/buildings of two or more storeys.
  
- BE23          Requires the provision of adequate amenity space.
- BE24          Requires new development to ensure adequate levels of privacy to neighbours.
- BE38          Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM7          Consideration of traffic generated by proposed developments.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

11no. neighbouring and nearby occupiers were consulted (on 10 & 24.12.2013) and in addition a site notice was displayed from 23.12.2013. There have been six responses received, including a petition (signed by 29 persons) with the following objections, issues and concerns raised (summarised):

Impact on the surrounding area:

- Over development of small plot in relation to rest of area;
- Out of character with terraced rows;
- Encroachment/closing of an open (green) area/loss of garden space;
- Over crowding/detrimental effect on local area;
- Loss of trees.

Size/scale:

- Footprint.

Amenities of neighbouring occupiers:

- Lower quality of life for the adjacent properties;
- Backs onto gardens/less than the minimum required separation distance of 15 metres;
- Overshadowing effect/loss of daylight (to kitchen and habitable rooms);
- Bulk, siting and overbearing presence;
- Loss of view (will be towards a featureless pebble dashed building);
- New trees will block sunlight to gardens;
- Overlooking of gardens possible from side window.

Parking, access and traffic:

- Parking already congested in this road/over saturated parking problems will be further complicated;
- Parking during the weekend or holidays that along both side of the end of Shaldon Drive are full

with cars from the over spill from Shaldon Drive and Exmouth Road residents;

- Additional street parking (1-3 cars);
- Loss of existing parking space(s) in Shaldon Drive (1/2 cars);
- Loss of garage parking space for No. 57 Exmouth Road.

Amenities of future occupants:

- Inadequate garden size.

Other:

- Precedent set (appeals quoted by applicant are not comparable);
- Pressure of additional residents on already overstretched local system;
- Disruption during building works;
- Destruction of habitats of wildlife (plus newts migrate annually from pond at No. 57).

South Ruislip Residents Association (10.12.2013) - no comments.

### **Internal Consultees**

Principal Access Officer:

Comments that whilst plans demonstrate some compliance with London Plan (2011) Policy 3.8, and the Lifetime Homes Standards, an accessible entrance level WC should be incorporated. Revised plans should be requested as a pre-requisite to any planning approval as follows:

- details of level access to and into the proposed dwelling should be submitted;
- a fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress;
- in addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted;
- the scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite;
- a minimum of one bathrooms/ensuite facility should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite;
- to allow the entrance level WC to be used as a wet room in future, a floor gully (trap) should also be provided in this space.

An additional condition re. level access should be attached to any planning permission.

Trees/Landscape Officer:

No objection subject to conditions RES9 (parts 1,2,5 and 6). Makes the following comments

Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. This garden has no protected species or trees/other significant landscape features which might constrain development.

The application is supported by Merewood's Arboricultural Survey to BS5837:2012. The survey assesses the condition and value of 8No. individual specimens. The report concludes that these are all grade 'C' trees which make a limited contribution to the visual amenity of the area. The development necessitates the removal of several garden shrubs and small trees. However, no trees or other landscape features of merit will be affected by the proposal.

The Design & Access Statement, Tree Survey, together with WJ Macleod drawing No. 13/3297/1

confirm that there is space and opportunity within the proposed site layout to secure replacement planting as part of a landscape scheme for the site. If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

Environmental Protection Unit:

No objection subject to standard informative re. control of environmental nuisance from construction work.

Highways (Traffic/Transportation) Officer:

Objection on grounds of inadequate parking provision for the new dwelling and loss of existing parking (both on-street and to No. 57 Exmouth Road) contrary to Policies AM7 and AM14.

## **7. MAIN PLANNING ISSUES**

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

Paragraph 53 of the National Planning Policy Framework advises that 'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The London Plan (July 2011) aims to provide more homes within a range of tenures across the capital meeting a range of needs, of high design quality and supported by essential social infrastructure.

In terms of new housing supply, the Borough of Hillingdon has been allocated a minimum target of 4,250 in the period from 2011-2021. The form of such housing should provide a mix of dwelling types in different locations with those at higher densities providing for smaller households focused on areas with good public transport accessibility.

London Plan Policy 3.5 (Quality and design of housing developments) states that "housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment, taking account of strategic policies in the Plan to protect and enhance London's residential environment and attractiveness as a place to live. Boroughs may in their LDFs introduce a presumption against development on back gardens or other private residential gardens where this can be locally justified".

The London Plan comments (in Paragraph 3.34) that "Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate development and their loss can cause significant local concern. This Plan therefore supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base..."

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

Policy H12 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) refers to proposals for tandem development of backland in residential areas. However, this form of development consists of one house immediately behind another and sharing the same access therefore is not applicable to the current application proposal.

The construction of one dwelling on this site would effectively however represent "garden grabbing" with a significant area of the existing garden to No. 57 Exmouth Road taken and which currently provides an undeveloped open /green space between the rear of the adjoining dwellings in Exmouth Road and the next row in Shaldon Drive. As this land is not otherwise previously developed, the proposal should be considered as an inappropriate form of development in this locality and is thus contrary to the objectives of the NPPF, London Plan Policy 3.5 and Hillingdon Local Plan Policy BE1.

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

The density of residential development on this site should be in accordance with Policy 3.4 of the London Plan (July 2011). Thus for dwellings of 4 habitable rooms in suburban locations, a density of 150-200 habitable rooms/hectare (or 35-55 units/ha.) is sought.

The proposed development, comprising of four habitable rooms (two bedrooms plus a kitchen/diner and lounge) on a site area of 0.02 hectare would thus result in a density of 200 habitable rooms/hectare (approx.) or 50 units per hectare, which would be at the top of the acceptable density range for a site in a suburban location with a PTAL score of 1a.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) requires developments to harmonise with the existing streetscene or other features in the area.

Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area in which it is situated.

The application site is wholly visible from Shaldon Drive the immediate surrounding area to which comprises of mostly two storey terraced rows. The proposed house would occupy a smaller plot in terms of front to back depth than those. Given the detached nature, the lower eaves and ridge height, and the overall roof form of the proposed dwelling, it is considered that the proposal would be incongruous with the existing built features in the street scene.

Policy BE22 of the Hillingdon Local Plan requires a gap between a two storey building and the side boundary line of at least one metre. Whilst the site backs on to the gardens of properties in Exmouth Road and adjoins a private access lane, this has nonetheless been achieved in the proposal. However, the design and layout of the proposed is considered to be out of keeping with the design and layout of the adjoining terraced properties.

Accordingly, the proposal is not considered to comply with the objectives of Policies BE13, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies in this regard.

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

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that "planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in a significant loss of residential amenity."

The Council's Supplementary Planning Document - the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) sets down a minimum of 15 metres separation distance between adjoining dwellings.

Policy BE20 of the Local Plan requires new buildings to provide for adequate daylight and sunlight to be able to penetrate into and between them and the amenities of the existing houses to be safeguarded.

The proposal would maintain a separation of 12.8 metres from the rear elevation of No. 59a Exmouth Road at ground floor but achieve 15.1 metres at the upper eaves level. The cat slide roof section facing this and other properties in Exmouth Road would effectively reduce the physical bulk at the boundary and allow natural light to penetrate whilst sunlight from the south would be unaffected.

For these reasons therefore, it is considered that the proposal would be unlikely to reduce the residential amenities of the occupiers of Nos. 55 to 59a Exmouth Road and No. 68 Shaldon Drive by reason of bulk and proximity or loss of natural light/sunlight and as such complies with the objectives of both Policies BE20 and BE21.

Policy BE24 of the Local Plan requires the design of new buildings to protect the privacy of neighbouring dwellings. Paragraph 4.12 of the Hillingdon Design and Access Statement: Residential Layouts (or HDAS) requires a minimum of 21 metres between properties (taken at 45 degrees from the centre of the upper floor habitable room windows in the new dwellings) to ensure no loss of privacy would occur.

In this regard, there are no habitable room windows proposed to the upper floors of the new dwelling that would create overlooking to any of the existing dwellings or the nearest part of their gardens in either Exmouth Road or Shaldon Drive (as measured by a 45 degree taken either side of the centre of the rear windows) or to the rear in Barnstaple Road which are over 50 metres away.

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

Policy 3.5 of the London Plan (July 2011) states that housing developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. In order to achieve this, the new dwelling would be required to meet the minimum gross internal floor space standards set out under this policy, and in the GLA's Supplementary Planning Guidance - Housing (November 2012).

The proposed development would provide a two bedroom dwelling, with a gross internal floor area of 94 square metres (approximately). The front bedroom is capable of being occupied in the future as a double or twin room [12 sq.m. or more], and therefore a total of up to three persons could be accommodated in total.

The standard set down for a 2-bedroom, 3 person dwelling is 74 sq.m. therefore the floorspace provided would achieve the minimum gross internal floor area set down in the London Plan (July 2011). The proposal would thus provide an adequate layout standard of living accommodation for its occupants and complies with the London Plan and HDAS standards in this regard.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states: "New residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and the surrounding buildings, and which is useable in terms



of its shape and siting."

The Council's Supplementary Planning Document - the Hillingdon Design and Accessibility Statement - Residential Layout (July 2006) states that the garden space standards which for a two bedroom dwelling is 40 square metres. The proposal provides 64 square metres of private garden space and therefore also complies with Local Plan Policy BE23 and HDAS in this regard.

The amenity space of the existing dwellings at Nos. 59 and 59a Exmouth Road, the rear boundaries of which would be adjoined, 70/80 sq.m. respectively would be unchanged. The dwelling at 57 Exmouth Road, which has been extended at the rear, would retain approximately 62.5 square metres of its current extended garden of over 230 sq.m. sufficient for a two bedroom property.

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

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of two off-street parking spaces for each dwelling.

The application site has a low PTAL score of 1a, so the maximum two parking spaces standard is required to be adhered to in this instance. The spaces should each measure 2.4 metres x 4.8 metres and allow for turning/manoeuvring in order that vehicles leave the site in a forward gear.

The proposal indicates the provision of an area for off-street parking for the dwelling, which would be serviced by a proposed new single vehicle width crossover from the Shaldon Drive. The applicant has commented that as the proposed house is two bedroom, a single space in the front garden may be considered more appropriate for this area in addition to which a greater amount of land at the front could be devoted to soft landscaping. Furthermore, this new vehicular access on to Shaldon Drive is preferable to using the side access (as in the previous withdrawn application) as the appropriate pedestrian visibility splays to the pavement would be within the applicant's control on both sides.

In considering alternatives, whilst a tandem parking arrangement for two vehicles is not possible on this depth of frontage, a single width crossover should also retain an upstanding at the kerb of at least 1.2 metres between this and the existing crossovers on either side in Shaldon Drive and any other internal parking layout for two cars could result in running across the raised kerb. The position of the proposed cross-over is currently available for parking although visibility for vehicles leaving the rear service lane can be severely restricted and thus having a new crossover here may even be considered as a gain to highway safety.

These practical considerations apart, there is a potential deficiency of one parking space provided on the site for the new dwelling and the loss of two other parking spaces in the vicinity. One of these, in the former garage for No. 57 Exmouth Road (which has never been used for vehicle parking by the current owner in 19 years) which is to be removed but which the Council's Highways Officer considers could easily be brought back into use

by construction of a ramp. The other lost space would be the on-street space described on Shaldon Drive. In these circumstances therefore, up to three additional vehicles could at any time need to be parked on the surrounding roads, which are already at capacity especially in the evenings and at weekends.

For this reason, on balance the proposal is likely to have a detrimental impact on general highway safety and traffic flow as vehicle drivers look for parking spaces which are already limited and at times may be at full capacity in the vicinity of the application site. This may also encourage parking in potentially dangerous positions. The proposal is thus contrary to the objectives of Local Plan Policies AM7 and AM14 and the adopted car parking standards in this regard.

In addition to the car parking requirements, any proposal should provide a covered, screened and secure cycle store with space for three bicycles within the site of the new dwellings. This provision has been made in the proposal with a cycle store for two bicycles in the rear garden.

Access for emergency and other vehicles to this site would be good and unlikely to give rise to highway and pedestrian safety problems in the immediate vicinity of the site entrance.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. They should be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. They should also create safe and secure environments.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) also sets out, in Chapter 4, the site specific and general design guidance for new residential development.

Thus elevations should be in harmony with the surroundings and complement and/or improve the area, contributing to the street scene and environment generally. Building lines should relate to the the street pattern whilst car parking should not result in a reduction in residential amenity as a result of noise, emissions and increased activity. Where parking is to the front, careful consideration must be given to boundary treatment, retention of trees and the use of walls, fences etc. Bicycle parking facilities should be safe and accessible.

As discussed elsewhere in this report, the bulk and scale, siting and design of the proposed dwelling has been considered in terms its effect on the amenity and character of the surrounding residential area, and it is considered to be unacceptable in the context of the local built environment.

#### **7.12 Disabled access**

All housing development schemes must be constructed to a design that is in accordance with the Lifetime Homes Standards as outlined in the SPD, the Hillingdon Design and Accessibility Statement (HDAS) - Accessible Hillingdon' and Policy 3.8 of the London Plan 2011.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) also states that housing should be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly.

The basic objective of these policies is that any new dwelling should be accessible and capable of future occupation by disabled person(s). This may include where appropriate such design features as external access ramps, level entrance thresholds for wheelchairs, minimum door widths and bathroom dimensions including a practical WC/washbasin arrangement, a layout that enable one bathroom facility at entry level to be used in the future as a wet room (with shower gulley drainage) and an identified location for a future through the ceiling wheelchair lift.

The Council's Principal Access Officer has advised that the proposal would fail to meet all of the Lifetime Homes standards, in particular with regard to level access, at least one bathroom/en-suite laid out to standard or a entrance level WC for future use as a wet room. These should be included in the final layout and made the subject of conditions but in so far as they have not been incorporated here, the proposal would be contrary to Policy 3.8 and HDAS.

Policy AM13 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) seeks to ensure that proposals for development increase the ease and spontaneity of movement for elderly people, the frail and people with disabilities. With regard to Lifetime Homes standards, there is no such parking bay provided (this should be 3.6 wide) and strictly therefore this policy objective has not been met by the proposal.

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

Not applicable to this application.

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

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Policies Unitary Development Plan Policies (November 2012) requires new developments to retain and utilise landscape features of merit.

The development necessitates the removal of several garden shrubs and small trees specimens, all of which make only a limited contribution to the visual amenity of the area. No trees or other landscape features of merit will be affected by the proposal.

There is however space and opportunity within the proposed site layout to secure replacement planting as part of a landscape scheme for the whole site including the site frontage in Shaldon Drive, which can be sought by means of conditions on any approval granted.

The Council's Trees & Landscape Officer has confirmed that there is no objection on this basis. The proposal would thus achieve the specific landscape aims of Local Plan Policy BE38 in this regard and also to Local Plan: Part One Policy BE1 which seeks to protect the amenity of surrounding land and buildings, particularly residential properties.

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

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement - Residential Layouts, in Chapter 4 states that adequate and appropriate space for waste and recycling facilities should be incorporated in to new developments, which integrates with the buildings they serve and minimises the impact on local amenity.

Waste disposal facilities should be located on private land with solid, well ventilated bin stores that are discreetly sited and screened but easily and safely accessible from the highway/collection point. The maximum distance for refuse to be carried by residents is 25 metres or 30m from the highway where these are to be collected. In accordance with HDAS therefore, the dwellings would be required to be provided with a screened storage area for refuse awaiting collection.

The proposed site layout makes provision for a hardstanding for bins within the application site, the details of which can be made the subject of an appropriate condition, but are otherwise considered to be in a suitably discreet position which would not be highly visible beyond the site boundaries. The carrying distance from the highway of less than 10 metres would provide an acceptable arrangement for refuse collection.

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

The proposed development would be required to be built to the Code for Sustainable Homes Level 4. A condition could be attached to any planning permission granted requiring the provision of a design stage certificate prior to the commencement of works to show that the designed dwellings would meet this standard.

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

In accordance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the principles of sustainable drainage should also be used in any development of this site which should seek to manage storm water as close to its source as possible.

Policy OE8 of the Local Plan states that permission will not be granted for redevelopment of existing urban areas which would result in an increased flood risk due to additional surface water run-off, unless the proposed development includes appropriate measures.

A suitable condition is therefore necessary and could be attached to any planning permission granted requiring details of appropriate surface water management measures for the development of this site, which is to be fully enclosed on all boundaries except that part left open for the new vehicular access in Shaldon Drive.

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

Not applicable to this application.

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

A number of concerns and issues have been raised in response to the statutory consultation exercise, many of which have referred to in the report.

The primary objections to the proposal relate to the impact on the surrounding area, parking and loss of amenities of the immediately adjoining neighbours. The concerns raised on these specific issues relate to the small size of the plot, the loss of garden/trees and type of dwelling proposed.

Another concern is the potential loss of daylight to properties in Exmouth Road due to overbearing proximity whilst the main objection refers to the parking congestion in the area, which would be made worse by the lack of space provided for the new occupants and loss of existing spaces (including the garage).

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek a contribution towards Educational facilities through planning obligations.

The Supplementary Planning Document Planning Obligations (July 2008) and Revised Chapter 4: Educational Facilities (September 2010) states that where a development provides an additional six or more habitable rooms to a residential development (kitchens are included for these purposes and rooms of more than 20 square metres may be counted as two rooms), a financial contribution towards education facilities will be sought.

The proposal would result in five such habitable rooms being created in the development (two bedrooms, a lounge, 24.2 sq.m. and a kitchen/dining room). Therefore, the proposed development is not liable to a contribution being sought towards future educational facilities in the Borough.

#### **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**

None received.

### **10. CONCLUSION**

The proposal represents an inappropriate form of development known as garden grabbing and therefore in principle, given the location of the application site, it is not accepted.

The design, bulk and location of the proposed development would result in an incompatible and obtrusive form of development which would have an unacceptable detrimental impact upon the streetscene and the area in general.

The amenity space provision for future occupants of the development is also adequate and no significant landscape features would be removed, and the proposal would have an acceptable impact on the amenities of the adjoining residential occupiers.

The access arrangement is considered satisfactory and would not result in highway related problems at the site entrance. However, the deficiency of one parking space and loss of two other spaces in the vicinity, including the garage belonging to No. 57 Exmouth Road would be likely to lead to additional on street parking, in an area where such parking is at a premium, to the detriment of public and highway safety.

The living accommodation floorspace, whilst adequate in size would fail to meet all of the Lifetime Homes standards, in particular with regard to level access, at least one bathroom/en-suite laid out to standard or a entrance level WC for future use as a wet room.

In conclusion, the proposal would thus fail to accord with the terms and objectives of the identified policies, and requirements and adopted standards in these respects. It is recommended therefore that planning permission for the proposed development be refused.

## **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:** Daniel Murkin

**Telephone No:** 01895 250230



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

<b>Address</b>	2 LINKSWAY NORTHWOOD		
<b>Development:</b>	Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.		
<b>LBH Ref Nos:</b>	36910/APP/2013/2338		
<b>Drawing Nos:</b>	Proposed Perspectives 12/102/2 - Tree Report 12/120/2 Rev b 1440 P201 REV D 1440 P102 REV B 1440 P202 Design and Access Statement 1440 P101		
<b>Date Plans Received:</b>	15/08/2013	<b>Date(s) of Amendment(s):</b>	13/02/2014
<b>Date Application Valid:</b>	04/09/2013		04/09/2013
			15/08/2013

### 1. SUMMARY

The application seeks planning permission for the erection of a two storey, detached, 5-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage.

The site is a triangular corner plot which separates Copsewood Way (to the west) from Linksway (to the east), located at the northern end of Linksway. Contained within the site is an existing two-storey detached residential property and side/rear garage addition, which is set back from the main highway by approximately 15.5 metres. The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391, with a number of large, mature trees on the boundary lines of the site.

The amended design of the proposed scheme is considered to have an acceptable impact on the character and appearance of the Copse Wood Estate Area of Special Local Character. Sufficient details have been provided to show that the scheme would ensure the protection of the protected trees within the site and also the protection of the residential amenity of the neighboring occupiers.

At the time of writing the amended plans consultation had not expired, any further submissions received before the committee meeting on the 6th March 2014 will be reported via the addendum.

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

### 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 1440 P201 REV D & 1440 P202 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:

Car Parking [1440 P201 REV D]

Cycle Storage [1440 P201 REV D]

Amenity Space [1440 P201 REV D]

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 & 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)

## **6 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)

## **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 Means of enclosure/boundary treatments

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

2.d Hard Surfacing Materials

2.e External Lighting

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

### 3. Details of Landscape Maintenance

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

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

### 4. Schedule for Implementation

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 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 walls or roof slopes of the development hereby approved facing, No.3 Copse Wood Way or No.4 Linksway.

#### 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 window serving the en-suits and bathrooms and the second floor games room/cinema room windows in the rear elevation facing No.3 Copse Wood Way and the first floor window and roof light facing No.4 Linksway 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 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)

#### **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.

#### 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 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)

#### **15 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.

#### **16 NONSC Non Standard Condition**

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 gate, fence, wall or other means of enclosure shall be erected within 5 metres of the front boundary line of the site shared with the highway of Linksway

#### REASON

To protect the character and appearance of the area in accordance with Policies BE5, BE13 & BE19 of the 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.
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 5.7	(2011) Renewable energy
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

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

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

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

### **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 £8,257.80 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](http://www.hillingdon.gov.uk/index.jsp?articleid=24738).

### **5            I47                    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).

**6            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.

**7            115            Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

**8            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.

**9            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).

**10 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).

**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.

**13 19 Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition [ ], you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

**14**

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

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The site is a triangular corner plot which separates Copse Wood Way (to the west) from Linksway (to the east), located at the northern end of Linksway. Contained within the site is an existing two-storey detached residential property and side/rear garage addition, which is set back from the main highway by approximately 15.5 metres.

This is one of the original dark red brick houses on the estate, designed to face the corner of Linksway and Copse Wood Way, of modest size, vernacular design and surrounded by mature trees.

The site has an existing vehicular access located at the southern end of the curtilage, with access taken from Linksway. A large grass verge is located immediately north of the site at the junction between Linksway and Copse Wood Way.

To the south of the site is No.4 Linksway, a two storey detached property with a width of 23.5 metres. To the rear of the site is No.3 Copse Wood Way which is also a two storey detached dwelling.

The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391.

### 3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, detached, 5-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage within the site.

The proposed building would have a cranked design and would be 23.3 metres wide at its widest point. The building would be orientated to have its main frontage facing Linksway with a maximum depth of 9.6 metres. The property would be located 1.5 metres away from the southern boundary of the site shared with No.4 Linksway and would be set 9.5 metres from the front boundary line of the site. The building would be 9.9 metres in height with a dormer in the principal roof slope and two dormer windows in the rear roof slope. An integral garage and driveway would provide off-street parking within the site and a garden space would be created to the rear of the building.

### 3.3 Relevant Planning History

36910/A/97/1948                      2 Linksway Northwood  
Erection of a single storey side extension and a detached double garage and workshop

**Decision:** 02-04-1998    Approved

36910/APP/2012/1981                2 Linksway Northwood  
Two storey, detached, 7-bed dwelling with habitable roofspace and detached single storey garage involving the demolition of the existing detached dwelling and detached garage

**Decision:** 18-10-2012    Withdrawn

36910/APP/2013/107                2 Linksway Northwood  
Two storey, detached, 6-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage

**Decision:** 26-06-2013    Withdrawn

36910/B/97/1954            2 Linksway Northwood  
Tree surgery to two Oak trees in Area A1 on TPO 391

**Decision:** 25-03-1998    NFA

36910/C/98/0598            2 Linksway Northwood  
To fell sixteen Thuja trees in area A1 on TPO 391

**Decision:** 17-08-1998    Approved

36910/D/98/1816            2 Linksway Northwood  
Tree surgery to 3 Oaks in area A1 on TPO 391

**Decision:** 27-09-2001    NFA

36910/E/99/1387            2 Linksway Northwood  
Tree surgery to three Oak trees in Area A1 on TPO 391, including branch reduction of two Oak trees (Nos.26 and 27) to give a 1 metre clearance from the house and removal of three lowest branches and one small branch growing towards the house from Oak (No.15)

**Decision:** 22-10-1999    Approved

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

The applicant entered pre-application discussions with the Council's Planning Department and advice was provided regarding design and other planning matters, especially with regards to the design, detailing and siting of the proposed development.

It should be noted that the design of the dwelling proposed within the current application differs substantially from the designs within the previously withdrawn applications. Significant amendments have been made by the applicant in order to seek a scheme which addresses previous concerns.

On the 26 June 2013, a planning application ref. 36910/APP/2013/107 was withdrawn for a development comprising a two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

On the 18 October 2012, a planning application ref. 36910/APP/2012/1981 was withdrawn for a development comprising a two storey detached 7 bedroom house.

On the 2 April 1998, planning permission was granted for the erection of a single storey side extension and a detached double garage and workshop application reference 36910/A/97/1948

Between 1997-1999 permission has been sought and approved to prune and reduce the crown spread of protected trees within the property. Application references:

36910/E/99/1387, 36910/D/98/1816, 36910/C/98/0598 and 36910/B/97/1954.

#### **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 5.7 (2011) Renewable energy
- 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

3 neighbours and Northwood Residents Association were notified by way of Letter on 6th September 2013. A site notice was erected 6 individual representations objecting to the scheme were received for the following reasons:

1. The development would adversely affect the street scene in that the existing house is one of two matching properties (one on either side of Copsewood Way) that represent "gatehouses" to the Copsewood estate;
2. Detrimental to the visual cohesion of the entrance to the estate;
3. Detracts from the open character and appearance of the Copse Wood Area of Special Local Character;
4. This is a very sensitive site and its loss will be dramatic;
5. The present front elevation face of the 3 bedroom gate house will be replaced by an ugly North facing side elevation dominated by 2 large chimneys;
6. The rear of the proposed house, due to its new orientation would look directly on the back of 3 Copse Wood and appears to break the 45 degree rule;
7. The dormers in the rear roof elevation would look directly onto No 3 Copse Wood;
8. There are serious flaws in the site plans;
9. Overdevelopment of the site;
10. Harm to the protected Trees within the site;
11. No details provided of the boundary treatments;

One response in support of the application was also received on the ground that it would be in keeping with the surrounding area.

CASE OFFICER COMMENTS: The above comments will be addressed in the main body of the report.

Northwood Residents Association:

A petition with 69 signatories has been received objecting on the following grounds:

1. The scale, width, architectural and proportions are out of keeping;
2. The roof line would fill the skyline;
3. There are anomalies in the site plan and design statement;
4. Loss of privacy to No.3;
5. Detrimental to the trees on the site;
6. Symmetrical design contrasts with the asymmetrical design of adjoining property in Linksway;

CASE OFFICER COMMENT: The above will be considered in the main body of the report.

During the course of the application process the applicant submitted amended plans and tree surveys and reports in support of the application. A 14 day reconsult was started on 14th February 2014, with no further responses received by 24th February 2014. Any further responses received will be reported to committee in the addendum.

## Internal Consultees

### TREES AND LANDSCAPING OFFICER:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 391 Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are several, large, mature protected trees (Oak and Western Red Cedar) along the site's eastern, northern and north-western boundaries. These trees provide a green screen, and also significantly contribute to the arboreal / wooded character of the Copse wood Estate Area of Special Local Character. These trees do not appear to have been surveyed or taken into consideration (in this current application). Therefore, a detailed tree survey, tree report and tree protection plan (in accordance with BS5837:2012) is required, and it is also necessary to provide details of proposed underground services.

Scope for new planting: N/A

Does scheme conform to HDAS: This matter can be dealt with by condition.

Does scheme conform to SUDS: This matter can be dealt with by condition.

Recommendations: In order to show that this scheme provides adequate protection for the various protected trees on-site, in accordance with BS 5837:2012, a tree survey, tree report and tree protection plan should be provided, along with a plan showing the location of the proposed services.

Conclusion (in terms of Saved Policy BE38): As it stands, this application is unacceptable because it does not make adequate provision for the protection and long-term retention of the important, protected trees on-site. Please re-consult on receipt of the requested information.

CASE OFFICER COMMENT: The applicant has provided the required Tree Report and this has been reviewed by the Trees and Landscaping Officer who is satisfied that the proposed development would ensure the protection of the trees within the site.

### HIGHWAYS OFFICER:

The development proposals are for the demolition of the existing dwelling and reconstruction, to provide a two storey, 6 bedroom detached dwelling at the site. There are no changes in relation to the existing or proposed parking provision or the means of access.

Therefore, it is considered that the development would not be contrary to the adopted Hillingdon Local Plan, 2012, (Part 2) and an objection is not raised in relation to the highway aspect of the proposals.

### ACCESS OFFICER:

The proposal seeks demolition of an existing 3 bedroom detached dwelling and detached garage and the erection of a new 5 bedroom detached dwelling with integral garage. The Design & Access Statement has no real information on disabled accessibility; it does state that the internal spaces within the property have been designed to comply with Lifetimes Homes Standards.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted January 2010. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwelling appears to be stepped, which would be contrary to the above policy requirement. Should it not be possible, due to topographical constraints, to achieve level access, it would be preferable to gently slope (maximum gradient 1:21) the pathway leading to the ground floor entrance door.
2. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water

ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.

3. The scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.

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

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

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

Conclusion: revised plans should be requested as a prerequisite to any planning approval.

CASE OFFICER COMMENT: The applicant has submitted amended plans which show that the building will comply with the Lifetime Homes Standard and has overcome the objections of the Access Officer

## **7. MAIN PLANNING ISSUES**

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

The site is currently in residential use therefore the principle of a new residential development is acceptable provided that it accords with the Council's policies and enhances the characteristics of the local area.

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**

In terms of the density of the proposed development, the proposal is replacing 1 residential unit within the site for another, therefore, the units per hectare density would not change. Whilst the provision of 11 units per hectare would be below the standards required by Policy 3.4 of the London Plan (July 2011), density is only an indicator of acceptability of a scheme and the density of the development is similar to the surrounding residential pattern of the Copse Wood Estate.

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

As detailed Section 7.07 of this report it is considered that the proposal would have an acceptable impact on the character of the Copse wood 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 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.

Policy 3.5 of the London Plan states that The design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 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.

This is a prominent key site at the entrance to the Estate, one of the original dark red brick houses on the Estate, designed to continue the building line of Links Way, whilst turning the corner into Copse Wood Way. The proposed siting of the property is such that it seeks to address its unique and established orientation. The building has been designed with a cranked appearance in order to provide a design which compliments the layout of the site. The design of the building with a centralised gable in the main front element of the building is typical of the design of dwellings on Linksway. The size of the building at 23.3 metres in width is larger than the typical dwelling on Linksway, however, it is noted that the unit sits comfortably within the plot, which is wider than a typical property in Linksway and that the adjacent property, No.4 Linksway, also has a width of approximately 25 metres. The overall depth of building at 9.5 metres is shallower than other recently completed developments on Linksway. The depth of the building has also allowed for a traditional pitched roof to be used in the design of the building, which is again in keeping with the character of the original estate. A number of residents have objected to the overall height of the building, citing that it would be out of character with the estate. The height of 9.9 metres is taller than the existing building. However, the height of the dwelling would be similar to other developments approved on the estate and given the set back from the front boundary line, the level of harm from any increased visual dominance would not be so great as to warrant a refusal of the application. It is noted that some residents also objected to the scheme on the grounds of the loss of one of the original gatehouses to the estate. Whilst the loss of this building is regrettable, the building is not listed and there is no Policies within the Local Plan which prohibit the demolition of this building, subject to its replacement according with the Policies of the Local Plan. The overall size, height and design of the building is considered to relate satisfactorily to the surrounding area and the overall plot. The building is set 1.5 metres from the boundary line shared with No.4 Linksway, ensuring a sufficient distance separation is maintained to provide a visual gap between the buildings.

The proposed development will ensure the protection of all the major trees within the site, ensuring the protection of one of the key features on the Copse Wood Estate. The plans show the existing front boundary treatment will be retained and a condition will be added requiring details of all boundary treatments. Neighbours have expressed concern over the potential for gates to be added to the front of the site which will be out of character with the estate. Therefore, a condition would be added to remove permitted development rights for boundary treatments at the site.

Therefore, it is considered that the proposed development would have an acceptable impact on the Character and Appearance of the Copse Wood Estate Area of Special Local Character, in accordance with Policies BE5, BE13, BE15, BE19 & BE38 of the



Hillingdon Local Plan (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. 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 proposed development would decrease the separations distances between the existing and adjoining properties. The property would be located 11.86m away from the side flank wall of No. 3 Copse Wood Way to the west of the site. This property has a window in the side flank wall which is not a primary window to a habitable room, therefore, the proposed development would not result in significant harm to the residential amenity of this neighbouring occupier. The proposed development would not breach the 45 degree guideline when taken from the rear elevation of No.4 Linkway, ensuring that no significant harm would occur to the residential amenity of this neighbouring occupier.

No.3 Copsewood Way has windows in the side elevation which face towards the rear elevation of the proposed dwelling. However, these windows are obscure glazed and serve a bathroom and staircase. Therefore, no significantly harmful overlooking of these windows would occur from the proposed development.

During the course of the application concerns were raised that the proposed new dwelling would provide oblique views from the rear elevation of the building into the windows in the rear elevation of No.3 Copsewood Way. The windows in question were the windows in the rear gable end at the southern side of the proposed building. The applicant has submitted amended plans with the upper floor windows in question in the rear elevation being obscured glazed, therefore, with a condition attached for these windows and the upper floor windows in the side elevation facing No.4 Linksway being obscure glazed, the proposed development is considered to have an acceptable impact on the residential amenity of the neighbouring occupiers in terms of loss of privacy. Therefore, the proposed development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan (November 2012).

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

Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 5 plus 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 over 400 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 exceeds 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 282 square metres. This calculation takes into account the side and rear amenity space due to the siting of the proposed development. It is therefore considered that the proposed development would be in accordance with

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 and Table 3.3 of the London Plan (2011).

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

2 parking spaces are proposed on the site as existing as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The proposed development would make use of the existing crossover at the site and the Council's highways officer has raised no objection to the proposed development.

The proposed garage would be of sufficient size to provide space to park 1 car and at least 2 bicycles. Therefore, the proposed development is considered to comply with Policy AM9 of the Hillingdon Local Plan (November 2012).

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

The proposed development would raise no issues with regards to urban design. A condition will be added to any approval to ensure the proposed development would be design in line with the principles of Secure By Design.

#### **7.12 Disabled access**

The Access Officer raised a number of objections to the original floor plans and elevations as the scheme was not compliant with the lifetime homes standards. The applicant has submitted amended plans which demonstrate compliance with the lifetime home standards, ensuring the proposed development complies with Policy 3.8 of the London Plan (July 2011) and the Council's SPD Accessible Hillingdon.

#### **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 391. There are several, large, mature protected trees (Oak and Western Red Cedar) along the site's eastern, northern and north-western boundaries. These trees provide a green screen, and also significantly contribute to the arboreal/wooded character of the Copse wood Estate Area of Special Local Character. Further to the Tree Officer comments, a Tree Survey and Arboricultural Report was submitted by the applicant. The Tree Officer has reviewed the plan and is satisfied that no significant harm will occur to the protected trees.

The Tree which would be most impacted upon is tree number 18, a category B Oak Tree. The existing house takes up about 7m<sup>2</sup> of the RPA, which increases to about 22m<sup>2</sup> with the proposed one, which is about 4.6 and 14% of the RPA respectively. The additional incursion is well away from the trunk at the edge of the RPA, where large roots are less likely to be present. This tree has some evidence of die back, but the lower growth is reasonably healthy and root growth in other directions is not as constrained as with the others on the eastern side of the garden, so that is well within what it would tolerate. Ground in the working space round the new house would need to be protected, but there would be no direct disturbance of roots there. The applicant hasn't provided any significant detail as to tree protection measures during building work, therefore, conditions relating to this and landscaping will be required by pre-commencement condition.

The proposed scheme would not result in the loss or unacceptable harm to the protected trees at the site, therefore, the proposed development is considered to comply with Policy BE38 of the Hillingdon Local Plan (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 applicant has shown the location of a bin store adjacent the side boundary line shared with No.4 Linksway. This location would allow for the bins to be presented to adjacent the highway on bin collection days and would have an acceptable impact on the visual amenities of the streetscene, given that they would be screened by the proposed boundary treatment.

#### **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 provided only very basic details of the sustainable measures or renewable energy sources being proposed for the building with some reference water conservation measures within the building. Whilst this level of information is not adequate to determine the carbon dioxide reduction, a suitable condition requiring the building to be design to Code for Sustainable Homes Level 4 would ensure that the proposed development would comply with Policies 5.1, 5.2 & 5.3 of the London Plan (July 2011).

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

The application site is not within a Flood Risk Area or a Critical Drainage Area. The applicant has provided some basic details in the design and access statement as to water conservation measures and the plans appear to show porous paving being used for the driveway. However, a SUDS condition will be added to any approval to reduce any potential for an increase in surface water flooding caused by the proposed development.

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

Not applicable to this application.

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

The comments made are noted and are considered within the main report.

#### **7.20 Planning Obligations**

The proposed development would exceed 100sq.m and therefore there would be a requirement to make a CIL contribution, which has been acknowledged by the applicant for a sum of £8,257.80.

The proposed development would provide a net total of 5 habitable rooms which would not trigger the requirement for Educational Contributions in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

#### **7.22 Other Issues**

The neighbouring residents have expressed concern that the land shown in the site forms part of the public highway and is not in the applicant's ownership. This has been reviewed by the Council's highways department and Planning Officers, who are satisfied that the land shown within the red line of the site is in the ownership of the applicant and not the Council.

### **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**

The amended design of the proposed scheme is considered to have an acceptable impact on the character and appearance of the Copse Wood Estate Area of Special Local Character. Sufficient details have been provided to show that the scheme would ensure the protection of the protected trees within the site and also the protection of the residential amenity of the neighboring occupiers.

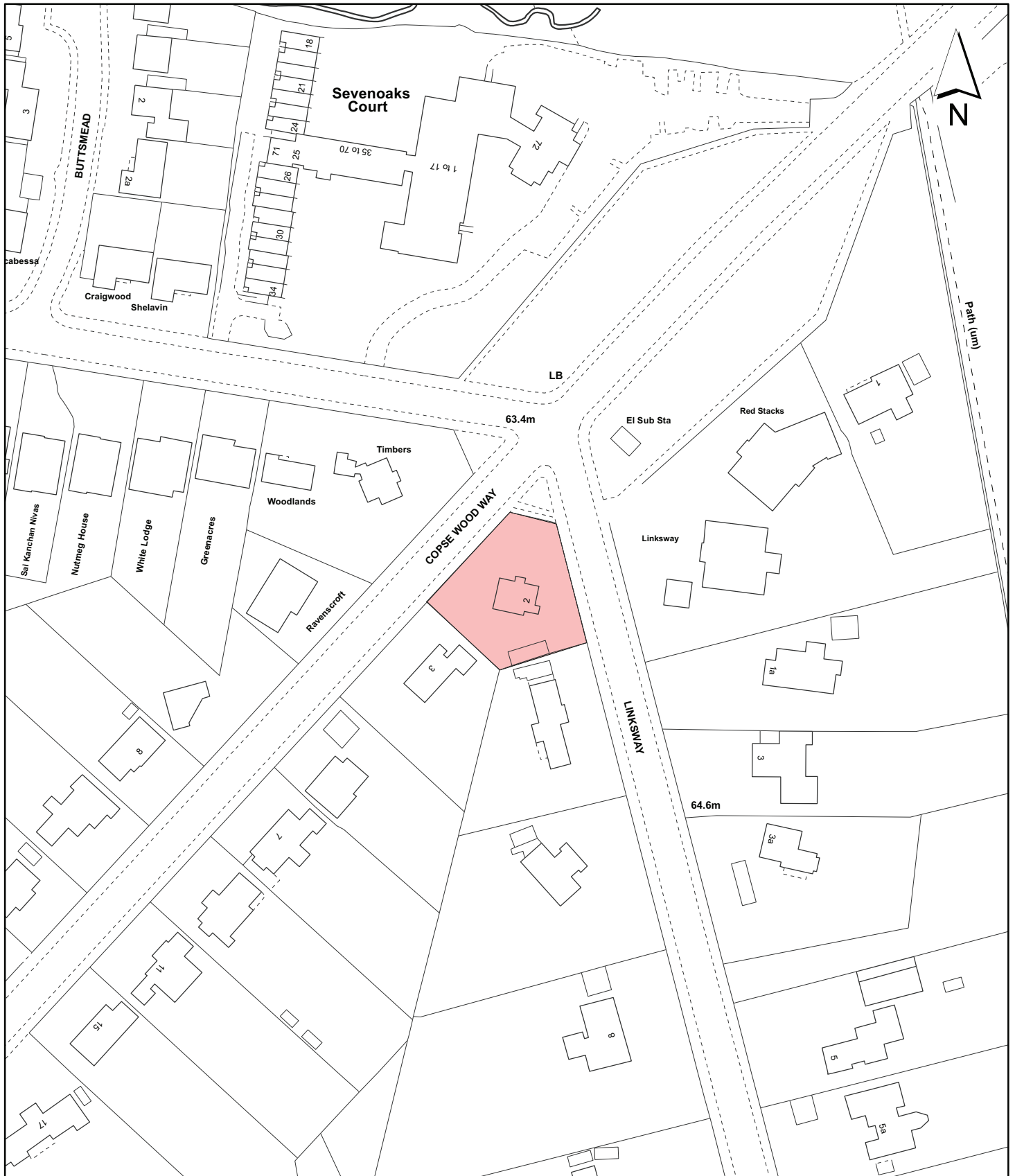
It is considered that overall the scheme is in compliance with the Policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for 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:** Alex Smith

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**2 Linksway  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**36910/APP/2013/2338**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**March 2014**



**HILLINGDON**  
 LONDON

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

**Address** 20 LINKSWAY NORTHWOOD

**Development:** Erection of a detached 6 bedroom dwelling with habitable roof space and basement with associated parking and amenity space including the demolition of the existing detached house. (Resubmission)

**LBH Ref Nos:** 2203/APP/2013/1820

**Drawing Nos:** Ground Investigation Report  
Ground Investigation Cover letter  
Ground Water letter and appendices  
Updated Structural Report from Elliot Wood  
Flood Risk Letter  
0933/200 Rev 2  
5150-PL-03/B  
5150-PL-01/A  
5150-PL-02/A  
5150-PL-04/A  
5150-PL-05  
5150-PL-06/A  
MRP/0780/EXTG/04a  
Design and Access Statement  
Arboricultural Method Statement  
SA5150/PL JARD 12K2  
Building Assessment for Bats  
Energy Statement and Daylighting Analysis  
Energy and Day Lighting Analysis  
Landscape Design Statement  
SA5150/PL JARD COND 12K1  
Extended Phase 1 Habitat Survey  
SA5150/PL JARD 12K3  
SA5150/PL ARD 12k4 (Part 1)  
SA5150/PL JARD 12K5 (Part 2)  
SA5150/PL/JARD 12K6  
Planning Structural Report  
Tree Survey Report  
MRP/0780/EXTG/03a  
MRP/0780/EXTG/05  
MRP/0780/EXTG/01

<b>Date Plans Received:</b>	01/07/2013	<b>Date(s) of Amendment(s):</b>	25/12/2013
<b>Date Application Valid:</b>	11/07/2013		04/02/2014
			25/10/2013
			01/07/2013

### 1. SUMMARY

This application is for the demolition of the existing house and its replacement with a larger house of a more contemporary design. A similar application was approved in December 2012 however the applicant seeks to extend the roof on the northern extent of the approved scheme to provide additional accommodation. In addition, it is also proposed to increase the depth of the basement and make a number of minor changes to the

approved scheme.

The site lies within the Copse Wood Estate Area of Special Local Character and consideration has to be given to the impact that the development has on this area, in addition to the normal planning considerations relating to the impact on the streetscene, impact on neighbours, impact on trees and vegetation and the parking and highway implications.

It is considered that the proposed changes are acceptable and accord with the Local, Regional and National Policy.

## **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 Ground Investigation Report, Ground Investigation Cover letter, Ground Water letter and appendices, Updated Structural Report from Elliot Wood, Flood Risk Letter, 5150-PL-03/B, 5150-PL-01/A, 5150-PL-02/A, 5150-PL-04/A, 5150-PL-05, 5150-PL-06/A, MRP/0780/EXTG/04a, Design and Access Statement, Arboricultural Method Statement, SA5150/PL JARD 12K2, Building Assessment for Bats, Energy Statement and Daylighting Analysis, Energy and Day Lighting Analysis, Landscape Design Statement, SA5150/PL JARD COND 12K1, Extended Phase 1 Habitat Survey, SA5150/PL JARD 12K3, SA5150/PL ARD 12k4 (Part 1), SA5150/PL JARD 12K5 (Part 2), SA5150/PL/JARD 12K6, Planning Structural Report, Tree Survey Report, MRP/0780/EXTG/03a, MRP/0780/EXTG/05 & MRP/0780/EXTG/01 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 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 RES8 Tree Protection**



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

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

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)

#### **5 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.

#### **6 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 walls or roof slopes of the development hereby approved facing No. 18 and No.22 Linksway.

#### REASON

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

**7 RES13 Obscure Glazing**

The first and second floor window(s) facing No.18 and No.22 Linksway 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)

**8 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)

**9 RES15 Sustainable Water Management (changed from SUDS)**

Prior to commencement, a scheme for the provision of sustainable water management shall be 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 Flood Risk Statement dated October 2013 by Water Environment and Updated Structural report by Elliot Wood September 2013 and Site Investigation produced by GEA dated June 2013 and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control water discharged from the site and:
  - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume;
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated);
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- 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, including appropriate details of inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. Where not an individual landowner, provide details of the body or bodies legally responsible for the implementation of the management and maintenance plan.

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

- i. incorporate water saving measures and equipment;

- ii. provide details of water collection facilities to capture excess rainwater;
- iii. 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).

**10 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.

**11 RES18 Lifetime Homes/Wheelchair Units**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

**REASON**

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

**12 NONSC Non Standard Condition**

Level or ramped access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2000 (2004 edition), and shall be retained in perpetuity.

**REASON**

To ensure adequate access for all, in accordance with Policy 3.8 of the London Plan (2011), is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

**13 COM6 Levels**

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

**REASON**

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

**14 COM31 Secured by Design**

The building 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 building 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.

**15 NONSC Non Standard Condition**

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

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

REASON: To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two 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.
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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 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.

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

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

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

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

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

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

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

## **5 125A The Party Wall etc. Act 1996**

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

## **6 147 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).

## **7 159 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.

## **8**

It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas.

Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advice.

### **3. CONSIDERATIONS**

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

The application property is a substantial two storey, detached dwelling sited on the western side of Links Way. It is typical of one of the original 1930's houses on the Copse Wood Estate and 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 is set marginally above the road level, with a front garden laid to lawn and a semi-circular in/out driveway. The rear garden contains a number of trees and shrubs and rises to the rear.

The street scene is residential in character and appearance comprising substantial two storey detached houses set in spacious plots. There are a number of properties that have been replaced in recent years throughout the estate. The Conservation and Design Officer has encouraged a considered contemporary approach for replacement dwellings on the estate.

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 2.

#### **3.2 Proposed Scheme**

The application is for the demolition of the existing house and its replacement with a new detached six bedroom dwelling. A similar scheme was approved on the 28 December 2013 ref. 2203/APP/2012/2652, which the applicant now seeks to amend by undertaking the following:

- increasing the floor area of the top floor by extending the roof over by 3m nearest to No.18 to the north to provide additional accommodation comprising an en-suite bathroom for bedroom 4;

- the incorporation of a glass feature on the approved first floor and second floor to accommodate and encase the proposed staircase measuring 1.83m wide with 1.24m deep projection at second floor level;

- The lowering of the basement floor slab level by 400mm (to allow construction thickness of ground floor slab and ceiling void with no alteration to approved basement footprint);

- 4no skylights on the current approval have been omitted;

- the provision of a single sky light to the flat roof adjoining No.18 to the north;

- minor fenestrational changes (including the insertion of a additional window on the front elevation and each dormer window changed to sliding arrangement, & side elevation to No 22 ground floor large pane (as approved) changed to smaller single pane); and

- internal alterations

No changes would be made to the overall floor area of the basement.

The new dwelling would be of a contemporary design which has evolved through a number of pre-application discussions.

The replacement dwelling would have four storeys comprising a basement, ground and first floor, and loft accommodation. It would sit on the same part of the site and meet the front building line common to the street.

A traditional two storied form with pitched and tiled roof, brick walls and a gable end would comprise the main body and most assertive part of the dwelling visible from the streetscene. The span would be 10m deep into the site. Three box-style dormers are proposed on the rear roof slope. A single storey rear addition is proposed at the rear of the house, above which would be a green roof.

The boundary would comprise a low hedge and high, plain wrought iron gates fitted flush to the boundary, with brick piers, matching others in the street.

A contemporary approach to the design is proposed with external materials comprising red-brown bricks and coloured render, elements of clear glazing, clay roof tiles, and a "green" roof on the flat roofed elements.

The application is supported by a number of documents including a Landscape Statement and Masterplan, Arboricultural Implication Assessment and Method Statement, Energy Statement, Phase 1 Habitat Survey, and Bat Survey.

### 3.3 Relevant Planning History

2203/APP/2012/2645      20 Linksway Northwood

Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house (Resubmission)

**Decision:** 28-12-2012    Approved

2203/APP/2012/2652      20 Linksway Northwood

Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house

**Decision:** 28-12-2012    Approved

2203/APP/2012/585      20 Linksway Northwood

Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house

**Decision:** 22-05-2012    Refused                      **Appeal:** 08-04-2013    Dismissed

2203/APP/2013/1387      20 Linksway Northwood

Approval of details reserved by various conditions (11.2, 11.2a, 11.2b, 11.2c, 11.2d & 11.2e,



12.1, 12.2a, 12.2e, 12.2g, 12.3, 12.3a, 12.4b, 12.6b, 13 & 14,) of planning permission Reference 2203/APP/2012/2652 dated 28-12-2012 (Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house (Resubmission)).

**Decision:** 16-08-2013 Approved

2203/APP/2013/1775 20 Linksway Northwood

Approval of details reserved by various conditions of planning permission Reference 2203/APP/2012/2652 dated 28-12-2012 (Erection of two-storey, 6 bedroom detached dwelling with habitable roofspace and basement with associated parking and amenity space involving the demolition of an existing detached house (Resubmission)).

**Decision:**

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

2203/APP/2012/2652- 28 December 2012 a similar scheme was approved.

2203/APP/2012/2645 - 28 December 2012 a similar scheme was approved.

2203/APP/2012/585- an appeal was part allowed and part dismissed. The design, scale and massing of the scheme was considered appropriate, however the appeal was dismissed on the basis that it would have a potential detriment effect on protected species.

#### **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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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**

#### **EXTERNAL**

6 neighbouring properties and Northwood Association were notified of this application. A site notice was erected on the 19 July 2013. 3 objections were received as follows:

"The size of the underground structure seem to be enormous. There is very little if any documentation to show the exact depth, building process or most importantly the impact on water drainage. the property is on an incline and water travelling from Nicholas way will be stopped by this huge damage".

"This application 2203/APP/2013/1820 (dated 1st July 2013) shows a very deep basement which is some 6.5 metres deep ! There is no information submitted (that I can see) which shows how deep the corresponding excavation will have to be - but I guess that it's likely to be about 9 metres deep; the height of many a house ! According to the Hillingdon website, the previously approved application was 2203/APP/2012/2645 (dated 25th October 2012). This also has a basement - but in this case it is shown as having a different size and shape of swimming pool - and I cannot find an overall depth of the foundations (I don't think its shown anywhere) but from scaling up the relevant drawings it would appear to be about 4.8 to 5 metres depth. I cannot find any overall dimensions for the property within the drawings for the latest Planning Application 2203/APP/2013/1820 (dated 1st July 2013) but from scaling up the drawings I would estimate that the width of the basement is some 27 metres - and thus it will act as a very considerable dam (obstruction) across the direction of water flow down Copse Wood hill. There is no public information that I can find on this Hillingdon planning website regarding a professional geotechnical survey or a hydrological survey for any of the various planning applications at this site - so I have to assume that they weren't submitted (or

possibly not even carried out at all). There is an "Engineer's Statement" attached to an earlier application 2203/APP/2012/2652 (also confusingly dated 25th October 2012) but this Statement doesn't deal with geotechnical aspects or hydrological aspects (certainly as far as the surface and underground water flowing down the Copse Wood hill towards the basement is concerned). In recent months (if not years) I have had much correspondence with the Borough of Hillingdon about the unknown individual and especially cumulative effects of surface and underground water flowing down the Copse Wood slope towards basements along Linksway and Nicholas Way in particular. The principal point being that these basements lie perpendicularly across the flow of this water, where they thus act as underground dams - possibly leading to all sorts of water issues underground to neighbours' buildings (as the water flow is diverted) and more widely to the Copse Wood area in general (sodden gardens, sodden public footpaths, sodden golf course nearby). Thus it was pleasing to see the Borough of Hillingdon's very recent rejection of a proposed basement at 44 Linksway 12398/APP/2013/765 (dated 27th March 2013) and especially the water related reasons for rejection given in that Officer's Report. (I won't reproduce these reasons for rejection here, as they can be readily found elsewhere). I thus find it surprising that this particular planning application 2203/APP/2013/1820 (dated 1st July 2013) can have been submitted without full geotechnical and hydrological survey reports in order to address the very sort of points made to Hillingdon Council in my earlier correspondence (going back quite some time) and generally contained in Hillingdon Council's reasons for rejection of the basement proposed at 44 Linksway. For the above reasons I am against this Planning Application".

Northwood Residents' Association objects to this application on the following grounds: "the Association is concerned as to the effect of the proposed basement on the water table and natural water flows and on the stability of adjoining properties".

A petition with 20 signatories was received objecting to the scheme solely on the basis that the proposed basement would have impact on the surface water flows within the Copsewood Estate and would have both an immediate consequence to neighbouring occupiers and a cumulative impact.

A 14 day re-consultation process was carried out on the 4th February 2014 until the 18th February 2014 to inform residents about the amended/additional information in respect to the following documents:

1. Ground Investigation Report
2. Ground Investigation Cover letter
3. Ground Water letter and appendices
4. Updated Structural Report from Elliot Wood
5. Flood Risk Letter from Water Environment

OFFICER COMMENT: The additional information provides clarity on the depth of the proposed basement and any potential immediate and cumulative impacts. The information has been assessed by the Council's Flood and Water Management Officer.

### **Internal Consultees**

INTERNAL

URBAN DESIGN AND CONSERVATION OFFICER:

This proposal is for a new build of contemporary design, which has been the subject of over a year of pre-application meetings and discussion. The challenge has been to shape the design so that it is able to incorporate the modern features and layout envisioned by the applicants, whilst respecting the traditional architectural parameters of the houses in this part of Linksway, namely

the pitched roofs, vertically orientated fenestration, brown/red palette of natural materials and organic growth through extensions.

#### FLOOD AND WATER MANAGEMENT OFFICER:

The site lies in Flood Zone 1, however surface water mapping in our Surface Water Management Plan indicates there is surface water ponding in this area. We are also aware of groundwater issues in this area, and the proposal includes a basement.

When determining proposals for basement and other underground development, the Council requires an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate.

The applicant has submitted the following:

1. Ground Investigation Report produced by GEA Jun 2013
2. Ground Investigation Cover letter
3. Ground Water letter and appendices
4. Updated Structural Report from Elliot Wood dated September 2013
5. Flood Risk Letter from Water Environment dated October 2013

The documents demonstrate that no groundwater was found during the site investigation on the 26th April 2012 on the site in 4 Boreholes, one of which was at a depth of 20m well below the proposed level of 7.6m of the basement. However further testing is proposed and any findings should be taken in account with the final design of the property.

Separate to any issues of groundwater flow it is important that any water falling on hard surfaces is collected and controlled on site so that flood risk is not increased. Indicative infiltration tests have shown that initial infiltration into the soil is poor for the use of soakaways and further test are recommended, to determine appropriate design.

Initial design proposes permeable paving which can control surface water, whether it is designed to infiltrate or simply hold back water. However the following condition is required to ensure that those further tests are undertaken and methods of control are sized appropriately to control water on site to meet as a minimum the National Standards for Sustainable Drainage design.

To provide clarity in the requirements for the discharge of this condition, the London Borough of Hillingdon requires all applicants for previously developed sites to provide an improvement to the situation and return the discharge from the site to green field run off rates.

The further site investigation testing proposed should also inform the future drainage design for the site, and be provided to discharge the condition.

Council support the proposed use of treated water being used for flushing toilets and washing, and additional excess water used for irrigation.

Recommendations:

Approval subject to Sustainable Drainage Condition:

#### Sustainable Water Management

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Flood Risk Statement dated October 2013 by Water Environment and Updated Structural report by Elliot Wood September 2013 and Site Investigation produced by GEA dated June 2013 incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control water discharged from the site and:
  - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
  - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, ( safe access and egress must be demonstrated).
  - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
  - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- 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. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. Where not an individual landowner provide details of the body or bodies legally responsible for the implementation of the management and maintenance plan.  
The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling 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).

**TREES AND LANDSCAPE OFFICER:**

Two very similar schemes have already been approved, and it appears that this new application will not cause any further tree issues that have not already been resolved.

As previously, the tree protection and landscaping details are to a very high standard. The only tree / landscaping conditions that are required are that of implementation.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 (No site clearance works or development shall be commenced until the protective fencing has been erected in accordance with the details approved. Thereafter, the development shall be implemented in accordance... and then verbatim), RES9 (The development shall be carried out and maintained in full accordance with the approved conditions) and RES10.

Note: This report is based on a previous inspection of the site and a desktop appraisal.

**ENVIRONMENTAL PROTECTION UNIT:**

It is understood a new residential property is replacing an existing property. If it is likely soil will be imported to the site as part of the development it is advisable to include the following condition for imports to ensure they are suitable for use. No contamination issues have been identified for the site.

As the application includes a basement a gas/radon informative is also advised due some parts of the borough being identified now as having 1-3% of properties being above the action level for

radon, which is thought to apply to this area.

#### Condition to minimise risk of contamination from Imported Materials

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. All imported soils shall be tested for chemical contamination, and the results of this testing shall be submitted to the Local Planning Authority for approval.

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

#### Reason:

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

## **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 7.07 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 for this application.

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

Not applicable for this application.

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

Policy BE13 of the Hillingdon Local Plan states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene and Policy BE19 states the Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area. The adopted Supplementary Planning Document (SPD): Residential Layouts: Section 3.4 states this type of development must seek to enhance the character of the area. Furthermore in this case the property is within an Area of Special Local Character to which Policies BE5 and BE6 also apply.

The area is one of a special character, and the properties on this side of Linksway are defined by a traditional style with a clear building line that the proposed development not only is considered to respect, but also to contribute in providing a well-considered mix of traditional and contemporary references.

It was noted by the Planning Inspector from the last appeal that the overall bulk and

design of the scheme including the gable ended roof profile was acceptable. Given that an appeal Inspector has said the design of the house is acceptable and given the planning history of the site, it is not considered that an objection can be raised to the contemporary design of the dwelling.

It is considered that the proposed contemporary design of the proposed development would harmonise with the visual amenity of the surrounding area, by virtue of its height, roof form, massing and siting. The proposed additional glass feature would add to the articulation of the front elevation without detracting from the main front projection. It is considered that the extension of the roof profile would add minimal bulk to the property and would not unduly detract from the design and massing of the approved scheme. The proposed fenestrational changes are minor and considered to be acceptable. The proposed extension to the basement would not be visible at the front or rear of the property and is considered in detail within Section 7.17.

The proposed development would continue to 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 4.9 of the Hillingdon Design & Accessibility Statement: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing.

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 proposal development would extend beyond the rear elevation of the existing house in the form of a basement area and a ground floor flat roofed element above. This is considered acceptable as this is a large plot and there are similar examples of such a rearward extent within the surrounding area. Given the large size of the plot and the relative distance to the adjoining properties, and given the siting and orientation of those properties to the proposal it is considered that there would not be any adverse impact in terms of loss of light, privacy or overlooking.

The proposed extension of the roof to the north of the site, would not impact detrimentally on No.18 due to the separation distance of 12.31m to the main flank and given the design of the roof.

As such, the application proposal would not represent an unneighbourly form of development and would thus meet the requirements of Policies BE20 and BE21 of the

adopted Hillingdon Local Plan and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2011) Policy 3.5.

#### **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 1073 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 amount of amenity space retained in the rear garden would exceed minimum requirements and would be appropriate to this dwelling in accordance with paragraph 6.18 of the HDAS: Residential Extensions and policy BE23 of the Hillingdon Local Plan. The applicant has provided a considerable amount of detail to demonstrate the rationale behind the landscape proposals, which subject to appropriate conditions, could be acceptable. It would now result in maintaining the informal garden arrangements that are typical of the estate.

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**

The current scheme makes no changes to the access of parking arrangements in the approved scheme. As such it is considered that the proposal would not give rise to any concern regarding traffic impact or highway safety. The application proposal would include the provision of a double garage and off-street parking is available to the front of this substantial property so as to accommodate a least two off-street car parking spaces and some soft/hard landscaping. This would be in compliance with Policies AM14 and BE38 of the Hillingdon Local Plan.

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

Adequate refuse and cycle storage can be accommodated within the property.

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 scheme has been designed to be lifetime homes compliant. Level access is also provided throughout ground floor areas. A condition has been recommended to ensure that the scheme is built to lifetime home standards.

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

Not applicable for this application.

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

The Council's Trees Officer has commented on the application, and finds it acceptable in



terms of the impact on Trees, subject to appropriate conditions. It is also noted that the applicant has provided a high standard of arboricultural and landscape proposals and as such conditions have been recommended relating to the implementation of the proposed landscaping scheme.

The application is supported by two reports relating to ecological matters, these being A Phase 1 Habitat Survey, and a Bat Survey. The reports have been undertaken by an appropriate ecological practice and conclude that the development proposal will have no adverse impact on the habitat of any protected species.

Accordingly, the scheme would have no adverse impacts on ecology or habitat and would comply with Policy EC5.

#### **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 layout and design of the site would lend itself with the common arrangement within the borough for refuse to be stored within the rear garden and taken to the kerb on collection day.

#### **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 provided a code for sustainable homes pre-assessment to demonstrate that the scheme would achieve Code Level 4 rating. This has been secured by way of a suitable condition.

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

The applicant seeks to extend the basement to 7.6m deep and lowering of the basement floor slab level by 400mm, from the previously approved scheme. The site lies in Flood Zone 1, however as the scheme proposes a basement it was necessary to consider the potential impact upon the property and surrounding area in terms of flood risk. Furthermore, it has been identified that there is surface water ponding within the locality. It should be noted that the basement has already been approved as part of a previous application, however the applicant seeks to increase the depth of the basement by 400mm (to allow construction thickness of ground floor slab and ceiling void with no alteration to approved basement footprint). A Ground investigation report, flood risk report and structural report were 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 Flood and Water Management Officer has reviewed and advised on the reports.

A condition is recommended to ensure that further tests are undertaken and methods of control are implemented to adequately control water on site to meet as a minimum the National Standards for Sustainable Drainage design, as requested by the Council's Flood and Water Management Officer. Therefore it is considered that the proposed development accords with the Council's Policies OE7, OE8, OE9 and OE10 of the Hillingdon Local Plan: Part Two - Saved Policies.

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

Not applicable for this application.

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

Not applicable for this application.

#### **7.20 Planning Obligations**

The proposed development is considered, on balance, to not result in an increase of more than 6 habitable rooms and would not fall within the threshold for seeking a contribution towards school places. The proposed development is therefore considered to meet Policy R17 of the Hillingdon Local Plan and the Council's Planning Obligations SPD.

The proposed development is CIL liable, the net additional gross internal floor area is 820 square metres. Therefore there would be a requirement to make a CIL contribution to the sum of £ 28,571.30.

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

Not required.

#### **7.22 Other Issues**

No further issues for consideration.

### **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**

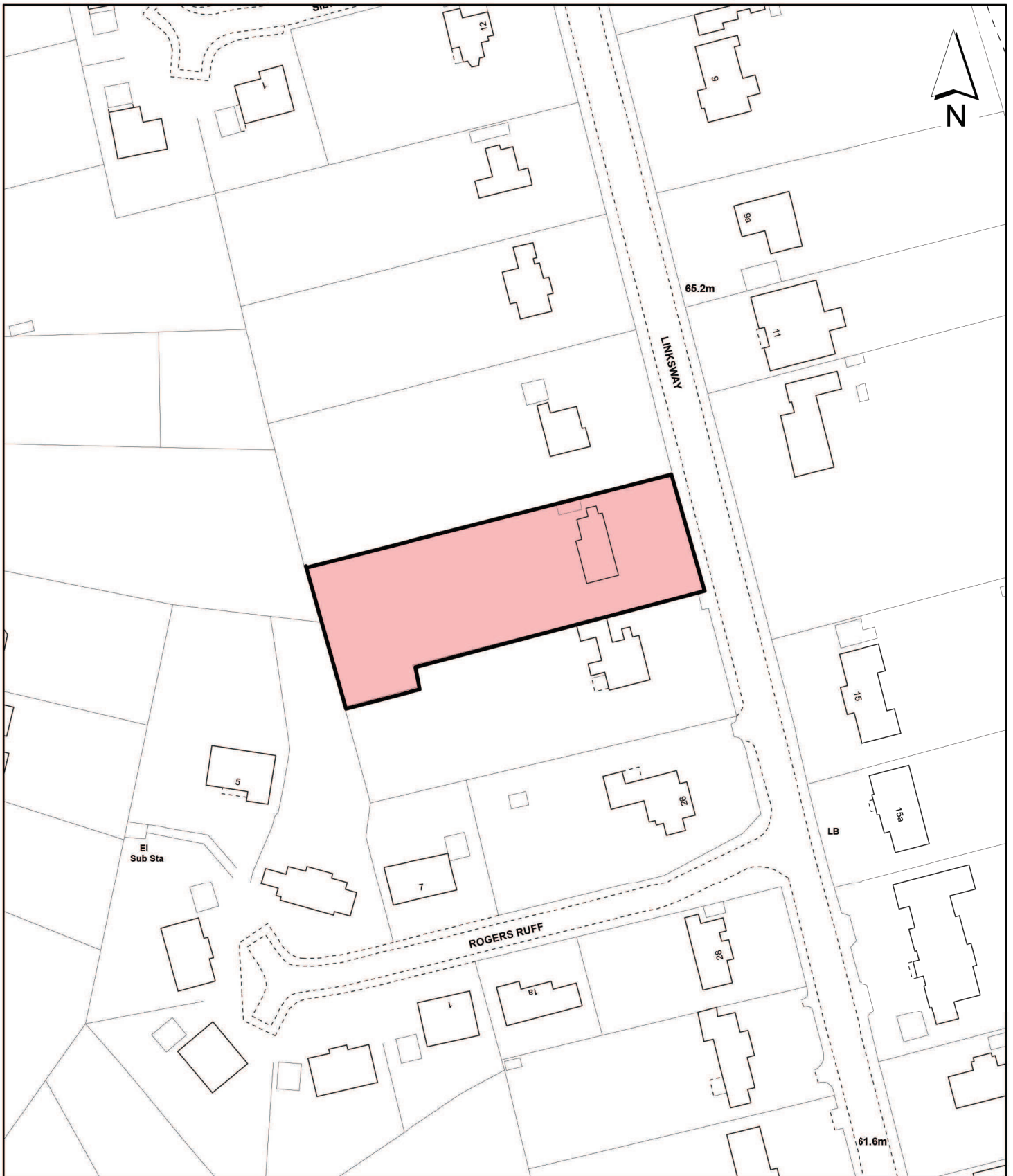
The proposed development does not depart from the design ethos and massing and bulk of the previously approved scheme, as such is considered that the scheme respects the established character of the area. It would be complementary to the Area of Special Local Character and would set an acceptable precedent for similar forms of development along this part of the road.

## **11. Reference Documents**

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

**Contact Officer:** Henrietta Ashun

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**20 Linksway  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**2203/APP/2013/1820**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**March 2014**



**HILLINGDON**  
 LONDON

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

**Address** 1A RAVENSWOOD PARK NORTHWOOD

**Development:** Two storey 3 bed detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed

**LBH Ref Nos:** 40455/APP/2013/3472

**Drawing Nos:** KH/RH/HOUSE/PLNG/1113/4B  
Example Threshold Details  
Accessible Threshold Detail  
Design and Access Statement  
TREE SURVEY REPORT  
KH/RH/HOUSE/PLNG/1113/5  
KH/RH/HOUSE/PLNG/1113/2A  
KH/RH/HOUSE/PLNG/1113/3A  
KH/RH/HOUSE/PLNG/1113/1B

<b>Date Plans Received:</b>	22/11/2013	<b>Date(s) of Amendment(s):</b>	22/11/2013
<b>Date Application Valid:</b>	09/12/2013		20/02/2014
			21/02/2014
			17/02/2014
			19/02/2014

### 1. SUMMARY

The application seeks planning permission for a two storey 3 x bed detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed.

The proposed house would provide a dwelling with sufficient off-street parking, internal floor areas and external amenity space and would have an acceptable impact on the residential amenities of the neighbouring occupiers. There is a previous planning permission for the erection of an additional dwelling on the site albeit a semi detached property, created by extending the existing house, approved in 2012 and the current proposal is considered a better alternative, in terms of its impact on the streetscene.

Therefore, the application is recommended for approval.

### 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

KH/RH/HOUSE/PLNG/1113/1B, KH/RH/HOUSE/PLNG/1113/2A,  
KH/RH/HOUSE/PLNG/1113/3A, KH/RH/HOUSE/PLNG/1113/4B 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, 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 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 [KH/RH/HOUSE/PLNG/1113/4B]

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 & BE23 of the 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 (for 2 cars)

2.e Hard Surfacing Materials

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 (include the hedgerow not being shown as removed on the front boundary line of the site) 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 RES13 Obscure Glazing**

The rooflight in the side roofslope facing No.1a Ravenswood Park 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)

**9 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)

**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 RES20 Traffic Arrangements - submission of details**

Development shall not begin until details of proposed vehicle crossover measuring 4.8 metres at the kerbline has been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, crossover must be permanently retained for as long as the approved dwelling remains in existence.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policies AM7 & AM14 of the adopted Hillingdon Local Plan (November 2012) and Chapter 6 of the London Plan (July 2011).

**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 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 NONSC Non Standard Condition**

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 gate, fence, wall or other means of enclosure shall be erected within 2 metres of the front boundary line of the site shared with the highway of Ravenswood Park.

REASON

To protect the character and appearance of the area in accordance with policies BE13 & BE19 of the 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

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

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

**4**            I47                    **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            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](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

**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            123            Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

**9            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).

**10            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).

**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.

**13            19            Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

**14**

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

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application relates to the garden area surrounding a detached two storey dwelling located on the western side of Ravenswood Park. The building is located adjacent an s-shaped bend in the highway at the entrance to the cul-de-sac road. The ground level of the site is sloped, rising uphill from southwest to northeast, with the highway of Elgood Avenue and dwellings to the south of the application site being on lower ground level. The site is located just outside the Gatehill Farm Estate Area of Special Local Character, with the first dwellings within the Area of Special Local Character being No.49 Ravenscourt Park and No.14 Elgood Avenue.

The property is set 6.1 metres back from the footway by an area of front garden, with a driveway providing access to a detached garage adjacent the northern side elevation. The building has been erected from red bricks with a hipped roof made from brown concrete tiles.

The site has a small area of garden to the rear of the building with the larger section of the garden running away from the southern side elevation of the property. The garden provides private amenity space for the occupiers of the dwelling.

The site is situated within a Developed Area as identified in the policies of the Adopted Hillingdon Local Plan Saved Policies (November 2012).

#### 3.2 Proposed Scheme

The proposed scheme comprises a two storey 3 x bed detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed.

The proposed dwelling would have a width of 9.5 metres and a depth of 5.8 metres. The design would be a hipped roof with its ridgeline centrally pitched along its depth. The appearance would match the design of No.1a Ravenswood Park and the building would be set 6.7 metres from this building at its closest point. The dwelling would also be set 3.6 metres from the front boundary line and 3.1 metres from the rear boundary line at its closest points

A new vehicular crossover would provide access to a driveway and parking area which would provide space for two cars. To the side and rear of the building would be an external garden.

The original scheme has been amended to remove the proposed vehicle gates.

#### 3.3 Relevant Planning History

40455/APP/2012/1376 1a Ravenswood Park Northwood

Two storey side extension and single storey side extension to allow for conversion of detached dwelling to 2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space involving the installation of vehicular crossover to front

**Decision:** 24-08-2012 Approved

#### Comment on Relevant Planning History

Planning permission for a two storey side extension and single storey side extension to allow for conversion of detached dwelling to 2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space involving the installation of vehicular crossover to front, reference 40455/APP/2012/1376 was approved on 24 August 2012.

#### **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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE18 Design considerations - pedestrian security and safety

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

#### **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

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

#### **6. Consultations**

##### **External Consultees**

15 letters were sent to local residents and the Residents Association on 11 December 2013 and the site notice was posted on 23 December 2013. 3 letters of objection were received, their objections were as follows: and a petition of 20 signatures was also received.

1.This property already has planning permission to develop the current detached house into 2

semi-detached houses. Need confirmation that this proposal is instead of ref.49455/APP/2012/1376 rather than in addition to.

2.We are worried about the traffic safety on a dangerous sharp bend, as cars exiting the property could be unsighted to cars coming out of Ravenswood Park.

Officer Comment: If permission is granted for the proposed scheme it will not be possible to build both.

The Highway issues are addressed in the planning assessment.

Furthermore, a 20 signature petition opposing the development was submitted by the Northwood Hills Residents Association on the following grounds:

The proposed development is contrary to saved policies BE13, BE19 and NPPF para 53 as well as being detrimental to BE5 in respect of the Gatehill Farm Estate.

Officer Comment: Para 53 of the NPPF states, "Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area".

It is considered that the NPPF does not prohibit development of garden areas but requires an assessment of the impact on the local area. These matters and the Local Plan policies are addressed in the planning assessment.

It has also been requested by the local Councillor that the application be reported to the Planning Committee for determination.

CASE OFFICER COMMENT: It is noted that amended plans were submitted to address the concerns of the access officer. This resulted in a small nib being provided in the side elevation of the building to accommodate a future location of a through the ceiling lift. Whilst the design and size of the dwelling has been altered marginally, the level of change did not trigger the need for a further round of public consultation. Given the petition, it is considered that the expedient course of action for all parties involved was for the application to be presented to committee at the next available opportunity.

#### **Internal Consultees**

The Council's Tree and Landscape Officer

No trees, protected or otherwise, will be affected by this proposal. Recommendations: None  
Conclusion (in terms of Saved Policy BE38): Acceptable, subject to condition RES9 (1, 2).

The Council's Conservation Officer

BACKGROUND: The present property is a symmetrical, Georgian style house, on a triangular garden plot. It was constructed, along with other properties in the area, in the post-War period. Although the site is not within the Gate Hill Area of Special Local Character (ASLC), it does adjoin it, and part of the garden has been included within it. The street is characterised by such detached family dwellings with spacious front gardens. The immediate area has an open, green and meandering aspect. The ASLC is a heritage asset and therefore it is important that any development sustains and enhances its significance as well as the immediate environs.

COMMENTS: The construction of a property on this garden site is unacceptable in principle. It is against the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Layouts (page 5) which at 3.4 considers the

construction of new dwellings within the garden area of existing properties. Indeed 'This type of development must seek to enhance the local character of the area. The plot should be of sufficient depth to accommodate new housing in a way which provides a quality residential environment for new and existing residents.' In my view, the proposal does not achieve these objectives.

The proposed property would be squeezed onto this site. Because of the inclined nature and exposed location of the site, the proposed property would be a dominant building within the streetscape and would draw attention to itself. The resulting structures in context, with cramped appearance and reduced garden areas, would also be out of keeping with the street scene, and that of the Gate Hill Estate as a whole, which is characterised by individual, detached houses set in generous mature gardens. Furthermore, the liberal views through to streets and trees beyond would be lost. And although the proposed property would match the existing, it would appear more as a progeny of the original rather than anything integral to the Estate.

The proposal would therefore be detrimental to the overall local character and appearance of the area as well as to the adjoining heritage asset. It is therefore unacceptable.

**CONCLUSION:** Unacceptable as proposed. The proposal will not sustain and enhance the significance of the adjoining heritage asset or the street scene.

Highways Officer:

Further to undertaking an assessment of the above application, I recommend objection to this application on Highway and transportation grounds based on the following comment:-

The applicant has failed to comply with Hillingdon's Parking standards, the requirement is for 2 car parking spaces for the 3-bed dwelling being proposed, and a minimum of 2 cycle parking spaces (in an area with a PTAL Index of 1b).

Other issues which the applicant is to address in order to progress this application, concern submissions of related suitable scaled drawings of the proposal. It should detail the new crossover with dimension compliant with London Borough of Hillingdon's crossover design, standards and specifications. The width of the crossing should be 2.5 m at the back of public footway increasing to 4.6 at kerb line,

The applicant should also ensure that adequate sight lines are provided next to the vehicular access given that hedges and some shrubbery will be kept close to the proposed access. In the interest of pedestrian safety, the Applicant should provide scaled drawings showing adequate sight lines with pedestrian visibility splays of 2.4mx2.4m in both directions from the back of the footway. The visibility splay should be free of all obstacles between the heights of 0.6m and 2.0m on the adjoining highway.

The applicant would have to satisfy the Local Planning Authority on all these issues before further consideration is given to this application.

Access Officer:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Details of level access to and into the proposed dwelling



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

2. The scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.

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

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

CASE OFFICER COMMENT: Amended plans have been received to demonstrate the above requirements.

## **7. MAIN PLANNING ISSUES**

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

The application would provide a dwelling on the land to the side of an existing property. This area is currently in use as garden space for No.1a Ravenswood Park, however, sufficient garden space would be retained to the rear of this dwelling after the erection of the proposed dwelling and the layout of the proposal would be consistent with that of the current streetscene. Therefore, it is considered that this would not constitute a backland development of a residential garden and would not be considered 'garden grabbing'. The site is within the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012). The site is also located within an established residential area. Furthermore, the Council have previously approved a further dwelling on the site albeit a semi detached property to the existing property. Therefore the principle of development is considered acceptable.

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

The proposed scheme provides a density of 35 dwellings per hectare. This is broadly comparable to the surrounding form of development. It is noted that density on small sites can be misleading and it is more relevant to consider the impact upon the amenity of adjoining occupiers and the character of the area to assess the acceptability of a proposed scheme. Therefore, this is acceptable to ensure an appropriate level of development that makes best use of the land and respects the character of the area.

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

See section 7.07 of the report.

### **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**

The application dwelling is a detached 1950s house of symmetrical appearance, with the exception of the shed on the southern elevation. The building is adjacent to, but outside of, the Gatehill Farm Estate Area of Special Local Character (ASLC) which is characterised by its individual buildings, boundary treatments and its road layout. The layout of Ravenswood Park follows the established residential pattern in Gatehill Farm Estate.

The proposed dwelling would reflect the character of the area by proposing a detached dwelling. However, whilst the objections of the Conservation officer are noted, this

property is outside the ASLC and does not benefit from any other form of protection, the application dwelling sits within a larger plot, which could comfortably accommodate the proposed house. In addition, permission has previously been granted for a semi detached property on the site, however, it is considered that a detached property is more in keeping than the previous permission. The proposed property also seeks to recreate the symmetry of the existing property and is of comparable size and design. Therefore, the proposed house is considered to have an acceptable impact on the character of the surrounding area.

With regard to the position of the house within the site, it is noted, that the proposed dwelling is set on the bend in the road however its siting does sit appropriately and provides a natural extension to the established building line. The siting also preserves an open feel on the immediate frontage onto Ravenswood Park. Therefore, it is considered that the proposed development is sited in an appropriate position and is not harmful to the character of the area.

Materials would complement the existing properties adjacent to the application site but should be subject to a suitable planning condition for approval.

The proposal would result in the loss of a section of the hedgerow along the front boundary of the site. The loss of this small section of hedgerow is considered acceptable, subject to a conditioning requiring the retention of the rest of the hedge.

Therefore, the proposed dwelling is considered to have an acceptable impact on the visual amenities of the surrounding area and neighbouring Area of Special Local Character, the existing detached dwelling and the character of the area, in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

The proposed two storey house would be built to the south of the host dwelling and would retain a distance separation of 22 metres and 25 metres to Nos.48 Ravenswood Park and No.4 Elgood Avenue respectively. At this distance separation the proposed two storey property would cause no significant loss of light, loss of outlook, sense of dominance or unacceptable overlooking of any neighbouring occupier. It is noted that the proposed building would be on higher ground level than No.4 Elgood Avenue, however, the distance separation provided a considered adequate, even with the changes in levels considered. With regard to the existing property at 1A there is a separation distance of 7.5 m between side elevations there are no windows in the side elevation of the proposed property and this separation distance is not different to the separation distance between existing properties on Ravenswood Park and is not considered harmful to the amenity of the occupiers of 1A Ravenswood Park. It is noted that a rooflight is proposed in the side roofslope facing No.1A, therefore, a condition will be added to ensure this window is retained as obscure glazed, to protect the privacy of the future occupiers of this dwelling.

Therefore, the proposal would have an acceptable impact on the residential amenity of this neighbouring occupier and the development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

Amenity Space

Policy BE23 of the Hillingdon Local Plan Part 2 Saved Policies states that new residential buildings should provide or maintain external amenity space which is sufficient to protect

the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' require residential developments to provide a minimum of 60 sq metres of amenity space for a three bedroom house. The proposal provides approximately 75 sq metres of useable private amenity space in the form of a rear garden, with a further 40 sq.m to the side of the property which would also provide private amenity space, giving a total of approximately 115sq. m. The proposed scheme thus meets the minimum requirements of amenity space for a three bedroom house and would be acceptable.

#### Internal Floor Space

Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards. Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (July 2011). For 2 storey houses these are set out below:

3 bed 4 person house = 87 sq m

3 bed 5 person house = 96 sq m

The proposed house would have a floor area of approximately 98 sq metres, which meets the standards of the London Plan.

#### Outlook

In terms of outlook for future residents, Policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the proposed site layout would afford the future occupiers with a sufficient level of outlook.

As such the proposed scheme complies with policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and HDAS; Residential Extensions.

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

The proposed development would create a new crossover to access the driveway and parking area for the southern semi-detached dwelling. The proposed crossover is proposed to have a width of 4.2 metres at the kerbline, which is 0.4 metres substandard for a single width crossover. It is noted that the Highways Officer has raised an objection in this regard. However, the previously approved scheme for a dwelling showed the crossover to be substandard by 0.6m. In this case it was considered that the additional 0.6 metres "could easily be accommodated without prejudicing highway safety and secured by condition. Therefore, no objection to the proposal is raised on these grounds." It is considered that a similar conclusion is applicable in this case. As such the proposed scheme accords with Policy AM7 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

The Car Parking Standards contained within the Hillingdon Local Plan Part 2 Saved Policies (November 2012) require two off-street parking spaces to be provided for each

dwelling. The proposed and existing driveway which would service each dwelling would meet the required standard and the development is considered to comply with Policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

Urban design issues are addressed within the other sections of this report.

#### **7.12 Disabled access**

London Plan Policy 3.8 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards.

The access officer raised concerns over development not being compliant with the Lifetimes Homes Standards due to the lack of level access, the failure to provide an acceptable downstairs WC and no indication of the future position of a through the ceiling lift.

The applicant has provided a detailed schedule which confirm that the development would comply with all 16 of the Lifetime Homes Standards, with level access, a suitable downstairs WC and a future lift position shown and it is clear that subject to an appropriate condition the development would comply with these standards. Therefore, the proposed development would comply with Policy 3.8 of the London Plan (July 2011).

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

Not Applicable

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

The Council's Tree Officer has confirmed that the proposed house would not have an adverse impact on any trees. Subject to the imposition of a suitable planning condition it is considered that the proposal will comply with policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

Not Applicable

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

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the scheme meets code level 4 of the Code for Sustainable Homes would address this matter.

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

The applicant has provided no details of the sustainable drainage systems being proposed within the site. Given the increase in hardstanding to accommodate the new dwelling, a suitable condition will be attached to reduce the risk of surface water flooding in the surrounding area.

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

Not Applicable

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

No further comments required.

#### **7.20 Planning Obligations**

Policy R17 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'. However, as the proposed house has less than 6 habitable rooms no contribution is required.

The development would be liable for payments under the Mayor's Community Infrastructure Levy Charging Schedule.

**7.21 Expediency of enforcement action**

None required.

**7.22 Other Issues**

No further issues for discussion.

**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**

The internal size of the proposed house would be approximately 100sq.m, which would meet the requirements of paragraph 4.6 of the Hillingdon Design & Accessibility Statement: Residential Layouts and London Plan Policy for three bedroom houses.

With regard to amenity space, some 100sq.m plus the side garden would be retained for the proposed house which would meet the recommended standards of 60sq.m for three bedroom houses as advised at paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

It is therefore considered that the proposal would provide an adequate standard of accommodation for future occupiers. The proposal would provide adequate parking and is

not considered harmful to interests of highway Safety.

The proposed house would respect the character of the wider area and is considered a more appropriate solution to the previously approved semi detached property.

The proposed scheme will not lead to the loss of important trees.

Accordingly the application is recommended for approval.

## **11. Reference Documents**

Hillingdon Local Plan Saved Policies (November 2012).

Hillingdon Design and Access Statement 'Residential Layouts' (July 2006).

Supplementary Planning Document 'Accessible Hillingdon'(January 2012)

Supplementary Planning Document Planning Obligations (July 2008).

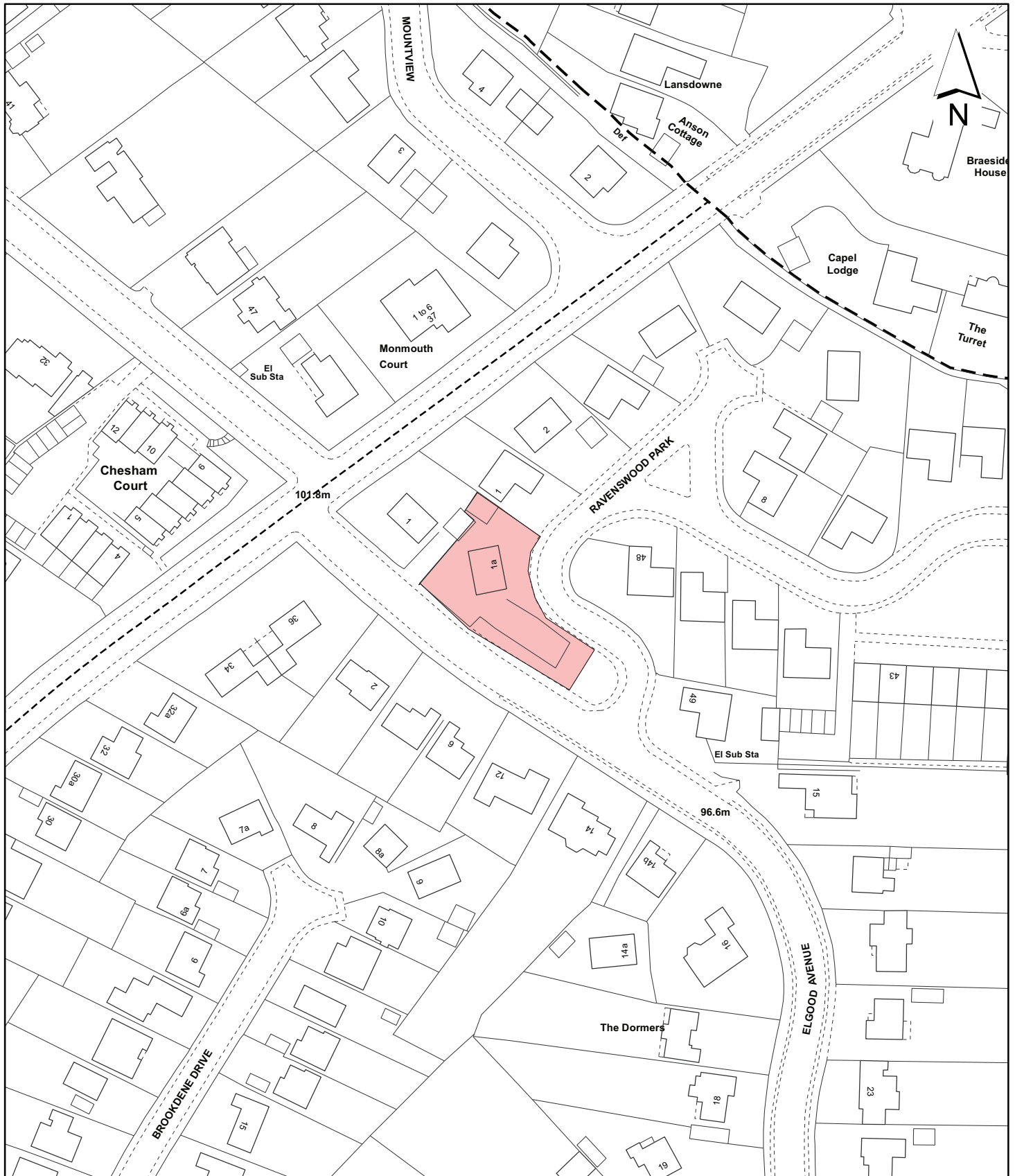
Supplementary Planning Document Planning Obligations: Revised Chapter 4 (September 2010).

The London Plan (July 2011).


National Planning Policy Framework

**Contact Officer:** Mark Jones

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**1a Ravenswood Park  
 Northwood**

Planning Application Ref:  
**40455/APP/2013/3472**

Planning Committee  
**North Application**

Scale  
**1:1,250**

Date  
**March 2014**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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



**HILLINGDON**  
 LONDON

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

**Address** 12 HARVIL ROAD ICKENHAM

**Development:** Erection of a two storey, 4 bedroom dwelling house with associated parking, amenity space landscaping and boundary treatments (Part-Retrospective)

**LBH Ref Nos:** 12371/APP/2013/3554

**Drawing Nos:** GLA-663-004 Rev C  
2013/732/P01 Rev B  
GLA-663-002 Rev D  
GLA-663-003 Rev D  
2013/732/P00 Rev A  
2013/732/P02 Rev A  
2013/732/P03 Rev A  
2013/732/P04 Rev A  
2013/732/P05 Rev A  
Design and Access Statement  
Arboricultural Report  
Tree Survey  
Key to Notation in Schedule  
Root Protection Area Calculations  
Appendix 3.0  
Tree Images Sheet Appendix 4.0  
Hedge and Greenbelt Images Sheet 1 Appendix 5.0  
Hedge and Greenbelt Images Sheet 2 Appendix 6.0  
Hedge and Greenbelt Images Sheet 3 Appendix 7.0  
GLA-663-001  
2013/732/P07  
2013/732/P08

**Date Plans Received:** 02/12/2013                      **Date(s) of Amendment(s):**

**Date Application Valid:** 16/12/2013

### 1. **SUMMARY**

Part retrospective planning permission is sought for the erection of a two storey, four bedroom detached dwellinghouse, with associated parking, landscaping and amenity space.

A dwellinghouse at the site has been largely constructed after planning consent was granted in January 2009 under application reference 12371/APP/2008/1929 for a two storey six-bedroom dwelling (involving the demolition of the existing dwelling).

The dwelling erected at the site does not accord with the 2009 permission due to a number of design features which have been added to the property, including but not limited to the ridgeline and eaves height being higher than approved, the front gable end being significantly higher and with a higher roof pitch, the rear gable end not being hipped and being significantly higher and with a higher pitch, the creation of a centralised rounded bay window and the provision of no two storey bay window in the principal elevation. It is noted that the footprint of the building in terms of its maximum depth and width comply with the 2009 consent.

The current application seeks planning permission for a dwelling at the site to allow the applicant to amend the appearance of the 'as built' dwelling to a design which is acceptable to the Council.

It is noted that two previous applications have been submitted and refused, with both decisions upheld at appeal. The applicant has also lost an appeal against an enforcement notice at the site seeking the demolition of the building or for it be amended to comply with the 2009 consent.

The current application seeks to amend the 'as built' dwelling in the following ways:

Roofs:

- Reduction in the angle of pitch of the main hipped roof from 45 to 35 degrees on all sides (to reduce the area of crown roof) and reduce the overall height by approximately 0.3 metre;
- Reduction in the ridge height of the front and rear gables (by approximately 0.7 and 0.8 metre) to 0.7 metre and 0.5 metre respectively below that of the main roof;
- Alteration of the pitched front and rear gables to hipped roofs; and
- Reduction in the eaves height of the house by 225mm to just above the first floor windows (to match the design and be similar to the eaves height of adjoining houses).

Front Elevation:

- Removal of the cantilevered semi-circular first floor and replacement with dormer window;
- Reduction of the size of the Juliet balcony and the French windows; and
- Provision of supporting columns to the front entrance canopy.

It is considered that with the combined changes to the size, bulk and appearance now sought, the house would represent a form of development which is more in keeping with the existing street layout without detriment to the visual amenities of the open character of the surrounding area. Therefore, the application is recommended for approval.

## **2. RECOMMENDATION**

**APPROVAL subject to the following:**

### **1 HO1 Time Limit**

The development hereby permitted shall be begun before the expiration of two months from the date of this permission and completed in accordance with the approved plans within 6 months of the date of this permission.

REASON

To ensure that the timely restoration of the visual amenities of the locality in compliance with Part 1 Policy BE1 and Part 2 Policies BE13 & BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

### **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 2013/732/P00 Rev A, 2013/732/P01 Rev B, P02 Rev A, P03 Rev A, P04 Rev A and P05 Rev A; and GLA-663-001, GLA-663-002 Rev D, GLA-663-003 Rev D and GLA-663-004 Rev C.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan:

Part Two - Saved Unitary Development Plan Policies (November 2012) and the London Plan (July 2011).

**3 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 (including those associated with any habitable room/living accommodation created at second floor level) facing Nos. 11 or 13 Harvil Road.

**REASON**

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

**4 RES8 Tree Protection**

No site clearance or further 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)

**5 RES9 Landscaping (car parking & refuse/cycle storage)**

Within 2 months of the date of this permission a Schedule for Implementation of the approved landscape scheme shall be submitted to the Local Planning Authority for its approval in writing.

Thereafter, the landscaping scheme shall be implemented in strict accordance with the approved details within 6 months of the date of this permission and retained as such for as long as the development remains in existence.

#### REASON

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

#### **6 RES10 Tree to be retained**

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

New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

#### REASON

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

#### **7 RES13 Obscure Glazing**

The first floor windows in the side elevations facing Nos.11 or 13 Havril 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)

#### **8 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)

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

Within 2 months of the date of this permission a scheme for the provision of sustainable water management shall be 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 scheme shall be implemented in strict accordance with the approved details within 6 months of the date of this permission and retained / maintained as such 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.

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

Within 2 months of the date of this permission, a scheme showing the existing building being amended to be in accordance with the 'Lifetime Homes' Standards shall be submitted to the Local Planning Authority for approval

Thereafter, the scheme shall be implemented in strict accordance with the approved details within 6 months of the date of this permission and retained as such for as long as the development remains in existence.

#### 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

#### **11 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)

**12 NONSC Non Standard Condition**

Within 2 months of the date of this permission an energy efficiency report has been submitted to the Local Planning Authority for its approval in writing. The energy efficiency report include a full assessment of the site's energy demand and carbon dioxide emissions, measures to reduce this, and the provision of 10% of the sites energy needs through on site renewable energy generation.

The methods identified within the report shall be implemented in strict accordance with the approved details within 6 months of the date of this permission and retained / maintained as such for as long as the development remains in existence.

**REASON**

To ensure that the development incorporates appropriate energy efficiency measures in accordance with policies 5.1, 5.2 & 5.3 of the Hillingdon Local Plan (November 2012).

**13 NONSC Non Standard Condition**

Notwithstanding the plans hereby approved, no gates shall be erected on the sites frontage with Harvil Road unless detailed drawings demonstrating the design, appearance and operation of the gates have been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the gates shall be erected and maintained in full accordance with the approved details.

**REASON**

To ensure that any gates maintain an appropriate appearance within the street scene in accordance with Policy BE13 of the Hillingdon Local Plan: Part Two Saved Policies UDP (November 2012) and to ensure the gates do not prejudice highway or pedestrian safety in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved Policies UDP (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.

- |     |   |
|-----|---|
| 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.
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.
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
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
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 7.6	(2011) Architecture
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 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.

### **5 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).

## **6 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).

## **7**

It is noted that the application was accompanied by a document entitled 'Proposed Gates and Controls Appendix 0.0'. This document has not been included within the schedule of plans as the design and appearance of the gates are considered unacceptable. No gate should be installed on the site unless details of an alternative design are first submitted to and approved by the Local Planning Authority in accordance with condition 13 of this permission.

### **3. CONSIDERATIONS**

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

The application site comprises a detached two storey dwelling under construction located on the western side of Harvil Road and approximately 55m to the north of its junction with Highfield Drive. As discussed in the summary for this report, the current dwelling at the site has been built after consent was granted in 2009 for a two storey, 6 bedroom dwelling. The dwelling 'as built' as the site does comply with the planning permission and this application seeks to amend the design of the building to an acceptable standard.

The area is characterised by a mixture of detached two storey houses and chalet bungalows on large plots of land which are set back from the road frontage and generally maintain an open character and appearance. No.11 Harvil Road located to the south of the application site is a two storey detached property and 13 Harvil Road to the north is a detached chalet bungalow. The western boundary of the application site abuts the rear gardens of Nos. 7 and 9 Highfield Drive.

The site is located within the Developed Area of the Borough as identified in the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012). Land to the east of Harvil Road is located within the Green Belt. The site lies within the area covered by TPO No 620. There is a protected Oak, T4, in the rear garden.

#### **3.2 Proposed Scheme**



The proposal seeks planning for the erection of a two storey, four bedroom detached dwellinghouse, with associated parking, landscaping and amenity space.

A dwelling has been erected at the site which does not comply with the 2009 consent. The current application is for part-retropective consent to allow the retention of the existing building with the following changes being proposed:

**Roofs:**

- Reduction in the angle of pitch of the main hipped roof from 45 to 35 degrees on all sides (to reduce the area of crown roof) and reduce the overall height by approximately 0.3 metre;
- Reduction in the ridge height of the front and rear gables (by approximately 0.7 and 0.8 metre) to 0.7 metre and 0.5 metre respectively below that of the main roof;
- Alteration of the pitched front and rear gables to hipped roofs; and
- Reduction in the eaves height of the house by 225mm to just above the first floor windows (to match the design and be similar to the eaves height of adjoining houses).

**Front Elevation:**

- Removal of the cantilevered semi-circular first floor and replacement with dormer window;
- Reduction of the size of the Juliet balcony and the French windows; and
- Provision of supporting columns to the front entrance canopy.

In addition, the application has also incorporated matters that were covered by conditions requiring the submission of details attached to the 2009 permission. These include the boundary treatment which shows the dwarf wall to the road and side boundaries in front of the dwelling retained and a controlled gate entrance and exit, energy efficiency, protective tree fencing and a landscaping scheme.

### 3.3 Relevant Planning History

12371/APP/2007/1822 12 Harvil Road Ickenham

ERECTION OF A TWO STOREY, SIX-BEDROOM DETACHED DWELLINGHOUSE WITH BASEMENT, REAR CONSERVATORY AND ACCOMMODATION IN THE ROOFSPACE INCORPORATING 2 REAR AND 1 FRONT DORMER WINDOWS (INVOLVING DEMOLITION OF EXISTING HOUSE).

**Decision:** 18-09-2007 Refused

12371/APP/2007/3877 12 Harvil Road Ickenham

ERECTION OF A TWO STOREY, SIX-BEDROOM DETACHED DWELLINGHOUSE WITH BASEMENT, FRONT BALCONY AND ACCOMMODATION IN THE ROOFSPACE INCORPORATING 2 REAR AND 1 FRONT DORMER WINDOWS (INVOLVING DEMOLITION OF EXISTING HOUSE).

**Decision:** 01-04-2008 Refused

12371/APP/2007/416 12 Harvil Road Ickenham

ERECTION OF TWO FOUR-BEDROOM HOUSES (INVOLVING DEMOLITION OF EXISTING DWELLINGHOUSE) (OUTLINE APPLICATION)

**Decision:** 30-03-2007 Refused **Appeal:** 13-12-2007 Dismissed

12371/APP/2008/1929 12 Harvil Road Ickenham

Erection of a two storey six-bedroom dwelling (involving the demolition of the existing dwelling)

**Decision:** 26-01-2009 Approved

12371/APP/2010/1521 12 Harvil Road Ickenham

Erection of a 6 bedroom detached dwellinghouse and erection of a detached garage in the rear garden (Part retrospective)

**Decision:** 21-09-2010 Refused **Appeal:** 05-05-2011 Dismissed

12371/APP/2012/619 12 Harvil Road Ickenham

Two storey x 4 bed detached dwelling with associated parking and amenity space

**Decision:** 24-05-2012 Refused **Appeal:** 10-04-2013 Dismissed

12371/APP/2013/2237 12 Harvil Road Ickenham

Alterations to existing house in order to comply with proposals granted planning permission - Decision Notice ref. 12371/APP/2008/1929.

**Decision:** 08-10-2013 NFA

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

Three applications for dwellings on this site were refused in 2007 and 2008. The Inspector commenting on ref: 12371/APP/2007/416 which proposed to subdivide the plot to provide two detached houses, considered that the narrow plot width distance of 1.5m between the two storey flank walls and plot boundaries would give rise to a cramped and unsatisfactory appearance.

The proposed house on the previous application (under ref: 12371/APP/2007/3877) extended across a substantial part of the width of the application site and it was considered that the overall size, bulk and proximity to the side boundaries of that house resulted in an over dominant, incongruous and cramped form of development.

Planning permission was subsequently granted on this site for the erection of a single two storey six-bedroom dwelling (involving the demolition of the existing dwelling) under ref. 12371/APP/2008/1929 in January 2009.

However, the building at the site was not built in accordance with that permission and instead a materially different dwelling was constructed. An appeal against an enforcement notice issued by the Council on 16 March 2011 which required the demolition of the dwelling built or its alteration to conform to the approved scheme was subsequently dismissed.

Two further applications for modifications to the dwelling as approved were made, both of which were also refused and dismissed on appeal, in May 2011 and April 2013 respectively. The size, bulk and scale of the dwelling being the main reason in addition to lack of a tree survey and inadequate outlook from the roof space rooms which had potential for use as habitable rooms in the future.

On the most recent of these (under ref. 12371/APP/2012/619) which considered proposed alterations to the rear and front wings (including a reduction in their height and depth), removal of the apex windows in these wings and the addition of two columns to support the front first floor level cantilevered addition above the entrance, the appeal Inspector noted:

"Notwithstanding the absence of any definitive comment or objection to the crown roof, the angle of the pitch and the eaves levels of the main part of the house (of the first Inspector) .. The proposed scheme, although overcoming the particular concerns highlighted in the previous appeal decisions, would still result in a significantly larger dwelling than that formerly approved, thus adding to the visual impact of that "very imposing" structure."

In dismissing the appeal he concluded:

" There is considerable variety in the design, height and general appearance of the dwellings along Harvil Road. Even so, by reason of its significantly greater bulk and scale, the proposed dwelling would stand out very conspicuously compared to the others. Its significantly greater overall size and the extended profile of the roof would be readily apparent. This would create incongruous and unduly assertive development within this established residential area.

The adverse visual impact would be emphasised in particular by the greater height to the eaves than the neighbouring two-storey property to the south and by the bulk of the roof incorporating an extensive crown element, untypical of others in the road.

The unduly imposing visual impact of the dwelling would not be adequately mitigated by the fact that it would be set well back into the plot from the road frontage. Its greater overall size and bulk than any of the neighbouring dwellings would still be readily apparent, including in longer range views from the east, beyond intervening open Green Belt land, from the junction of Swakeleys Road with Breakspear Road."

The current proposal therefore seeks to make significant amendments to the roofs and front elevation of the house as currently built and for which the original planning permission no longer exists.

#### **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:

- 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.
- 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.
  
- 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
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- 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
- 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 7.6 (2011) Architecture
- 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**

4no. neighbouring occupiers were consulted (17.12.2013) and a site notice displayed (from 30.12.2013). There has been one response and one other representation received with the following comments:

- scaffolding has been in place since September (there should be a time limit on the commencement of the work);
- garden has been an eyesore since the demolition of the original house quite a few years ago;
- TPO'd Oak tree should be carefully protected during the construction phase;
- no plans showing the second floor or basement (plans for ground floor and first floor do not show any stairs);
- loft area benefits from a new front dormer and roof lights, so appears to be habitable accommodation;

CASE OFFICER COMMENTS: The reduction in the height of the roof has ensured that the loft space would not be suitable to provide living space and would be utilised as storage. The provision of scaffolding would not be a material planning consideration. The issues with regards to landscaping and the TPO tree will be considered in the main body of the report.

Ickenham Residents' Association:

This new application now appears to try to amend things by going back to approved application 2009/1929.

From the drawings it seems that the owner is following the original approved outlines, even removing the bay windows plus making a few minor changes to the side elevations.

The latest proposal is going back to a lowered hipped roof instead of the refused gable end one.

It remains to be seen how many changes to these latest proposal will be submitted.

We are completely in the hands of your Planning/Enforcement Team with their greater expertise and facilities and look forward to receiving your valued updates in this matter.

### **Internal Consultees**

Trees/Landscape Officer:

Acceptable, subject to the amendment of the plans and conditions RES9 (implementation) and RES10. This site is covered by TPO 620 and there is a large, mature, protected Oak in the rear garden. The proposed protection for this tree is adequate.

With regards to the new tree in the front garden, there should be two new trees (as was previously agreed and as is shown on drawing 2013/732/PO1). The plans should be amended to show two new trees (instead of one) at the front of the site.

Highways (Traffic/Transportation) Officer:

No objection subject to plans being amended or a condition imposed requiring details of the cross over to be submitted (the proposed cross over is shown without any splays on its approaches to the edge of carriageway).

## **7. MAIN PLANNING ISSUES**

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

The current application proposal in effect seeks alterations to a new four bedroom dwelling that has been built not in accordance with its planning permission. Nonetheless, the previous appeal decisions and 2009 grant of planning permission for a six bedroom

dwelling are material considerations. However, in the absence of any existing lawful development or extant planning permission for a dwelling on the site, it is appropriate to consider the proposed development from first principles.

The 2009 consent establishes that the use of the land for a residential extension would be acceptable in principle.

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

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

Not applicable to this application.

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

Not applicable to this application.

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

In the approved application (under ref. 12371/APP/2008/1929 in January 2009), the overall width of the proposed house was reduced by 2.25 metres (to 12.75m) and was considered sufficient to maintain space between the proposed development and adjoining properties. The house currently built on the site is the same width and maintains a set back from the road frontage of 16 metres, sufficient to ensure that the proposal would not intrude into the existing street scene or be materially out of character with the set back of other properties in the road.

The approved dwelling was only 900mm higher (at 8.4 metres) than the existing property to be demolished and compared to 6.5 metres height of No. 13 Harvil Road, a chalet bungalow (whilst No. 11 Harvil Road is 8.0 metres tall). The house currently built on the site and as now proposed to be altered would have a ridge height of 8.55 metres. Given the gaps between the properties, this height difference is not considered to appear overdominant in relation to adjoining properties or thus be detrimental to the visual amenities of the street scene and the surrounding area in terms of its overall size and bulk.

The proposed changes to the appearance of the dwelling and the design, especially the reduction of the pitch of the roof, the reduction in the size of the crown roof and the reduction and conversion of the front and rear gable ends to hipped roofs are considered to have sufficiently amended the overall appearance of the dwelling to ensure it has an acceptable impact on the visual amenities of the surrounding area.

It is noted that the applicant has submitted details of proposed gates, while there is no objection to the principle of having gates within the site frontage the details which have been provided are considered inappropriate and would be detrimental to the character of the street. Accordingly, a condition is proposed to ensure that no gates are installed unless alternative details are submitted to and approved by the Local Planning Authority.

As such, the proposal is considered to comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

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

The proposed alterations to the angle, height and form of the roof and to the front elevation of the dwelling under construction, which occupies the same position and footprint of the approved dwelling (under ref. 12371/APP/2008/1929 in January 2009)

would have no significant impact on the amenities of the neighbouring occupiers. The proposed development would not breach the 45 degree guideline from any neighbouring occupier and no significant loss of light, loss of outlook or sense of dominance would occur.

The outlook from the amended dwelling would be the same outlook as approved in the 2009 consent. The level of overlooking of neighbouring dwelling gardens would be within an acceptable parameter. As such, the proposal is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and with the Council's Supplementary Planning Document HDAS: Residential Layouts.

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

Annex 4 of the Mayors Housing SPG provides minimum floor space standards for all new dwellings, It requires a 4 bedroom (8 person occupancy) dwelling to be provided with 127 square metres of the floor space. The proposed development would provide approximately 250 square metres of internal floor area in accordance with Policy 3.5 of the London Plan (November 2012).

HDAS Residential Layouts requires the provision of a minimum of 100 square metres of external amenity space for a 4 bedroom dwelling. The current proposal would provide in excess of 500 square metres of external amenity space, in compliance with Policy BE23 of the Hillingdon Local Plan (November 2012).

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 two off-street parking spaces for use by the future occupiers. The Highways Officer raised an objection to the proposed new crossover dimensions and visibility splays, an amended plan has been received to show the crossover to the Council standards and acceptable visibility space. As such, the proposal is considered to comply with Policies AM7 & AM14 of the Hillingdon Local Plan (November 2012).

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

The design of the existing dwelling, as proposed to be altered by this application, has been considered elsewhere in this report by reference to the previous decisions and appeals (under Relevant Planning History) and in the Impact on Character and Appearance of Area.

#### **7.12 Disabled access**

The existing layout of the building fails to provide sufficient detail as to the provision of lifetime homes standards. However, as this relates to the interior of the building, this could be controlled by a suitable condition requiring the submission of details to show compliance with the Lifetime Homes Standards. With this condition attached, the proposal is considered to comply with Policy 3.8 of the London Plan (November 2012).

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

Not applicable to this application.

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

The site lies within the area covered by TPO No 620 and there is a protected Oak, T4, in the rear garden. The applicant has demonstrated that this tree would continue to be

unaffected by the development, which is already under construction.

Nonetheless, the details submitted with regard to the ongoing protection of this tree and the soft and hard landscaping and planting proposals that accompany this application are acceptable to the Council's Trees and Landscape Officer. This is subject to amended plan(s) for the front garden showing two trees at the road frontage as previously agreed under the 2009 consent.

The proposal is therefore considered to comply with the objectives of Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2102).

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

The applicant has shown the location of bin stores to the side of the dwellinghouse which as suitably located to protect the visual amenities of the surrounding area and allow for presentation of the bins to the kerbside on delivery day.

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

The 2009 consent came with a pre-commencement condition for a scheme to be provided to show how 10% of the site energy needs would be met from a renewable source. This condition was never discharged, whilst policy has now evolved and a requirement to meet Lifetime Homes Standards, this might not be possible given the largely constructed dwelling. Therefore, it is considered appropriate for an amended renewable energy condition to be attached any approval to ensure the scheme goes some way to complying with Policies 5.1, 5.2 & 5.3 of the London Plan (July 2011).

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

The application has provided no details as to any sustainable urban drainage systems which have been implemented at the site. Therefore, to ensure compliance with Part 1 Policy BE1 and Part 2 Policy OE8 of the Hillingdon Local Plan (November 2012), a condition would be added to any approval requiring details of these measures.

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

Not applicable to this application.

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

There are no floor plans submitted for the loft space of the existing four bedroom dwelling to be altered. However, whilst the previously approved dwelling (under ref. 12371/APP/2008/1929 in January 2009) on this site incorporated a front dormer window to a landing with two side facing rooflights, one to the sixth bedroom and one to a games room in the roof space (at second floor level), the existing roof openings serve only to provide daylight to an extensive storage area.

Should the future occupants of the dwelling wish to convert the is space into habitable living accommodation, for instance as a bedroom(s), study or games room (etc.), a suitably worded condition can be imposed to require details of any additional roof or dormer window openings that would need to be inserted.

#### **7.20 Planning Obligations**

The 2009 consent did not seek a contribution towards educational facilities, so the applicant is not required to enter into a legal agreement with regards to this.

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

Enforcement action has been taken on this property in 2011 when the existing building was under construction without planning permission as it was not in accordance with the approved scheme under ref. 12371/APP/2008/1929 in January 2009. That action has since resulted in two more applications and appeals prior to the current application.



## **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**

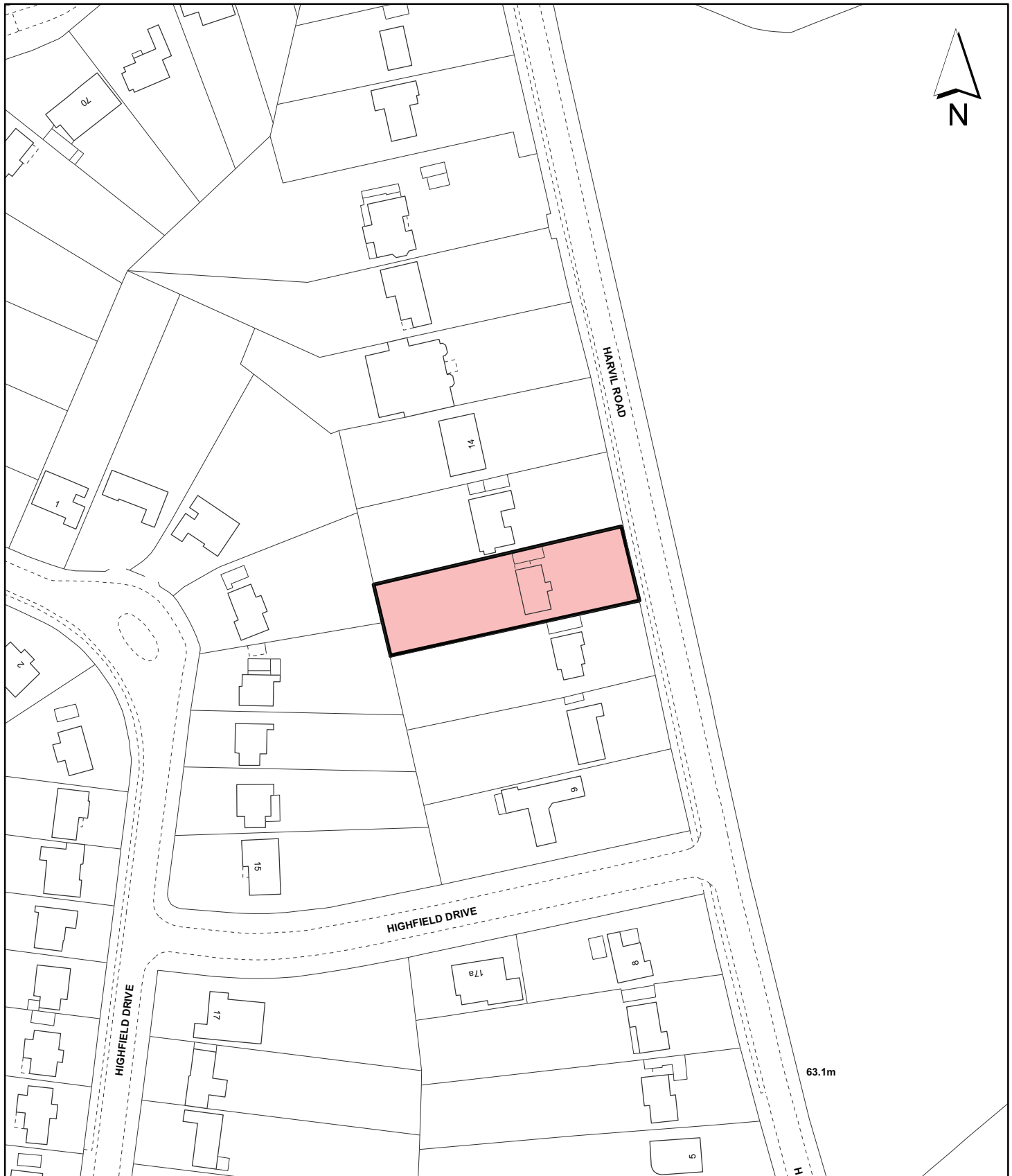
The proposed amendments to the dwelling, would in terms of its size, scale, design and appearance, have an acceptable impact on the street scene and upon adjoining occupiers and approval is therefore recommended.

**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:** Daniel Murkin

**Telephone No:** 01895 250230



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>12 Harvil Road</b> <b>Ickenham</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p><b>12371/APP/2013/3554</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	
	<p>Planning Committee</p> <p><b>North Application</b></p>	<p>Date</p> <p><b>March 2014</b></p>	
			 <p><b>HILLINGDON</b> LONDON</p>

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

**Address** 110 GREEN LANE NORTHWOOD

**Development:** Demolition of existing property and outbuildings, and erection of 7 x two-bed flats, with associated access, parking and landscaping.

**LBH Ref Nos:** 46543/APP/2013/3568

**Drawing Nos:** 13032-A(SV)S0-000  
13032-A(SV)S0-001  
13032-A(SV)S0-002  
13032-A(SV)S0-003  
13032-A(20)S0-001  
13032-A(20)A0-100  
13032-A(20)A0-101  
13032-A(20)A0-102  
13032-A(20)A0-200  
13032-A(20)A0-201  
13032-A(20)A0-202  
13032-A(20)A0-203  
13032-A(20)A0-300  
13032-A(20)S0-200  
13032-A(95)S0-700  
Design and Access Statement - November 2013

**Date Plans Received:** 02/12/2013                      **Date(s) of Amendment(s):**

**Date Application Valid:** 03/12/2013

### 1. SUMMARY

The proposal seeks planning permission for the construction of a part three part four-storey detached building with habitable roof space to provide 7 x two-bedroom self-contained flats with associated access and parking, involving the demolition of the existing dwelling and ancillary buildings.

For the reasons outlined below, the proposal is considered to comply with the policies of the adopted Hillingdon Local Plan (2012), as such this application is recommended for approval.

### 2. RECOMMENDATION

**That delegated powers be given to the Director of Planning and Community Services 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 other appropriate legislation to secure:**

**1. Education: a contribution in the sum of £8,169.**

**2. Highways: to secure all necessary works**

**3. Project Management and Monitoring Fee: a financial contribution equal to 5% of**

the total cash contributions towards the management and monitoring of the resulting agreement.

**B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 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 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.**

**E) That if the application is approved, the following conditions be imposed:**

**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 13032-A(SV)S0-000; 13032-A(SV)S0-001; 13032-A(SV)S0-002; 13032-A(SV)S0-003; 13032-A(20)S0-001; 13032-A(20)A0-100; 13032-A(20)A0-101; 13032-A(20)A0-102; 13032-A(20)A0-200; 13032-A(20)A0-201; 13032-A(20)A0-202; 13032-A(20)A0-203; 13032-A(20)A0-300; 13032-A(20)S0-200; 13032-A(95)S0-700, 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 COM7 Materials (Submission)**

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

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

**REASON**

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

**4 COM9 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 (secure and covered)

2.b Cycle Storage (secure and covered for at least 7 cycles)

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including the provision of at least one accessible car parking space, and demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

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

3. Details of Landscape Maintenance

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

3.b Proposals for the replacement of any tree, shrub, or area of surfing/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 Existing and proposed ground levels and the proposed finished floor levels of all proposed buildings

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

REASON

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

**5 COM8 Tree Protection**

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

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

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

agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

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

2.b No materials or plant shall be stored;

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

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

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

#### REASON

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

#### **6 COM10 Tree to be retained**

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

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

#### REASON

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

#### **7 COM15 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 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 proceed in accordance with the approved scheme.

#### 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.

#### **8 H3 Vehicular access - construction**

The building hereby permitted shall not be occupied until details of the the vehicular means of access has been submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with the approved plans, and thereafter, the vehicular means of access shall be retained and kept open for users of the building.

#### REASON

To ensure the provision of a safe and convenient access for vehicular traffic, prior to occupation in accordance with policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Chapter 6 of the London Plan (July 2011).

#### **9 NONSC Lifetime Homes**

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

#### REASON

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

#### **10 NONSC Secured by Design**

The buildings 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 building 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 policies 7.1 and 7.3 of the London Plan (2011).

**11 RES16 Code for Sustainable Homes**

The dwellings 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 in accordance with policies 5.1 and 5.3 of the London Plan (July 2011).

**12 NONSC Non Standard Condition**

All imported soils used for landscaping purposes including soils shall be clean and free of contamination.

**REASON**

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two 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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes

	(iii) Convenient parking spaces
	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 2.6	(2011) Outer London: vision and strategy
LPP 2.8	(2011) Outer London: Transport
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.8	(2011) Housing Choice
LPP 3.9	(2011) Mixed and Balanced Communities
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.10	(2011) Urban Greening
LPP 5.13	(2011) Sustainable drainage
LPP 6.1	(2011) Strategic Approach
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.10	(2011) Walking
LPP 6.13	(2011) Parking
LPP 7.1	(2011) Building London's neighbourhoods and communities
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

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

**4**            111            **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

**5**            113            **Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

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

**7**            118            **Storage and Collection of Refuse**

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans. For further information and advice, contact - the Waste Service Manager, Central Depot -

Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

## **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**

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

### **3. CONSIDERATIONS**

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

The site is located on the southern side of Green Lane, to the west of Northwood Station. The site is comprised of a two-storey dwelling with hardstanding to the front, and a large garden to the rear.

Detached dwellings are located to the east of the site with flatted blocks in Cevantes Court to the west. Additional flatted dwellings lie to the south of the site, and St Helen's School is opposite the site to the north.

#### **3.2 Proposed Scheme**

The proposal seeks planning permission for the construction of a part three part four-storey detached building with habitable roof space to provide 7 x two-bedroom self-contained flats with associated access and parking, involving the demolition of the existing dwelling and ancillary buildings.

The proposed dwelling would be of a similar design to that previously allowed at appeal in 2007, and renewed in 2010, and then granted permission in 2013. Six car parking spaces would be provided to the front of the site, and a communal garden would be provided to the rear of the building. An area of private amenity space would be retained at the rear of the site for one of the flats.

#### **3.3 Relevant Planning History**

46543/A/93/0676

110 Green Lane Northwood

Erection of two detached two storey blocks accommodating six one bedroom flats and one two

bedroom maisonette (Block A - 4 flats Block B - 3 flats) with associated access and parking facilities

**Decision:** 21-12-1993 Refused

46543/APP/2000/746 110 Green Lane Northwood

ERECTION OF A BLOCK OF 6 ONE-BEDROOM FLATS (INVOLVING DEMOLITION OF NO.110 GREEN LANE)(OUTLINE APPLICATION)

**Decision:** 26-01-2001 Approved

46543/APP/2005/2697 110 Green Lane Northwood

ERECTION OF A THREE STOREY BUILDING, CONTAINING 5 TWO-BEDROOM FLATS AND 1 ONE-BEDROOM FLAT WITH ASSOCIATED PARKING SPACES, VEHICULAR CROSSOVER AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING DWELLING).

**Decision:** 21-07-2006 Refused **Appeal:** 09-11-2007 Allowed

46543/APP/2006/3314 110 Green Lane Northwood

ERECTION OF A THREE STOREY BUILDING CONTAINING 4, TWO-BEDROOM FLATS AND 1, ONE-BEDROOM FLAT WITH ASSOCIATED PARKING SPACES, VEHICULAR CROSSOVER AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING DWELLING)

**Decision:** 19-01-2007 Refused

46543/APP/2010/664 110 Green Lane Northwood

Renewal of planning permission ref: 46543/APP/2005/2697 allowed at appeal on the 09/11/2007: Erection of 6 flats (5 two-bedroom and 1 one-bedroom), involving demolition of existing detached house).

**Decision:** 02-08-2010 Approved

46543/APP/2012/3025 110 Green Lane Northwood

Construction of three-storey, detached building with habitable roof space to include 6 x two-bedroom self-contained flats with associated access and parking involving demolition of existing dwelling and associated buildings.

**Decision:** 28-03-2013 Approved

46543/B/94/1817 110 Green Lane Northwood

Erection of two-storey block of six one-bedroom flats plus access road and parking and erection of six garage block (outline application)

**Decision:** 28-07-1995 Approved

#### Comment on Relevant Planning History

The relevant planning history is listed above.

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

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)  
London Plan (July 2011)  
National Planning Policy Framework  
Hillingdon Supplementary Planning Document - Residential Layouts  
Hillingdon Supplementary Planning Document - Residential Extensions  
Hillingdon Supplementary Planning Document - Accessible Hillingdon  
Hillingdon Supplementary Planning Document - Noise  
Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.  
Hillingdon Supplementary Planning Guidance - Air Quality  
Hillingdon Supplementary Planning Guidance - Community Safety by Design

#### **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.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.H1 (2012) Housing Growth
- PT1.HE1 (2012) Heritage

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.
- 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.
- AM15 Provision of reserved parking spaces for disabled persons
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LPP 2.6	(2011) Outer London: vision and strategy
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LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- **17th January 2014**

**5.2** Site Notice Expiry Date:- **20th January 2014**

## **6. Consultations**



## External Consultees

Consultation letters were sent to 12 local owner/occupiers on 16/12/13. The application was also advertised by way of site and press notices. Two letters of objection have been received, including one from the Northwood Resident's Association, which raise the following concerns:

- i) Traffic congestion
- ii) Lack of parking

## Internal Consultees

### HIGHWAYS:

This development is proposing to provide 6 parking spaces instead of 7 car parking spaces, which Highways would consider to be a minimum requirement for a 7 unit 2-bed flatted development; in an area of with a PTAL index 3. However, because of the location of bus stops for Bus routes 331&282 within 5/6mins walk to the site and the Northwood Underground Station 12 minutes walking distance away, Highways is prepared to accept this level of car parking provision. Also Highways requires that for this development the applicant should provide 7 no. cycle storage/parking spaces in a covered and secure location.

Highways have no objection to the above application provided the applicant provides the Local Planning Authority with detail scaled dimensioned drawings for approval satisfying the following:-

- i) That the proposed crossover complies with the current London Borough Hillingdon's current design standards and specifications. The width of the crossover at back of the public footway should be 2.5m. This should increase to 4.6 metres at the kerb line. Also the existing crossover should be reinstated to current highway design standards.
- ii) That the access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splay 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 adjoining highway. This is required in the interest of highway and pedestrian safety in accordance with policy AM7 of the Hillingdon Unitary Development plan saved Policies(September 2007).

Officer Comment: It is considered that the provision of a suitable access can be controlled via conditions on any grant of permission.

### CONSERVATION AND URBAN DESIGN:

This proposal lies between the Northwood, Frithwood, Conservation Area and the Old Northwood Area of Special Local Character (ASLC) - heritage assets.

I have no comment to make on this application. Please ensure that the proposal does not adversely harm the significance of the heritage assets.

### TREES AND LANDSCAPING:

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

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

There is a middle-aged Lawson Cypress in the front garden that will need to be removed to facilitate the new parking area. The tree is not particularly valuable and there is no objection to its removal.

Recommendations:

The plans should be amended to show the existing Yew hedge along the western boundary as retained; and the species of the 6 new trees shown along the site's frontage should be shown.

Conclusion (in terms of Saved Policy BE38):

Acceptable, subject to condition RES9 (1, 2, 4)

Officer Comment: It is considered that the protection of the hedges and the new tree planting can be controlled via conditions on any grant of permission.

ACCESS OFFICER:

This application is for the development of 7 flats, including external works, a new access road, car parking and landscaping. The existing site has residential use and is understood to be within easy reach of transport services. Whilst the Design & Access Statement states that the design is compliant with the 2010 Lifetime Home Standards ('the Standards'), the requisite specifications have not been shown on plan, and therefore the proposal is deemed not to be compliant with the Standards.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

Also, level access shall be provided to and into the dwelling houses to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

Officer Comment: It is considered that the requirements for lifetime homes can be controlled via conditions on any grant of permission, and would be covered by the provisions of the Building Regulations.

## **7. MAIN PLANNING ISSUES**

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

The principle of the residential redevelopment of the site to provide additional residential units is considered appropriate to this site and location.

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

The London Plan requirements for this site, which is considered to be an urban site with a PTAL of 3, would be 70-170 u/ha and 200-450 hr/ha. The scheme proposes 7 units with 21 habitable rooms. This equates to a density of 70 u/ha and 210 hr/ha. The proposed quantum of residential units is falls within the London Plan guidelines, as such the density of development is considered to be acceptable in this location.

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

Policy BE4 requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area. The site lies opposite the Northwood, Frithwood Conservation Area.

As stated above, given the previous approvals and extant permission on the site, the Council's Conservation and Design Officer raises no objections to the scale, height and massing of the proposed buildings. It is considered that the proposed building would not appear unduly prominent within the street scene and would be compatible with the scale of surrounding development.

#### **7.04 Airport safeguarding**

Given the location of the site, and the small scale of development proposed, it is not considered that the proposal would impact on the safe operation of any airport.

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

The site is not located within or near to the Green Belt. As such, it is considered that the scheme would not impact on the Green Belt.

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

Policies BE13, BE21, and BE22 seek to ensure that new development complements or improves the character and amenity of the area. Policy BE38 seeks the retention of topographical and landscape features, and provision of new planting and landscaping in developments proposals. London Plan policy 7.1 sets out a series of overarching design principles for development in London, and policy 7.6 seeks to promote world-class, high quality design and design-led change in key locations. In addition to Chapter 7, London Plan policies relating to density (3.4) and sustainable design and construction (5.3) are also relevant. The application site itself has no particular designation, forming part of the 'developed area'.

Given the previous approvals and extant permission on the site, the Council's Conservation and Design Officer raises no objections to the scale, height and massing of the proposed buildings. It is considered that the proposed building would not appear unduly prominent within the street scene and would be compatible with the scale of surrounding development.

Whilst there is no objection to the overall design of the proposal, the application should use a high quality pallet of materials to ensure it does not impact on the street scene or opposite Conservation Area. It is considered that a condition should be imposed on any permission requiring the submission of external details to improve the appearance of the building.

Subject to this condition, it is considered that the scheme is compliant with Policies BE13, BE21 and BE22 of the UDP, relevant London Plan policies and design guidance.

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

Policies BE20 and BE24 seek to ensure that new development does not generate adverse impacts in respect to sunlight and privacy. Because of the orientation of the site, and the size and siting of the proposed building, no significant loss of daylight and sunlight to adjoining properties would result from this development. It is not therefore considered that the proposal would result in an over dominant form of development which would detract from the amenities of neighbouring occupiers, in compliance with Local Plan policies.

In relation to outlook, policy BE21 requires new residential developments to be designed to protect the outlook of adjoining residents. The design guide 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings. This distance is achieved across the site. With regard to privacy, the site layout indicates that adequate separation distances would be provided between the proposed buildings and neighbouring residential properties in accordance with the guidelines in the HDAS 'Residential Layouts' Supplementary Planning Document and policy BE24.

It is not considered that there would be a material loss of daylight or sunlight to neighbouring properties, as the proposed buildings would be sited a sufficient distance

away from adjoining properties. It is also considered given its layout that there will be a good level of day lighting for the proposed development.

It should be noted that the bulk, siting and footprint of the building is predominantly the same as the previously approved building. As such, the proposed development is considered to be consistent with policies BE20, BE21 and BE24 of the Local Plan.

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

The communal amenity space required for this proposal is 175sqm (2-bed x 7 x 25sqm).

175sqm of rear garden is proposed as communal amenity space, which is in line of the requirement. In addition to this, private amenity space for one of the flats is to be provided to the rear of the site. As such, the amenity space proposed is in line with the size requirement. In addition, the layout and location of the amenity space is considered to be of sufficient quality commensurate to the size and layout of the proposal.

The proposed flat sizes and internal room sizes and layouts meet the requirements of the Mayor of London's Housing SPG.

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

It is considered that the vehicle trip generation resulting from this proposal is not likely to significantly impact on the capacity of the highways network.

The proposal provides 6 car parking spaces for the 7 units proposed. This results in a ratio of marginally less than one space per dwelling. Given that the site is under 400m (a 5 minute walk) from Northwood Hills Underground Stations, and the facilities in the Green Lane town centre, no objection is raised to this level of parking. One disabled car parking space would also be provided, in accordance with requirements.

The existing access to the front of the site would be used to access the car parking, which is considered to be sufficient, subject to a condition requiring it is constructed to Council standard, with the rear access not being used. Cycle parking is proposed at ground floor level, but minimal details are provided. It is recommended that this be secured via condition should permission were granted.

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

The design and access aspects of this proposal are addressed in other sections of this report.

The Council would expect scheme to adhere to the principles of Secured by Design, and a condition to ensure this would be imposed on any grant of planning permission.

#### **7.12 Disabled access**

The scheme appears to be in compliance with Lifetime Homes standards. However, this would be ensured via a condition on any permission. No units are shown to wheelchair standard, however, given the size of the units, modifications could easily be made to ensure they are accessible.

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

The proposed scheme falls below the threshold for the provision of affordable housing. As such, this is not relevant to this application.

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

The application site does not contain any individual trees of outstanding merit, and none are protected by Tree Preservation Order or Conservation Area designation. However, it is considered that the collective value of the established boundary hedges, trees and

shrubs contribute the verdant quality and visual amenity of the area.

Four trees / large shrubs are to be removed as part of the development. The front and side boundary hedges are to be retained, as are three trees in the rear garden. The Council's Tree Officer states that subject to the submission of more detailed information regarding the protection of those trees and hedges to be retained there is no objection to the removal and retention strategy. As such the proposal does not have any implications with regard to tree retention or removal.

However, it is considered that trees around the boundary of the site, including those off-site, should to be protected via condition. Additional conditions are also recommended to ensure future landscaping arrangements are acceptable. The Council's Trees and Landscape Officer has raised no objections to the proposal which would achieve appropriate outcomes in terms of policy BE38.

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

The plans indicate that refuse storage facilities will be provided for the residential properties at ground floor level. The proposed facilities are considered to be acceptable in this instance, and would be controlled via a condition on any grant of permission.

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

Policies within Chapter 5 of the London Plan require developments achieve sustainable construction in line with Code for Sustainable Homes Level 4.

In terms of sustainability, minimal details have been provided to demonstrate that a sustainable construction can be achieved. As such, it is recommended that an appropriate condition be attached to any grant of planning permission to ensure that the building be built to Code Level 4.

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

The site does not fall within a flood zone and no issues relating to flooding have been identified.

London Plan policy 5.13 states that development proposals should use sustainable urban drainage systems (SUDS) unless there are good reasons for not doing so. This can be secured by way of an appropriate condition.

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

As the proposal is for a residential use, there is not likely to be any significant increase in noise over and above that already experienced in a residential area. The site is currently used as a dwelling, so the proposal is unlikely to cause further noise nuisance than the permitted use of the site.

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

The objections raised during the public consultation are addressed in the report above.

#### **7.20 Planning Obligations**

In accordance with saved policy R17 of Part Two of the Local Plan and the Financial Contributions SPD, the Council would seek a contribution towards the additional or improved educational facilities to be provided to accommodate the nursery, primary and secondary school child yield arising from the proposed development, should permission be granted. The contribution sought in this instance would be £8,169.

In addition to S106 contributions and other requirements, the Mayor of London's Community Infrastructure Levy (CIL) has introduced a charging system within Hillingdon of £35 per square metre of gross internal floor area to be paid to the GLA to go towards

the funding of Crossrail. This application is CIL liable with respect to new floorspace being created (650sqm - 167sqm = 483sqm), and the sum calculated for this application based on the floor area proposed is £17,996.30.

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

Not applicable to this application.

#### **7.22 Other Issues**

No other issues are application to this application.

### **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.

**10. CONCLUSION**

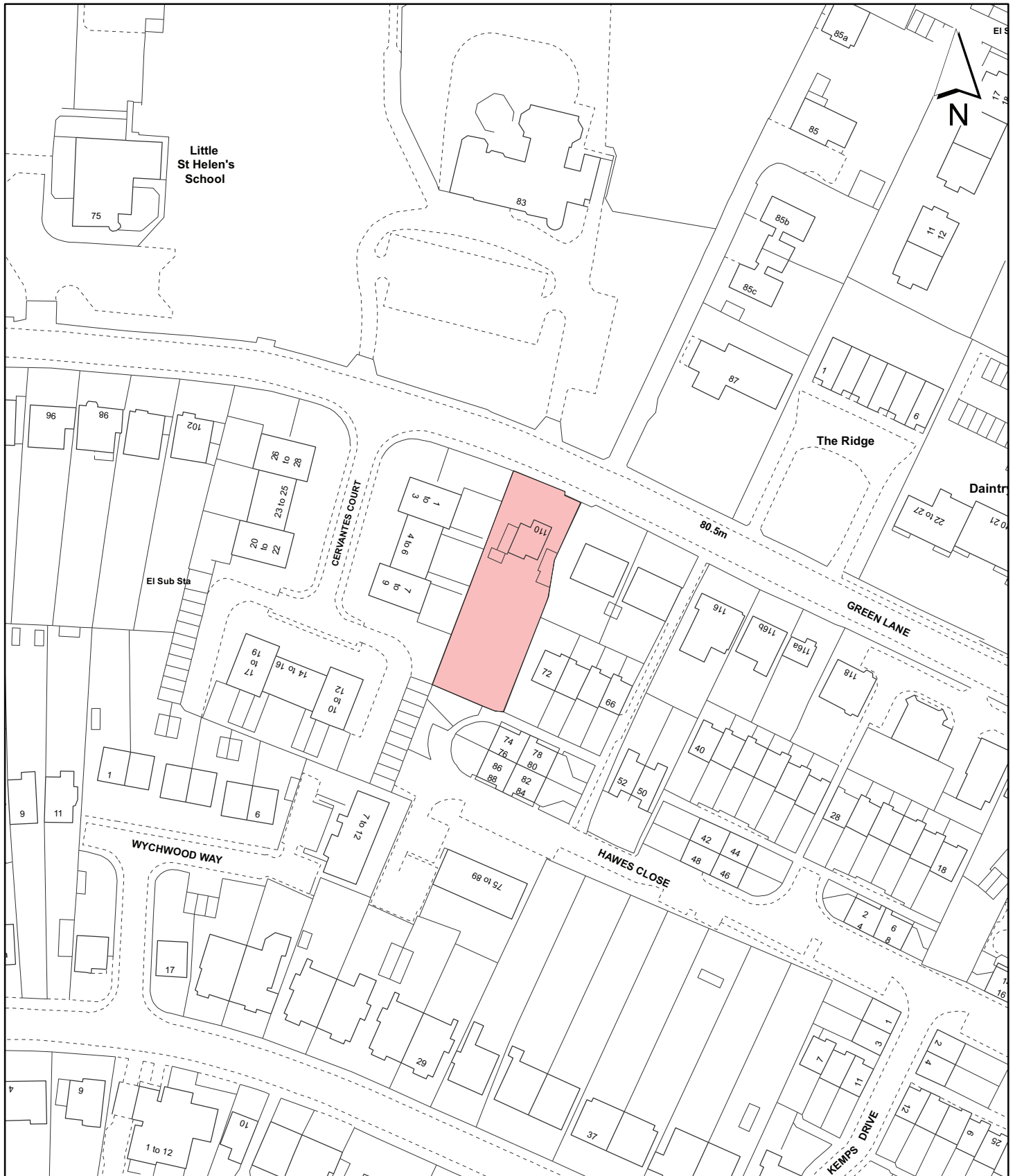
For the reasons provided throughout this report, the application is considered to be appropriate and acceptable and to comply with the relevant policies and planning guidance for the site. Therefore, the application is recommended for approval.

**11. Reference Documents**

- Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
- Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
- London Plan (July 2011)
- National Planning Policy Framework
- Hillingdon Supplementary Planning Document - Residential Layouts
- Hillingdon Supplementary Planning Document - Residential Extensions
- Hillingdon Supplementary Planning Document - Accessible Hillingdon
- Hillingdon Supplementary Planning Document - Noise
- Hillingdon Supplementary Planning Document - Planning Obligations; and Revised Chapter 4, Education Facilities: September 2010.
- Hillingdon Supplementary Planning Guidance - Air Quality
- Hillingdon Supplementary Planning Guidance - Community Safety by Design

**Contact Officer:** Adam Flynn

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**110 Green Lane  
 Northwood**

Planning Application Ref:  
**46543/APP/2013/3568**

Planning Committee  
**North Application**

Scale  
**1:1,250**

Date  
**March 2014**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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



**HILLINGDON**  
 LONDON



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

**Address** 120 FORE STREET EASTCOTE

**Development:** Single storey front and side extension

**LBH Ref Nos:** 55197/APP/2013/3769

**Drawing Nos:** 006  
P006  
Design and Access Statement  
LP-01  
001  
002  
003  
004  
005  
TP-01  
P002 E (Proposed Ground Floor Plan)  
P002 E (Proposed Side Elevation)  
P003 E  
P004 E  
P005 E

**Date Plans Received:** 18/12/2013      **Date(s) of Amendment(s):**

**Date Application Valid:** 24/12/2013

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The proposed site comprises a two storey detached property situated on the east side of Fore Street at the junction with Coniston Gardens. The property benefits from its main entrance off Coniston Gardens including vehicle entrance to detached garage, however its postal address is 120 Fore Street. There is a open plan front garden and a rear/side garden enclosed by a closed board timber fence.

The property is constructed of brick beneath a tile roof. There is two mature trees in the open plan front garden and also a smaller tree on the frontage facing Fore Street and the site is covered by TPO 285.

The wider area comprises a mix of detached and semi detached properties with similar sized plots and open plan frontages. Opposite the application site there is a verge with mature trees an shrubs with open land beyond.

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

#### 1.2 Proposed Scheme

The proposed development comprises a single storey front and side extension. It is noted that the application form and consultation letter described this as a single storey / rear side extension. However, the principal elevation of the building is considered to be elevation facing towards Coniston Gardens, therefore, the extension is considered a front and side extension and the description has been amended accordingly to better reflect the proposed development.

The proposed extension measures 4.3m deep, 10.2m wide, 2.6m high to eaves and 3.8m high (maximum at ridge). The proposed extension extends 0.83 m to the side of the property.

The extension has a double pitch roof, creating a valley in between and the materials would match the existing. The plan show a low level access ramp being provided, but this is not shown on the site layout plan.

The proposed extension provides a utility room, bathroom and extension to reception room. It is noted that the applicant engaged the Council for advice prior to the submission as the extension is required to provide living space for a disabled person living within the address.

### 1.3 Relevant Planning History

55197/TRE/2000/42 120 Fore Street Eastcote

TREE SURGERY TO ONE SYCAMORE (T1), ONE YEW (T2), ONE WALNUT (T3) AND ONE HOLLY (T5) ON TPO 285

**Decision Date:** 20-07-2000 Approved **Appeal:**

55197/TRE/2011/16 120 Fore Street Eastcote

To carry out tree surgery to one Sycamore (T1), one Yew (T2), one Walnut (T3) and one Holly (T5) on TPO number 285.

**Decision Date:** 15-04-2011 SD **Appeal:**

55197/TRE/2012/61 120 Fore Street Eastcote

To carry out tree surgery to one Yew tree (T2), and to carry out tree surgery to (or to fell) one Sycamore (T1) and one Walnut (T3) on TPO 285

**Decision Date:** 03-07-2012 SD **Appeal:**

#### Comment on Planning History

There is no relevant planning history on this site.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

5 letters were sent to local residents and the Eastcote Residents Association on 27 December 2013 and the site notice was posted on 6 January 2014. No representations have been received in response to the public consultation exercise.

It is noted that the description of the proposal has been amended to better reflect the appearance of the proposal, given the principal elevation faces towards Coniston Gardens. The drawings are an accurate reflection of the proposal and no further public consultation was required.

Internal Consultees:

Trees and Landscaping Officer:

This site is within TPO 285 and there is a large, mature Sycamore and Yew in the front garden of this site. The trees are significant landscape features and contribute to the amenity and arboreal character of the area. It is likely that the proposed extension falls within the root protection areas (RPA's) of these two protected trees, however this was not clear as a tree survey/tree constraints plan was not provided to support the application.

Recommendations: In accordance with BS 5837 (2012), a tree survey, tree constraints plan and tree protection plan should be provided to show that this scheme makes adequate provision for the protection and long-term retention of the protected Sycamore and Yew tree.

A Ward Councillor has requested that the application is reported to committee.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.

- 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

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area, impact upon trees, residential amenity of the occupiers of adjoining properties as well as the future occupiers and providing adequate private amenity space. There are no highways issues raised by this application.

The proposed development does also require consideration of what elevation the proposed extension would be erected on. As the house is a corner plot there are two elevations fronting a highway. In relation to permitted development matters the Government's Technical Guidance states,

"In most cases, the principal elevation will be that part of the house which fronts (directly or at an angle) the main highway serving the house (the main highway will be the one that sets the postcode for the house concerned). It will usually contain the main architectural features such as main bay windows or a porch serving the main entrance to the house. Usually, but not exclusively, the principal elevation will be what is understood to be the front of the house.

There will only be one principal elevation on a house. Where there are two elevations which may have the character of a principal elevation (for example, on a corner plot), a view will need to be taken as to which of these forms the principal elevation. Note, however, that in such cases the second elevation will also be subject to the restrictions under Class A if it is a side elevation and fronts a highway."

The technical guidance suggests a principal elevation would have the main bay windows or porch to entrance. In this case the front entrance is accessed off Coniston Gardens as is the vehicle entrance. In this particular case given the pedestrian access, vehicle access, front door position and internal layout of the existing house, as shown on the submitted as existing plans, it is considered that the elevation facing Coniston Gardens is the principal elevation and hence the application should be considered against the Council's policies in relation to front extensions.

Para 8.1 of HDAS: Residential Extensions is clear that front extensions that extend across the entire frontage will be refused as they change the character and appearance of the building and the wider area. Furthermore, the design of the extension leads to a maximum roof height of 3.8m. This exceeds the heights relating to single storey extensions in HDAS: Residential Extensions which seeks a maximum height of 3.4m. This height would mean that the proposed extension would meet the main house higher than cill level of the middle first floor window, the second pitch would be situated very close to cill level of the higher first floor window. This leads to an unsatisfactory relationship on this prominent elevation. Furthermore, the protrusion of the extension past the side elevation would result in an addition which is wider than the existing dwelling, creating an unbalanced appearance to the currently well proportioned house.

The application property is sited on a prominent corner plot and as such the proposed

extension and its design is readily visible from public viewpoints. Whilst the proposal would not break the building line on Coniston Road and there is a large area to the front of the dwelling, the overall development, by reason of its depth, width and design would provide an extension that would appear unduly dominant on the host property and also an incongruent feature in the streetscene. Accordingly it would be contrary to Part 1 Policy BE1 and Part 2 Policies BE13, BE15, BE19 and BE21 of the Hillingdon Local Plan (November 2012).

With regard to the impact upon trees the Council's Tree Officer has raised concerns and suggested it is likely that the proposed extension falls within the root protection areas (RPA's) of the two protected trees, however this was not clear as a tree survey/tree constraints plan was not provided to support the application. Therefore, in the absence of information to show that the trees would not be unduly harmed by the proposed development it is considered that the proposal could lead to damage or loss of the protected trees. This would further be harmful to the character and appearance of the area and is considered contrary to Policy BE38 of the Hillingdon Local Plan (November 2012).

Due to its proposed siting the development will have no impact upon the amenities of the adjoining occupiers at No. 122 Fore Street. With regard to the occupiers of No. 70 Coniston Gardens there would also be no detrimental impact on their amenity due to the position of the existing garage at No. 120 Fore Street.

The windows and door proposed to the extension would provide an adequate outlook and natural light to the room they would serve. As such, the application proposal would not represent an unneighbourly form of development and in this regard, would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part 2 - Saved Policies (November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

There is no significant loss of rear garden area and approximately 60 sq.m of private amenity space would be retained which is considered to be adequate for the enlarged property and would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and policy BE23 of Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

The applicant engaged the Council for pre-application discussions in advance of submitting the application. The extension is required to allow for the creation of a downstairs bedroom for a disabled occupant. Whilst this is a key consideration in the determination of the application, there remains sufficient space for an extension to be added into the rear garden of the site, which would allow for enlarged living accommodation at ground floor level. The applicant was advised to explore this option. It is not considered that there are any circumstances which outweigh the significant and permanent harm to the street scene which would occur as a result of the development.

Therefore, due to the harm to the appearance of the building and the visual amenities of the surrounding area and the lack of information with regards to the protection of the protected trees within the site, the application is recommended for refusal.

## 6. RECOMMENDATION

### REFUSAL for the following reasons:

#### 1 NON2 Non Standard reason for refusal

The proposal by reason of its size, scale, bulk, width and design represents an unduly intrusive and incongruous form of development, detrimental to the character and appearance of the existing dwelling and the visual amenities of the street scene and the wider area. As such it would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

#### 2 NON2 Non Standard reason for refusal

Due to the absence of a tree survey and report it is considered that insufficient evidence has been provided to safeguard the protection of the two trees on site, which are subject to preservation orders, in particular with regard to the impact upon the trees root protection areas. As such the proposed development is contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

## INFORMATIVES

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

## Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

guidance.


AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
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

**Contact Officer:** Mark Jones

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**120 Fore Street  
 Eastcote**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**55197/APP/2013/3769**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**March 2014**



**HILLINGDON**  
 LONDON



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# Plans for North Planning Committee 06 March 2014



HILLINGDON  
LONDON



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Page 163

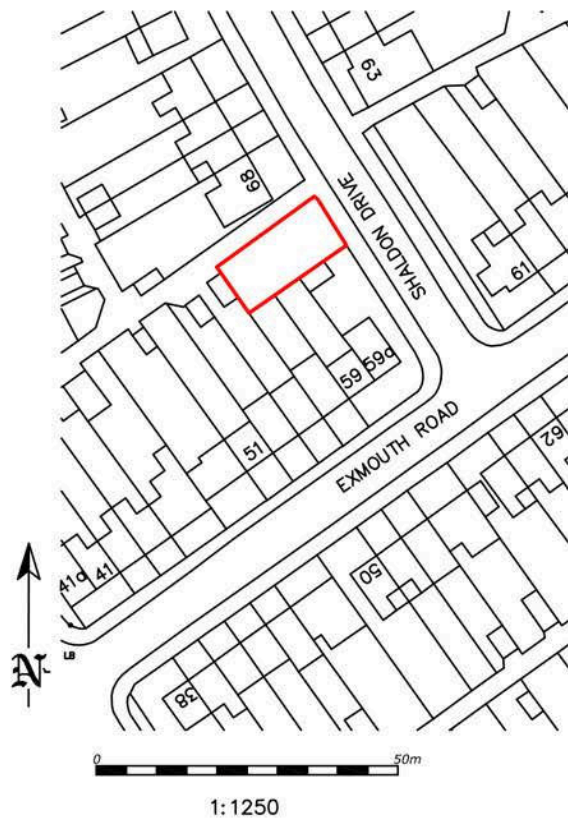
**Report of the Head of Planning, Sport and Green Spaces**

**Address** R/O 57-59A (FRONTING SHALDON DRIVE) EXMOUTH ROAD RUISLIP  
**Development:** Two storey, 2-bed, detached dwelling with associated parking and amenity space, installation of vehicular crossover and cycle store  
**LBH Ref Nos:** 16124/APP/2013/3540

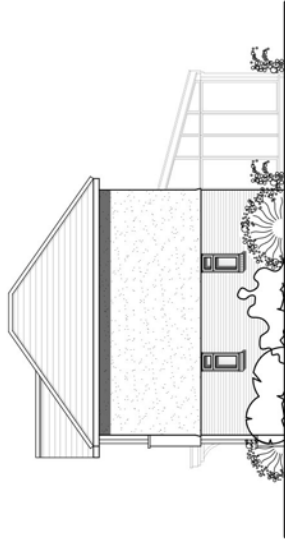
**Date Plans Received:** 28/11/2013  
**Date Application Valid:** 09/12/2013

**Date(s) of Amendment(s):** 28/11/2013  
28/11/0013

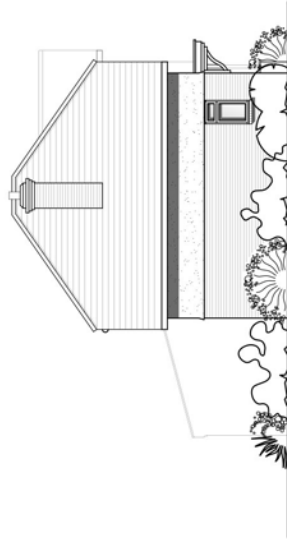








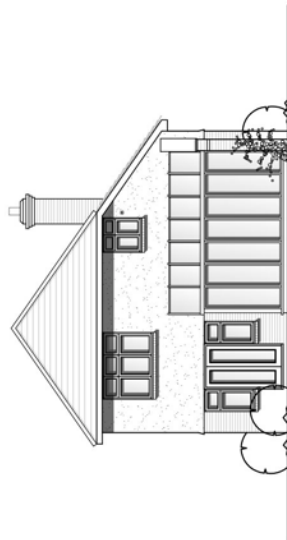
North



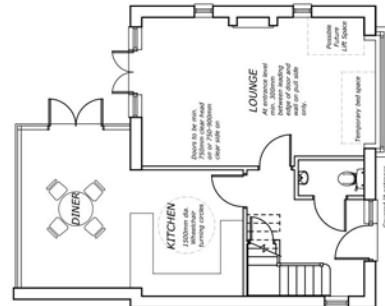
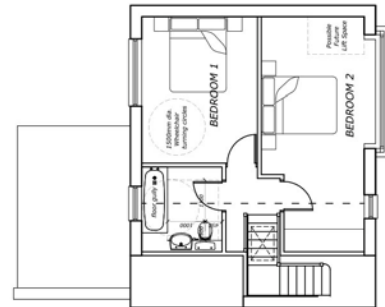
South



East



West



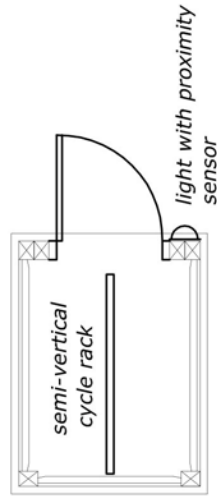
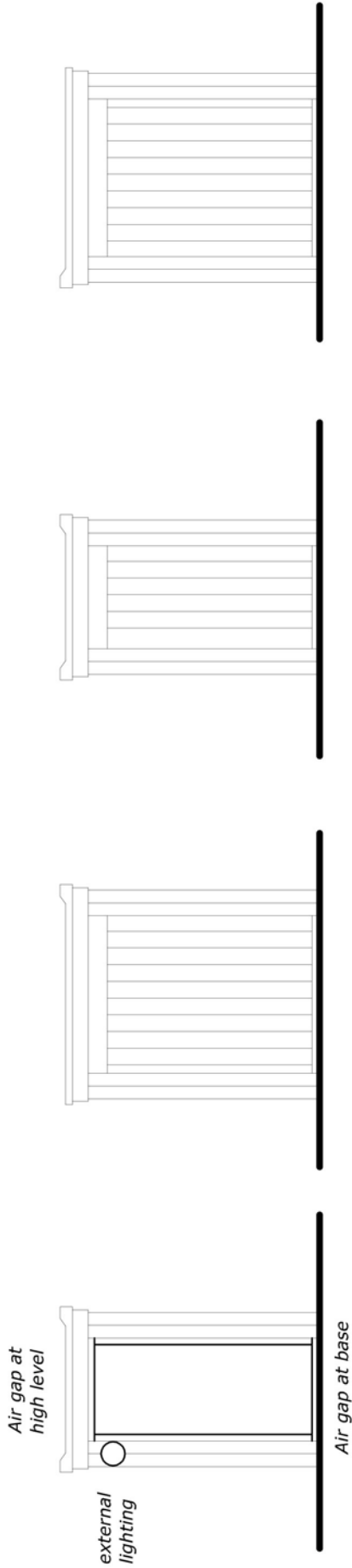
Floor Plans and Elevations



Project No	13 / 3297 / 6
Date	22 / 10 / 13
Scale	1:100@A2

**W J Macleod**  
 ARCHITECT  
 770 High Street, Northwood, Middlesex HA8 9EL  
 phone: 01882 68000

LAND AT 57 EXMOUTH ROAD,  
 OFF SHALDON DRIVE, RUISLIP.



# PLAN

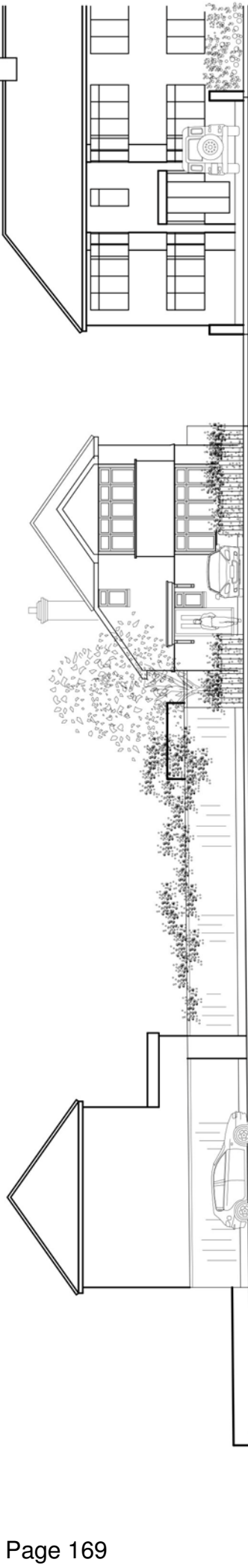
CYCLE STORE



LAND AT 57 EXMOUTH ROAD,  
OFF SHALDON DRIVE, RUISLIP.

**W J Macleod**  
ARCHITECT  
770 High Street, Rushmore, Maidenhead, UK, SL6 7LH  
PHONE: 01753 624240

Drawing No	13 / 3297 / 8
Date	22 / 11 / 13
Scale	1:50 @ A4



No. 68  
Shaldon Drive

Service  
Road

Proposed

No. 59a  
Exmouth Road

Exmouth  
Road

STREET SCENE / SITE SECTION



LAND AT 57 EXMOUTH ROAD,  
OFF SHALDON DRIVE, RUISLIP.

**W J Macleod**  
ARCHITECT  
709 High Street, Northwood Middlesex HA8 9LJ,  
phone 01923 340000

Project Number	13 / 3297 / 7
Date	22 / 11 / 13
Scale	1:200 @ A4

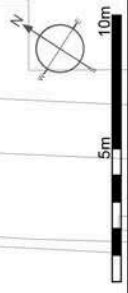
Simon Hawkins M.Arbor.A.  
**Merewood Arboricultural  
 Consultancy Services**  
 Merewood, Gregory Road Hedgerley, Bucks. SL2 3XW  
 Tel: 01753 647236 Mob: 07784 915944  
 email: s\_mon.hawkins@hotmail.co.uk

Site: 57 Ersmouth Road  
 Drawing Title: Tree Constraints Plan  
 1:200 @ A3  
 July 2013

Key:

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

- Crown Spread
- Tree Number
- Species
- Protection Area





**Notes**

 Site boundary

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Site Address

**R/O 57-59A (fronting SHALDON DRIVE)  
Exmouth Road  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**16124/APP/2013/3540**

Scale

**1:1,250**

Planning Committee

**North Application**

Date

**March 2014**



**HILLINGDON**  
LONDON

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

**Address** 2 LINKSWAY NORTHWOOD

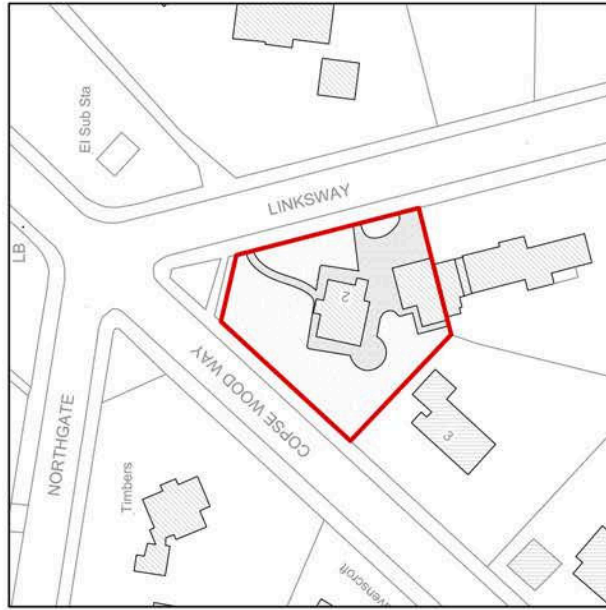
**Development:** Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling

(Re-consultation on additional information relating to tree protection, internal layouts and additional obscure glazing in the rear elevation).

**LBH Ref Nos:** 36910/APP/2013/2338

<b>Date Plans Received:</b>	15/08/2013	<b>Date(s) of Amendment(s):</b>	13/02/2014
<b>Date Application Valid:</b>	04/09/2013		04/09/2013
			15/08/2013





Rev	Date	Description	Int.
-	-	-	-

Client  
MR. K. Vhora

Project Title  
PROPOSED NEW DWELLING

Drawing Title  
2 LINKSWAY, NORTHWOOD, HA6 2XB

EXISTING LOCATION PLAN

Cell File	Sheet Size	Scale
P101	A4	1:1250
Drawn by	Drawing Date	Approved by
RP	AUG 2013	NJ
Project No.	Drawing No.	Revision
1440	P101	-



ARBYLE HOUSE,  
200 NORTHWOOD HILLS,  
MIDDLESEX, HA6 1LN,  
Telephone - 01823 840077  
Fax - 01823 840076

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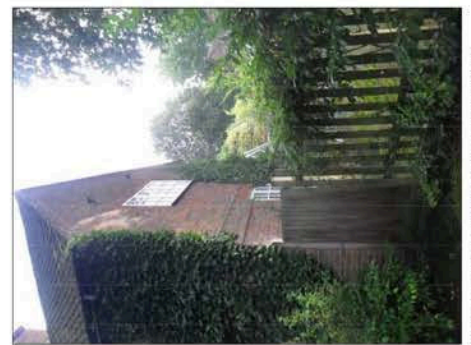
PLANNING ISSUE



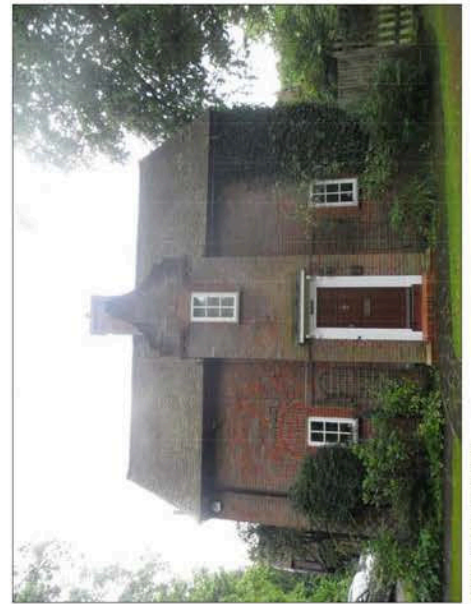
A) REAR ELEVATION



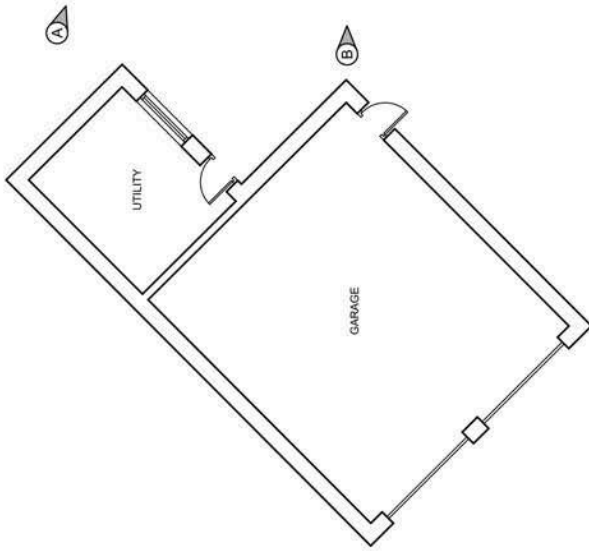
B) SIDE ELEVATION (LINKSWAY)



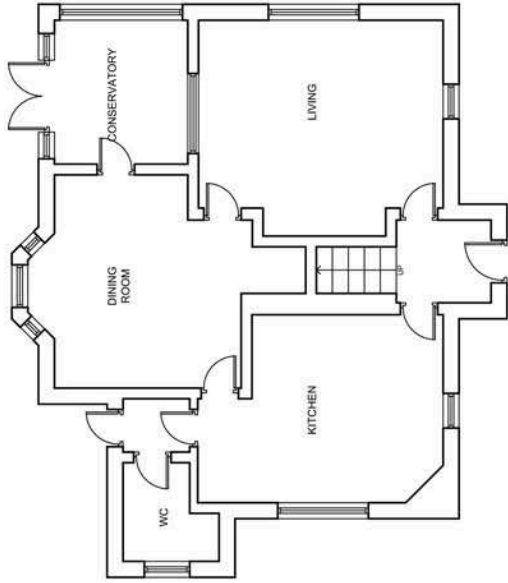
C) SIDE ELEVATION (COPSE WOOD WAY)



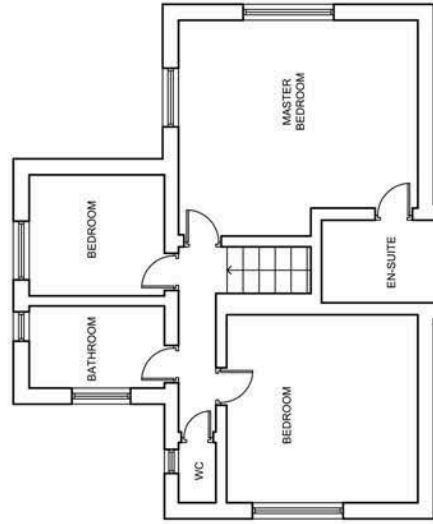
D) FRONT ELEVATION



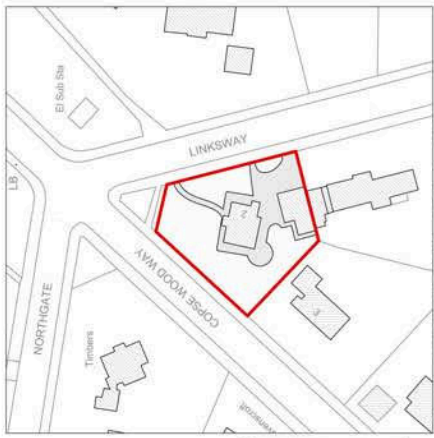
EXISTING GARAGE PLAN



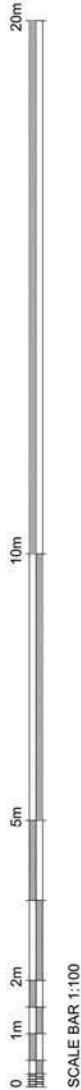
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



LOCATION PLAN  
SCALE 1:1250



SCALE BAR 1:100

Rev	Date	Description	By	Check

MR. K. VHCBA

Project File:  
PROPOSED NEW DWELLING  
2 LINKSWAY, NORTHWOOD, HA8 2XB  
Drawing Title:  
EXISTING PLANS & PHOTOGRAPHS

Project No: 1440  
Client: P202

SCP ARCHITECTS LTD  
100, LITTLE WOOD LANE,  
WIDEN, WEST SUSSEX,  
BN11 1LW  
Tel: 01403 880070  
www.scparchitects.co.uk

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PLANNING ISSUE



Rev	Date	Description	Int.
B	08.01.14	TO SUIT PLANNING	RP
A	28.08.13	TO SUIT PLANNING VALIDATION	RP

Client  
 MR. K. VHORA

Project Title  
 PROPOSED NEW DWELLING

Drawing Title  
 2 LINKSWAY, NORTHWOOD, HA6 2XB

Proposed Block Plan

Cell File  
 P101

Sheet Size  
 A4

Scale  
 1:500

Drawn by  
 RP

Drawing Date  
 JAN 2014

Approved by  
 NJ

Project No.  
 1440

Drawing No.  
 P102

Revision  
 B

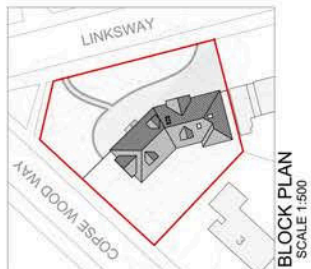


ARNDLE HOUSE,  
 NORTHWOOD HILLS,  
 MIDDLESEX, HA6 1LN,  
 Telephone - 01823 846077  
 Fax - 01823 846076

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PLANNING ISSUE





- ① PLANNING PERMISSION
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Ref	Date	Description	Prep	Check
D	06/02/14	TO SUBMIT PLANNING	RP	
C	06/01/14	TO SUBMIT PLANNING	RP	
B	28/05/13	TO SUBMIT PLANNING VALIDATION	RP	
A	18/07/13	TO SUBMIT PLANNING PRE-APP COMMENTS	RP	

MR. K. VINDRA

**PROPOSED NEW DWELLING**  
2 LINKSWAY, NORTHWOOD, HA6 2JB

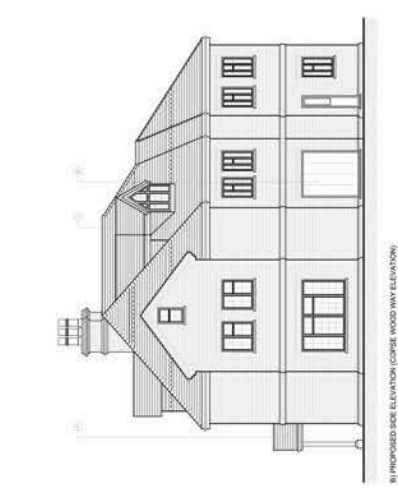
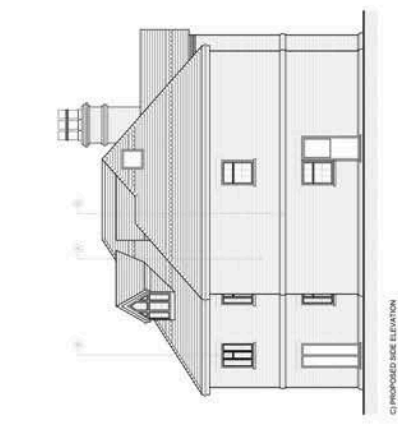
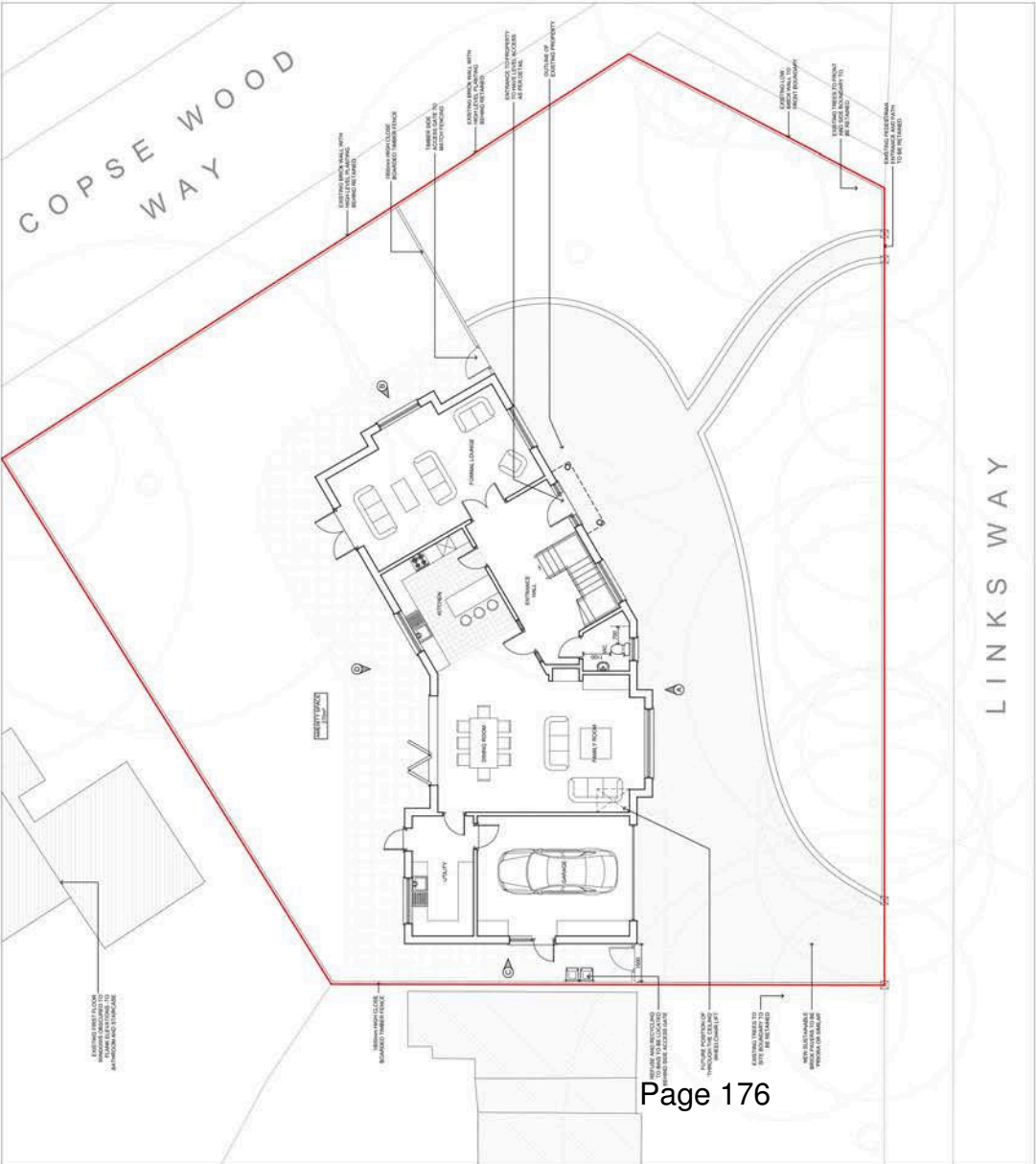
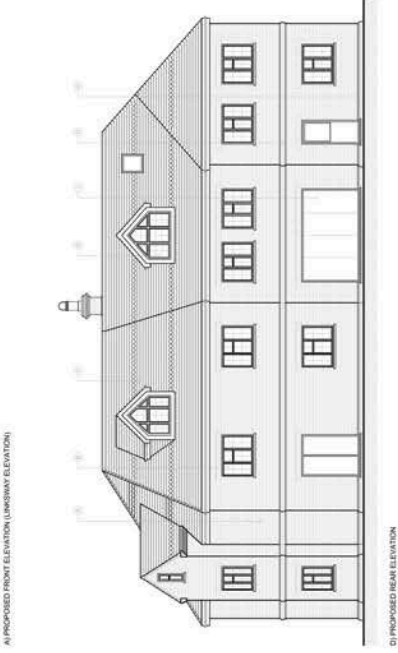
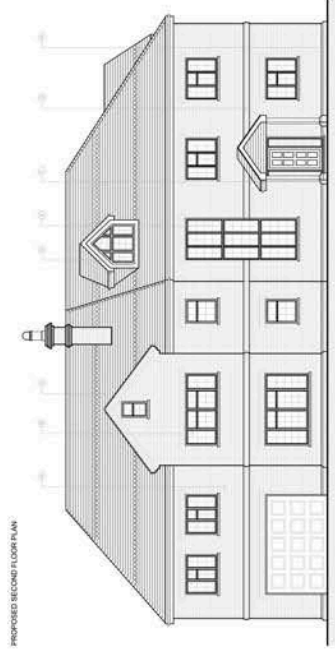
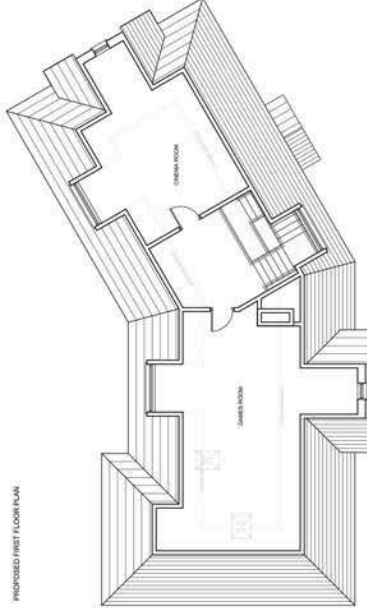
**PROPOSED PLANS & ELEVATIONS**

Sheet No.	Scale
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A2	1:100
B1	1:100
B2	1:100
B3	1:100
B4	1:100
B5	1:100
B6	1:100
B7	1:100
B8	1:100
B9	1:100
B10	1:100
B11	1:100
B12	1:100
B13	1:100
B14	1:100
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B94	1:100
B95	1:100
B96	1:100
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B98	1:100
B99	1:100
B100	1:100

**SCP ARCHITECTS LTD**  
ARCHITECTS  
ADOLE HOUSE,  
NORTHWOOD HALL,  
NORTHWOOD, HA6 2JL  
TEL: 0181 840577  
WWW.SCPARCHITECTS.CO.UK

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**PLANNING ISSUE**



**PROPOSED BLOCK PLAN**

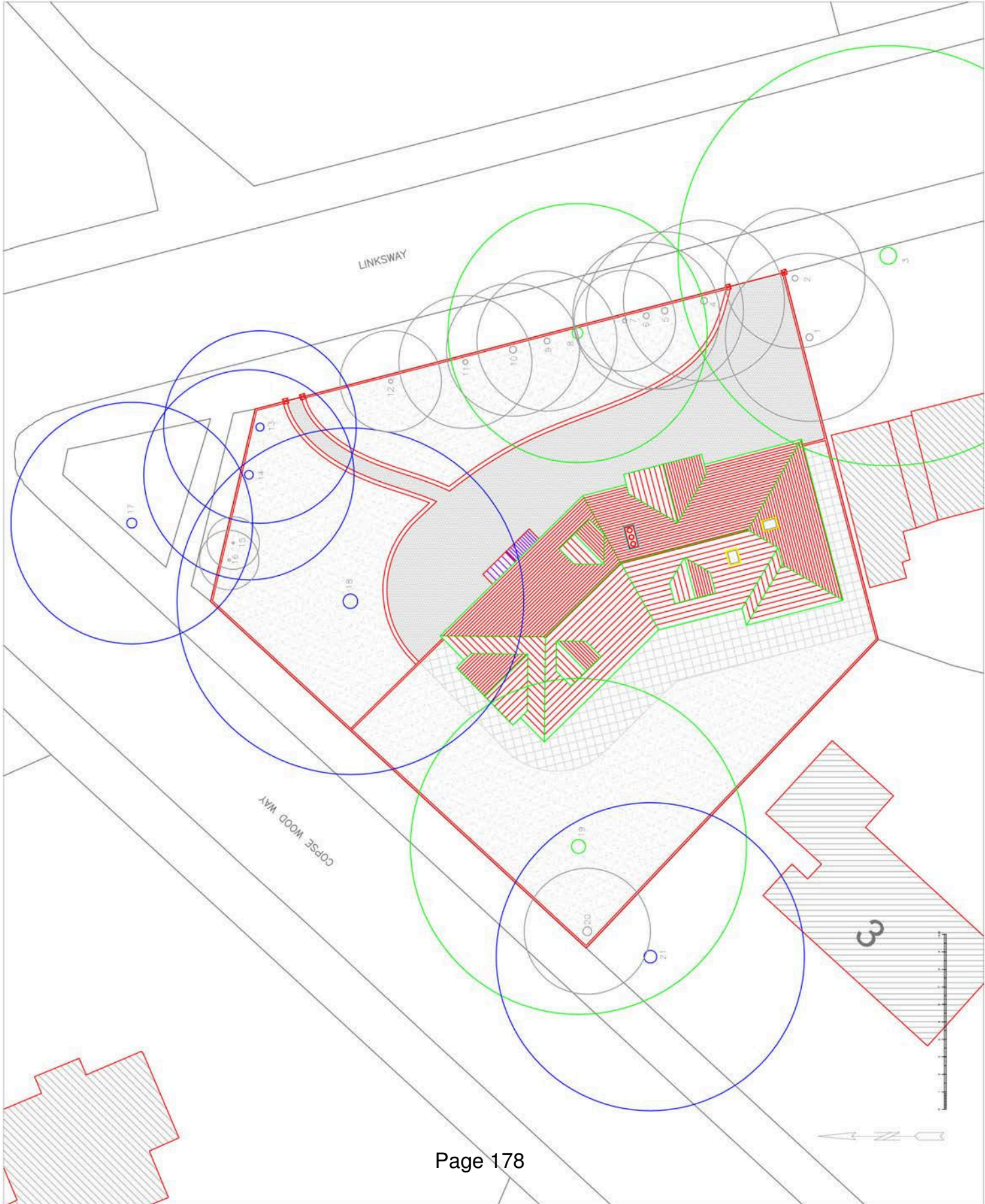
ACCOMMODATION SCHEDULE	Area
GROUND FLOOR	166m <sup>2</sup>
FIRST FLOOR	166m <sup>2</sup>
SECOND FLOOR	92m <sup>2</sup>
TOTAL	424m <sup>2</sup>
SITE AREA	904m <sup>2</sup>

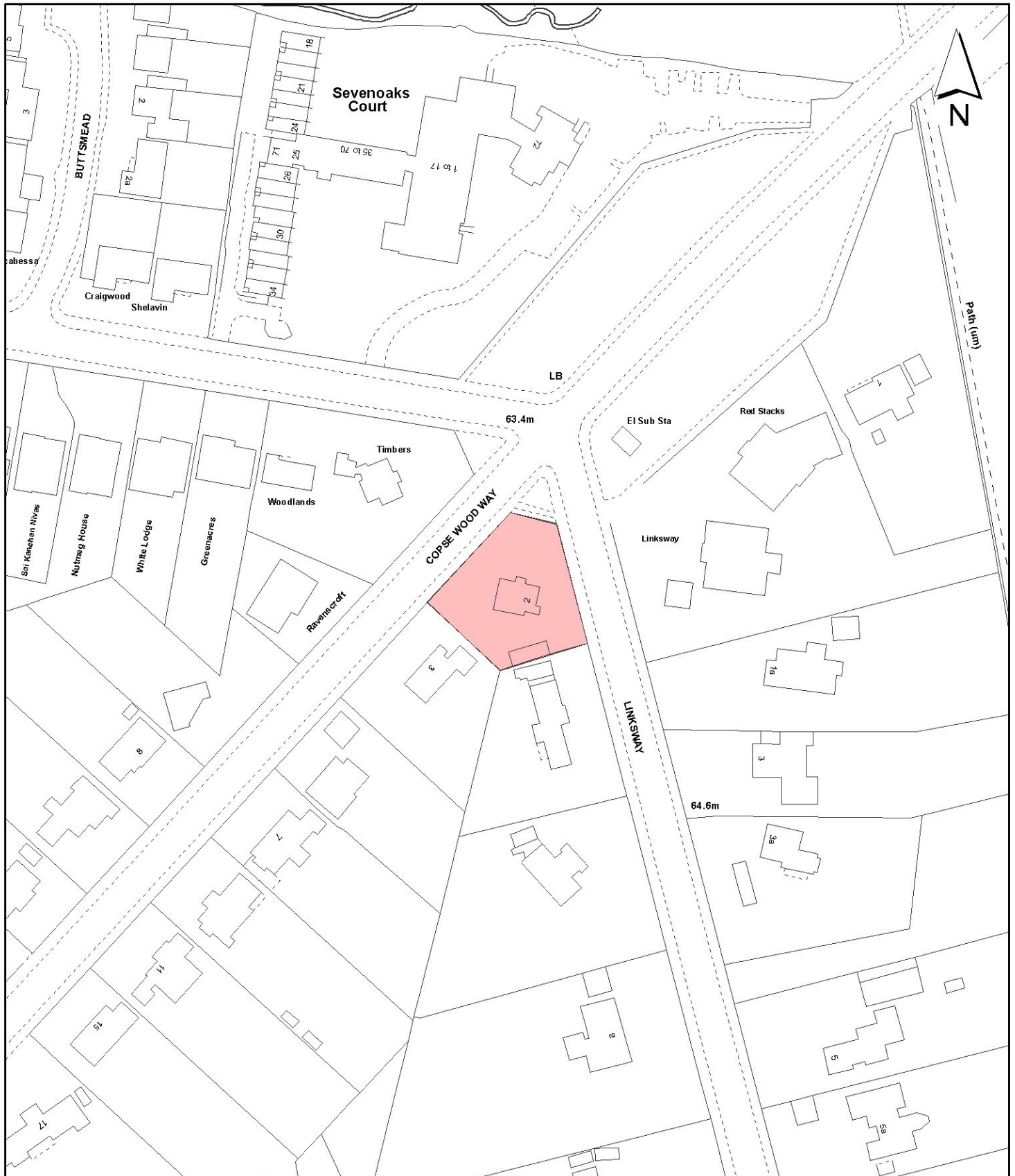
**PROPOSED MAIN ENTRANCE THRESHOLD DETAIL**

<b>Simon Pryce Arboriculture</b>	
<b>Client:</b>	Mr K Vhora
<b>Site:</b>	2 Links Way, Northwood, Middlesex, HA6 2XB
<b>Title:</b>	Trees and proposed new house - existing site
<b>Date:</b>	12 January 2014
<b>Ref:</b>	12/120/2
<b>Rev:</b>	Rev. b
<b>Scale:</b>	1:200 at A3
<b>CP House, Otterspool Way, Waford, WD25 8HP tel 01923 467600 info@simonpryce.co.uk www.simonpryce.co.uk</b>	
<b>Original drawing:</b>	SCP Architects, Northwood Hills
<p>Root protection areas (RPAs) are colour coded according to retention category from BS5827:2012. Trees in relation to design, demolition and construction:</p> <p>A = green B = blue C = grey U = red - dashed - also used to denote dead trees with no RPA Tree protection fencing = mid blue Crown spreads = mid green</p>	



<b>Simon Pryce Arboriculture</b>	
<b>Client:</b>	Mr K Vhora
<b>Site:</b>	2 Links Way, Northwood, Middlesex, HA6 2XB
<b>Title:</b>	Trees and proposed new house - proposed layout and tree protection
<b>Date:</b>	12 January 2014
<b>Ref:</b>	12/1202
<b>Scale:</b>	1:200 at A3
<b>CP House, Otterspool Way, Watford, WD25 8HP tel 01923 467600 info@simonpryce.co.uk www.simonpryce.co.uk</b>	<b>Rev: b</b>
<b>Original drawing:</b>	SCP Architects, Northwood Hills
<p>Root protection areas (RPAs) are colour coded according to retention category from BS5837:2012. Trees in relation to design, demolition and construction.</p> <p>A = green B = blue C = grey U = red - dashed - also used to denote dead trees with no RPA Tree protection fencing = mid blue Crown spreads = mid green</p>	





**Notes**

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.

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Site Address

**2 Linksway  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**36910/APP/2013/2338**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**March 2014**



**HILLINGDON**  
LONDON

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

**Address** 20 LINKSWAY NORTHWOOD

**Development:** Erection of a detached 6 bedroom dwelling with habitable roof space and basement with associated parking and amenity space including the demolition of the existing detached house. (Resubmission)

**LBH Ref Nos:** 2203/APP/2013/1820

**Date Plans Received:** 01/07/2013

**Date(s) of Amendment(s):** 01/07/0013

**Date Application Valid:** 11/07/2013

01/07/2013




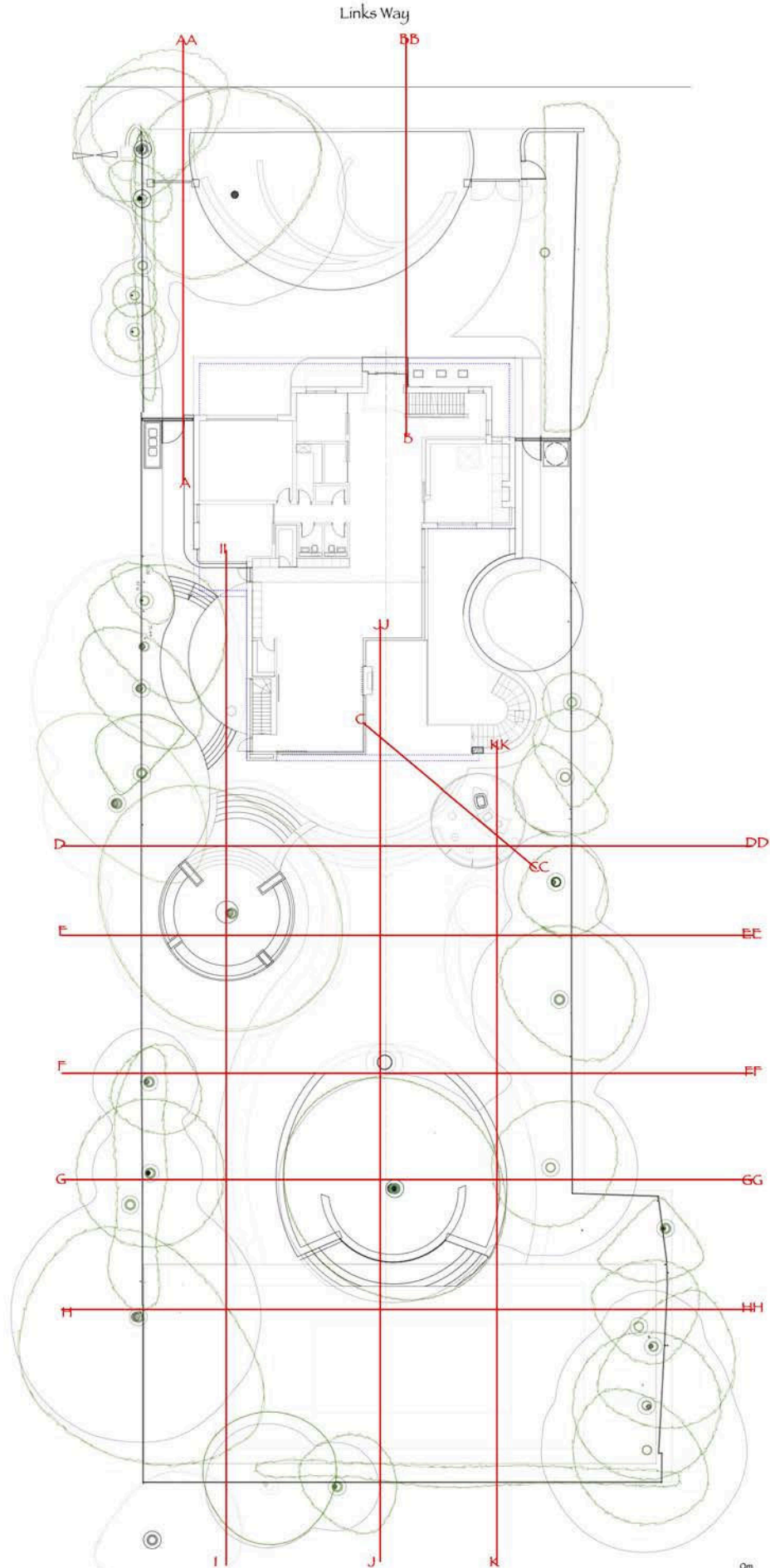
Note:-

The OS data (acquired under license in March 2011) does not reflect the current building footprint of No.20 Links Way or of neighbouring properties.

It is submitted for site location plan purposes only



rev	details	date
	 <p>MRP, 20 Fletcher Gate, Nottingham NG1 2EZ Tel: 0115 963 9764 Fax: 0115 963 9763 info@mrpdevelopments.com www.mrpdevelopments.com</p>	
<p>Project 20 Links Way, Northwood, Middlesex HA6 2XB</p>		
<p>Client Prakash and Kajal Patel</p>		
<p>Drawing Site Location Plan</p>		
<p>Date 15.07.11 Scale 1:1250 @ A3</p>		
<p>Drawing Number</p>		
<p><b>MRP</b> / 0780/EXTG/01</p>		



Location: 20 Links Way, Northwood  
Client Mr & Mrs P & K Patel  
Date 30th May 2015  
Reference: SA 5150/PL JARD 12K3  
Scale: 1:150 @A1  
Designer: Jo Hanslip  
Address: 16 Fishpool Street, St Albans, Hertfordshire, AL3 4RX  
Jardinissta is a Trading Name of Jardinissta Ltd

Notes:  
Levels are based upon Topographical Survey produced by Kempson Surveyors Date 6/10 2010.  
All levels are assumed to be straight between spot marks  
Levels will require verification prior to construction



Ref: SA 5150/PL JARD 12K3-30th May 2015  
Scale 1:150 @A1

Landscape Masterplan - Revision SA 5150/PL JARD COND 12KI

20 Links Way, Northwood

30th May 2013



Links Way

Brick Gate Pillars on Entry/Exit 2.0m High.  
Entrance Gates/Pillars to Include Security  
Entry & Exit

Granite Sett Driveway Hard Landscaping  
(See Landscape Statement for Construction  
Detail in Relation to Basement)

Indicative Location of Light Well

Access Gate to Rear Garden

Timber Bin Store with Sedum Roof

stone Path 1475mm wide

Focal Point Sculpture/Feature

Raised Trex Decking Steps & Path  
Walkway +820mm. Spinning RPA

Trees 42 To Be Removed

1 in 12.5 Gradient to Lawn, Rising  
Patio to Tennis Courts.

TPO Tree Root Protection Areas

2 x Steel Edged Lawn Steps. 1000mm  
Going. Rising 150mm.

Trees 39 To Be Removed

Edged Central Lawn Area

Planting Beds

Site Wooden Fence Boundary. 1.8m Fence

Staged Screening & Structural Hedge -  
Clipped

Removal of Trees 34 (Ilex) and 35 (Hawthorn)

Front Drive widened (left) & 600mm high low walls  
added to front. Gate Pillars 2m High inset. Sloping  
Returns to 1.5m  
Entrance Gates, Security & Letter Box  
Evergreen Structural Front Hedge (2.5m - 3.0m  
high) and Low Level Shrub Edging  
Pedestrian Gate and Path 1200mm wide  
Magnolia Grandiflora

Evergreen Enhancement to Existing Planting

Drainage/Soakaway

Lawn with Stone Plinths For Planters  
(See Landscape Statement for Detailing)

Access Gate to Rear Garden & Side Paths

Rain Water Harvest Tank in Wooden Framed Surround

Stone Path 1000mm wide

Structural Evergreen Planting/Screening  
- See Structural Planting Plan

See Detailing on Basement Plan - Patio Flush  
With Interior & Green Wall

Metasequoia glyptostroboides

Glass Balcony with Pot Planters

Drainage/Soakaway

Surface Level Seating Area

Chamber for Pump, Tank & Timer for Green Wall

Stone Patio Flooring Area Surrounding  
House

Pagoda Style Staged Kitchen/Bar Area - 6.4m OD.  
Containing Cooker, Fridge, Sink & Bar

5x Lawn Steps 500mm deep X 150mm high

Sunken Trampoline 3.5m Diameter. 1.2m sunken. 150mm Bund

Planting Bed

Edged Central Lawn Area

Buddha Sculpture on Stone Plinth Central  
Water Feature with Low Level Edging Planting  
Cut into Landscape - 2 x 150mm

Relaxation Area. Open Area Under Oak Tree With  
Informal Shady Seating Area

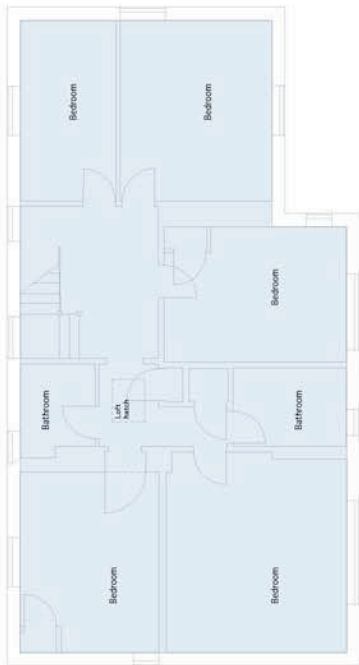
Recreation Area including Tennis  
(23.77m x 0.97m) & Badminton (13.4m x 6.1m)



Location: 20 Links Way, Northwood  
Client Mr & Mrs P & K Patel  
Date 30th May 2013  
Reference: SA 5150/PL JARD 12KI  
Scale: 1:50 @A1  
Designer: Jo Hanslip  
Address: 16 Fishpool Street, St Albans, Hertfordshire, AL3 4RX  
Jardinissta is a Trading Name of Jardinissta Ltd

Notes:  
Levels are based upon Topographical Survey produced by Kempson Surveyors Date 6/10 2010.  
All levels are assumed to be straight between spot marks  
Levels will require verification prior to construction





**First Floor Plan**  
GIA = 105 sq m / 1,130 sq ft



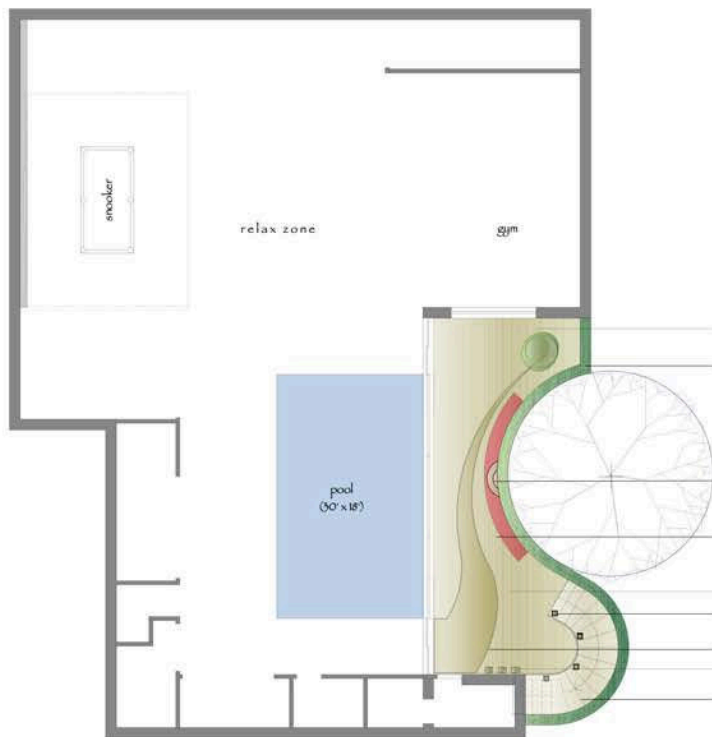
**Ground Floor Plan**  
GIA = 154 sq m / 1,658 sq ft



ISSUE	A Initial Issue	Details/Reason for issue	10/05/2011
		NOTES	Date
<b>TITLE:</b>	<b>20 Links Way Northwood, Middlesex Floor Plans</b>		
	VERTICAL CONTROL: RELATED TO CORNER OF INSPECTION COVER IN FRONT GARDEN No 20LINKS WAY (AS SHOWN) ASSUMED VALUE - 50.0000m		
	JOB ID: "20LINKS" SCALE: 1/100		
	DATE: MAY 2011	DRAWN: DS	SHEET: 1 of 1
	SURVEYED: DS/TC	CLIENT: MRP DEVELOPMENTS	
		<b>Kempston Surveys Ltd.</b>	
		Hargrave House, 50, Bryanston Road, Kempston, Bedford, MK42 8HL	Telephone : 01234 854731 Facsimile : 01234 857895 Email : admin@kempstonsurveys.co.uk Web : www.kempstonsurveys.co.uk

rev a - drawn scale added 22.03.12  
- room names shown

rev	details	date
 <p>MRP, 20 Fletcher Gate, Nottingham NG1 2FZ, Tel: 015 968 8766 Fax: 015 968 8769 info@mrpdevelopments.com www.mrpdevelopments.com</p>		
Project	20 Links Way, Northwood, Middlesex HA6 2XB	
Client	Prakash and Kajal Patel	
Drawing	As Existing Measured Survey - Floor Plans of Existing House	
Date	15.07.11	Scale 1:125 @ A3
Drawing Number	MRP / 0780 / EXTG / 03a	



- Focal Point Planter With Low Level Evergreen Shrub
- Green/Vertical Wall - Biotope Bio Wall System\*. Planting Variation in Colour & Form in Curved Panels - See Notes for Construction Detail\*
- Focal Point (Ganesha Feature)
- Stone Floor Flush With Interior
- Focal Point Planter With Low Level Evergreen Shrub Moroccan Candles & holders, inset into Steps
- Ground Level Surface Feature - Stone Tiles Planters
- Cantilevered Stairs with Glass Handrail

NB: House Internal Floor Plan Indicative

NOTES

**Biotope Bio Wall Construction Details:**  
 Biotope Bio Wall (or alternative product as specified).  
 145mm Fixture Zone - 72mm cell; 5mm geoflow layer; 18mm back board & 50mm cavity Zone. Irrigation pipes run through cell top integrated into system. Cell membrane provides hydroponic growing conditions for plant grow and nourishment. 14 yr lifespan.

Water & electricity supply will be provided and Pump, Tank & Timer to be located as shown on Masterplan.

300mm plant depth indicated on plan beyond fixture zone.

**Planting Detail For Green Wall:**  
 Mix of Evergreen, Ferns, Huchera, Shade tolerant grasses to give colour and texture all year.

NB: Levels are based upon Topographical Survey produced by Kempson Surveyors Date 6/10 2010. All levels are assumed to be straight between spot marks. Levels will require verification prior to construction



Location: 20 Links Way, Northwood  
 Client Mr & Mrs P & K Patel  
 Date 30th May 2013  
 Reference: SA 5150/PL JARD 12k2

Scale 1:100 at A1  
 Designer: Jo Hanslip

Address: 116 Fishpool Street, St Albans, Hertfordshire, AL3 4RX  
 Jardinissta is a Trading Name of Urbanissta Ltd





No.20 side elevation viewed from No.18 (photo 1) showing single 1st floor window;  
Note blank wall to existing garage to No.20 sits on ground floor boundary with plot to No.18



No.20 side elevation viewed from No.18 (photo 2); same view as Photo 1 but taken from Links Way



No.20 side elevation viewed from No.18 (photo 3); same view as Photo 1 but taken further down Links Way in front of No.18



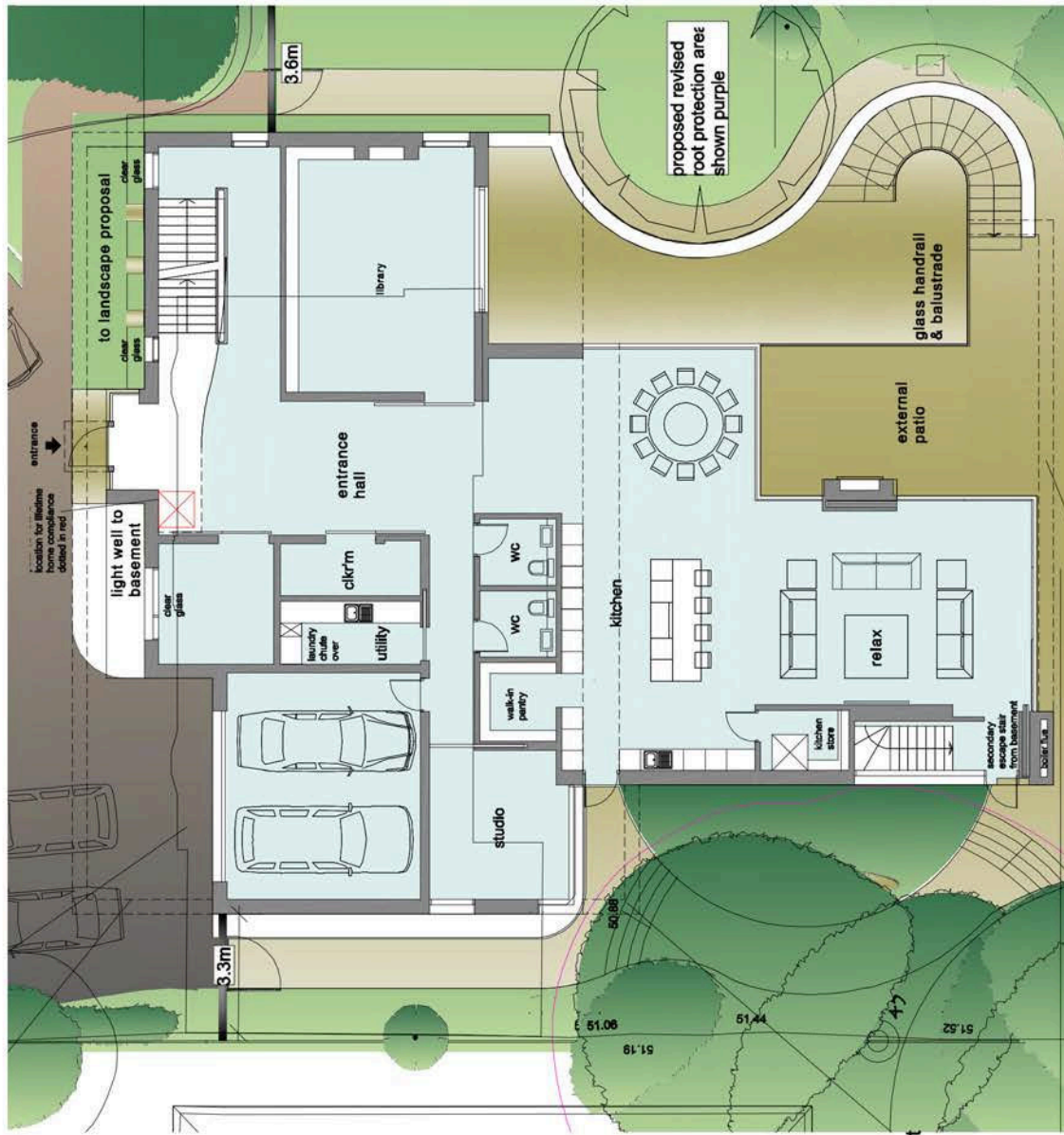
No.20 side elevation viewed from No.22 (photo 1)



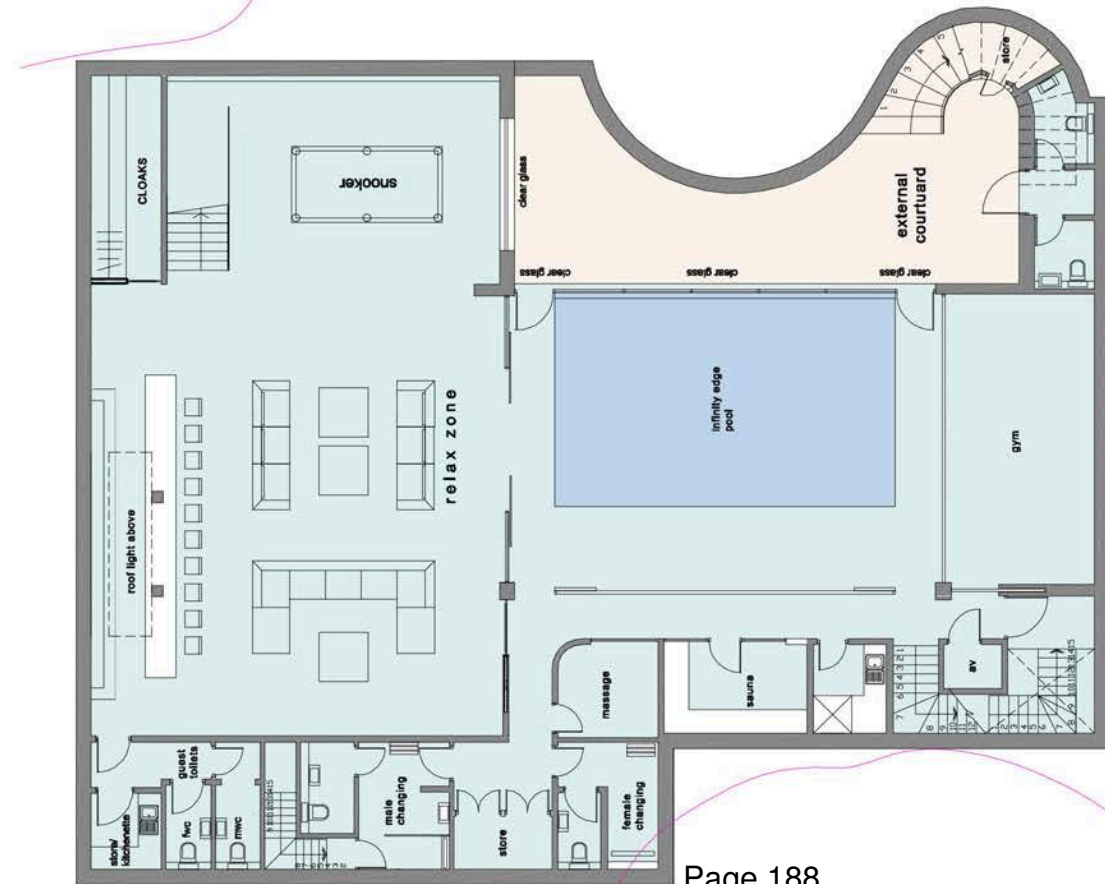
No.20 side elevation viewed from No.22 (photo 2)

rev	details	date
	 <p>MRP, 20 Fletcher Gate, Nottingham NG1 2FZ, Tel: 0115 963 8764, Fax: 0115 963 8765, info@mrpdevelopments.com www.mrpdevelopments.com</p>	
Project	20 Links Way, Northwood, Middlesex HA6 2XB	
Client	Prakash and Kajal Patel	
Drawing	Photographs of No. 20 Links Way As Existing Side Elevations	
Date	22.03.12	Scale NTS
Drawing Number		
		<b>MRP</b> /0780/EXTG/05

## No 20 Links Way Photographs of As Existing Side Elevations



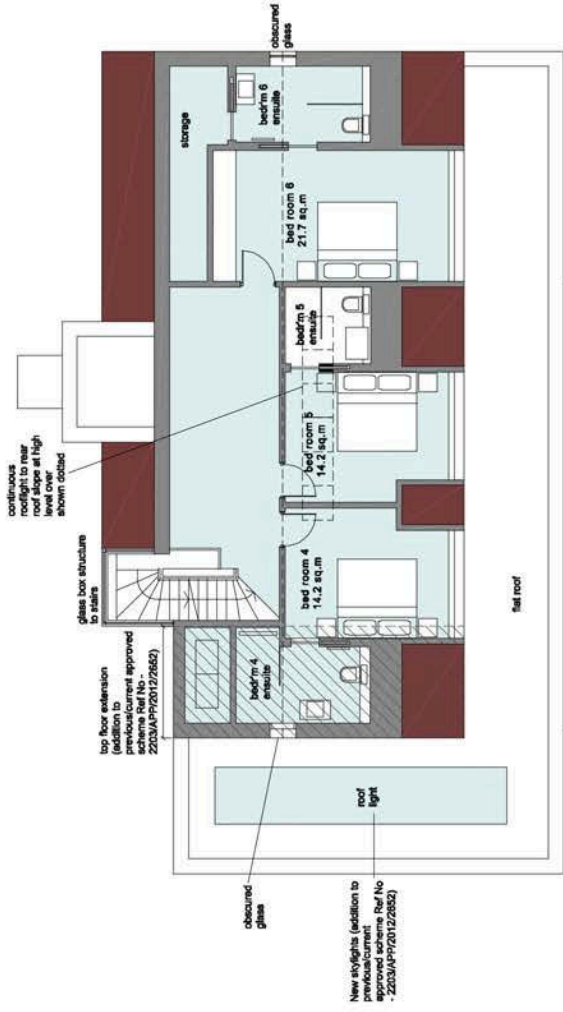
ground fl  
317.1 sq m/  
3,413 sq ft



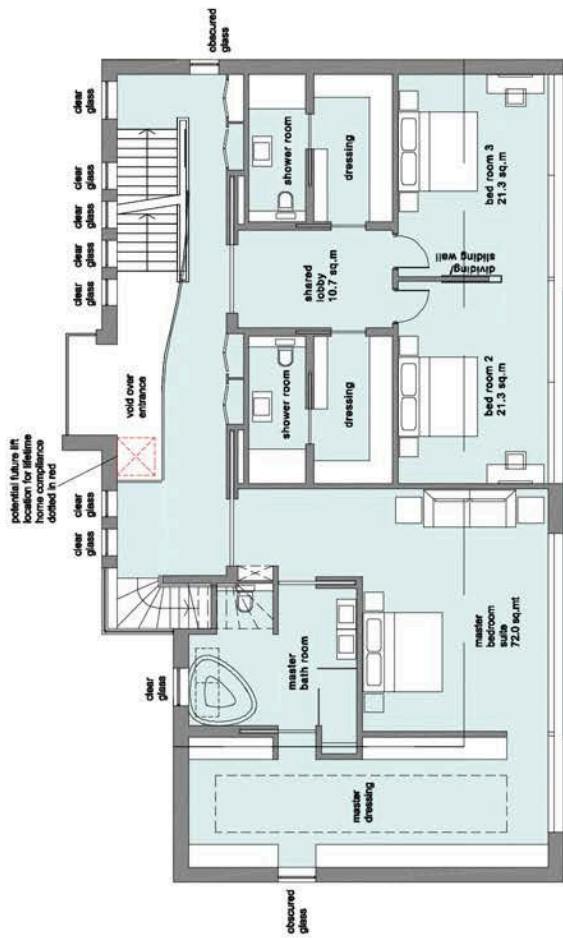
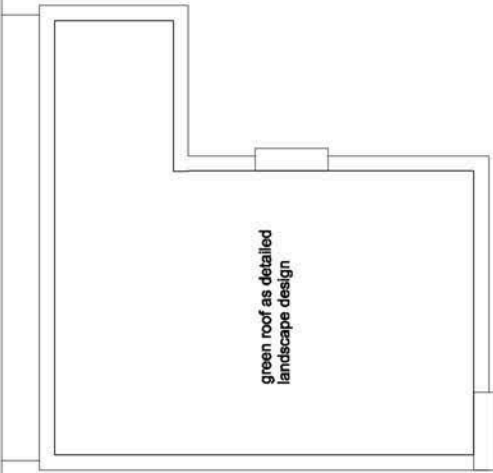
basement  
429 sq m/  
4,618 sq ft

Rev. Detail	PROJECT		DRAWING	
	A Scale Bar Added		Basement and Ground Floor Levels	
By. Date		Date		
PP 08.07.13		10/06/2013		
Scale Bar Added		Drawn By	Approved By	<p>LINEAR SCALE 1:200</p>
		PP	1:200@A4	
		Scale	Rev.	
		1:200@A4	A	
		Drawing No.		
		5150 - PL - 02		
		<p><b>SEABROOK ARCHITECTS</b> CHARTERED ARCHITECTS</p>		
		<p>The Studio Barn, Bury Farm Courtyard, Pednor Road, Chesham, Bucks HP5 2JU Tel: 01494 778918 Fax: 01494 770620 e-mail: gsp@gsparchitects.co.uk</p>		

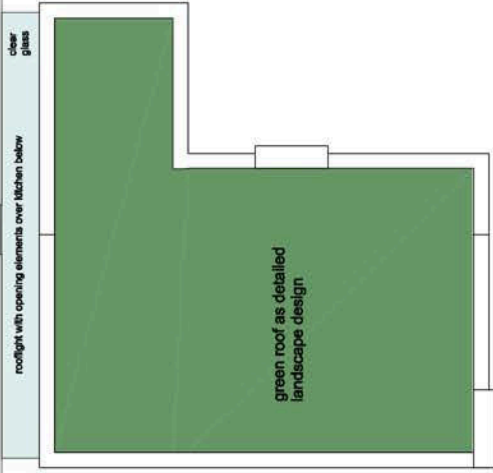




second fl  
119.7 sq m/  
1,289 sq ft



first floor  
214.3 sq m/  
2,306 sq ft



Drawn By	: PP	Date	: 10/06/2013
Approved By		Scale	: 1:200@A4
Drawing No.	5150 - PL - 03	Rev.	B

PROJECT  
20 Linksway, Northwood  
Middlesex, HA6 2XB

DRAWING  
First Floor and Second  
Floor Levels

Rev.	Detail	By.	Date
A	Scale Bar Added	PP	08.07.13
B	First floor master dressing window removed	PP	10.07.13

LINEAR SCALE 1:200

**SEABROOK ARCHITECTS**  
CHARTERED ARCHITECTS

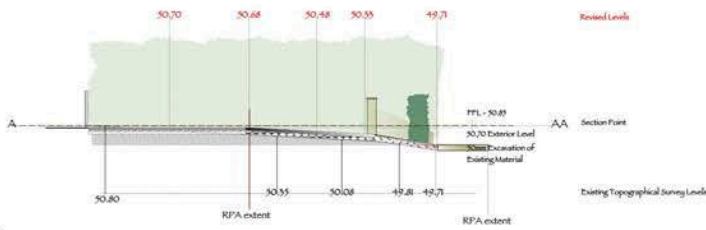
The Studio Barn, Bury Farm Courtyard, Pednor Road, Chesham,  
Bucks HP5 2JU Tel: 01494 778918 Fax: 01494 770620  
e-mail: gsp@gsparchitects.co.uk

# Sections of Landscape Masterplan SA 5150/PL ARD 12K4 (Part 1)

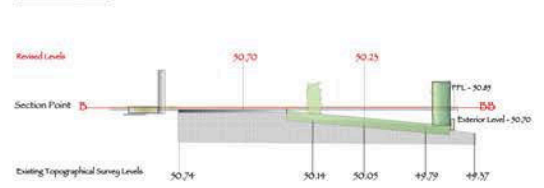
30th May 2013

20 Links Way, Northwood

## Front Garden Section From House Side Gate to Exit Gate Section A to AA



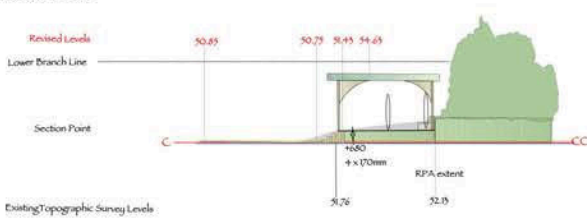
## Front Garden Section From Front Door Section B to BB



### NOTES

DPC 10mm below finished floor level of 50.81 - 50.70  
 Call note assumptions (20mm Call (suitable to 80mm))  
 50mm bedding material (lean angular granular material)  
 100mm Granite setts  
 All dimensions require verification prior to construction and on site

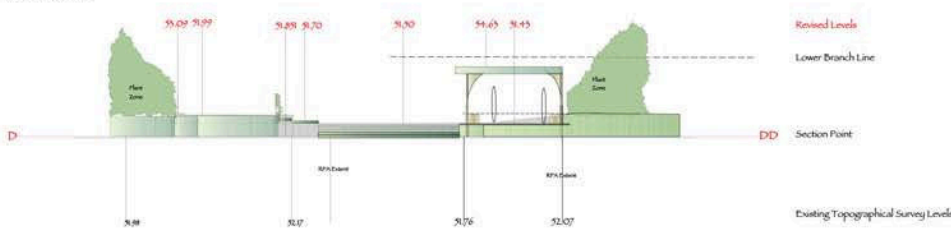
## Section of Patio Through To Pagoda Section C to CC



### NOTES

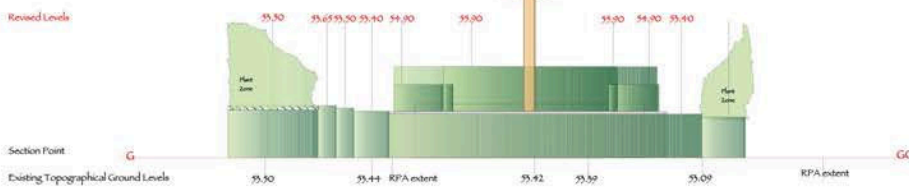
Pagoda Base Level Change 1600mm  
 Roof Line Top of Green Roof +090 from Pagoda Floor (+600mm)  
 Gradient in Patio -1.70 falling 50.85 to 50.75

## Section of Decking Through to Pagoda Section D to DD



## Rear of Buddha & Oak Tree Section Section G to GG

NOTES  
 Assumed 1 in 12.5 rise over 25.2m to Section Point = 170mm rise from 55.55 at top of lean steps to 55.72. Actual Level 55.42



## Tennis Courts Section Section H to HH



### NOTES

Assumed 1 in 12.5 rise over 24.2m to Section Point = 220mm rise from 55.80 at top of lean steps to 56.02. 55.00 Level of Tennis Courts.

### KEY

- Revised Ground Level
- Existing Ground Level/Excavations Required
- 00.00 Existing Level from Topographical Survey
- 00.00 Proposed Revised Level



Ref: SA 5150/PL JARD 12K4 - 30th May 2013  
 Scale 1:150 @A1



Location: 20 Links Way, Northwood  
 Client Mr & Mrs P & K Patel  
 Date 30th May 2013  
 Reference: SA 5150/PL JARD 12K4  
 Scale: 1:150 @A1  
 Designer: Jo Hanslip  
 Address: 16 Fishpool Street, St Albans, Hertfordshire, AL3 4RX  
 Jardinista is a Trading Name of Larkrise Ltd

### Notes:

Levels are based upon Topographical Survey produced by Kempson Surveyors Date 6/10 2010.  
 All levels are assumed to be straight between spot marks  
 Levels and dimensions will require verification prior to construction

Sections of Landscape Masterplan SA 5150/PL JARD 12k5 (Part 2)

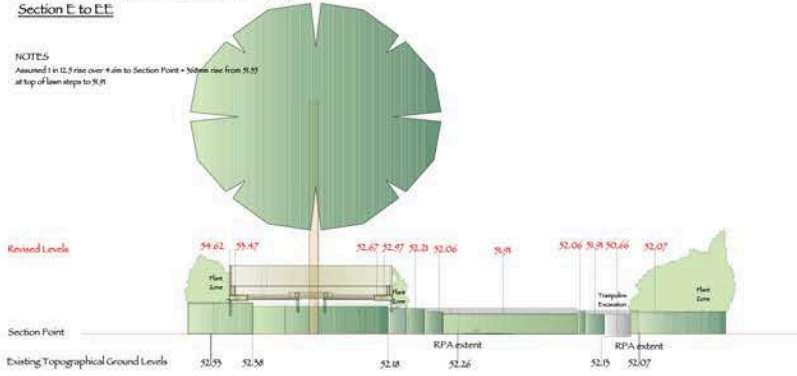
30th May 2013

20 Links Way, Northwood

Section of Decking to Oak Tree, Lawn & Trampoline

Section E to EE

NOTES  
Assumed 1 in 12.5 rise over 4.6m to Section Point - Note rise from 51.55 at top of lawn steps to 51.8



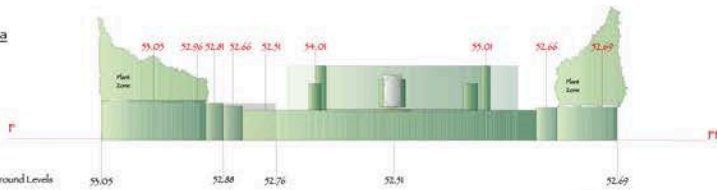
Section of Buddha

Section F to FF

Revised Levels

Section Point

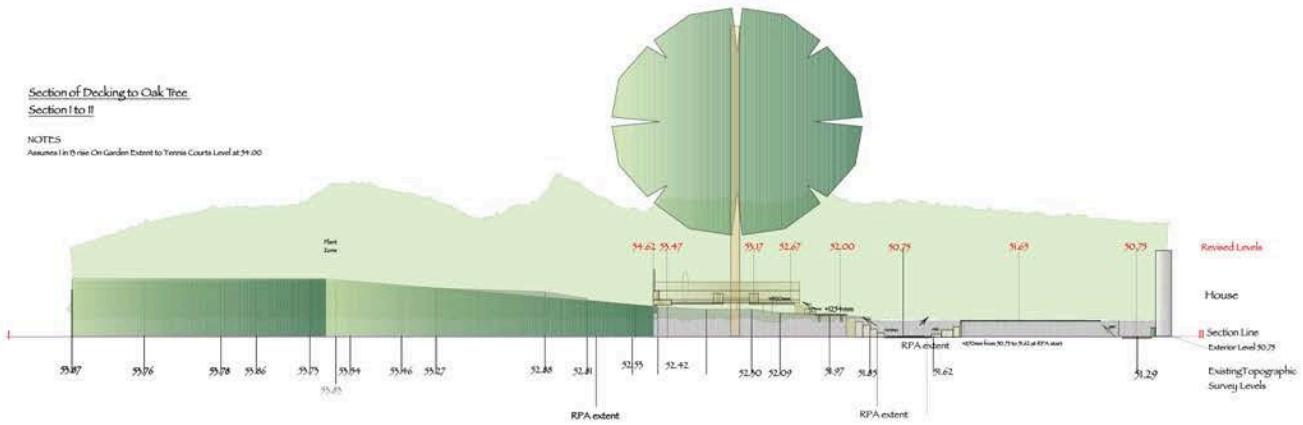
Existing Topographical Ground Levels



Section of Decking to Oak Tree

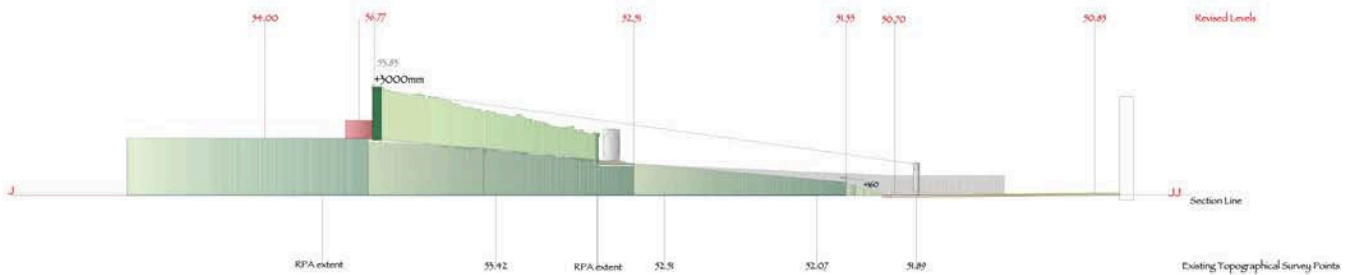
Section I to II

NOTES  
Assumed 1 in 8 rise on Garden Extent to Tennis Courts Level at 51.00



Section Through to Buddha

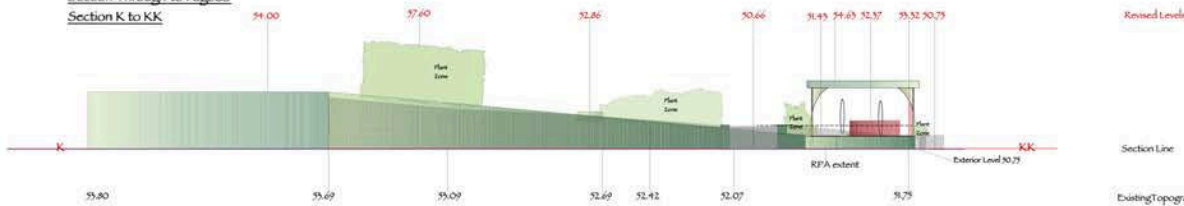
Section J to JJ



NOTES  
+1000mm to the edge of the pool. 12m at 1 in 12.5 gradient from steps top at 51.55 + 52.5

Section Through to Pagoda

Section K to KK



Revised Levels

Section Line

Existing Topographic Survey Levels

KEY

- Revised Ground Level
- Existing Ground Level/Excavations Required
- 00.00 Existing Level from Topographical Survey
- 00.00 Proposed Revised Level

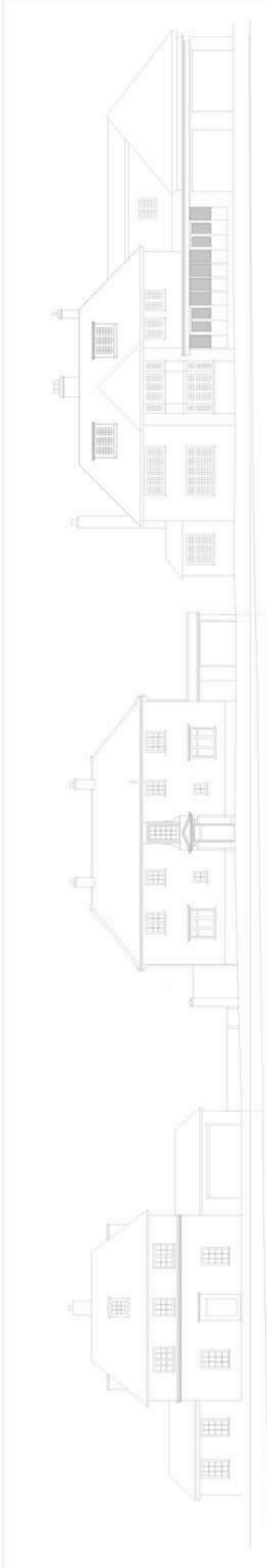


Ref SA 5150/PL JARD 12k5- 30th May 2013  
Scale 1:150 @A1

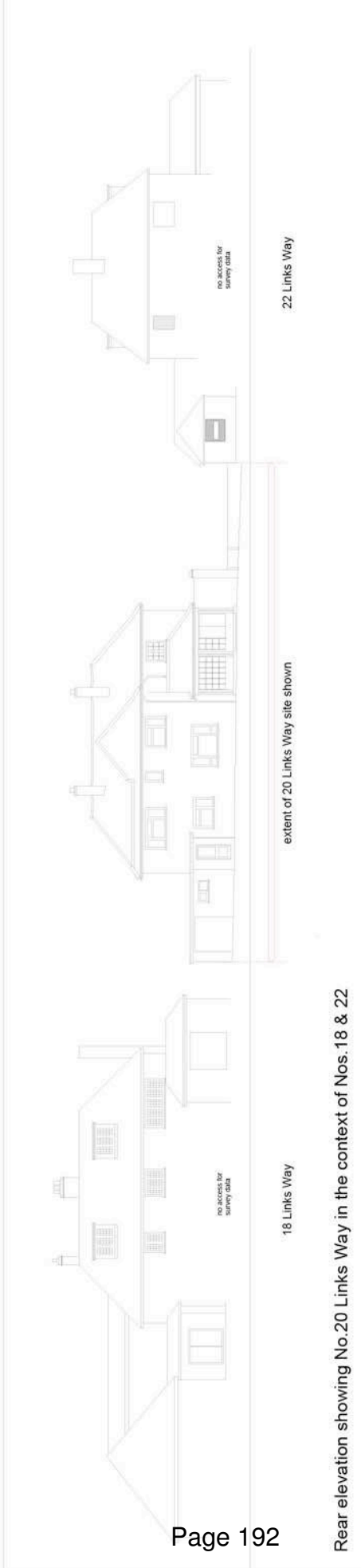


Location: 20 Links Way, Northwood  
Client Mr & Mrs P & K Patel  
Date 30th May 2013  
Reference: SA 5150/PL JARD 12k5  
Scale: 1:150 @A1  
Designer: Jo Hanslip  
Address: 16 Fishpool Street, St Albans, Hertfordshire, AL3 4RX  
Jardinista is a Trading Name of Urbanista Ltd

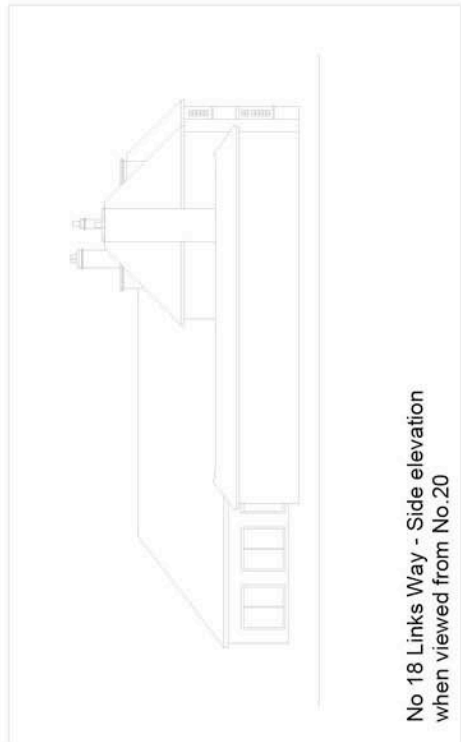
**NOTES:**  
 Do not scale off this drawing.  
 Any errors or omissions to be reported to MPP Developments Services Ltd immediately.  
 The drawings are prepared as the services of MPP Developments Services Ltd and is not to be used for any purpose without their consent.



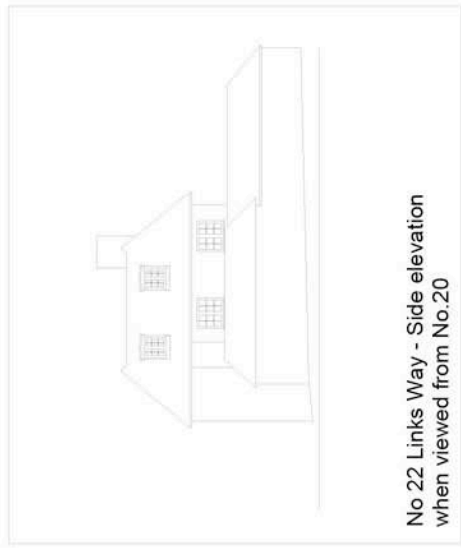
Front elevation showing No.20 Links Way in the context of Nos. 18 & 22



Rear elevation showing No.20 Links Way in the context of Nos. 18 & 22



No 18 Links Way - Side elevation when viewed from No.20



No 22 Links Way - Side elevation when viewed from No.20



DATE	06/03/2011
BY	DRS
TITLE	20 Links Way Measured Survey Elevations
NO. CTRL. NUMBER TO WHICH THIS DRAWING RELATES	142 CTRL. Number to which this drawing relates
DATE OF ALL ELEVATIONS	JUNE 10, 2008
DATE OF ALL SURVEYS	JUNE 10, 2008
SCALE	SCALE 1:125 @ A1
SHEET	SHEET 1 OF 1
PROJECT	20 Links Way, Macclesfield, Cheshire, UK
CLIENT	MPP Developments Services Ltd
ADDRESS	18 Links Way, Macclesfield, Cheshire, UK
CONTACT	18 Links Way, Macclesfield, Cheshire, UK
EMAIL	18 Links Way, Macclesfield, Cheshire, UK
PHONE	18 Links Way, Macclesfield, Cheshire, UK
FAX	18 Links Way, Macclesfield, Cheshire, UK
WEBSITE	18 Links Way, Macclesfield, Cheshire, UK

DATE	06/03/2011
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SCALE	SCALE 1:125 @ A1
SHEET	SHEET 1 OF 1
PROJECT	20 Links Way, Macclesfield, Cheshire, UK
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ADDRESS	18 Links Way, Macclesfield, Cheshire, UK
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FAX	18 Links Way, Macclesfield, Cheshire, UK
WEBSITE	18 Links Way, Macclesfield, Cheshire, UK

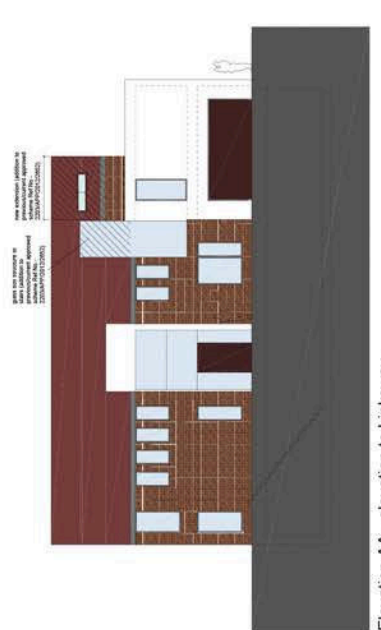
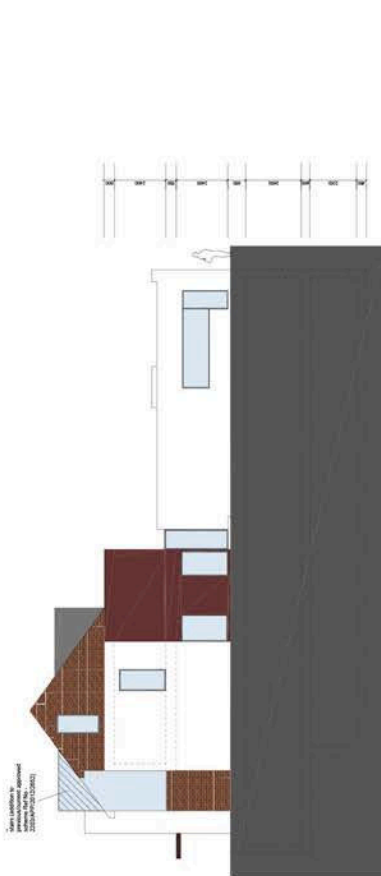
Note - All SEABROOK ARCHITECTS drawings are to be read in conjunction with the following:  
 - Detailed Landscape Design drawings by Jardinissta Landscape Design;  
 - Planning Stage Structural and Drainage Report by Elliott Wood;  
 - Tree Report, Arboricultural Implication Assessment and Arboricultural Method Statement by Patrick Silleman Ltd Arboricultural Consultancy;  
 - Energy and Daylighting Analysis by Couch Perry and Wilkes



Long Sectional - Elevation GG

**KEY**

Light hatched pattern used where no floor is shown	brickwork	external step and half to walls here	dark red hatched pattern used where no floor is shown	floor slabs	external ground
dark hatched pattern used where no floor is shown	concrete	external step and half to walls here	dark red hatched pattern used where no floor is shown	floor slabs	external ground
dark hatched pattern used where no floor is shown	concrete	external step and half to walls here	dark red hatched pattern used where no floor is shown	floor slabs	external ground
dark hatched pattern used where no floor is shown	concrete	external step and half to walls here	dark red hatched pattern used where no floor is shown	floor slabs	external ground
dark hatched pattern used where no floor is shown	concrete	external step and half to walls here	dark red hatched pattern used where no floor is shown	floor slabs	external ground
dark hatched pattern used where no floor is shown	concrete	external step and half to walls here	dark red hatched pattern used where no floor is shown	floor slabs	external ground



Elevation AA - elevation to Linksway  
 Elevation BB - north-west elevation

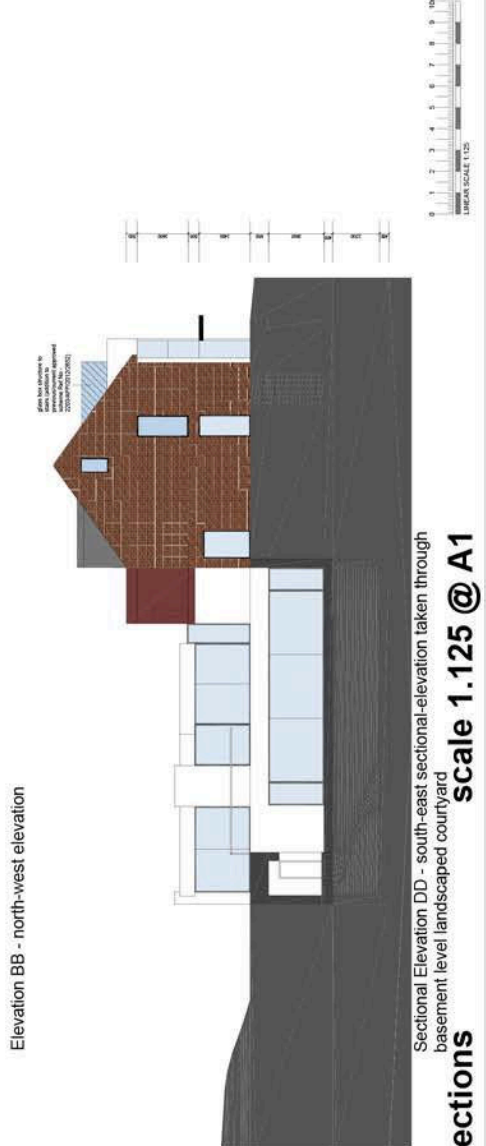
**Project**  
 20 Linksway, Northwood  
 Middlesex, HA6 2XB  
 Prakash and Kajal Patel

**Drawing**  
 Elevations and Sections  
 as Proposed

**SEABROOK ARCHITECTS**  
 CHARTERED ARCHITECTS  
 The Studio Barn, Barn Farm, Courtyard, Palace Road, Chesham,  
 Bucks HP8 4JN  
 Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk

Drawn By: PP Date: 10-06-2013  
 Checked By: Date:  
 Approved By: Scale: 1:125@A1

Drawing No: 5150-PL-04 Rev: A



Elevation CC - elevation to rear garden  
 Sectional Elevation DD - south-east sectional-elevation taken through basement level landscaped courtyard  
 scale 1.125 @ A1



Elevation EE - sectional-elevation through garden living room looking back towards main house

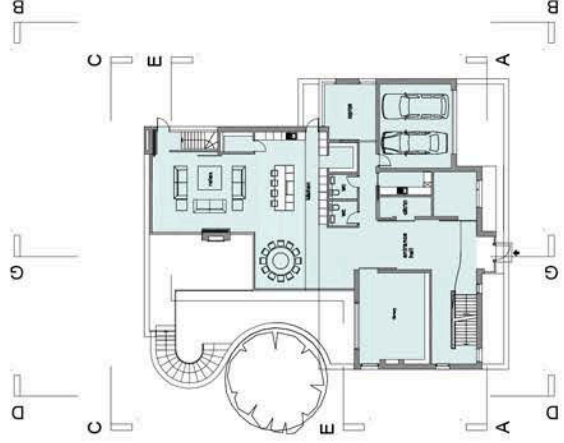


- Note - All SEABROOK ARCHITECTS drawings are to be read in conjunction with the following:-
- Detailed Landscape Design drawings by Jardinissta Landscape Design;
  - Planning Stage Structural and Drainage Report by Elliott Wood;
  - Tree Report, Arboricultural Implication Assessment and Arboricultural Method Statement by Patrick Stileman Ltd Arboricultural Consultancy;
  - Energy and Daylighting Analysis by Couch Perry and Wilkes

# No 20 Links Way - as proposed elevations and sections scale 1.125 @ A3

key

	light coloured polymer based render as S10 or similar
	brickwork
	natural clay roof tile in warm tone
	dark coloured polymer based render as S10 or similar
	dark timber or average colour or similar to garage and front doors
	clear glazing
	obscured glazing
	green roof



All dimensions and levels to be checked on site by contractor prior to preparation of shop drawings and commencement of work on site. Dimensions MUST NOT be scaled from this drawing. The drawing and the copyright and patents therein are the property of SEABROOK ARCHITECTS and are not to be reproduced without their consent. This drawing is to be read in conjunction with all relevant consultants and/or specialist's drawings/documents and any discrepancies or variations are to be notified to the Architect before the affected work commences. All works on site are to be carried out fully in accordance with current CDM regulations and recommendations, current Building Regulations, British Standards and Codes of Practice as appropriate.

Project  
 20 Linksway, Northwood  
 Middlesex, HA6 2XB

Drawing  
 Prateesh and Kajal Patel

Elevations and Sections  
 as Proposed

SEABROOK  
 ARCHITECTS  
 CHARTERED ARCHITECTS

The Studio Barn, Bury Farm Courtyard, Podnor Road, Chesham,  
 Bucks HP5 2JU Tel: 01494 778918 Fax: 01494 770020  
 Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk

Drawn By PP Date 10-06-2013  
 Checked By Date  
 Approved By Scale 1:125@A1  
 Drawing No. 5150-PL-05 Rev.

Amendments/Notes	
Rev	Date
A	10/06/13
Front elevation revised.	



front context elevation 1.125 @ A1

22 Links Way

18 Links Way

front boundary details omitted for clarity

extent of 20 Links Way site shown

22 Links Way

18 Links Way

no access for survey data

no access for survey data

22 Links Way

18 Links Way

extent of 20 Links Way site shown

22 Links Way

18 Links Way



rear context elevation 1.125 @ A1

22 Links Way

18 Links Way

front boundary details omitted for clarity

extent of 20 Links Way site shown

22 Links Way

18 Links Way

no access for survey data

no access for survey data

22 Links Way

18 Links Way

extent of 20 Links Way site shown

22 Links Way

18 Links Way

Project: 20 Links Way, Northwood Middlesex, HAG 2XB

Prakash and Kajal Patel

Drawing: Front and rear context elevations As proposed

SEABROOK ARCHITECTS  
 CHARTERED ARCHITECTS  
 The Studio Barn, King Farm Courtyard, Palace Road, Chesham, Bucks HP8 4JG (01494) 441111  
 Seabrook Architects LLP - email: info@seabrookarchitects.co.uk

Drawn By: PP Date: 10/06/13  
 Checked By: Date:  
 Approved By: Scale: 1:125 @ A1  
 Drawing No: 5150-PL-06 Rev: A

key

- light coloured polymer based render as 500 or similar
- brickwork
- natural clay roof tile in warm tone
- dark coloured polymer based render as 500 or similar
- dark grey polymer based render as 500 or similar
- dark grey polymer based render as 500 or similar
- clear glazing
- opaque glazing
- green roof

Note - All Seabrook Architects drawings are to be read in conjunction with the following:-

- Detailed Landscape Design drawings by Jardinissta Landscape Design;
- Planning Stage Structural and Drainage Report by Elliott Wood;
- Tree Report, Arboricultural Implication Assessment and Arboricultural Method Statement by Patrick Stileman Ltd Arboricultural Consultancy;
- Energy and Daylighting Analysis by Couch Perry and Wilkes

No 20 Links Way - as proposed front and rear context elevations

scale 1.125 @ A1



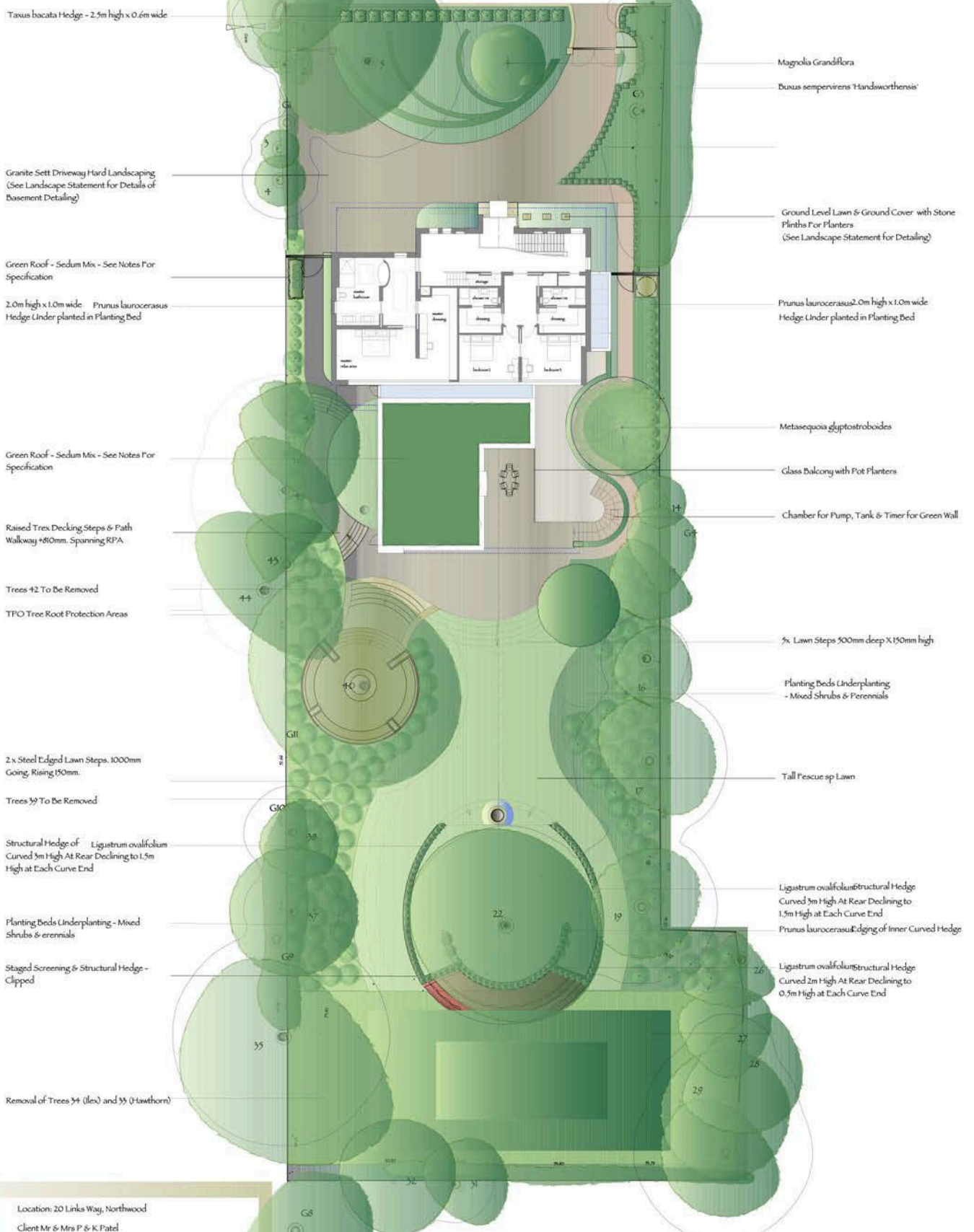


Structural Planting Plan - SA5150/PL/JARD 12K6

20 Links Way, Northwood

30th May 2013

Links Way



Taxus baccata Hedge - 2.5m high x 0.6m wide

Magnolia Grandiflora  
Buxus sempervirens 'Handsworthensis'

Granite Sett Driveway Hard Landscaping  
(See Landscape Statement for Details of  
Basement Detailing)

Ground Level Lawn & Ground Cover with Stone  
Plinths For Planters  
(See Landscape Statement for Detailing)

Green Roof - Sedum Mix - See Notes For  
Specification

Prunus laurocerasus 2.0m high x 1.0m wide  
Hedge Under planted in Planting Bed

2.0m high x 1.0m wide Prunus laurocerasus  
Hedge Under planted in Planting Bed

Green Roof - Sedum Mix - See Notes For  
Specification

Metasequoia glyptostroboides  
Glass Balcony with Pot Planters  
Chamber for Pump, Tank & Timer for Green Wall

Raised Trex Decking Steps & Path  
Walkway 400mm. Spanning RPA

Trees 42 To Be Removed  
TPO Tree Root Protection Areas

5x Lawn Steps 500mm deep X 150mm high

2x Steel Edged Lawn Steps. 1000mm  
Going. Rising 150mm.

Planting Beds Underplanting  
- Mixed Shrubs & Perennials

Trees 39 To Be Removed

Tall Rescue sp Lawn

Structural Hedge of Ligustrum ovalifolium  
Curved 3m High At Rear Declining to 1.5m  
High at Each Curve End

Ligustrum ovalifolium Structural Hedge  
Curved 3m High At Rear Declining to  
1.5m High at Each Curve End  
Prunus laurocerasus Edging of Inner Curved Hedge

Planting Beds Underplanting - Mixed  
Shrubs & Perennials

Ligustrum ovalifolium Structural Hedge  
Curved 2m High At Rear Declining to  
0.5m High at Each Curve End

Staged Screening & Structural Hedge -  
Clipped

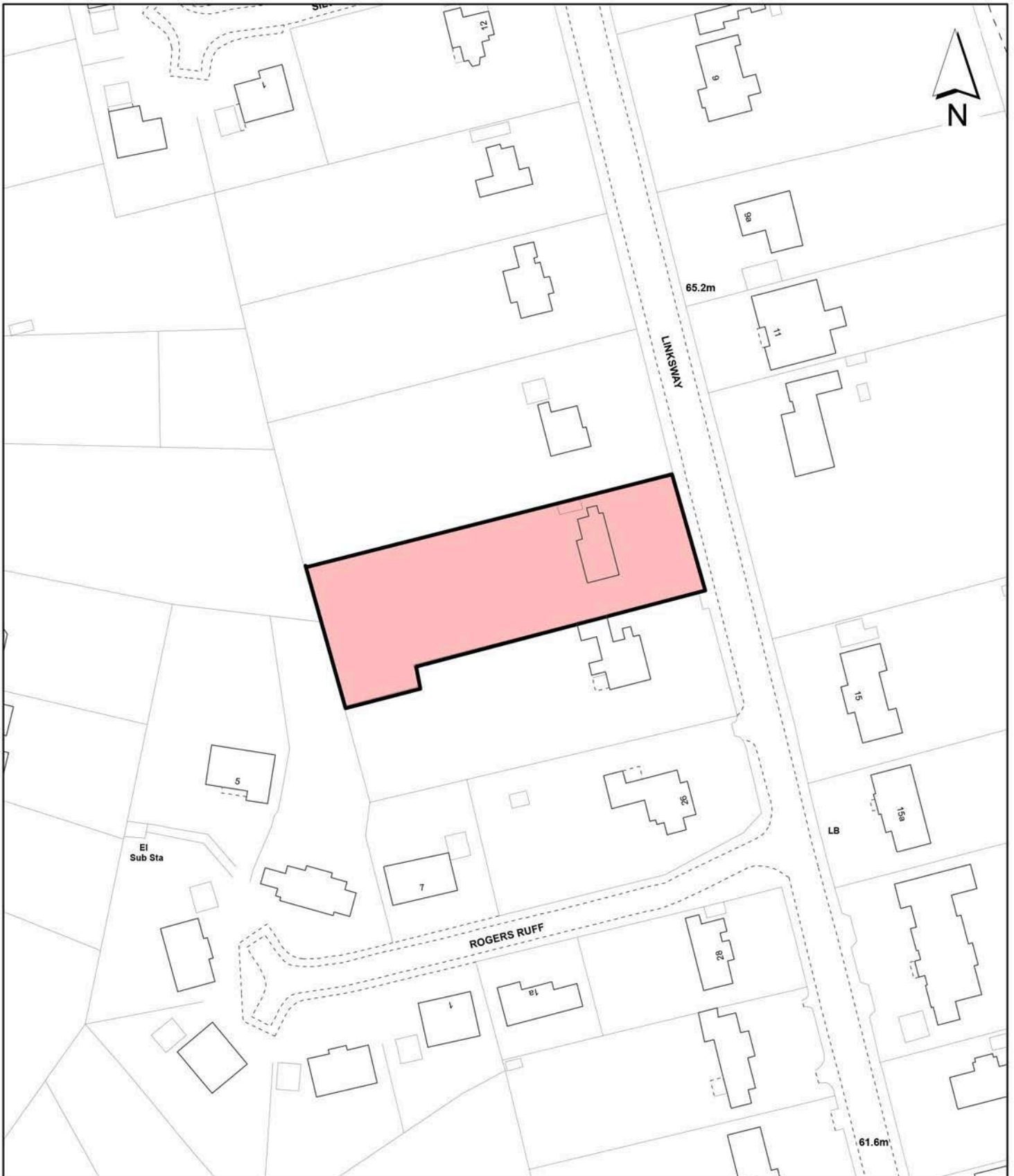
Removal of Trees 34 (Ilex) and 35 (Hawthorn)




Location: 20 Links Way, Northwood  
Client Mr & Mrs P & K Patel  
Date 30th May 2013  
Reference: SA 5150/PL/JARD REV 12K6  
Scale: 1:150 @A1  
Designer: Jo Hanslip  
Address: 16 Fishpool Street, St Albans, Hertfordshire, AL3 4RX  
Jardinissta is a Trading Name of Urbanista Ltd

Notes:  
Levels are based upon Topographical Survey produced by Kempson Surveyors Date 6/10 2010.  
All levels are assumed to be straight between spot marks  
Levels will require verification prior to construction





**Notes**

 Site boundary

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 Unless the Act provides a relevant exception to copyright.

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Site Address

**20 Linksway  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**2203/APP/2013/1820**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**March 2014**



**HILLINGDON**  
 LONDON

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

**Address** 1A RAVENSWOOD PARK NORTHWOOD

**Development:** Two storey 3 x bed detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed

**LBH Ref Nos:** 40455/APP/2013/3472

**Date Plans Received:** 22/11/2013

**Date(s) of Amendment(s):** 22/11/2013

**Date Application Valid:** 09/12/2013


17/02/2014

REVISION - A Cross over dimensions  
 Shown 03-12-13 K.H.


TREE SURVEY KEY

- T1 Mature Sycamore
- T2-T5 Small culinary fruit trees
- G1 11 Cypress (forms a hedge)
- H1 1.5m high Cypress hedge
- H2 3-4m high Cypress hedge
- H3 Hedge of mixed. Deciduous species, 4m high

TREES TO BE REMOVED


indicated 

HEDGE TO BE REMOVED

indicated 

Part of H1 for Crossover and H2 for Path  
 T4 & T5, too close to proposed house

G1, too close to proposed house

NEW TREES indicated 

- T A Prunus subhirtella Autumnalis
- T B Sorbus aucuparia Asplenifolia

1A Ravenswood Park  
 Northwood HA6 3PR

Scale 1:200

November 2013

Building Engineering & Architectural Services  
 K Handa

63 The Avenue  
 Harrow Weald  
 London HA6 3PR

DRG.NO. KH/RH/HOUSE/PLNG/1113/3A

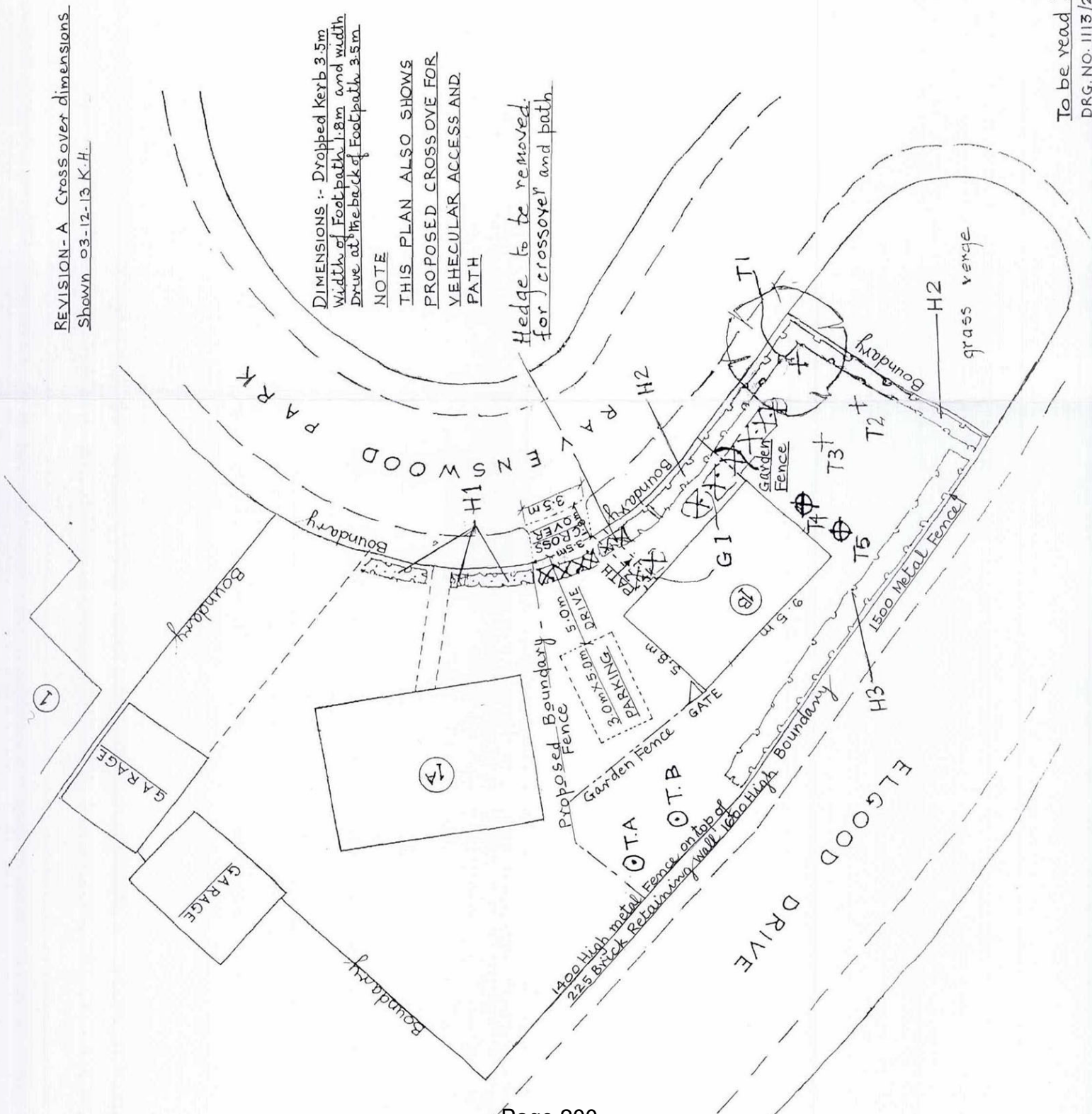
To be read in conjunction with DRG.NO. 1113/1  
 DRG.NO. 1113/2 and DRG.NO. 1113/4 and 1113/5

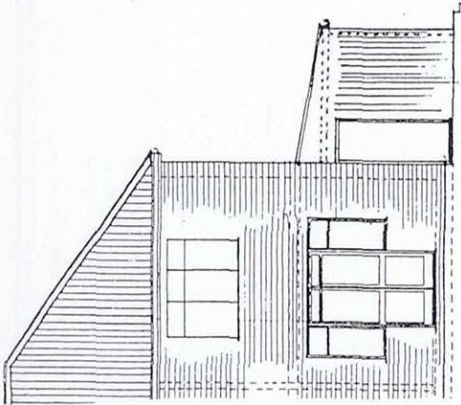
DIMENSIONS :- Dropped kerb 3.5m  
 width of Footpath 1.8m and width  
 Drive at the back of Footpath 3.5m

NOTE

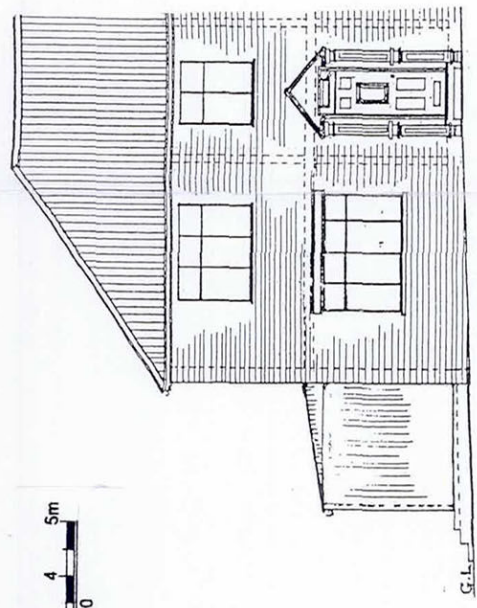
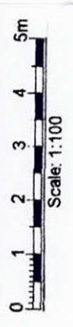
THIS PLAN ALSO SHOWS  
 PROPOSED CROSSOVE FOR  
 VEHICULAR ACCESS AND  
 PATH

Hedge to be removed  
 for crossover and path

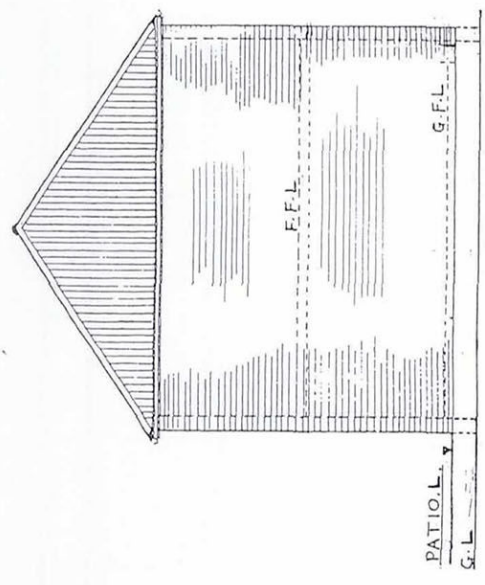




REAR ELEVATION



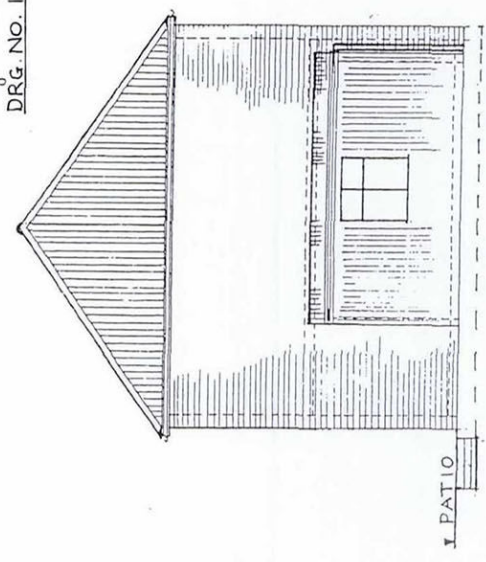
FRONT ELEVATION



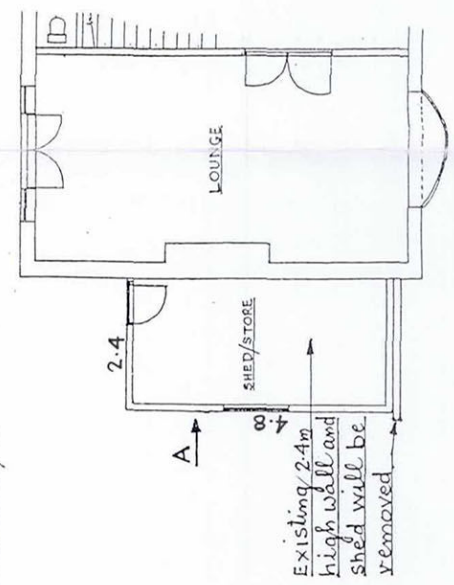
SIDE-A SHOWING SHED REMOVED

**NOTE**

This drawing is to be read in conjunction with  
 drg. No. KH/RH/HOUSE/PLNG/1113/1, DRG. No. 1113/3,  
 DRG. No. 1113/4 and 1113/5



SIDE-A



GROUND FLOOR PLAN

REVISION-A Scale Bar added. 03-12-13 K.H.

**B E A S**

**Building Engineering & Architectural Services**

K Handa (Planning and Engineering Consultant)

E-mail [krisnanhanda.orangehome.co.uk](mailto:krisnanhanda.orangehome.co.uk)

Mobile No: 07976 979101

63 The Avenue  
 Harrow Weald  
 Middx. HA3 7DB

Date:

Our Ref:

Your Ref:

SITE

LAND ADJACENT TO 1A RAVENSWOOD PARK  
 NORTHWOOD HA6 3PR

PROPOSAL

REMOVAL OF EXISTING SHED

SCALE 1:100 (See Scale Bar) DATE NOV. 2013

DRG. NO. KH/RH/HOUSE / PLNG/1113 /2A

ELGOOD DRIVE

1500 High Corrugated Metal Fence  
BOUNDARY

H3

225 Brickwork, 1600 High Retaining Wall  
BOUNDARY  
and 1400 High Metal Fence  
on Top

T.B

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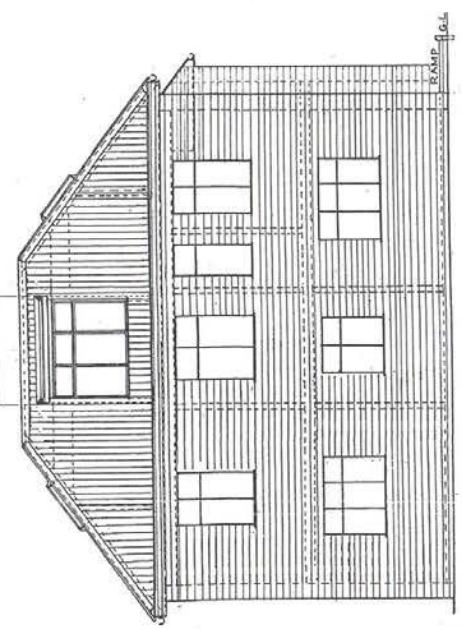
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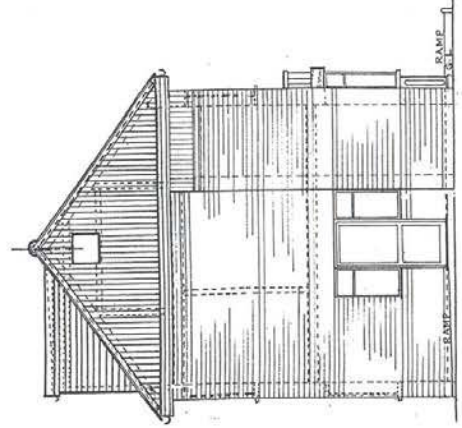
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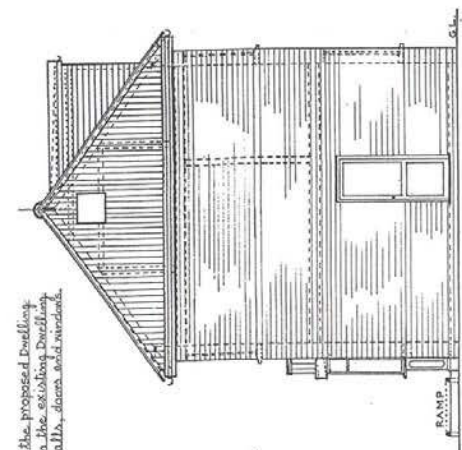
NOTE  
 All windows to be used in the proposed Dwelling will match those that are in the existing Dwelling No. 1A i.e. Red Tiles, Brick walls, doors and windows.



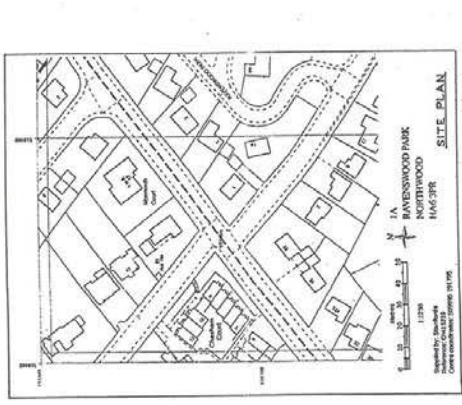
REAR ELEVATION



ELEVATION SIDE-B

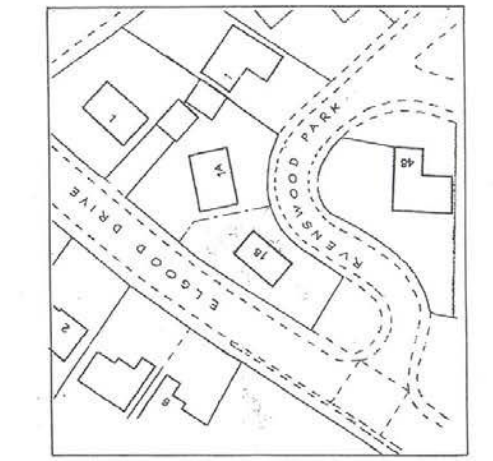
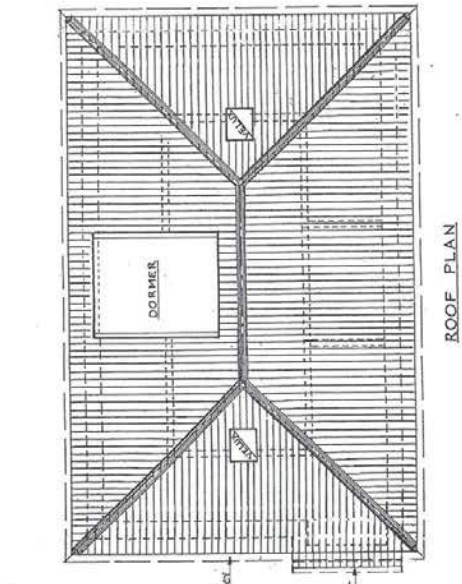


ELEVATION SIDE-A

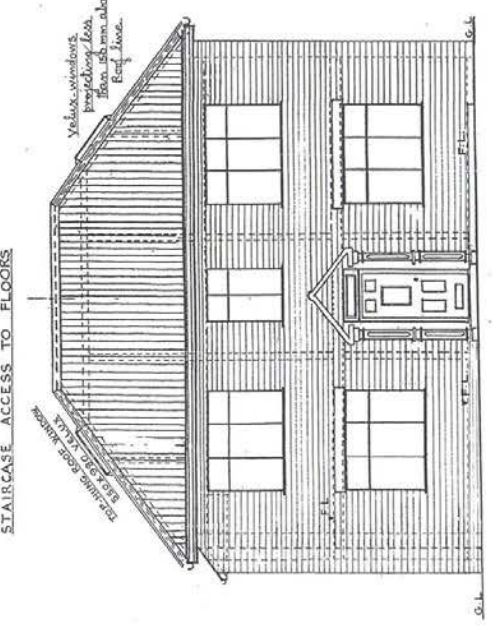
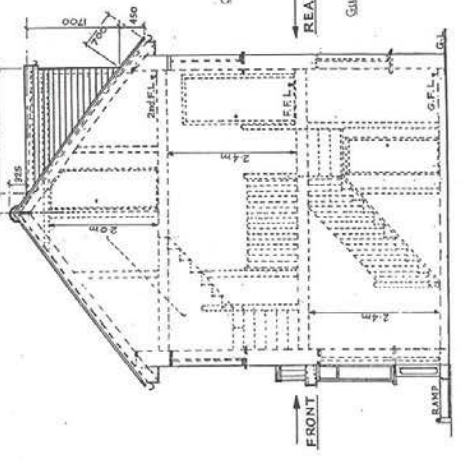


<b>REVISION: A</b> SCALE: Rear Elevation - 1:50, Elevation - 1:100, Site Plan - 1:100 Date: 11/13/2013 Drawn by: [Name] Checked by: [Name]	
<b>PROPOSAL:</b> REMOVAL OF EXISTING SHED AND TO ERECT A DETACHED 3-BEDROOM SINGLE FAMILY DWELLING WITH ROOM IN LOFT AREA, DORMER AND 2 NO. VELUX-ROOF LIGHTS, PLANS AND ELEVATIONS	
<b>SITE:</b> LAND ADJACENT TO 1A RAVENSWOOD PARK NORTHWOOD HAS 3PR	<b>DATE:</b> NOV. 2013
<b>Our Ref:</b> 63 The Avenue Harrow Weald Middlesex HA3 7DB	<b>Your Ref:</b> Date:
<b>EFAS</b> Building Engineering & Architectural Services K. Evans (Planning and Engineering Consultant) Email: k.evans@efas.co.uk Phone No: 01783 971010	
PRG-NO. KH/WH/HOUSE / PLNG/1113/14#8	

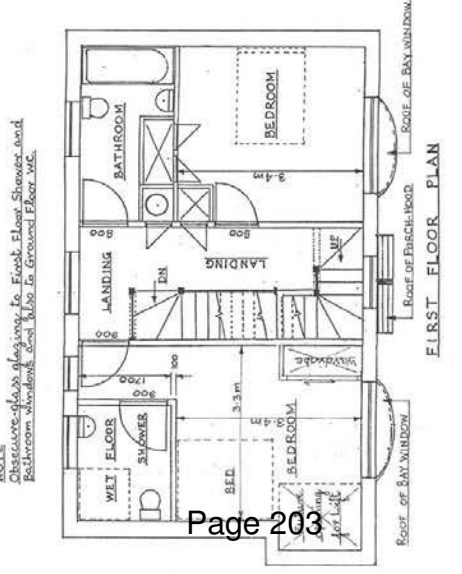
This drawing to be used in connection with  
 Dep. Nos. 1113/2, 1113/3, 1113/4 and 1113/5.  
 EVIDENCE: B. E. We approved, Building associated at Front to color for details for 11/14/13.



BLOCK PLAN  
 SCALE: 1:500



FRONT ELEVATION



GROUND FLOOR PLAN

NOTE  
 Obscure glass glazing to First Floor Shower and Bedroom windows, do not use in ground floor etc.

Proprietary Drawings  
 drawn (see attached details)

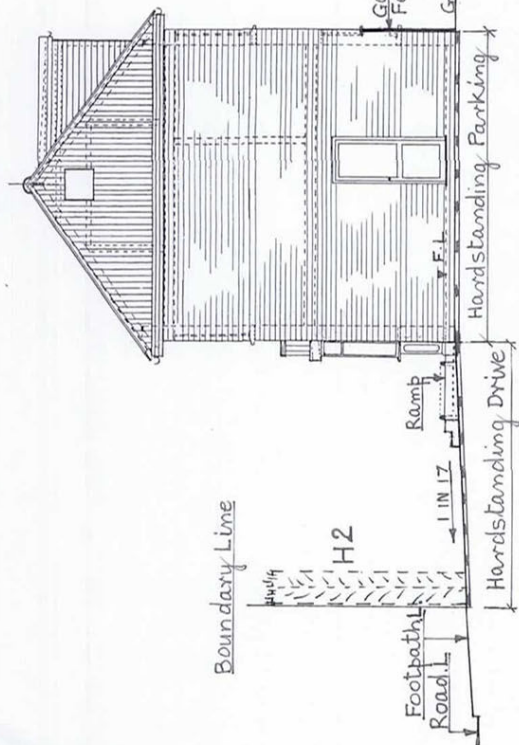
**B E A S**

Building Engineering & Architectural Services

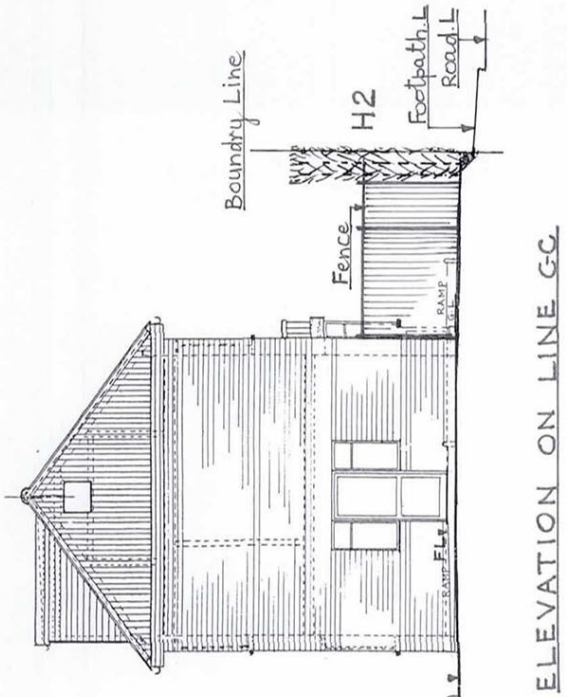
K Handa (Planning and Engineering Consultant)

E-mail: krishan@krishanhanda.orangehome.co.uk

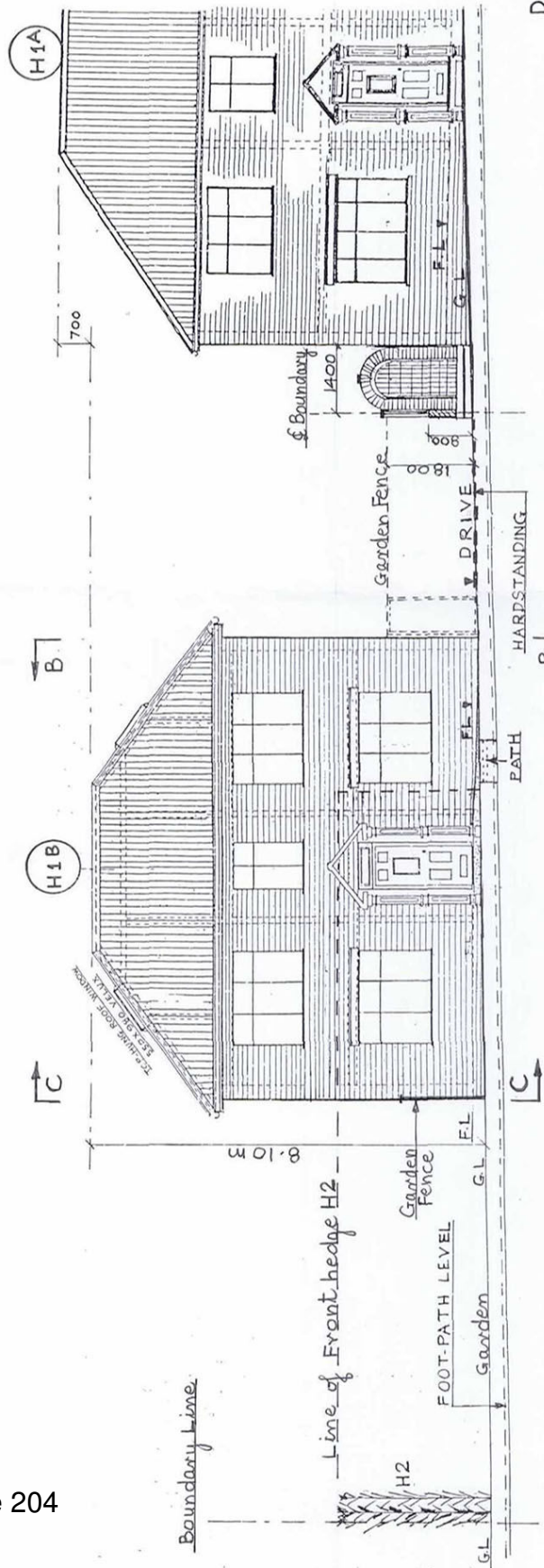
Mobile No: 07976 979101



ELEVATION ON LINE B-B



ELEVATION ON LINE G-G



ELEVATION ON LINE A-A SEE DRG. NO. KH/RH/HOUSE/PLNG/1113/4

**NOTE**

This drawing is to be read in conjunction with drawing Nos. 1113/1, 1113/2, 1113/3 and 1113/4.

SITE  
LAND ADJACENT TO  
LA RAVENSWOOD PARK  
NORTHWOOD HAG 3PR

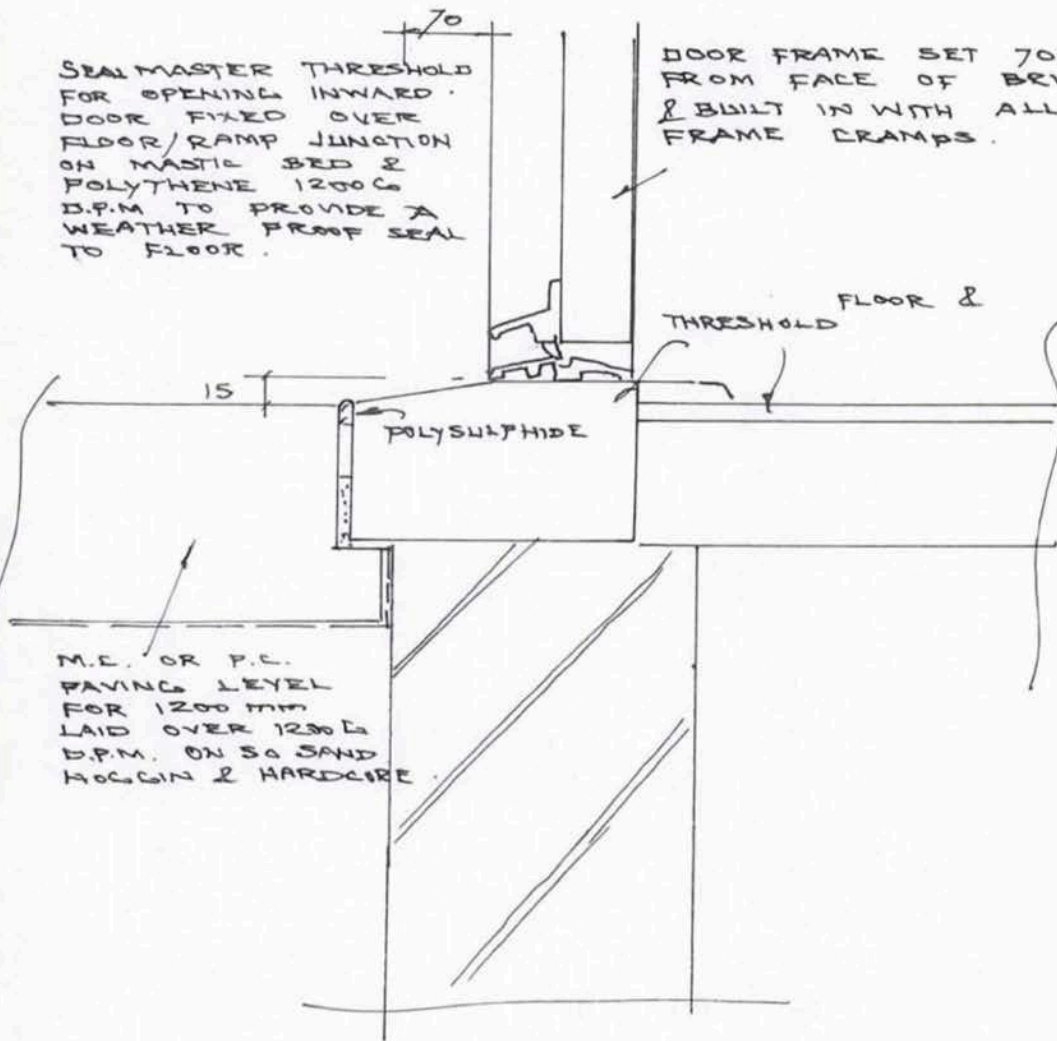
DRG. NO. KH/RH/HOUSE/PLNG/1113/5

SCALE 1:100



SEAL MASTER THRESHOLD FOR OPENING INWARD. DOOR FIXED OVER FLOOR/RAMP JUNCTION ON MASTIC BED & POLYTHENE 1200G D.P.M TO PROVIDE A WEATHER PROOF SEAL TO FLOOR.

DOOR FRAME SET 70mm BACK FROM FACE OF BRICKWORK, & BUILT IN WITH ALL NECESSARY FRAME CRAMPS.



ACCESSIBLE THRESHOLD DETAIL ✓

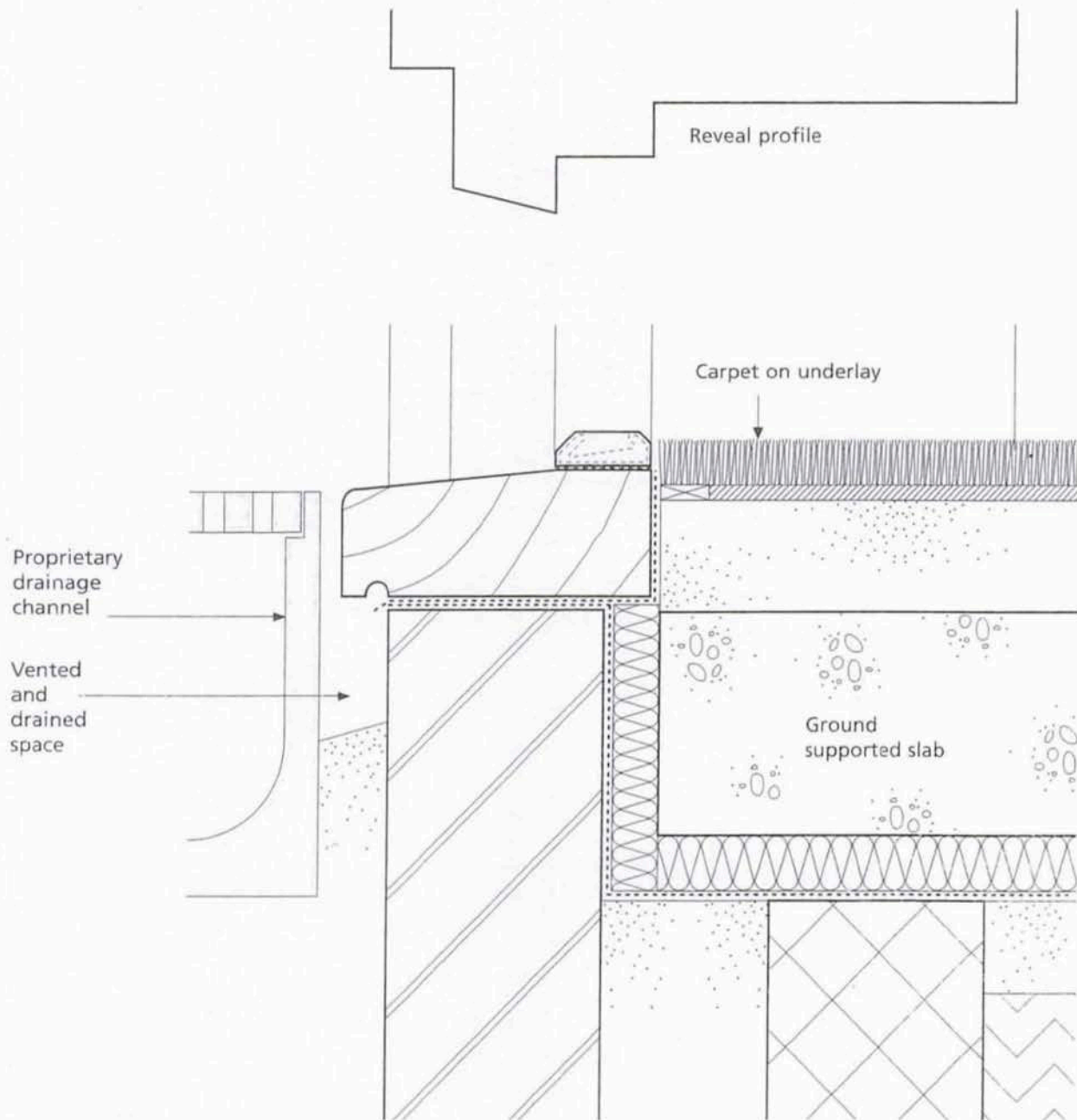
1A RAVENSWOOD PARK .HAG 3PR ✓

SCALE 1:5



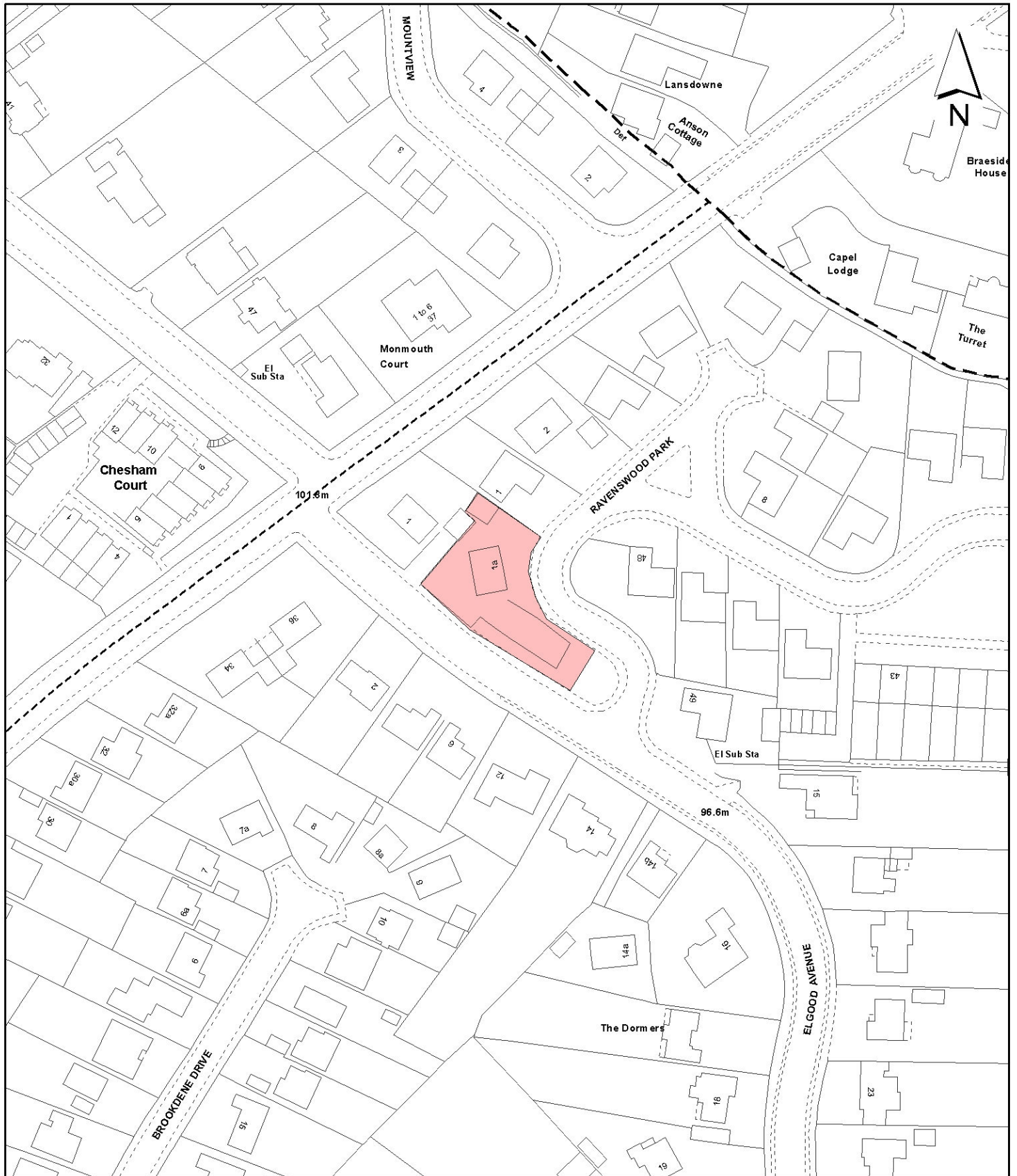
**EXAMPLE 1**

- Timber sill
- Ground supported slab
- Screed finish
- Frame set back (30mm) from face of external wall
- Proprietary drainage channel
- Designed for 25mm carpet floor covering
- No internal transition unit required.



1A RAVENSWOOD PARK HAG 3PB





**Notes**

Site boundary

For identification purposes only.

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Site Address

**1a Ravenswood Park  
Northwood**

Planning Application Ref:

**40455/APP/2013/3472**

Planning Committee

**North Application**

Scale

**1:1,250**

Date

**March 2014**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

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

**Address** 12 HARVIL ROAD ICKENHAM

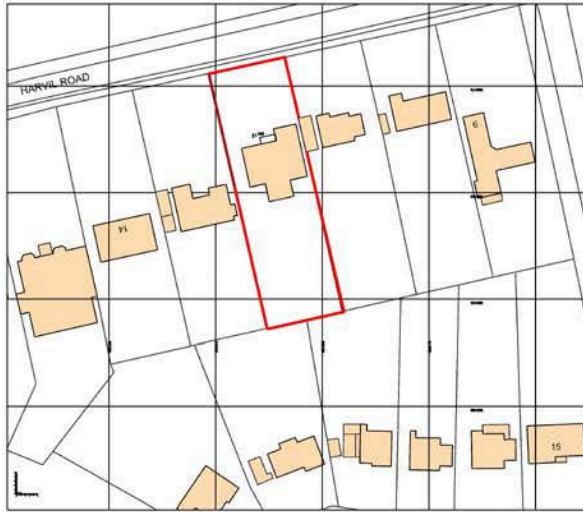
**Development:** Alterations to existing house in order to comply with proposals granted planning permission - Decision Notice ref. 12371/APP/2008/1929.

**LBH Ref Nos:** 12371/APP/2013/3554

**Date Plans Received:** 02/12/2013

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

**Date Application Valid:** 16/12/2013



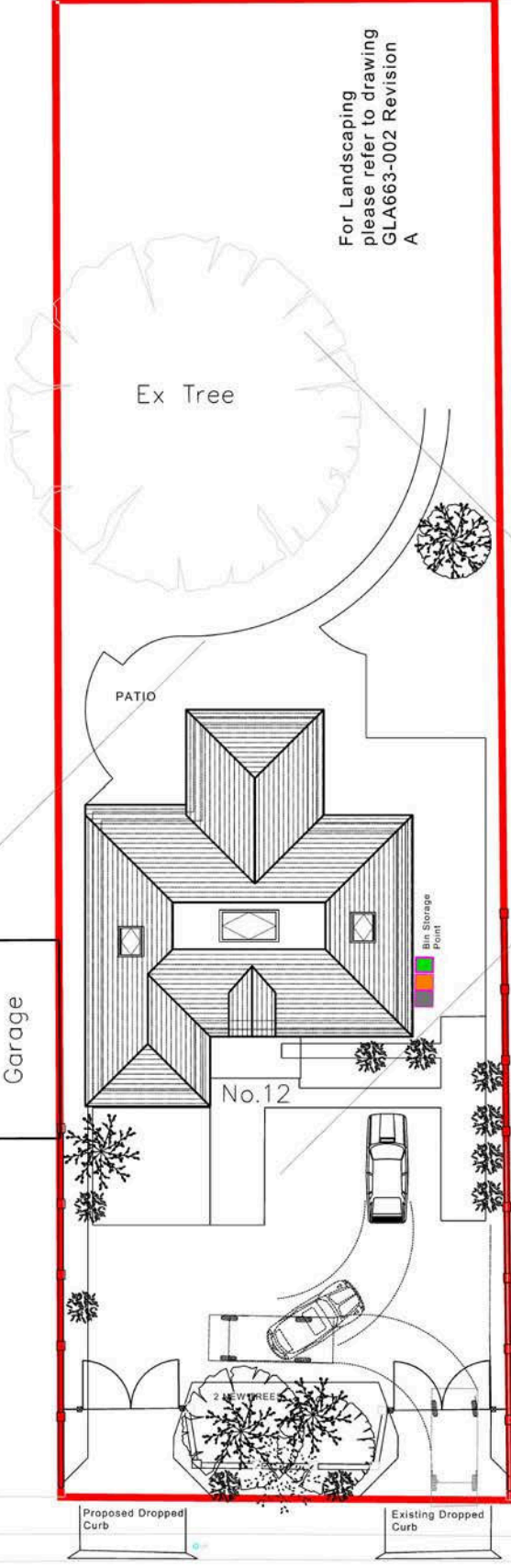
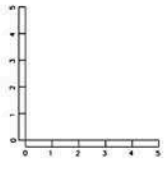
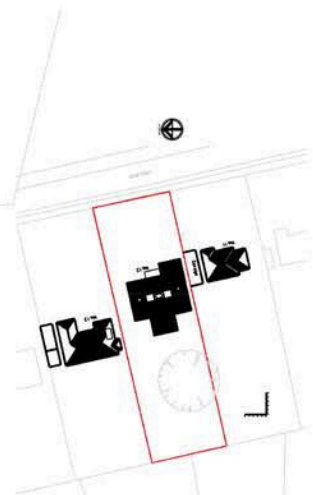
## Site Location Plan

SCALE 1:1250

NOTES:		ASK PLANNING Chartered Town Planners		From Inception to Occupation					
<p>Figured dimensions are to be used in preference to scaled dimensions. Contractors to verify all dimensions on site before commencing any work or stop drawing.</p> <p>Any discrepancies between these drawings and the actual situation on site are to be reported immediately to ASK Planning and / or contract administrators immediately.</p> <p>All work to comply with the latest relevant code of practice, British Standards and Building Regulations.</p> <p>No part of this drawing may be reproduced without the permission of ASK Planning.</p> <p>© ASK Planning 1998</p>		<p>REVISIONS:</p> <table border="1"> <tr> <td>A</td> <td>13/12/2013</td> <td colspan="2">Location plan site outlined in red</td> </tr> </table>		A	13/12/2013	Location plan site outlined in red		<p>TITLEVIEW Site Location Plan</p>	
A	13/12/2013	Location plan site outlined in red							
		<p>18, The Common, London W5 3TR Tel: 020 3256 0999 ask@askplanning.co.uk</p>		<p>PROJECT 12 Hanvil Road,</p>					
		<p>PROJECT NO. 2013/732/P</p>		<p>LOCATION 12 Hanvil Road, Ickenham, UB10 8AJ</p>					
		<p>DRAWING NO. 2013/732/P00</p>		<p>DRAWN BY</p>					
		<p>SCALE 1/1250 A3</p>		<p>DATE November 2013</p>					
		<p>REV. A</p>							

**BLOCK PLAN AS PROPOSED**

SCALE 1:1250



For Landscaping  
please refer to drawing  
GLA663-002 Revision  
A

**SITE PLAN AS PROPOSED**

SCALE 1:200

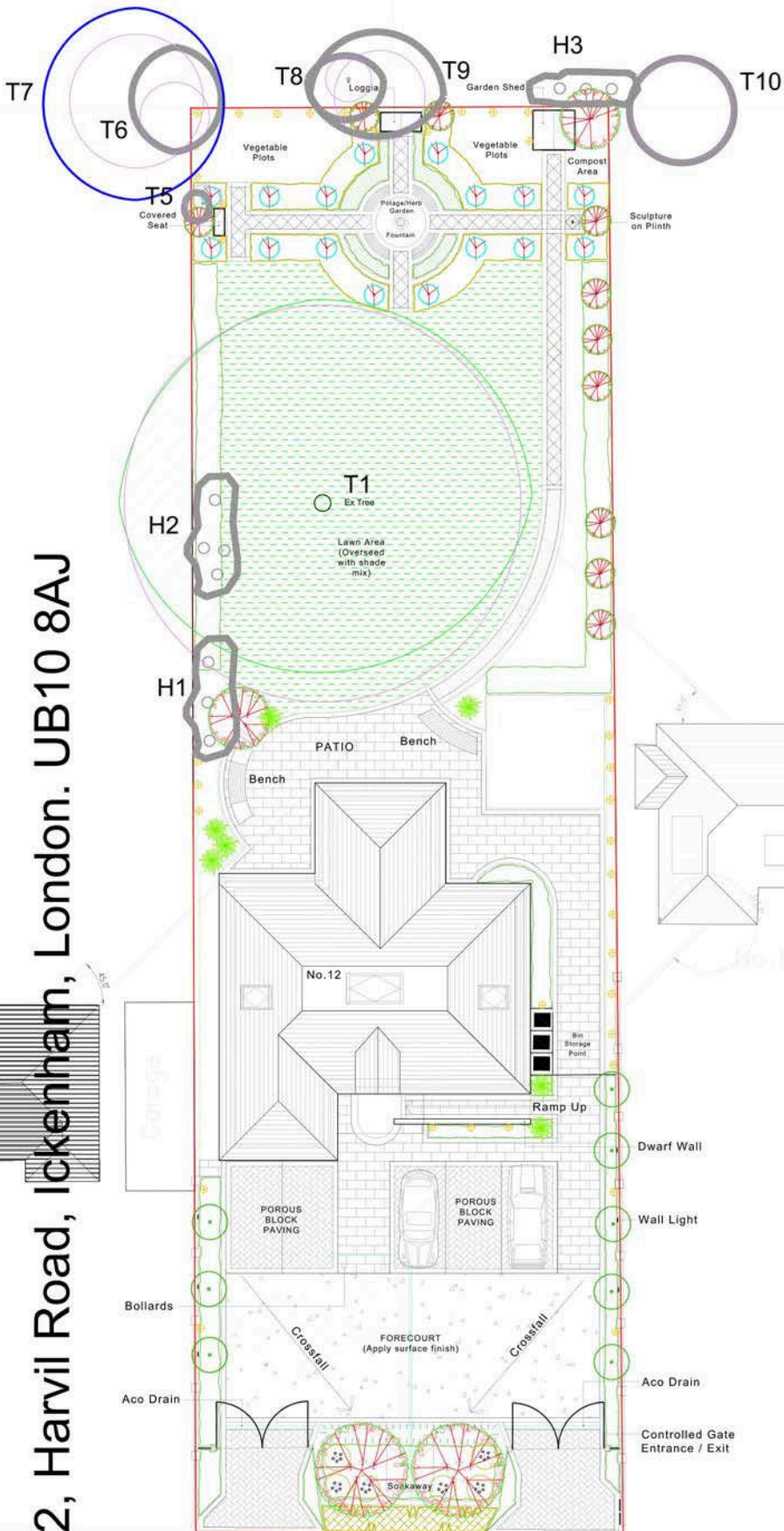
HARVIL ROAD

ASK PLANNING <small>Chartered Town Planners</small>		From Inception to Occupation	
18, The Common, London W5 3TR Tel: 020 3255 0999 ask@askplanning.co.uk		TITLE/VIEW	Proposed Site & Block Plan
PROJECT NO.	2013/732/P	PROJECT	12 Harvil Road,
DRAWING NO.	2013/732/P01	LOCATION	12 Harvil Road, Ickenham, UB10 8AJ
SCALE	1/200 1/1250 A3	DRAWN BY	
		DATE	November 2013
		REV.	B

NOTES:		REVISIONS:	
Figured dimensions are to be used in preference to scaled dimensions. Contractors to verify all dimensions on site before commencing any work or stop drawing.		A	13/12/2013
Any discrepancies between these drawings and the actual situation on site are to be reported to ASK Planning and / or contract administrators immediately.		B	19/02/2014
All work to comply with the latest relevant codes of practice, British Standards and Building Regulations.			
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No.12, Harvil Road, Ickenham, London. UB10 8AJ



**LEGEND**

**Soft Landscape Elements**

- Existing tree retained & RPA / above ground constraints undisturbed
- Proposed conifer tree (Formal element in Potager Garden & Screening)
- Proposed trees (Standards) including fruiting varieties.
- Multi stem feature trees (Architectural Effect)
- Native tree planting grown as a multi-stem (M/S)
- Native Specimen shrubs
- Specimen shrub planting (Accent Planting)
- Climbers (Specimens)
- Amenity Shrub & groundcover planting incl. native species & cultivars.
- Evergreen Hedge (Proposed)
- Reinstatement of Native Species boundary hedge
- Lawn Areas
- Lawn Areas overseeded with shade tolerant mix around T1.

**Hard Landscape Elements**

- Surface dressing of Stone in slurry over existing concrete base cut out to arrangement shown.
- Porous vehicular blocks with infiltration & storage beneath (SUDS element)
- Stone paving with brick trim butt jointed to allow percolation.
- Gravel paths (porous) to garden areas / circulation spaces.
- Potage /Herb Garden formed in gravel, flagstone and brick trim.
- Perforated Land drain wrapped in geotextile (SUDS element) .
- Slight depression in lawned margin to intercept overland flow off parking forecourt (SUDS element).
- ACO Drain across access / exits to intercept water to be piped to soakaway.
- 2000 x 2000 x 2000mm Soakaway to allow infiltration of surface water .
- Controlled gate to access/egress to utilised entry controlled system.

- D Accesses adjusted. RWG 200214
- C Two trees at front shown. RWG 190214
- B Current roof plan shown. RWG 271113
- A Adjust notes to entrance. RWG 251113

**Notes:**

Existing wall abutting adopted verge to be taken down and set back to allow reinstatement of a native species hedge to give soft landscape interface with Green Belt / Open Land opposite site.  
 Remove light units from walling retained excepting 3no. recessed units each side as shown on plan.  
 Amend concrete forecourt to provide porous bays as shown to allow infiltration, storage & discharge to a soakaway in soft landscape area.  
 Retained concrete to have stone chip slurry surface dressing applied as wearing course once general arrangement shown achieved. Area of concrete proud (uneven) to be planned levels to give neat finish to drive. Appearance will give a gravel drive effect.  
 Include SUDS elements as shown.  
 Garden design has taken into account RPA of T1 in accordance with BS5837:2012.

**FOR PLANNING**

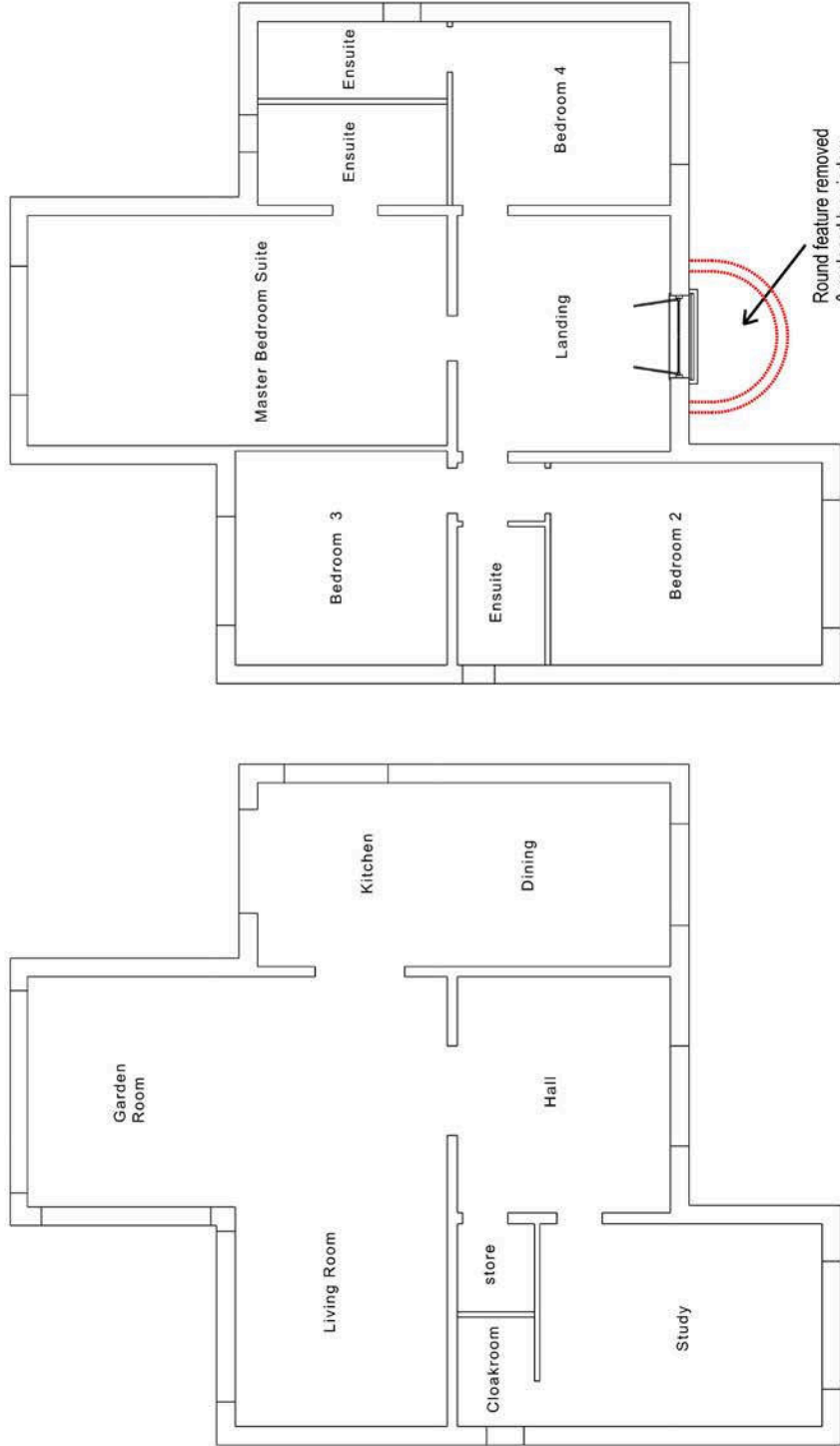
**GREENWAY LTD**  
 Trading as Greenway Landscape Architects  
 THE STUDIO, UNIT 14, CANALSIDE OFFICES  
 COMPLEX, LOWESMOOR WHARF  
 LOWESMOOR, WORCESTER, WY1 2PS  
 TEL: 01905 612626  
 EMAIL: nrg@greenwayltd.co.uk

No.12, Harvil Road, Ickenham.

**Landscape Proposals**

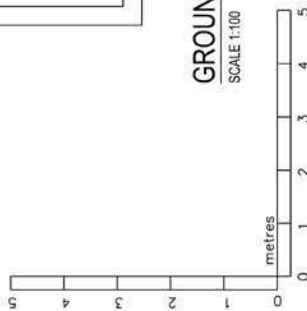
Client: Naseeb Ghera (via Ask PlanningLtd).			
Drawn: RWG	Checked: RWG	Date: 04/09/13	Scale: 1:100@A1
Project: GLA-663-002	Revision: D		

**Landscape Proposals**



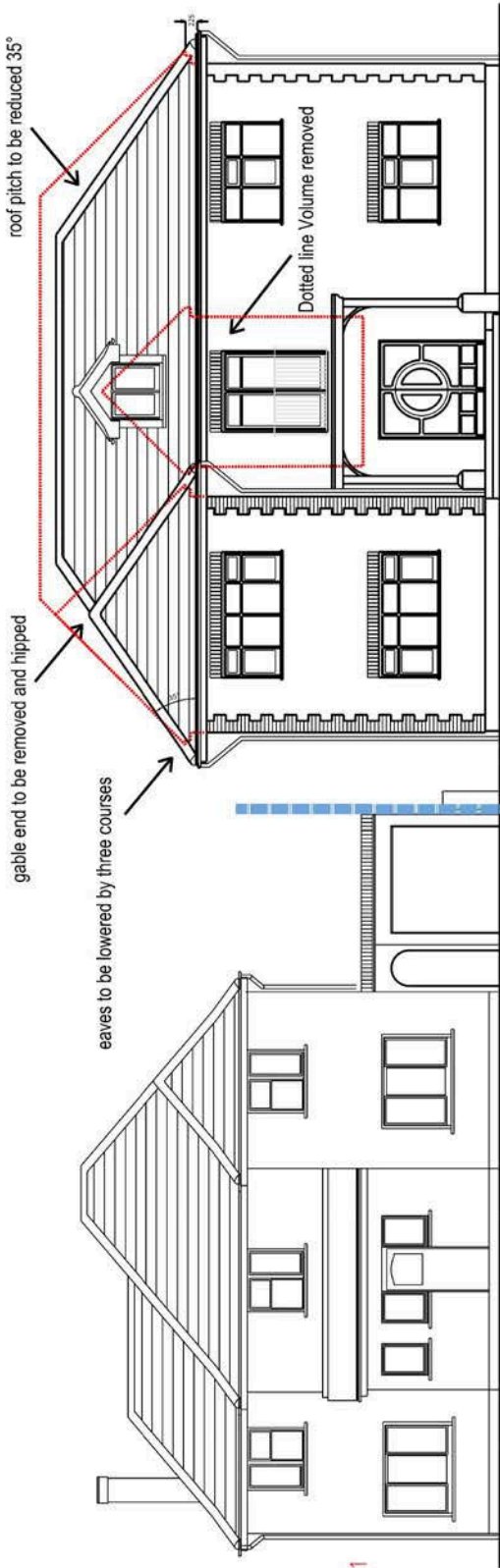
**GROUND FLOOR PLAN**  
SCALE 1:100

**FIRST FLOOR PLAN**  
SCALE 1:100



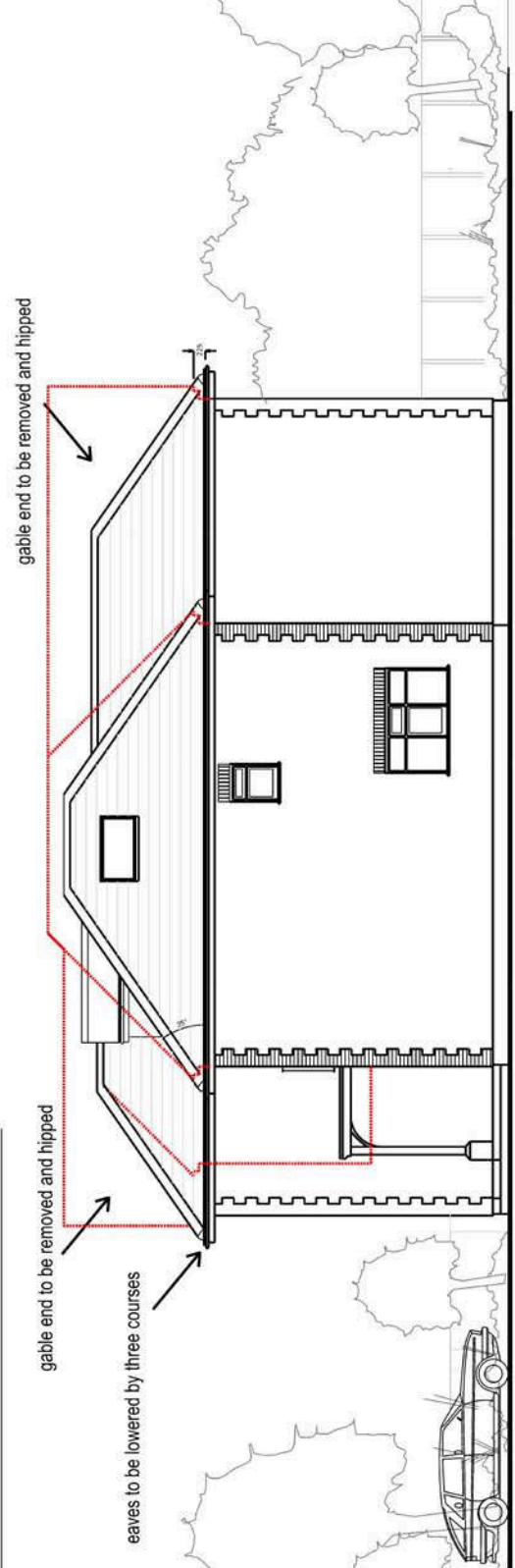
NOTES:		REVISIONS:		ASK PLANNING <small>Chartered Town Planners</small>		From Inception to Occupation		
Figured dimensions are to be used in preference to scaled dimensions. Contractors to verify all dimensions on site before commencing any work or stop drawing. Any discrepancies between these drawings and the actual situation on site are to be reported immediately to ASK Planning and / or contract administrators immediately. All work to comply with the latest relevant codes of practice, British Standards and Building Regulations. No part of this drawing may be reproduced without the permission of ASK Planning. © ASK Planning 1998		A	13/12/2013	Paper size annotated	TITLEVIEW	Proposed Ground & 1st Floor Plan	PROJECT	12 Hanvil Road,
					PROJECT NO.	2013/732/P	DRAWN BY	LOCATION
					DRAWING NO.	2013/732/P02	DATE	November 2013
					SCALE	1/100 A3	REV.	A
					18, The Common, London W5 3TR Tel: 020 3255 0999 ask@askplanning.co.uk		12 Hanvil Road, Ickenham, UB10 8AJ	





12 HARVIL ROAD - FRONT ELEVATION AS PROPOSED

SCALE 1:100



SIDE ELEVATION AS PROPOSED

SCALE 1:100

**NOTES:**  
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**REVISIONS:**

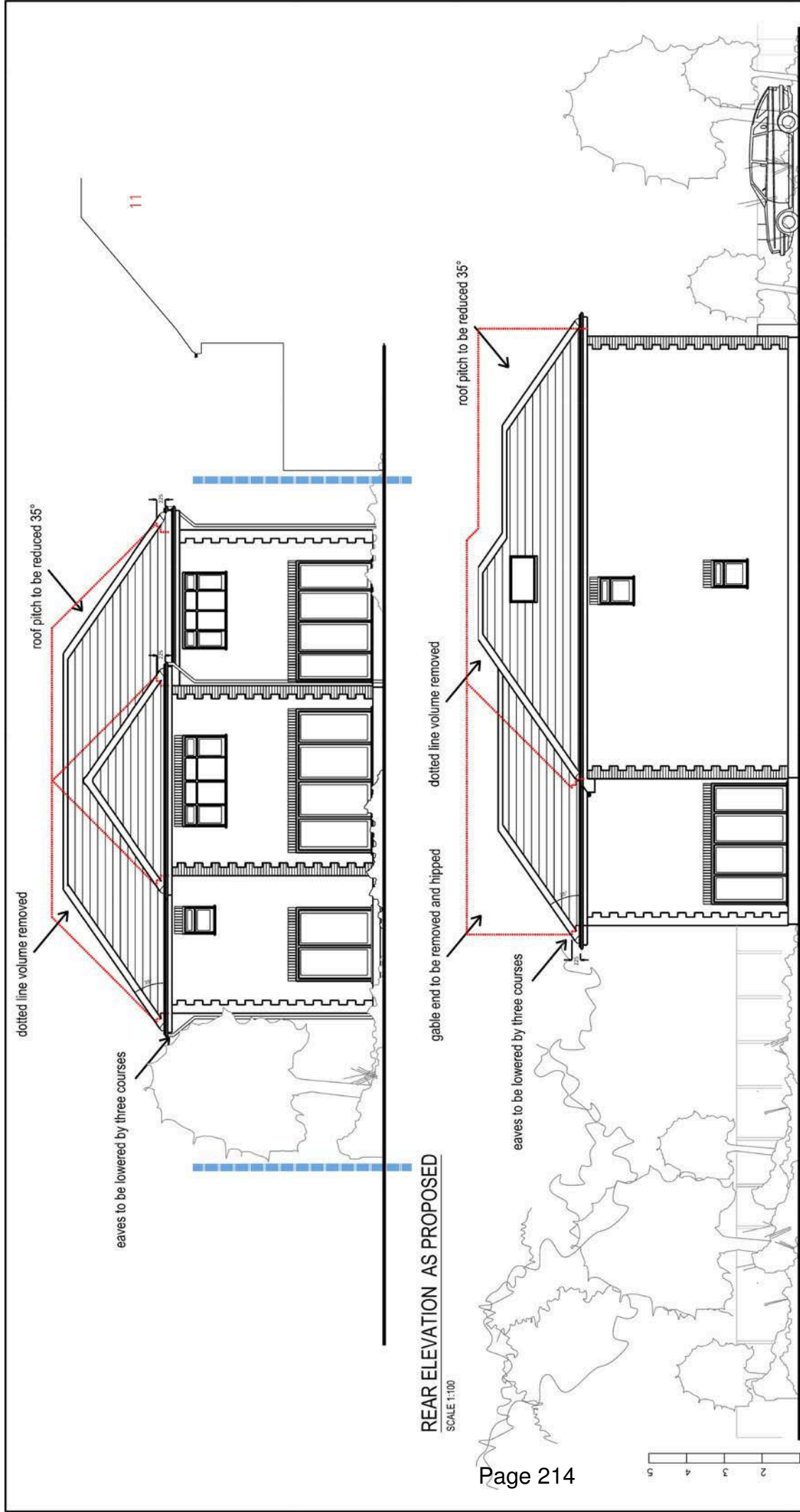
A	13/12/2013	Paper size annotated
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**ASK PLANNING**  
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PROJECT NO.	2013/732/P	DRAWN BY	
DRAWING NO.	2013/732/P04	DATE	November 2013
SCALE	1/100 A3	REV.	A

TITLEVIEW	Proposed Front & Side Elevations
PROJECT	12 Harvil Road,
LOCATION	12 Harvil Road, Ickenham, UB10 8AJ

From Inception to Occupation



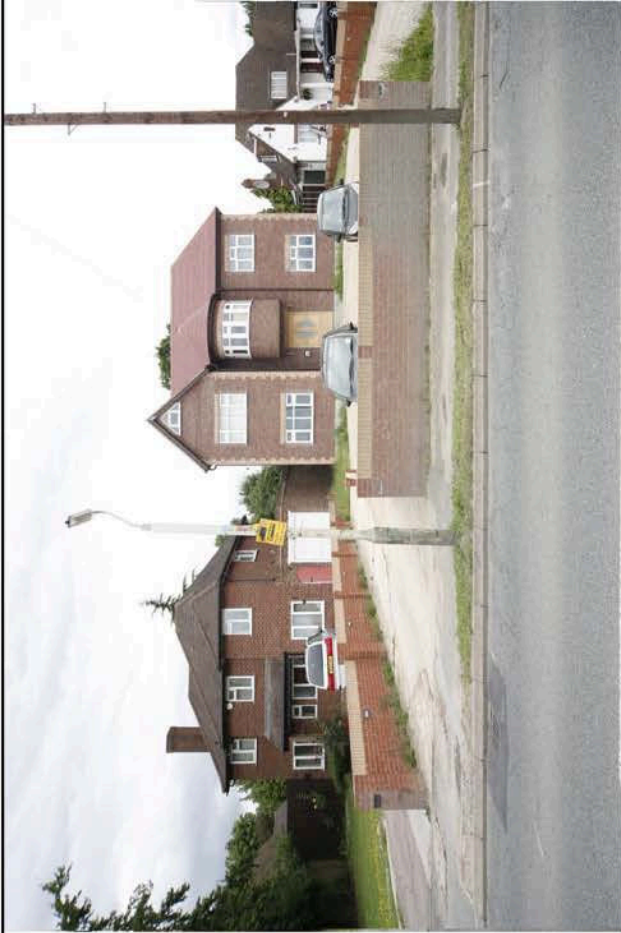
REAR ELEVATION AS PROPOSED  
SCALE 1:100

SIDE ELEVATION AS PROPOSED  
SCALE 1:100

NOTES: Figured dimensions are to be used in preference to scaled dimensions. Contractors to verify all dimensions on site before commencing any work or stop drawing. Any discrepancies between these drawings and the actual situation on site are to be reported to ASK Planning and / or contract administrator immediately. All work to comply with the latest relevant codes of practice, British Standards and Building Regulations. No part of this drawing may be reproduced without the permission of ASK Planning. © ASK Planning 1998	REVISIONS:	ASK PLANNING Chartered Town Planners		From Inception to Occupation	
	A	13/12/2013	Paper size annotated	TITLEVIEW	Proposed Rear & Side Elevation
				PROJECT	12 Hanvil Road,
				LOCATION	12 Hanvil Road, Ickenham, UB10 8AJ
				PROJECT NO.	2013/732/P
				DRAWING NO.	2013/732/P05
				DATE	November 2013
				SCALE	1/100 A3
				REV.	A



Existing



Proposed



**NOTES:**

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PROJECT NO.	2013/732/P	DRAWN BY	
DRAWING NO.	2013/732/P07	DATE	November 2013
SCALE	-	REV.	

**From Inception to Occupation**

TITLE/VIEW	CGI Existing & Proposed Front View
PROJECT	12 Hanvil Road,
LOCATION	12 Hanvil Road, Ickenham, UB10 8AJ

Existing



Proposed



**NOTES:**

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**REVISIONS:**

NO.	DESCRIPTION	DATE

**ASK PLANNING**  
Chartered Town Planners

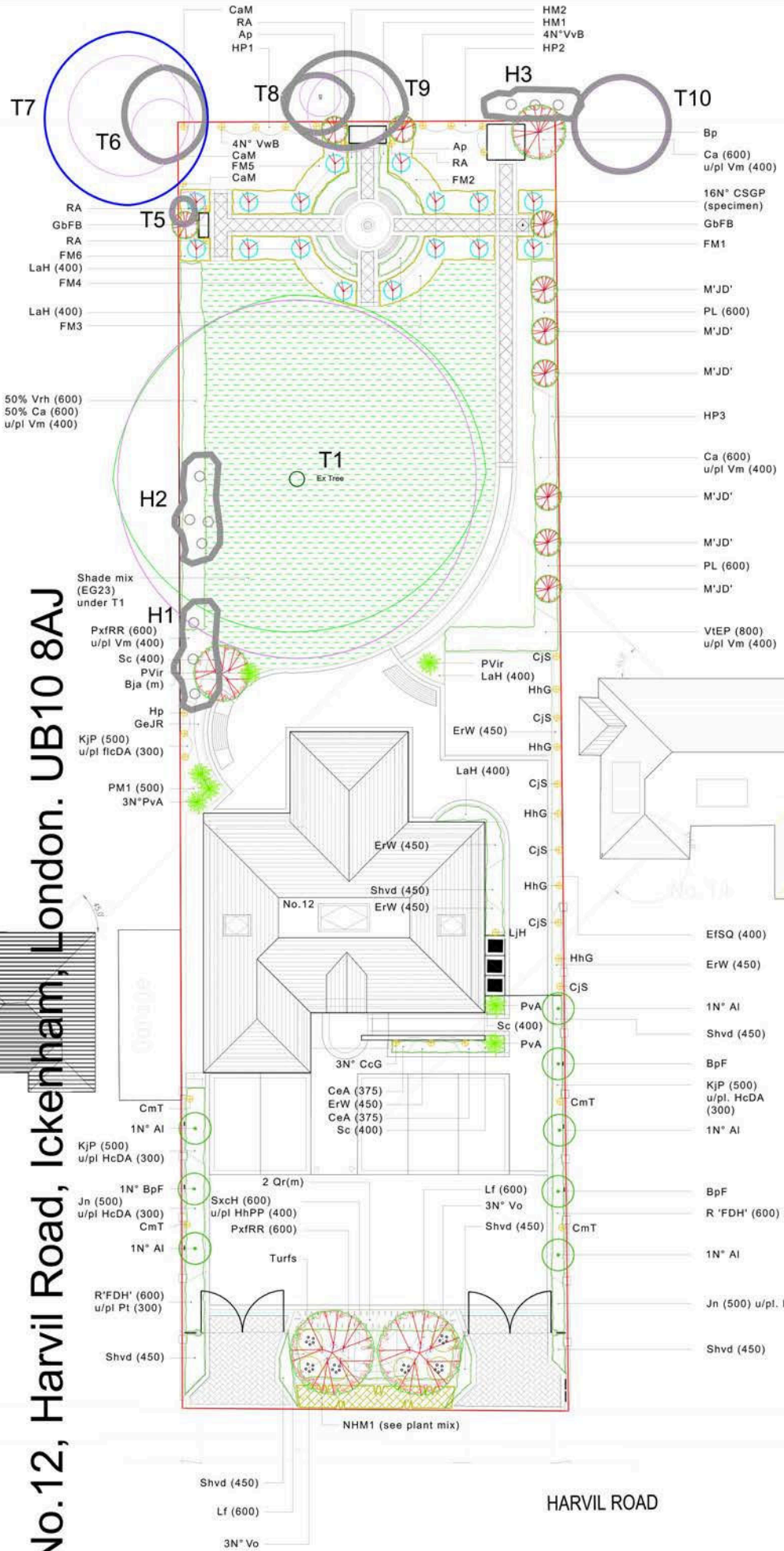
18, The Coopers, London, W1S 3TR  
 Tel: 020 3255 0959 ask@askplanning.co.uk

PROJECT NO.	2013/732/P	DRAWN BY	
DRAWING NO.	2013/732/P08	DATE	November 2013
SCALE		REV.	

**From Inception to Occupation**

TITLEVIEW	CGI Existing & Proposed Rear View
PROJECT	12 Hanvil Road,
LOCATION	12 Hanvil Road, Ickenham, UB10 8AJ

No.12, Harvil Road, Ickenham, London. UB10 8AJ



PLANT SCHEDULE (Structure Planting Only)

No	Symbol	Species	Specification/Size
<b>Parkland Planting (Specimen Trees):</b>			
<b>Feature Conifers:</b>			
0	CSGP	Cupressus sempervirens 'Green Pencil'	19L, 200-250cm High, 50-75 wide at base.
<b>Deciduous Trees:</b>			
0	AI	Amanchlar ilvanickii	3xtr Specimen 150-175cm height, wire rootballed
0	Ap	Acer pennsylvanicum	3xtr Specimen 150-175cm height, wire rootballed
0	Bp	Betula pendula	12-14cm girth, Heavy Str. 3.50-4.25m High, wire rootballed
0	BpF	Betula pendula 'Fastigiata'	3xtr Specimen 200-275cm height, wire rootballed
0	GsFB	Ginkgo biloba 'Fastigiata Blagov'	4xtr Specimen 200-250cm height, wire rootballed
0	MJD	Malus 'John Downii'	3xtr Specimen 150-175cm height, wire rootballed
0	OrM	Quercus robur (Multistem Specimen)	3xtr Specimen Multistem 300-350cm height, wire rootballed

No	Abbrev.	Species	Specification/Size	Density/m <sup>2</sup>
<b>Specimen &amp; Feature Shrubs:</b>				
0	PVI	Philadelphus 'Virginal'	Rootballed, 1200-1500, Branched (8)	1
0	PvA	Phyllostachys vivax 'Aureocaulis'	10L, 1800-2250mm, Culms (5-7)	1
0	Vo	Viburnum opulus	Rootballed multistem, 1200-1500, Branched (8)	1
<b>Climbers &amp; Wall Shrubs:</b>				
0	CCG	Chaenomeles 'Crimson & Gold'	3L, 400-600, Bushy (5-7)	1
0	Cam	Clematis armandii	3L, 400-600, Leaders (7)	1
0	CJS	Clematis jackmanii 'Superta'	3L, 400-600, Leaders (7)	1
0	CmT	Clematis montana 'Tetraposa'	7.5L, 1200-1500, Leaders (7-9)	1
0	GeJR	Garrya elliptica 'James Roof'	16L, Branched (5-7), Trellis Support	1
0	HhG	Hedera helix 'Glauc'	3L, 400-600, Leaders (5-7)	1
0	Hp	Hydrangea petiolaris	10L, 1.25-1.50m tall, Leaders (7-9)	1
0	LJH	Lonicera japonica 'Halliana'	3L, 600-900, Leaders (5-7)	1
0	RA	Rosa 'Abertonia'	10L, Branched (5-7), Trained on Trellis Support	1
0	VvB	Vitis vinifera 'Brari'	10L on fan trellis, Branched (7-9)	1

No	Abbrev.	Species	Specification/Size	Density/m <sup>2</sup>
<b>Amenity &amp; Screen Planting:</b>				
0	CaA	Carex elata 'Aurea'	2L, 200-300(s), Bushy (dense head / clump)	7
0	Ca	Corylus avellana	Bareroot, 90-120CM 1+2 Transplant	3
0	ErW	Ericaria rubra 'Woodside'	3L, 300-400, Breaks (3-4)	6
0	EISQ	Eunonymus fortunei 'Silver Queen'	2L, 300-400, Bushy (4-5)	6
0	HcDA	Hedera colchica 'Dentata Aurea'	3L, 600-900, Leaders (5-7)	11
0	HhPP	Hedera helix 'Paddy's Pride'	3L, 400-600, Leaders (5-7)	6
0	Jn	Jasminum nudiflorum	3L, 400-600, Breaks (5)	4
0	KJP	Kerria japonica 'Paeiflora'	10L, 750-1000, Branched (8)	4
0	LH	Levandula angustifolia 'Hidcote'	3L, 400-600, Bushy (7)	6
0	LJ	Lonicera fragrantissima	4L, 600-900, Bushy (7)	3
0	Pt	Pachyandra terminalis	1L, 200-300(s), Breaks (5)	11
0	Pm	Philadelphus microphyllus	3L, 400-600, Breaks (5-7)	4
0	PvRR	Photinia x Fraseri 'Red Robin'	4L, 300-600, Breaks (4-5)	3
0	Prm	Prunus laurocerasus	Rootballed, 150-100(s), Breaks (5-7)	3
0	RFDH	Rosa 'Frau Dagmar Hartwig'	3L, 400-600, Breaks (5-7)	3
0	Sc	Sarcococca x confusa	2L, 200-300, Breaks (4)	6
0	Shvd	Sarcococca hookeriana var. digyna	3L, 300-400, Breaks (4-5)	3
0	Sxch	Symphoricarpos x chenaultii 'Hancock'	OG, 300-400, Breaks (3-4)	6
0	Vr	Viburnum rhytidophyllum	2L, 300-400, Breaks (3-4)	3
0	VIEP	Viburnum tinus 'Eve Price'	10L, 500-600, Branched (6-7)	3
0	Vm	Vinca major	1.5L, 150-200(s), Breaks (5)	6

No	Abbrev.	Species	Specification/Size	Density/m <sup>2</sup>
<b>Formal Hedges (FM1 - FM6 incl) - Forming Instant division to Potage / Herb Garden:</b>				
0	FM1	Galibolia littoralis	Ready/Bag Hedge instant hedging	1
0	FM2	Buxus sempervirens	supplied in woven geotextile liners	1
0	FM3	Buxus sempervirens	in 1.0m lengths.	1
0	FM4	Buxus sempervirens	Rootballed, 150-100(s), Breaks (5-7)	1
0	FM5	Buxus sempervirens	Height 1.75m except box 450-500mm	1
0	FM6	Prunus laurocerasus	Landscape Architect to select.	1

No	Abbrev.	Species	Specification/Size	Density/m <sup>2</sup>
<b>High Panel Pleached Hedges (HP1 &amp; HP2) - Forming Instant Screen:</b>				
0	HP1	Prunus laurocerasus 'Magnifica'	1.8-2.0m stall with 2.0m x 1.6m panels	1
0	HP2	Prunus laurocerasus 'Magnifica'	in 50L pots/terminal tiers 40cm apart.	1
0	HP3	Prunus laurocerasus 'Magnifica'		1

No	Abbrev.	Species	Specification/Size	Density/m <sup>2</sup>
<b>Native Hedge Mix (NHM1) - Along frontage of Harvil Road</b>				
0	15%	Acer campestre (Field Maple)	Feathered 2.50-3.00m, bareroot cut back to 1.75m	
0	25%	Alnus glutinosa (Common Alder)	Feathered 2.50-3.00m, bareroot cut back to 1.75m	
0	5%	Betula pendula (Silver Birch)	Feathered 2.50-3.00m, bareroot cut back to 1.75m	
0	20%	Corylus avellana (Hazell)	Feathered 2.50-3.00m, bareroot cut back to 1.75m	
0	20%	Crataegus monogyna	Feathered 2.50-3.00m, bareroot cut back to 1.75m	
0	20%	Carpinus betulus (Hornbeam)	Feathered 2.50-3.00m, bareroot cut back to 1.75m	
0	2.5%	Lonicera periclymenum (Honeysuckle)	Feathered 2.50-3.00m, bareroot cut back to 1.75m	
0	2.5%	Quercus robur (English Oak)	Feathered 2.50-3.00m, bareroot cut back to 1.75m	
0	2.5%	Prunus damascenus (Damson)	Feathered 2.50-3.00m, bareroot cut back to 1.75m	
0	10%	Viburnum opulus (Guelder Rose)	Feathered 2.50-3.00m, bareroot cut back to 1.75m	

Triple Staggered 7no. plants per linear metre with spiral guards / growing tubes to protect plants from preferential grazing NHM1 underseeded with Native Hedgerow Seed Mix EHT by Emergoe seeds as follows:	
<b>HEDGEROW MIXTURE Composition</b>	
EHT1 contains wild flowers and grasses that are tolerant of semi-shade and is suitable for sowing beneath newly planted hedges as is proposed on the frontage to No 12, Harvil Road to reinstaite the native hedge adjacent to the Unkilling Farmstead of New Years Green (Landscape Character Area C3) forming part of the Ruapig Plateau:	
%	Species:
10	Agrostis capillaris
1	Anthoxanthum odoratum (w)
6	Brachypodium sylvaticum (w)
35	Cynodon dactylon
2	Deschampsia cespitosa (w)
26	Festuca rubra
80 % of Total Mixture	
Sown at the Rate of 4.0 g/m <sup>2</sup>	
EHT2 Shade Tolerant Grass Mix to be sown under T1:	
%	Species:
7.5	Agrostis capillaris
7.5	Agrostis castellata
30	Festuca rubra
30	Festuca rubra ssp. commutata
25	Poa trivialis
100 % of Total Mixture	
Sown at the Rate of 25.0 g/m <sup>2</sup>	

No	Abbrev.	Species	Specification/Size	Density/m <sup>2</sup>
<b>WILD FLOWERS:</b>				
%	Latin name	Common name		
0.5	Achillea millefolium	Yarrow		
1	Agrimonia eupatoria	Agrimony		
1.5	Alliaria petiolata	Garlic Mustard		
0.5	Centaurea nigra	Common Knapweed		
2	Galium album - (Galium mollugo)	Hedge Bedstraw		
2.2	Geum uratum	Wood Avenae		
0.3	Hypericum perforatum	Perforate St. John's Wort		
1.5	Leucanthemum vulgare	Oxeye Daisy		
0.5	Potentilla lanceolata	Ribwort Plantain		
0.5	Prunella vertic	Cowslip		
2	Prunella vulgaris	Selfheal		
2	Silene dioica	Red Campion		
2	Silene vulgaris	Bladder Campion		
0.5	Stachys sylvatica	Hedge Woundwort		
1	Tortilis japonica	Upright Hedge-parisley		
0.5	Tragopogon pratensis	Goat-beard		
1.5	Vicia cracca	Tufted Vetch		
20 % of Total Mixture				
EISQ	(400)			
ErW	(450)			
1N° AI				
Shvd	(450)			
BpF				
KjP	(500) u/pl. HcDA (300)			
1N° AI				
BpF				
R 'FDH'	(600) u/pl. Pt (300)			
1N° AI				
Jn	(500) u/pl. HcDA (300)			
Shvd	(450)			

D Accesses adjusted. RWG 200214  
 C Two trees at front shown. RWG 190214  
 B Current roof plan shown. RWG 271113  
 A Note re planting density of NHM1 added. RWG 06.09.13

**FOR PLANNING**

GREENWAY (A) LTD  
 Trading as Greenway Landscape Architects  
 THE STUDIO, UNIT 16, CANALSIDE OFFICES  
 COMPLEX, LOWESMOOR WHARF  
 LOWESMOOR, WORCESTER, WMT 2RS  
 Tel: 01905 812626  
 Email: naseeb.ghera@greenwayltd.co.uk

No.12, Harvil Road, Ickenham.

Planting Proposals




Naseeb Ghera (via Ask Planning Ltd).				
Drawn	Checked	RWG	Date	Scale
			04/09/13	1:100@A1
Project: GLA-663-003				
Revision: D				

Notes: The client has approved the proposals shown on this plan. The client has also approved the quantity and distribution of plants to be supplied to the site by the contractor. The contractor is responsible for the planting and maintenance of the plants. The contractor is also responsible for the removal of any existing plants and the installation of any new plants. The contractor is also responsible for the maintenance of the plants during the period of the contract.

Landscape Proposals

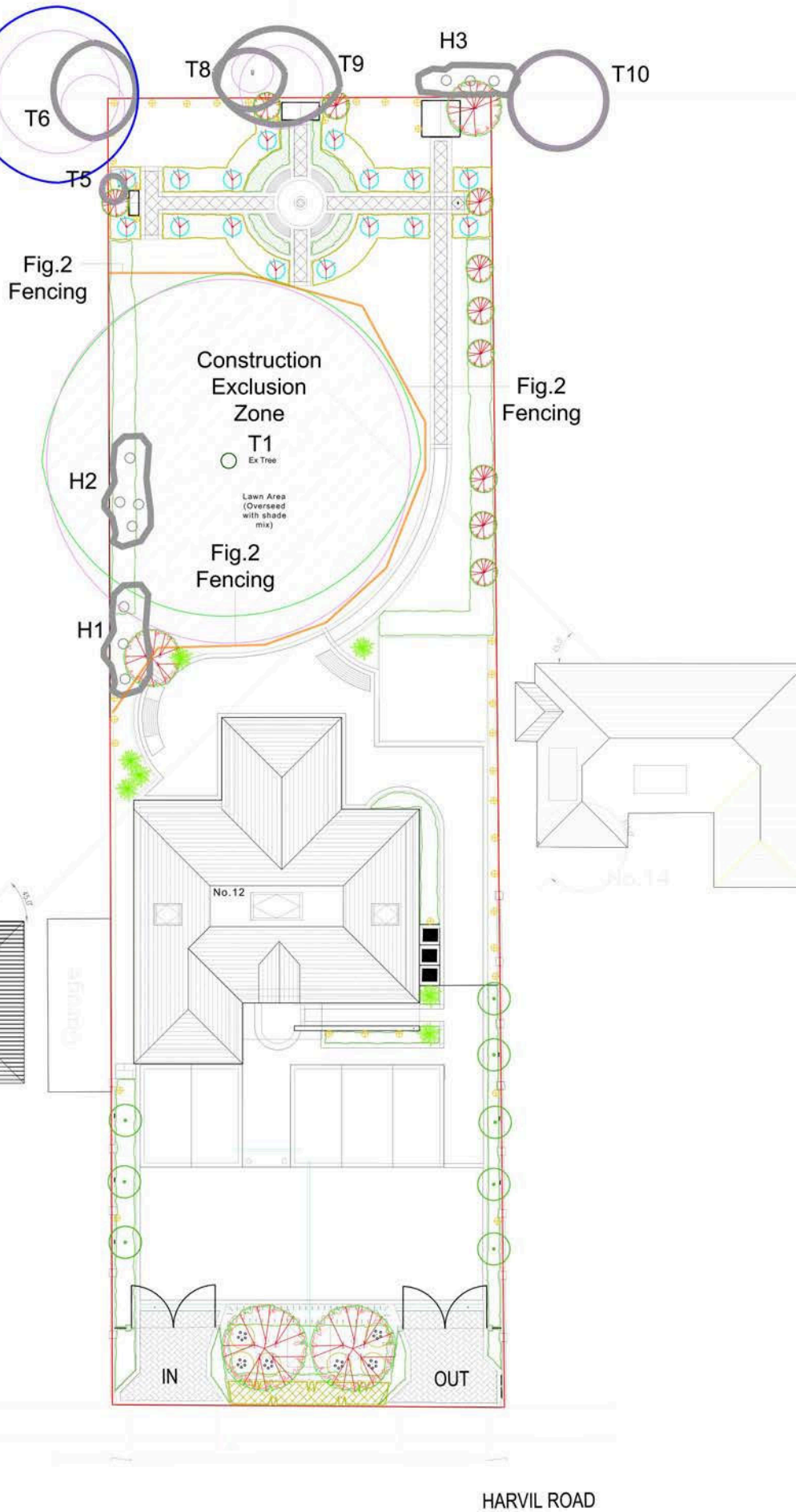
No.12, Harvil Road, Ickenham, London. UB10 8AJ

**LEGEND**

-  Existing tree retained & RPA / above ground constraints undisturbed
-  Fig. 2 Fencing in accordance with BS5837:2012
-  Lawn Areas overseeded with shade tolerant mix around T1.

**Notes:**

Garden design has taken into account RPA of T1 in accordance with BS5837:2012. To be read in conjunction with Arboricultural Report & Tree Survey.



- C Accesses adjusted. RWG 200214
- B Two trees at front shown. RWG 190214
- A Current roof plan shown. RWG 271113

**FOR PLANNING**

 GREENWAY LA LTD  
Trading as Greenway Landscape Architects  
THE STUDIO, UNIT 16, CANALSIDE OFFICES  
COMPLEX, LOWESMOOR WHARF,  
LOWESMOOR, WORCESTER, WY1 2PS  
Tel: 01905 612606  
email: nrglandscape@gongmail.com

No.12, Harvil Road, Ickenham.

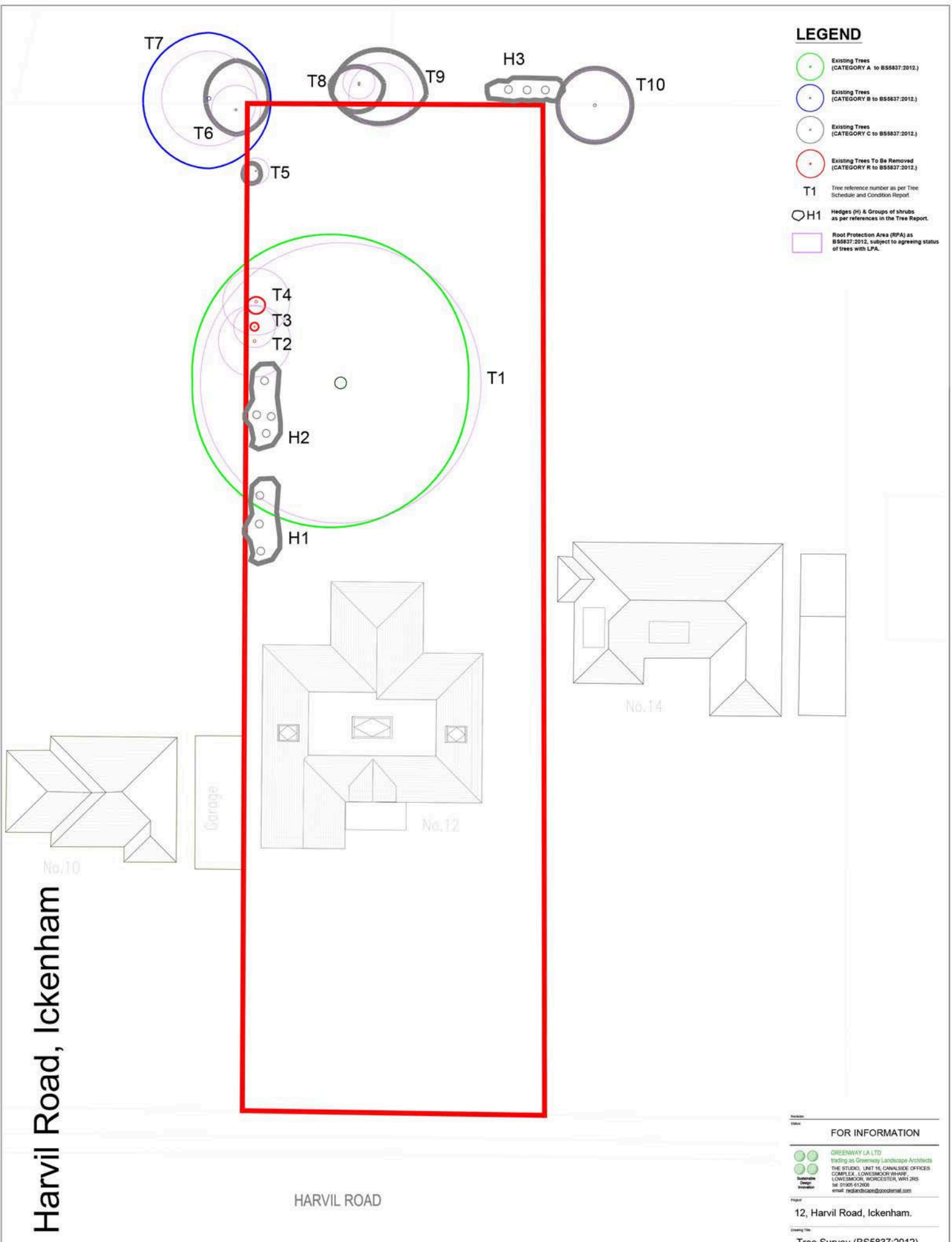
Tree Protection Plan (Fig.2 Fencing)

Client: Naseeb Ghera (via Ask PlanningLtd).

Drawn by: RWG	Checked by: RWG	Date: 04/09/13	Scale: 1:100@A1
Project: GLA-663-004	Revision: C		

NOTE: No site visit was carried out. All dimensions are measured from the ground level unless otherwise stated. The client and contractor must ensure that the site is protected in accordance with BS5837:2012.

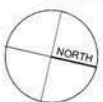
**Tree Protection Plan (Fig. 2 Fencing).**



Harvil Road, Ickenham

HARVIL ROAD

# Tree Survey (BS5837:2012)



**FOR INFORMATION**

GREENWAY (A) LTD  
 Trading as Greenway Landscape Architects  
 THE STUDIO, UNIT 14, CANALSIDE OFFICES  
 COMPLEX, LOWESMOOR WHARF  
 LOWESMOOR, WORSLETT, WILT 26S  
 t: 01450 612008  
 email: paul@greenwaylandscape.co.uk

Project  
 12, Harvil Road, Ickenham.

Drawing Title  
 Tree Survey (BS5837:2012)

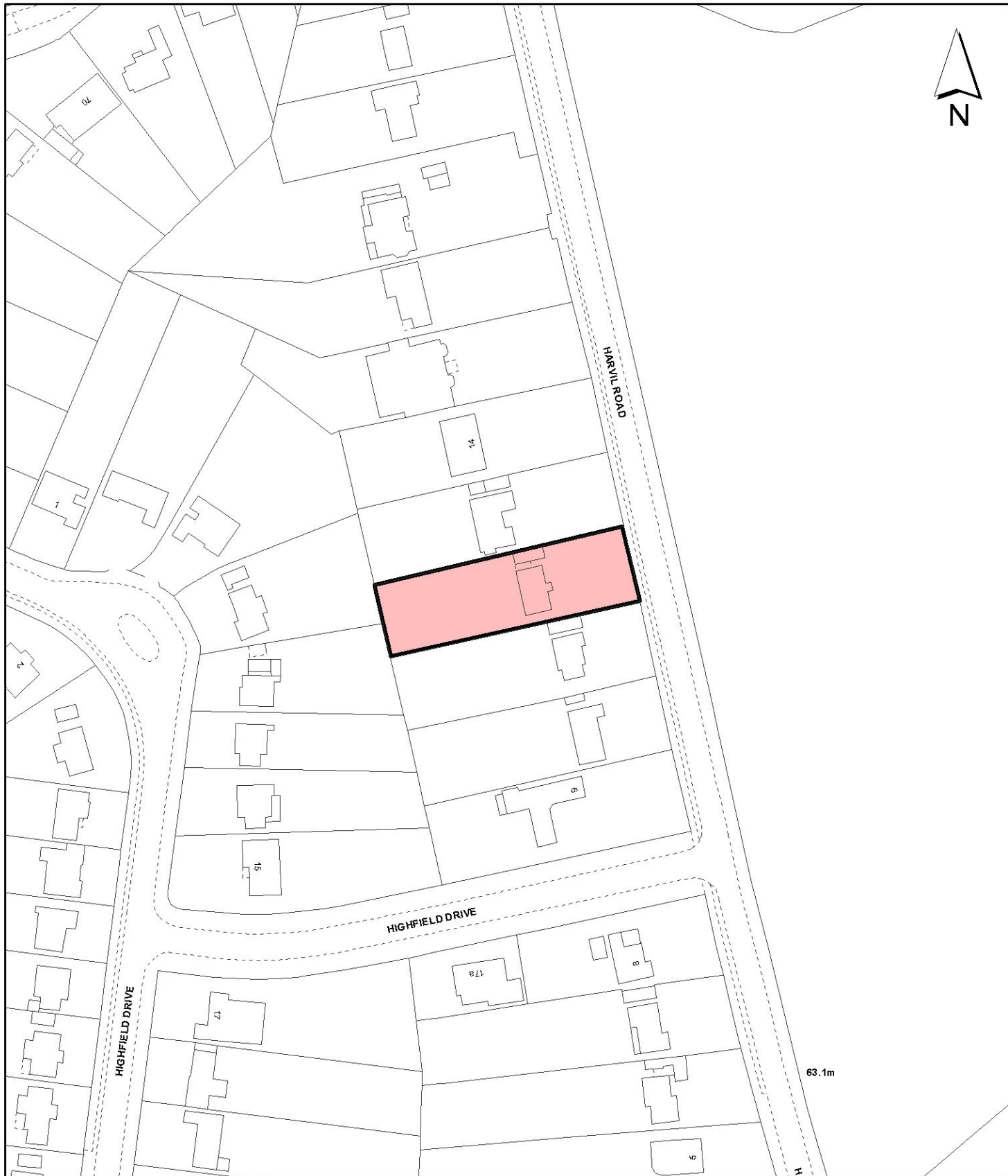
Client  
 Naseeb Ghera (via Ask Planning Ltd).

Drawn by  
 CAMRWD RWG Date 30/08/13 Scale 1:100@A1

Checked by  
 GLA-663-001

NOTE: This is not a site plan. All dimensions are intended to be approximate. The accuracy of the information given here is not intended to be used for any purpose other than for the purposes of the project. It is not to be used for any other purpose without the prior written consent of Greenway (A) Ltd.





<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center"><b>12 Harvil Road Ickenham</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center"><b>12371/APP/2013/3554</b></p>	<p>Scale</p> <p align="center"><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p align="center"><b>North Application</b></p>	<p>Date</p> <p align="center"><b>March 2014</b></p>	

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

**Address** 110 GREEN LANE NORTHWOOD

**Development:** Demolition of existing property and outbuildings, and erection of 7 x two-bed flats, with associated access, parking and landscaping.

**LBH Ref Nos:** 46543/APP/2013/3568

**Date Plans Received:** 02/12/2013

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

**Date Application Valid:** 03/12/2013

SITE BOUNDARY LINE



SITE BOUNDARY LINE



THIS SURVEY IS A TOPOGRAPHIC SURVEY. IT IS NOT A SURVEY OF TITLE. THE SURVEYOR'S LIABILITY IS LIMITED TO THE ACCURACY OF THIS INFORMATION.

**SITE BOUNDARY LINE**

**LEGEND**

Property Boundary	1/4" Blue Line
Survey Boundary	1/4" Red Line
Proposed Structure	1/4" Black Line
Proposed Driveway	1/4" Black Line
Proposed Walkway	1/4" Black Line
Proposed Fencing	1/4" Black Line
Proposed Planting	1/4" Black Line
Proposed Utilities	1/4" Black Line
Proposed Easement	1/4" Black Line
Proposed Access	1/4" Black Line
Proposed Other	1/4" Black Line

**ABBREVIATIONS**

1/4" Blue Line	1/4" Blue Line
1/4" Red Line	1/4" Red Line
1/4" Black Line	1/4" Black Line
1/4" Dotted Line	1/4" Dotted Line
1/4" Dashed Line	1/4" Dashed Line
1/4" Dash-dot Line	1/4" Dash-dot Line
1/4" Long-dash Line	1/4" Long-dash Line
1/4" Short-dash Line	1/4" Short-dash Line
1/4" Dash-dot-dot Line	1/4" Dash-dot-dot Line
1/4" Long-short-dash Line	1/4" Long-short-dash Line
1/4" Short-short-dash Line	1/4" Short-short-dash Line
1/4" Dash-dot-dot-dot Line	1/4" Dash-dot-dot-dot Line
1/4" Long-short-short-dash Line	1/4" Long-short-short-dash Line
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1/4" Long-short-short-short-dash Line	1/4" Long-short-short-short-dash Line
1/4" Short-short-short-short-dash Line	1/4" Short-short-short-short-dash Line

**NOTES**

1. This site plan is a topographic site plan and is not a subdivision plan.
2. Dimensions to corners are in feet and inches.
3. All bearings are true bearings.
4. All angles are interior angles.
5. All distances are in feet and inches.
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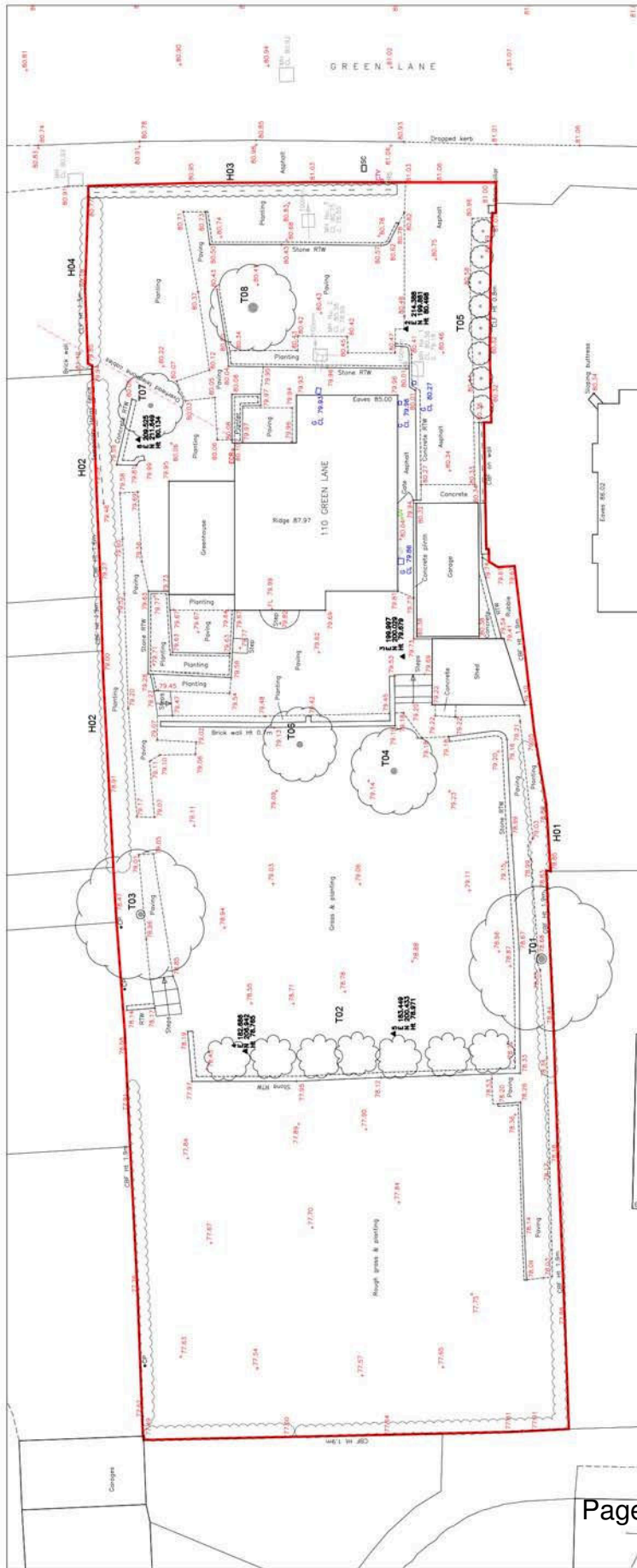
**Dyer**

1-44-6244-42-0088  
www.dyerinc.com

Residential Development  
110 Green Lane, Northwood  
Existing Site Plan  
showing Topographic Survey  
Scale: 1" = 1,200'  
13032-AISV80-002



**SITE BOUNDARY LINE**



01 EXISTING SITE LAYOUT  
Scale 1:100

03 DATA

TREE NO	SPECIES	HEIGHT (m)	CONDITION	RECOMMENDATION
T01	CHERRY	3	GOOD - HEAVILY POLLARDED	RETAIN
T02	HORNBEAM X7	3 - 3.5	GOOD	RETAIN
T03	MAIDENHAIR (GINKGO BILOBA)	4.3	GOOD - HEAVILY POLLARDED	REMOVE
T04	CYPRESS	3	FAIR - SEVERELY LOPPED	REMOVE
T05	CEDAR (THUJA) X8	0.6	GOOD	REMOVE
T06	HOLLY	3	POOR - SEVERELY LOPPED	REMOVE
T07	LILAC	2.5	FAIR - HEAVILY POLLARDED	REMOVE
T08	CYPRESS	13	FAIR	REMOVE
H01	CEDAR (THUJA)	2.5	GOOD	RETAIN
H02	YEW		GOOD	RETAIN
H03	PRIVET		GOOD	REMOVE
H04	LAUREL		GOOD	RETAIN

02 SUMMARY

The site is stocked by a few trees of varying quality in mostly fair to good condition. None of the trees on the site merit formal protection under a preservation order; neither should they restrict the development of the site. However, it is recommended that trees (T1, T2 and T3) be retained in order to keep the mature feel of the existing landscape.

The site comprises of one detached property set back from the road, with trees (T7, T8 and T9) in the front of the property and a shrub area hedge on the front boundary. The property is served by a driveway with a light turning space in the front of the house. There is a detached garage to the side. The site is bordered by adjacent properties to the East and West.

The topography, from the front boundary to the stone retaining wall across the site, the ground gradually slopes downwards (average gradient from 60.3 to 77.35). The soils at the site were not formally tested.

The site is bordered to the North-West by a mature yew hedge 4.2m high. Part of the South-East boundary consists of a healthy cypress hedge at an average height of 2.5m. There are few trees within the site, however the seven trees (T2) planted in front of the stone retaining wall are healthy and when mature will become a good screen, adding to the landscape. A majority of the garden space is given over to lawn.

It is concluded that the development of the site can take place without harm to the significant trees and hedges on the site. Trees (T4, T5, T6, T7, T8 and T9), shrubbery and hedge (H3) to the front of the site need to be removed, but one the proposed development has been completed, a couple of medium sized trees, a few shrubs and hedge behind the railings can be planted to return, even improve, the local visual amenity.

The trees and hedges to be retained during the development of the site can be properly protected by the placement of protective fencing in the appropriate positions in accordance with the British Standard B 5.5837: 2005, "Trees in relation to construction".

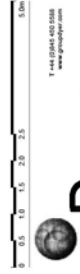


**Gross External Areas**

U/Ground Floor = 118.2sqm / 1,272.3sqft  
 U/Ground Floor = 189.2sqm / 2,144.2sqft  
 First Floor = 183.5sqm / 1,975.2sqft  
 Second Floor = 183.5sqm / 1,975.2sqft  
 Third Floor = 41.3sqm / 444.6sqft  
**Total GEA = 725.7sqm / 7811.4sqft**

**Gross Internal Areas**

U/Ground Floor = 104.6sqm / 1,125.9sqft  
 U/Ground Floor = 180.3sqm / 1,940.7sqft  
 First Floor = 166.4sqm / 1,791.1sqft  
 Second Floor = 31.8sqm / 342.3sqft  
**Total GIA = 649.5sqm / 6991.2sqft**

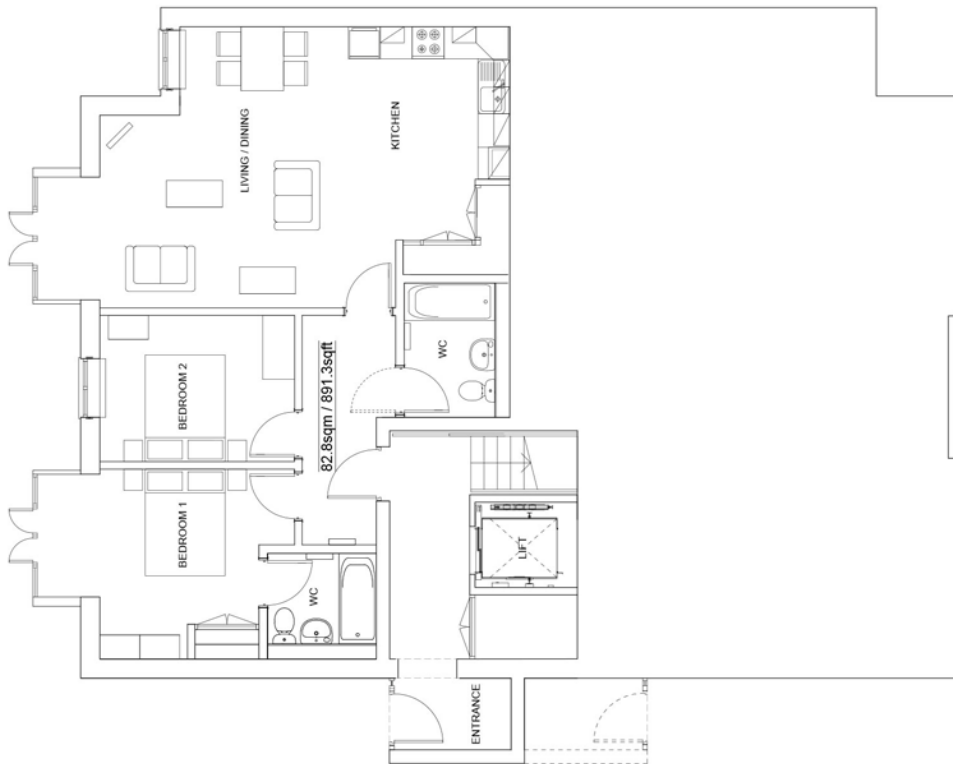


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Project: Residential Development  
 110 Green Lane, Northwood  
 General Arrangement Plans  
 Scale: 1:50  
 Project No: 13032\_A(20)AD-100

GARDENS



GREEN LANE



**Gross External Areas**

L/Ground Floor = 118.2sqm / 1,272.3sqft  
U/Ground Floor = 189.2sqm / 2,144.2sqft  
First Floor = 183.5sqm / 1,975.2sqft  
Second Floor = 183.5sqm / 1,975.2sqft  
Third Floor = 41.3sqm / 444.6sqft  
**Total GEA = 725.7sqm / 7811.4sqft**

**Gross Internal Areas**

L/Ground Floor = 104.6sqm / 1,125.9sqft  
U/Ground Floor = 180.3sqm / 1,940.7sqft  
First Floor = 166.4sqm / 1,791.1sqft  
Second Floor = 166.4sqm / 1,791.1sqft  
Third Floor = 31.8sqm / 342.3sqft  
**Total GIA = 649.5sqm / 6991.2sqft**

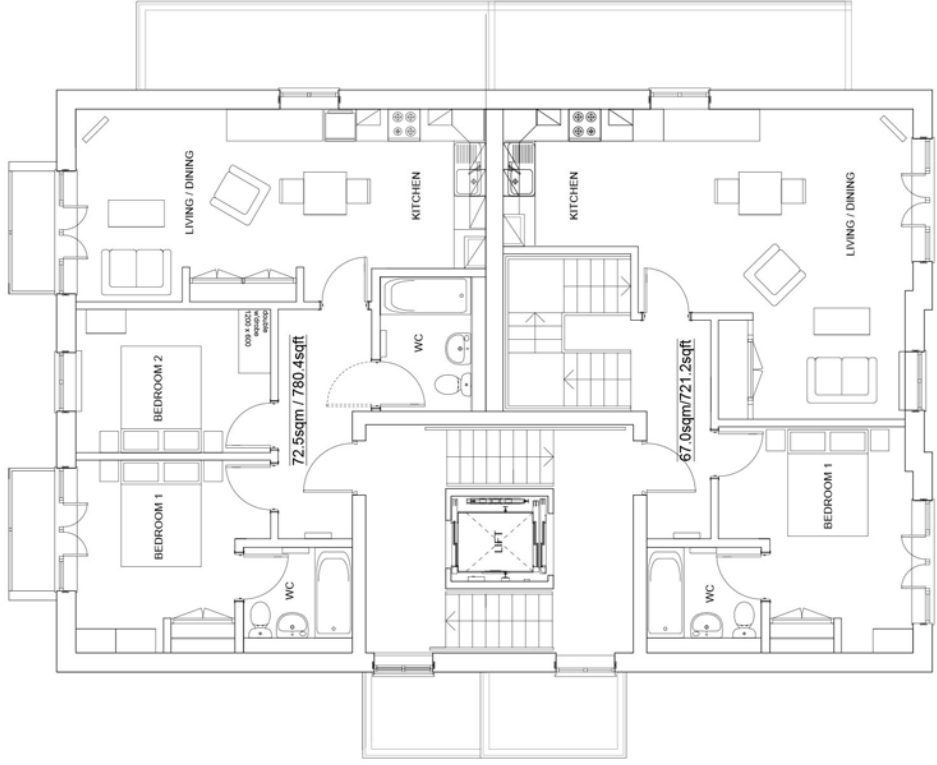


Tel: +44 (0)144 402 5588  
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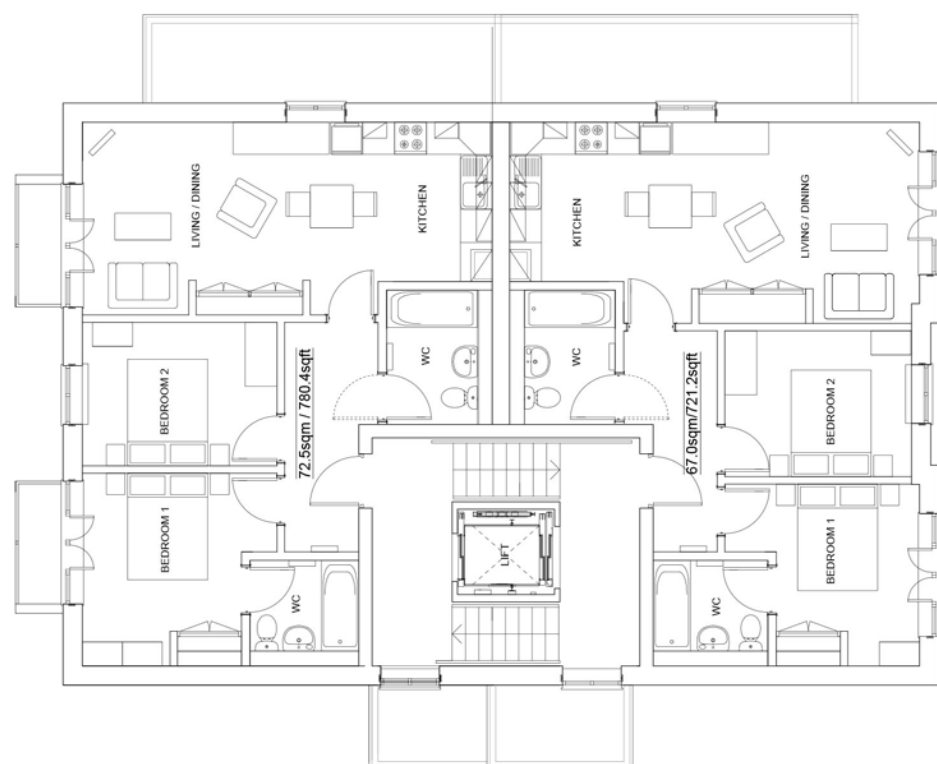
Project: Residential Development  
110 Green Lane, Northwood  
General Arrangement Plans  
Scale: 1:50  
Drawing No: 13032\_A(20)AD-101

GARDENS



GREEN LANE

GARDENS



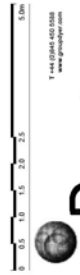
GREEN LANE

**Gross External Areas**

U/Ground Floor = 118.2sqm / 1,272.3sqft  
 U/Ground Floor = 189.2sqm / 2,144.2sqft  
 First Floor = 183.5sqm / 1,975.2sqft  
 Second Floor = 183.5sqm / 1,975.2sqft  
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**Total GEA = 725.7sqm / 7811.4sqft**

**Gross Internal Areas**

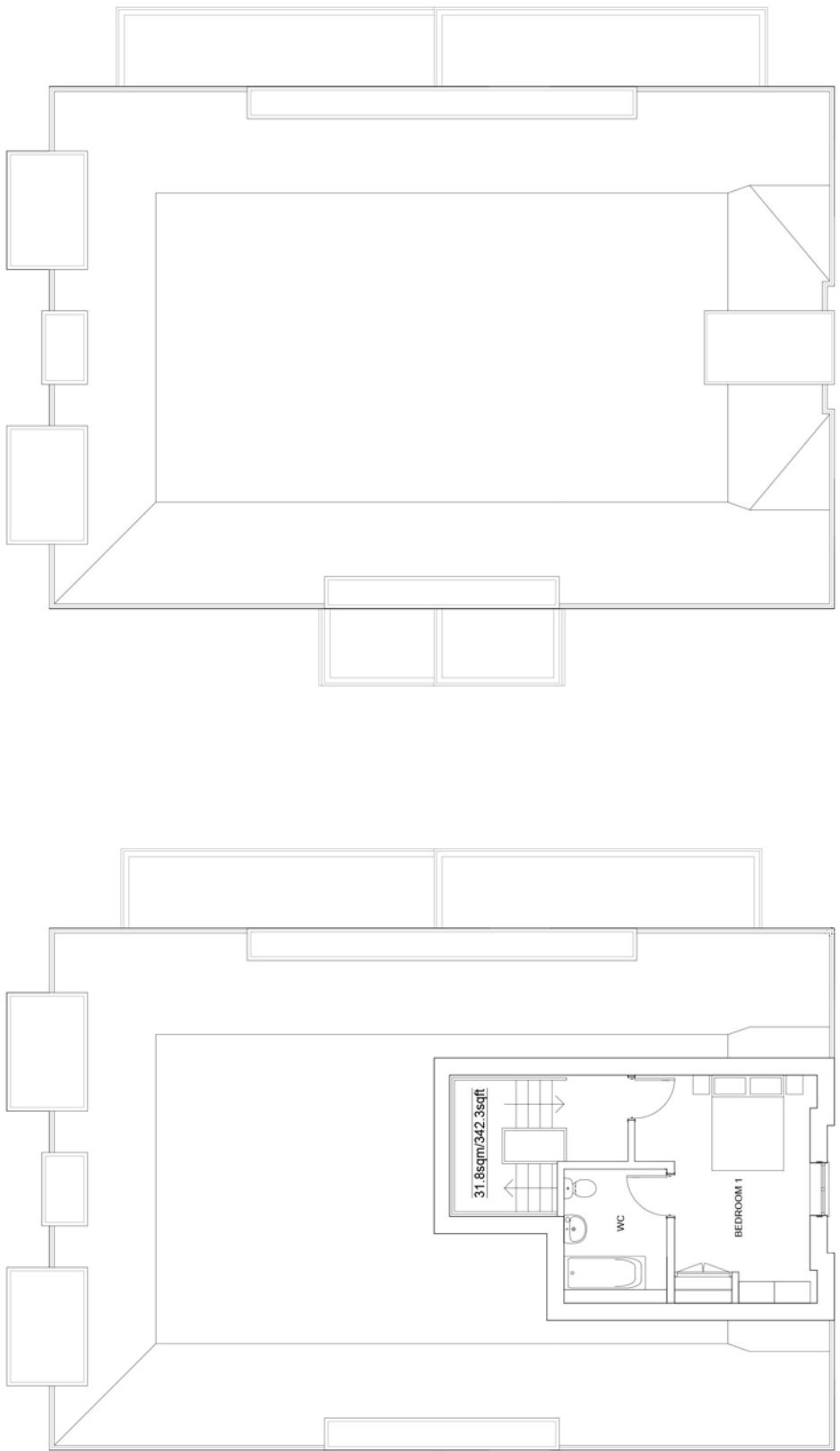
U/Ground Floor = 104.6sqm / 1,125.9sqft  
 U/Ground Floor = 180.3sqm / 1,940.7sqft  
 First Floor = 166.4sqm / 1,791.1sqft  
 Second Floor = 31.8sqm / 342.3sqft  
**Total GIA = 649.5sqm / 6991.2sqft**



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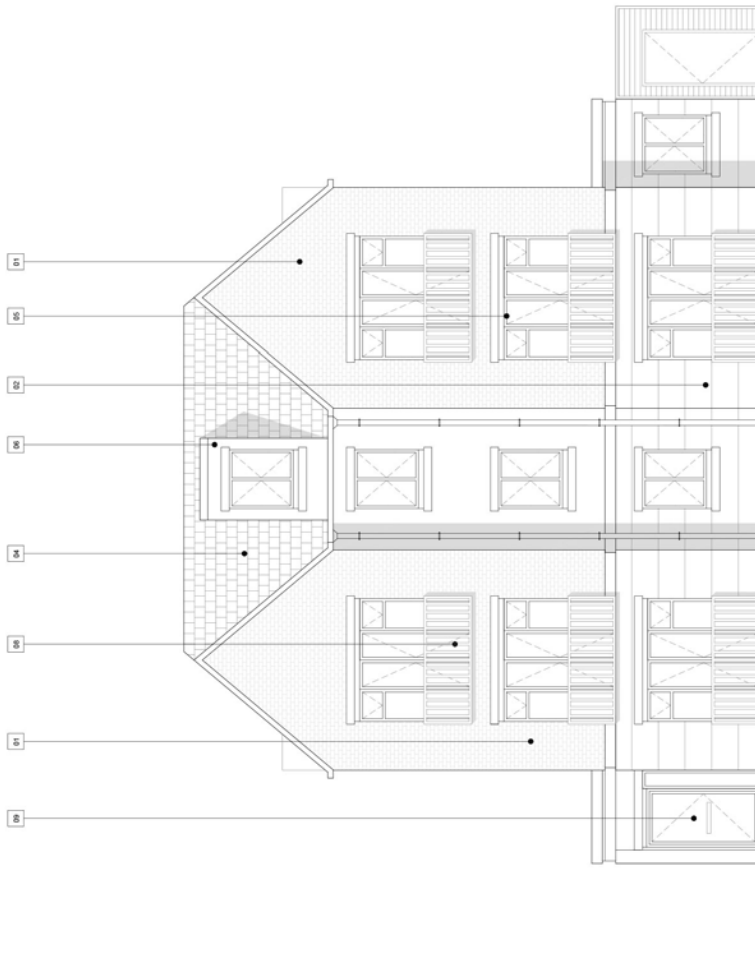


Residential Development  
 110 Green Lane, Northwood  
 General Arrangement Plans  
 13032\_A(20)AD-102

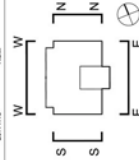


**KEY**

- 01 FACING BRICKWORK
- 02 RENDERED EXTERNAL WALL SYSTEM
- 03 BALCONY
- 04 TILED ROOFING
- 05 WINDOW SYSTEM
- 06 ZINC PANELS
- 07 METAL CHANNEL FEATURE
- 08 JULIETTE BALCONY
- 09 TIMBER DOOR



DATE: 28/01/15 DRAWN BY: [unreadable] CHECKED BY: [unreadable]



1-44 02444 402 0088  
www.dyer.co.uk

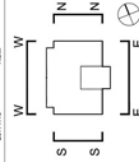


Residential Development  
 110 Green Lane, Northwood  
 Proposed Elevations  
 North Elevation  
 13032\_A(20)AD-200

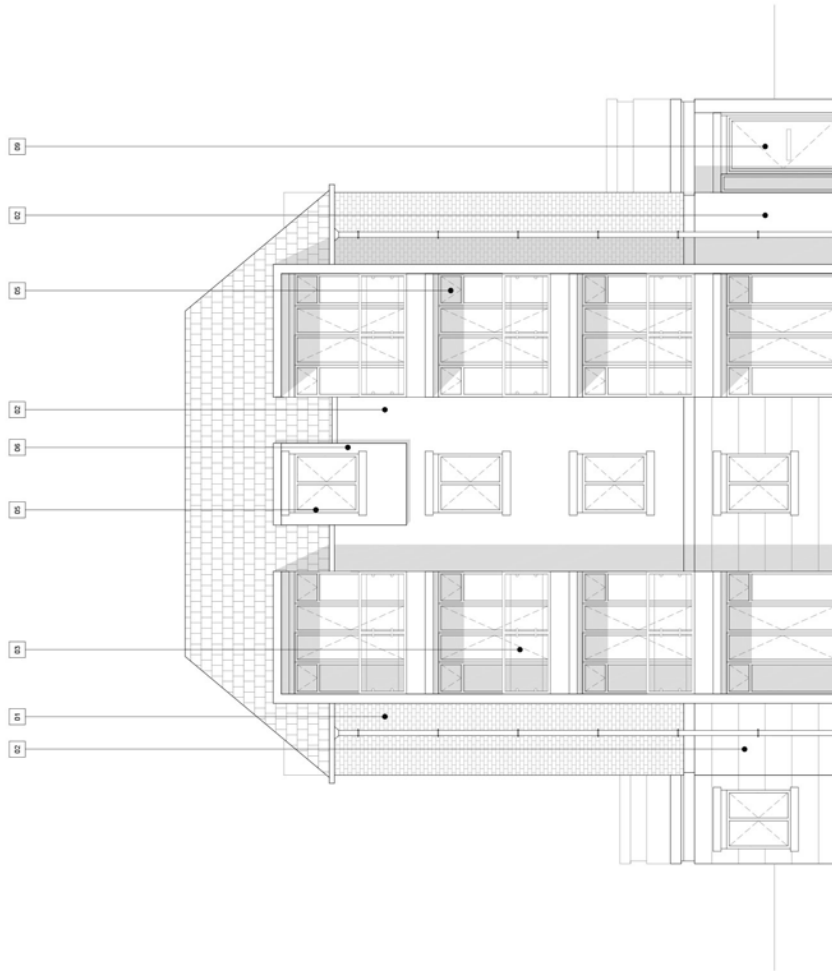
KEY

- 01 FACING BRICKWORK
- 02 RENDERED EXTERNAL WALL SYSTEM
- 03 BALCONY
- 04 TILED ROOFING
- 05 WINDOW SYSTEM
- 06 ZINC PANELS
- 07 METAL CHANNEL FEATURE
- 08 JULIETTE BALCONY
- 09 TIMBER DOOR

DATE: 20/01/2020 11:13 DRAWN BY: JSM CHECKED BY: TH

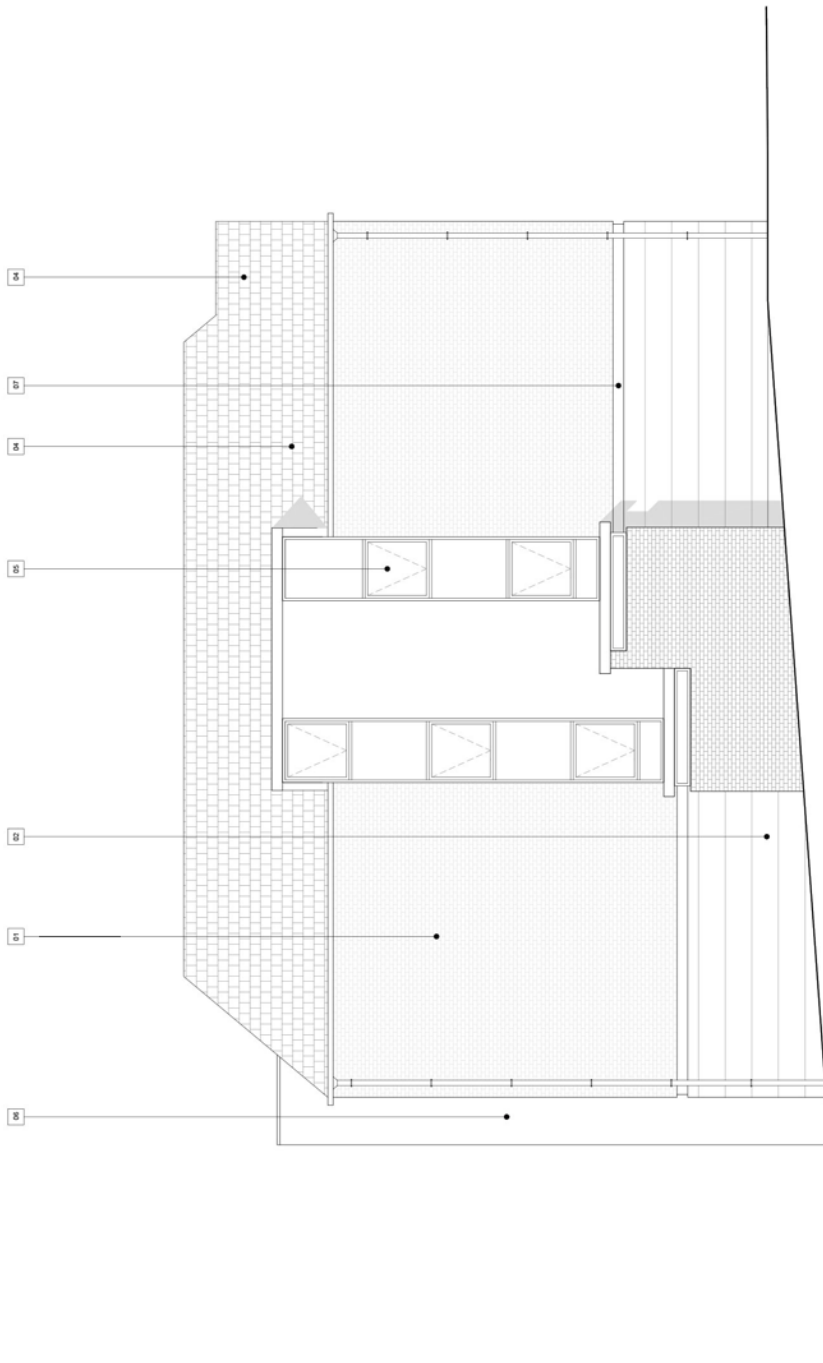


PROJECT: Residential Development  
110 Green Lane, Northwood  
Proposed Elevations  
South Elevation  
1:50  
13032\_A(20)AD-202



KEY

- 01 TIMBER COMPOSITE CLADDING
- 02 RENDERED EXTERNAL WALL SYSTEM
- 03 FACING BRICKWORK
- 04 TILED ROOFING
- 05 WINDOW SYSTEM
- 06 ZINC PANELS
- 07 METAL CHANNEL FEATURE
- 08 JULIETTE BALCONY
- 09 TIMBER DOOR



144 0244 402 0088  
www.dyerpa.com

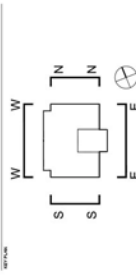


Residential Development  
110 Green Lane, Northwood  
Proposed Elevations  
East Elevation  
13032\_A(20)AD-203

KEY

- 01 FACING BRICKWORK
- 02 RENDERED EXTERNAL WALL SYSTEM
- 03 BALCONY
- 04 TILED ROOFING
- 05 WINDOW SYSTEM
- 06 ZINC PANELS
- 07 METAL CHANNEL FEATURE
- 08 JULIETTE BALCONY
- 09 TIMBER DOOR

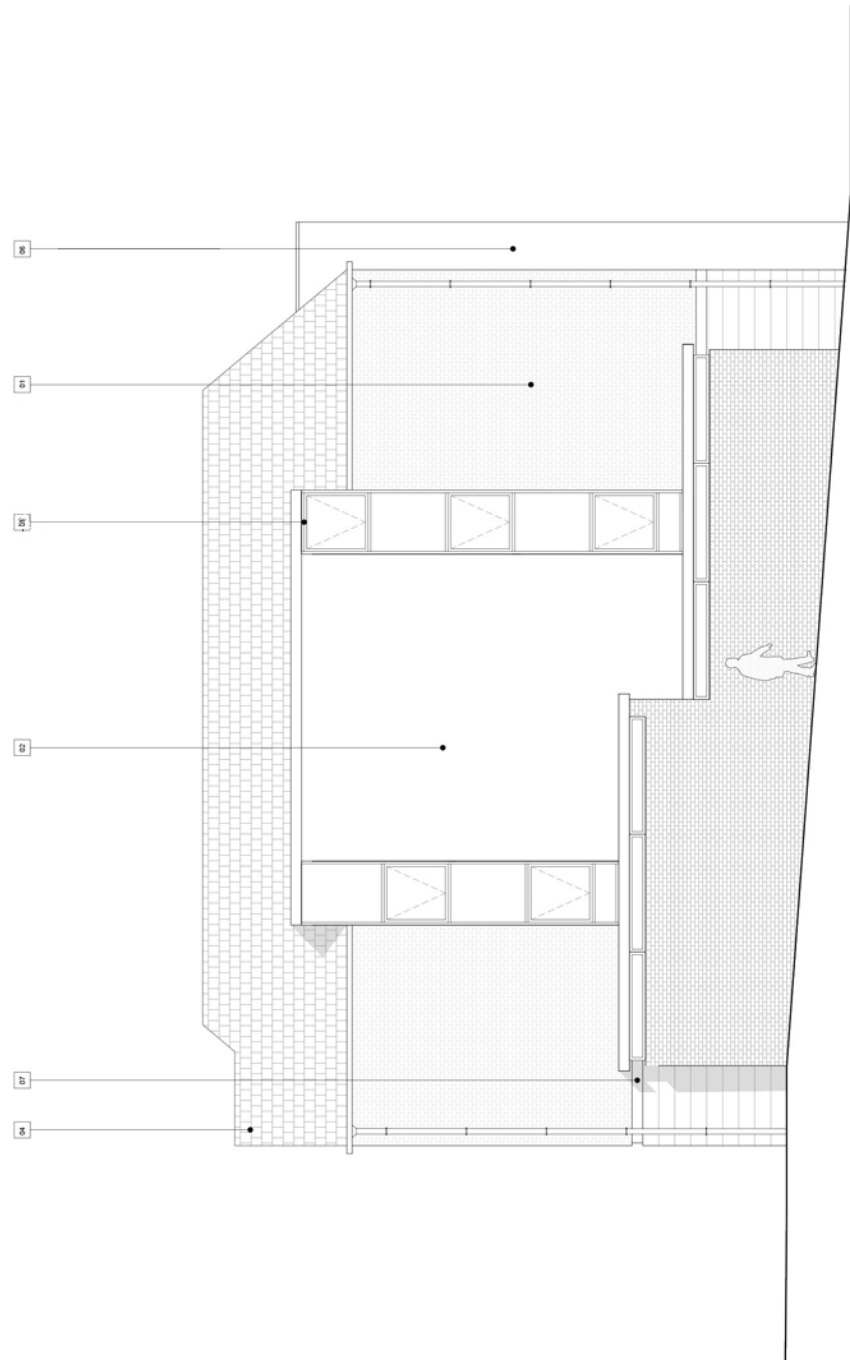
PROJECT: 13032\_A/C20/JAD-201



111 Green Lane, Northwood  
T: +44 (0)1444 402 5588  
www.dyer.co.uk



Residential Development  
110 Green Lane, Northwood  
Proposed Elevations  
West Elevation  
13032\_A/C20/JAD-201

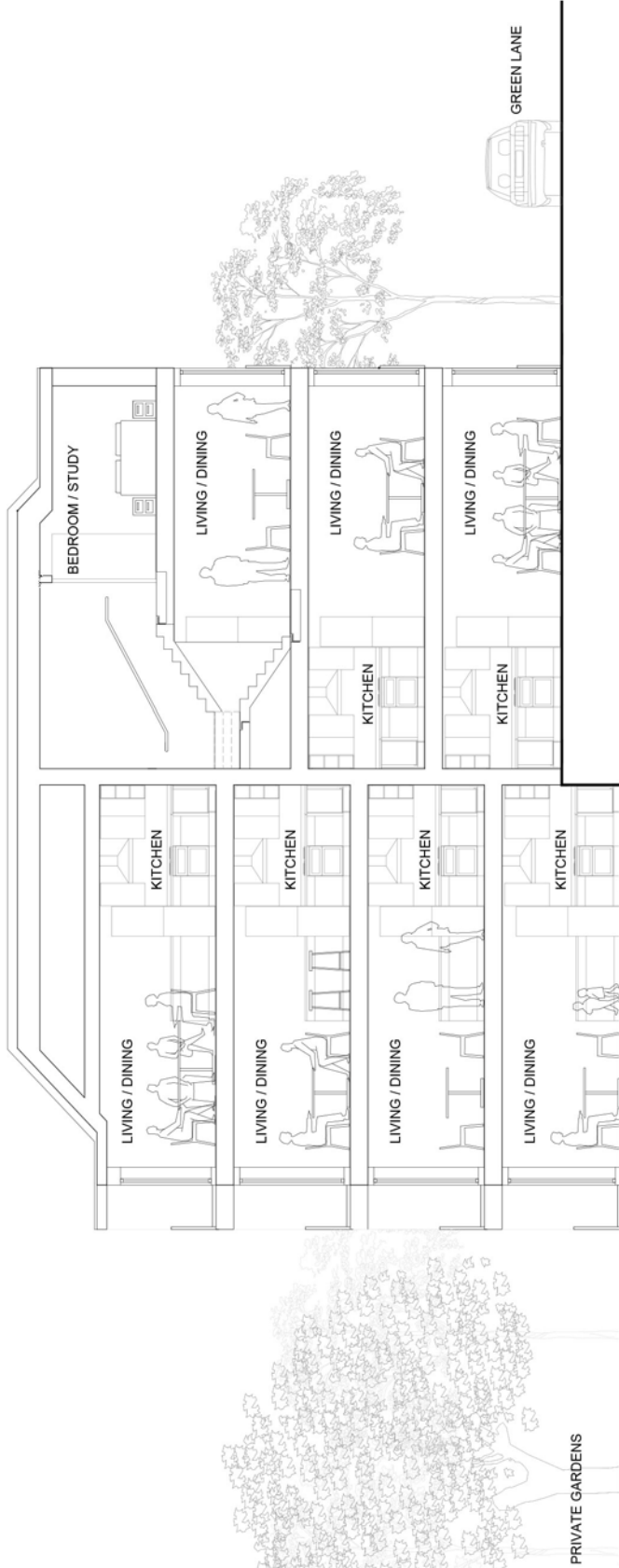


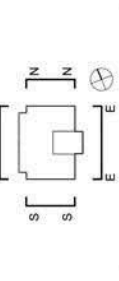
Gross External Areas

U/Ground Floor = 118.2sqm / 1,272.3sqft  
 U/Ground Floor = 189.2sqm / 2,144.2sqft  
 First Floor = 183.5sqm / 1,975.2sqft  
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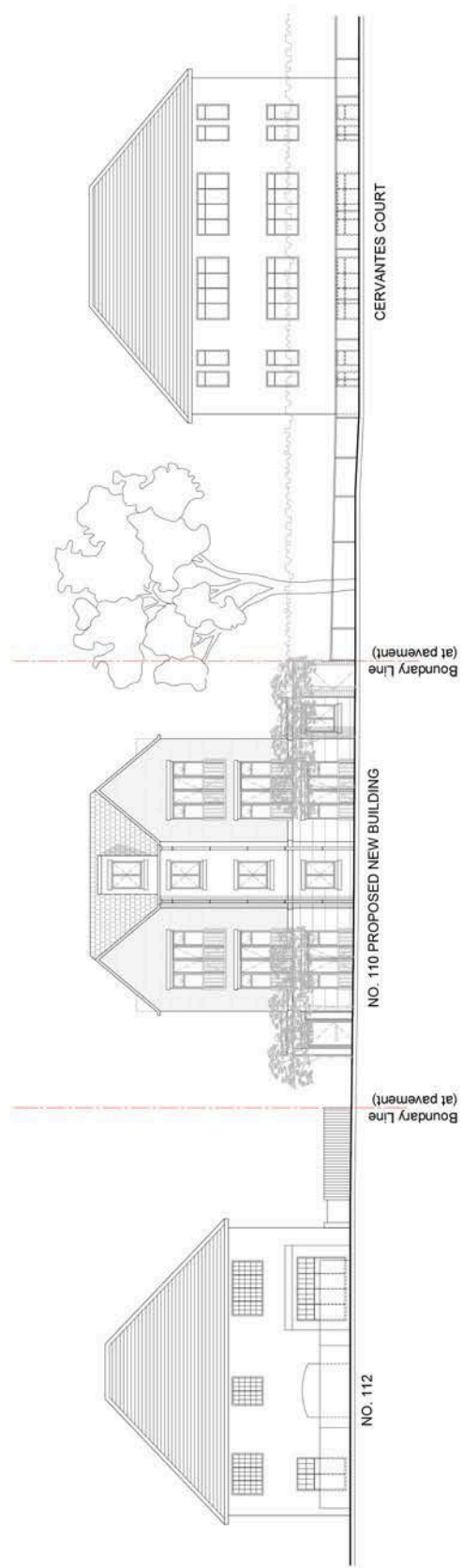




1-442-6244-407-0088  
www.dyerinc.com



Residential Development  
110 Green Lane, Northwood  
Proposed Elevations  
Street Scene (Green Lane)  
13032\_A(20)SD-200



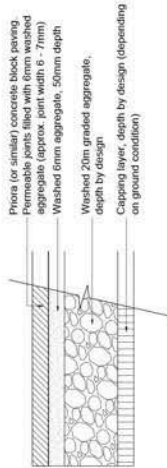
01 NORTH ELEVATION



01 PARKING BAYS AND PATHS

Permeable block paving: Piora (marshalls) or similar.  
Type: Brindle or similar 60mm x 200mm x 100mm

Guidelines for use:



(Above drawing not to scale)

[NB Building Regulations part 3: April 2002. Planning policy guidance note 25 (PPG 25)]

02 PLANTING SCHEDULE

Specification: NPS = National Plant Specification

02(i) Proposed tree planting

Tree pit = 750 x 750 x 900mm depth

CODE	SPECIES	NO	FORM	SIZE
	HIMALAYAN BIRCH (BETULA UTILIS JACQUEMONTII)	6	1.8m MIN CLEAR STEMMED	14 - 16

02(ii) Proposed hedge planting

CODE	SPECIES	HEIGHT x SPREAD	SPECIFICATION	POT SIZE (litres)
B	WESTERN RED CEDAR (TRUJA PLICATA)	1000 - 1200	BUSHY	16.0 / linear m BAREROOT
C	LAUREL	1000 - 1200	BUSHY	12.0 / linear m BAREROOT

02(iii) Proposed planting

CODE	SPECIES	NO.	SPACING NO/eqm	POT SIZE (litres)
D	ALCHEMILLA MOLLIS	6	5	2
	BRUNNERA MACROPHYLLA "JACKFROST"	6	5	2
	EPIMEDIUM X WARLEYENSE	12	5	2
	HELLEBORUS FOETIDUS "PEWTER POT"	4	3	3
	COTONEASTER HORIZONTALIS	10	3	3
	IRIS FOETIDISSIMA	18	5	2
	AQUILEGA VULGARIS "MUNSTEAD WHITE"	18	5	2
E	TRACHELOSPERMUM JASMINOIDES	4	2	2
	TELLIMA GRANDIFLORA "FOREST FROST"	5	5	2
	TIARELLA "PINK SKYROCKET"	8	5	2
	HELLEBORUS FOETIDUS "PEWTER POT"	3	3	3
	ALCHEMILLA MOLLIS	5	5	2

02(iv) Proposed seeding / turfing

All planting areas for seeding / turfing, 100mm minimum depth (150mm preferred) of clean top soil.

TOP SOIL

Good quality in accordance with BS3882: 1994. General proposed grade or better.

DEPTHS REQUIRED

All planting areas 400mm. Top soiled areas to be 30mm higher than kerbs, footpaths and patios. Top soil to be evenly graded and free from subsoil contamination and debris.

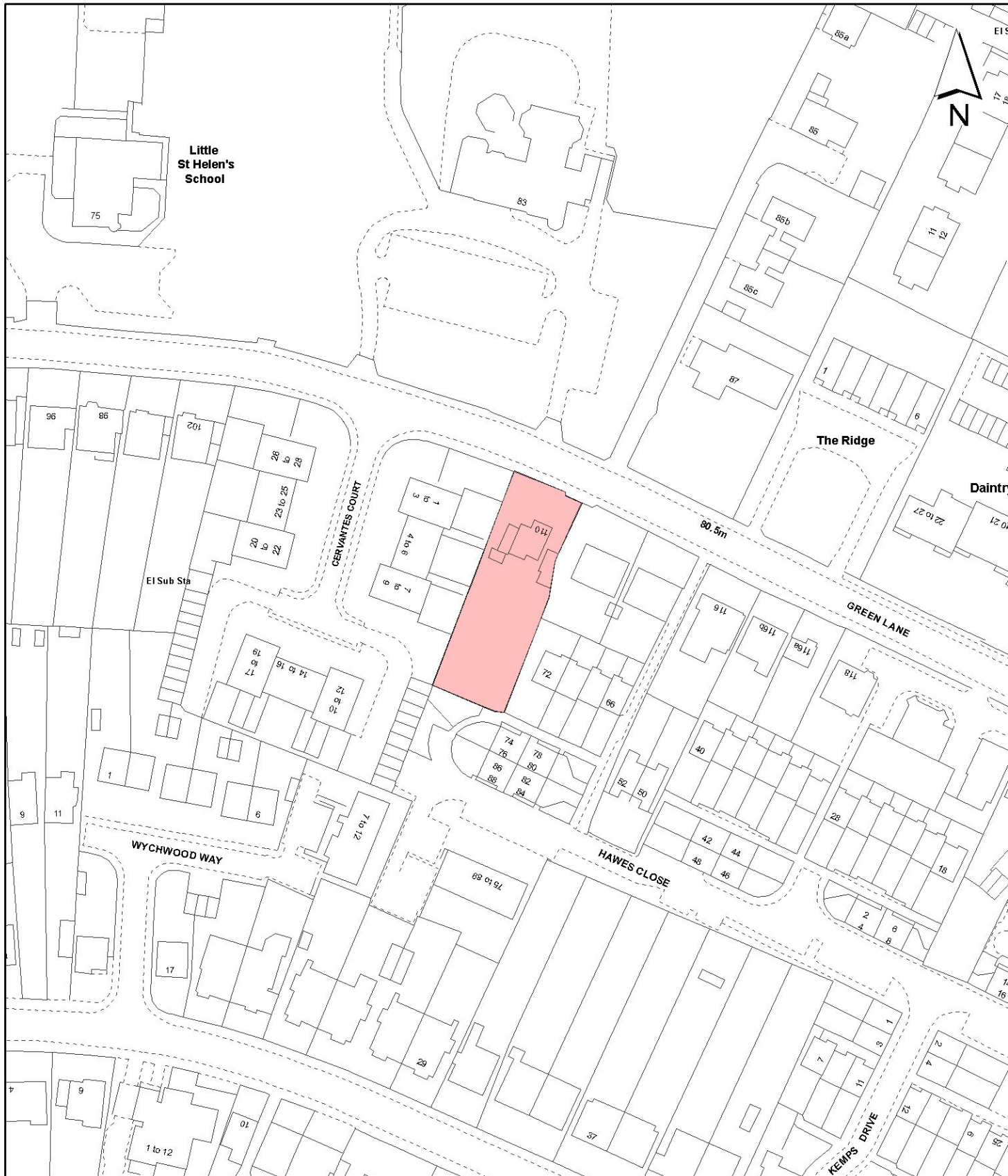
PLANTS AND PLANTING

All plant material to be supplied should comply with requirements specified in BS3936: 1992. All landscaping works to be in accordance with British Standards BS4428: 1989 code of practise for general landscape operations.

To be planted within first planting and seeding seasons. Following the completion of the development or the occupation of the building, whichever is the earlier period. This position of services, paths, drives and so forth may affect and slightly alter the exact position of planting.

03 Proposed planting images





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**110 Green Lane  
Northwood**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**46543/APP/2013/3568**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**March 2014**



**HILLINGDON**  
LONDON

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

**Address** 120 FORE STREET EASTCOTE

**Development:** Single storey front and side extension

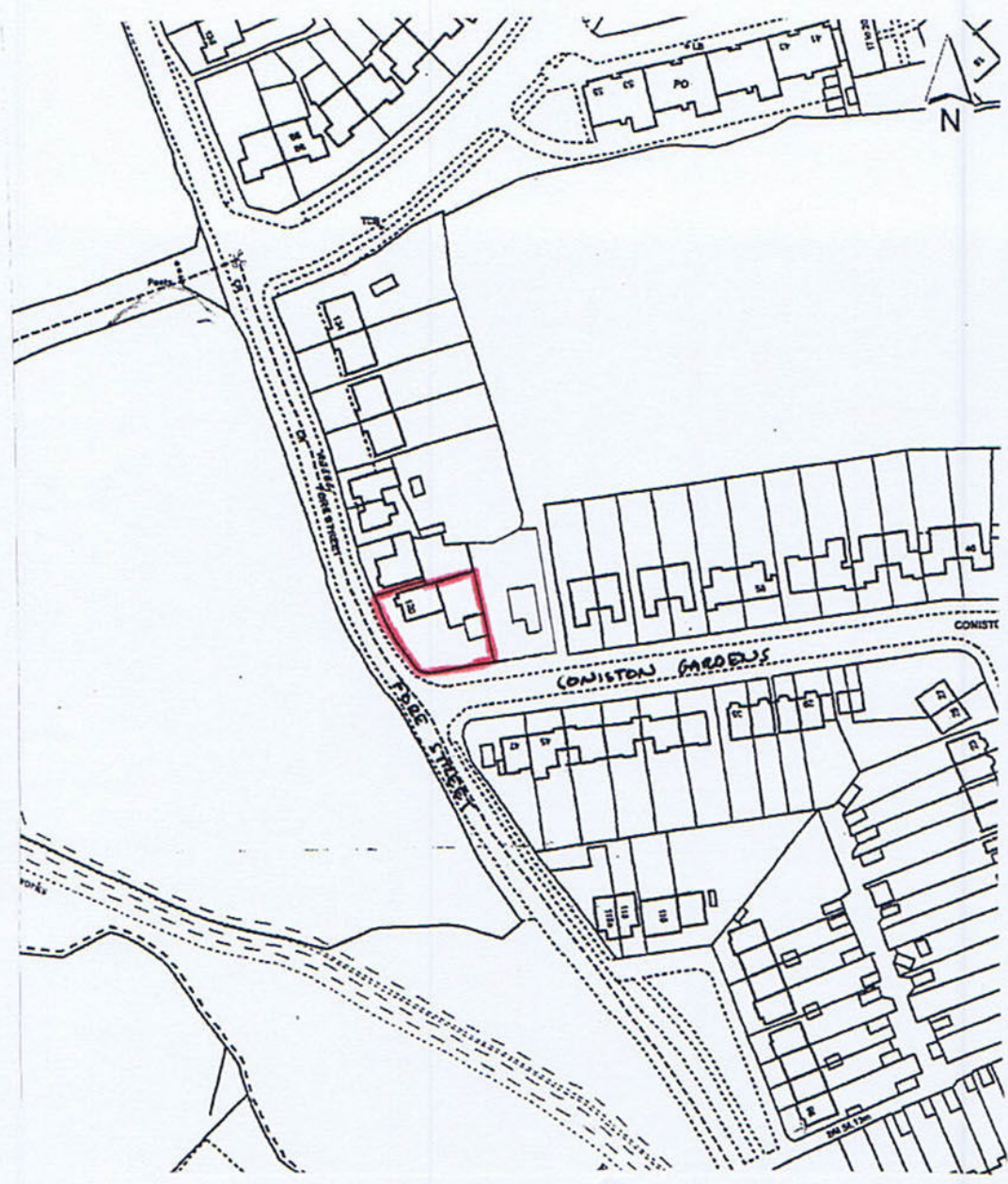
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**Date Plans Received:** 18/12/2013

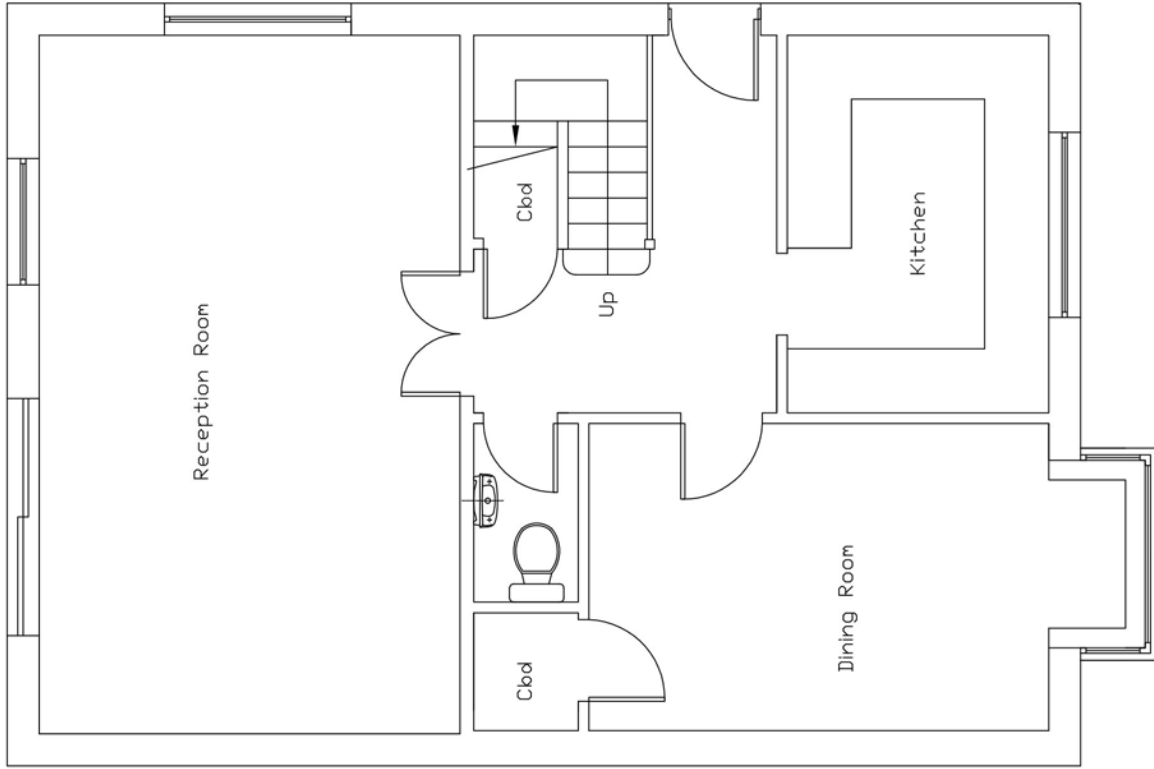
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**Date Application Valid:** 24/12/2013

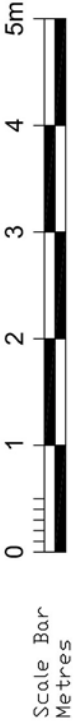
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Input Data	Calculation	Output Data

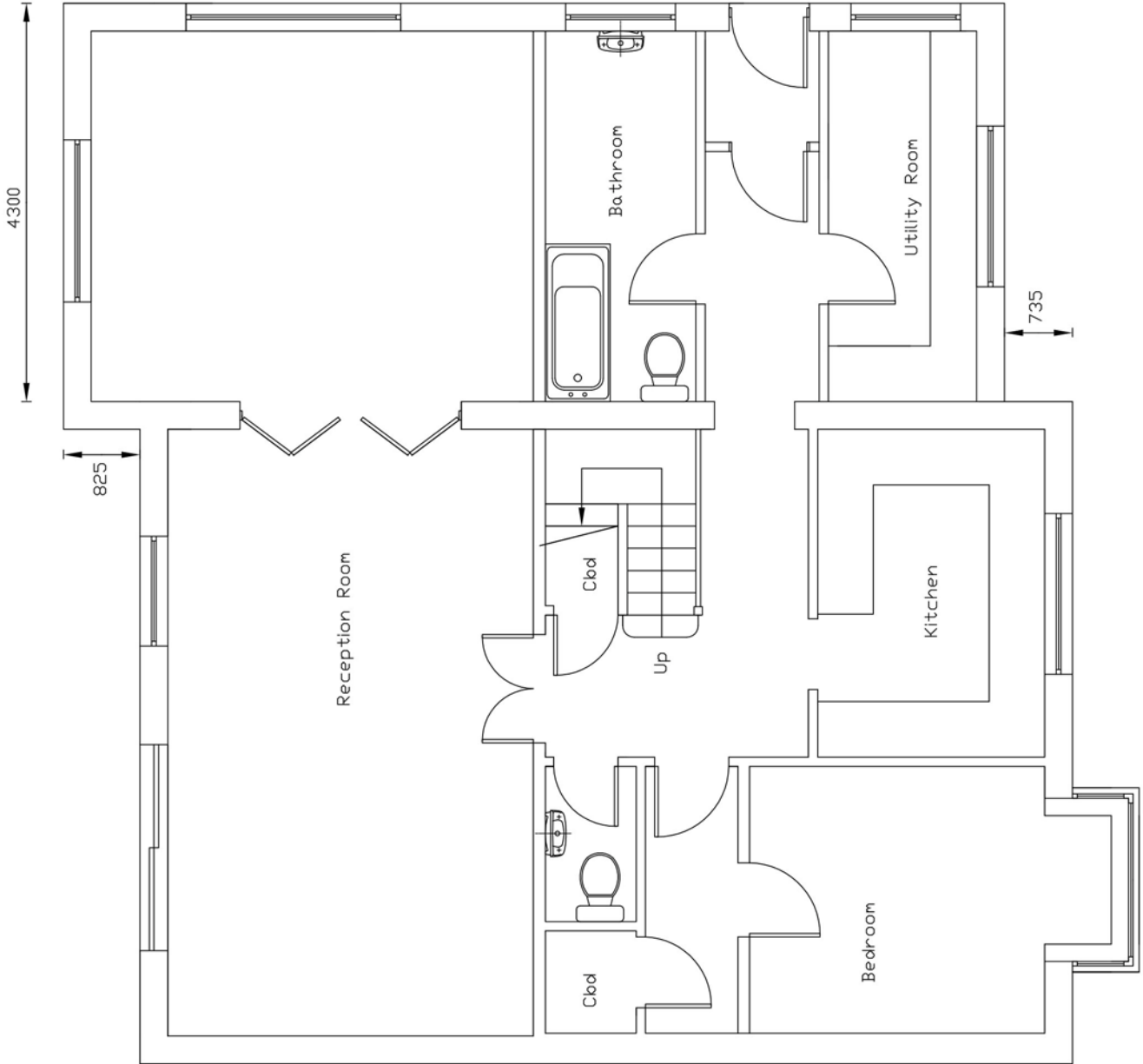


Fidler Associates Ltd  
Structural Engineers – 01923 840482 Fax 01923 840483



Ref.	Date	Revision	Preliminary Drawing	
	Jul 13		Drwg. No.	Rev.
			001	
<b>Existing Ground Floor Plan</b>				
Scale	1:50 @ A3	Dr'n. By	R.D.	Job No.
		Chkd. By	M.F.	213160
Client	Keith Jones.			
Project	120 Fore Street HA5 2NH			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				





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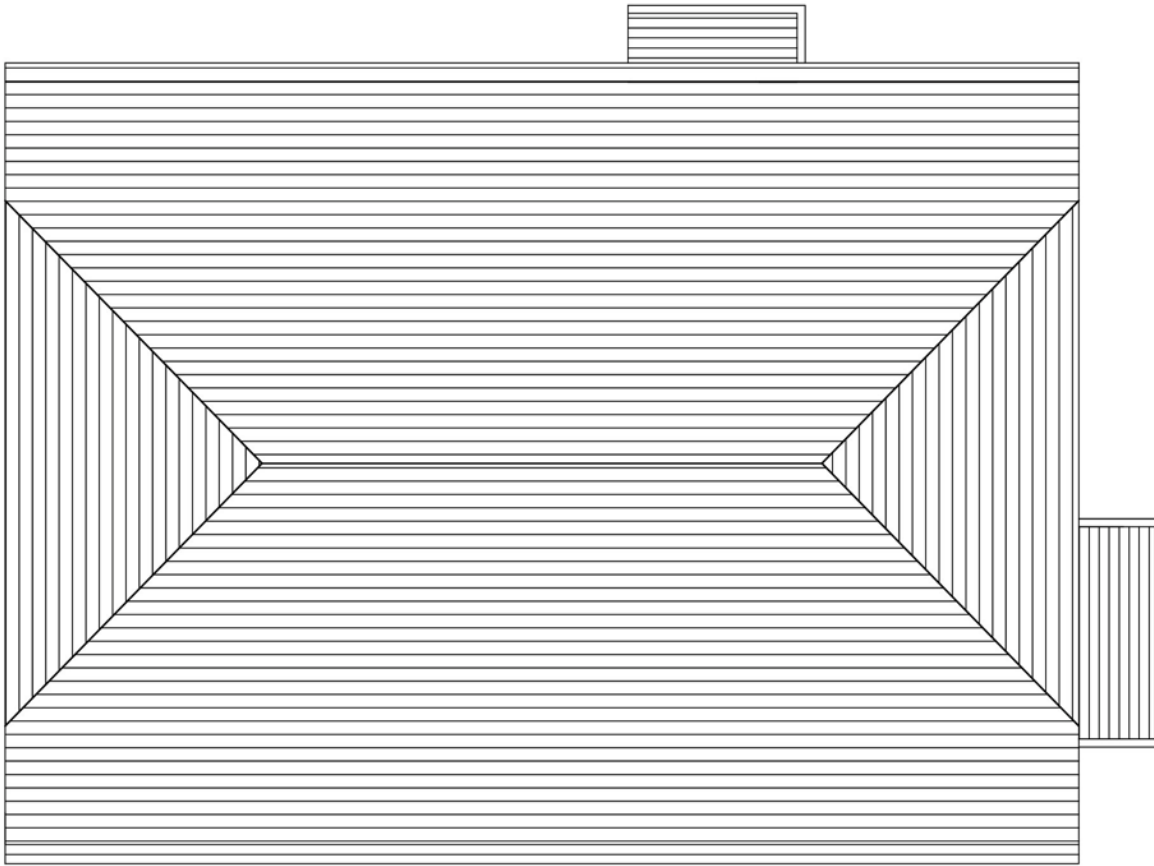
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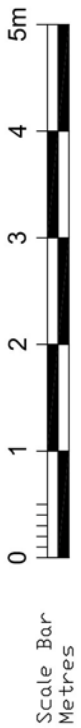


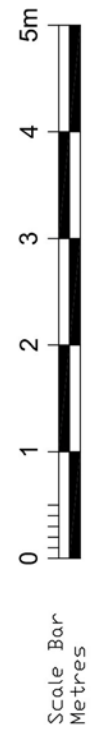
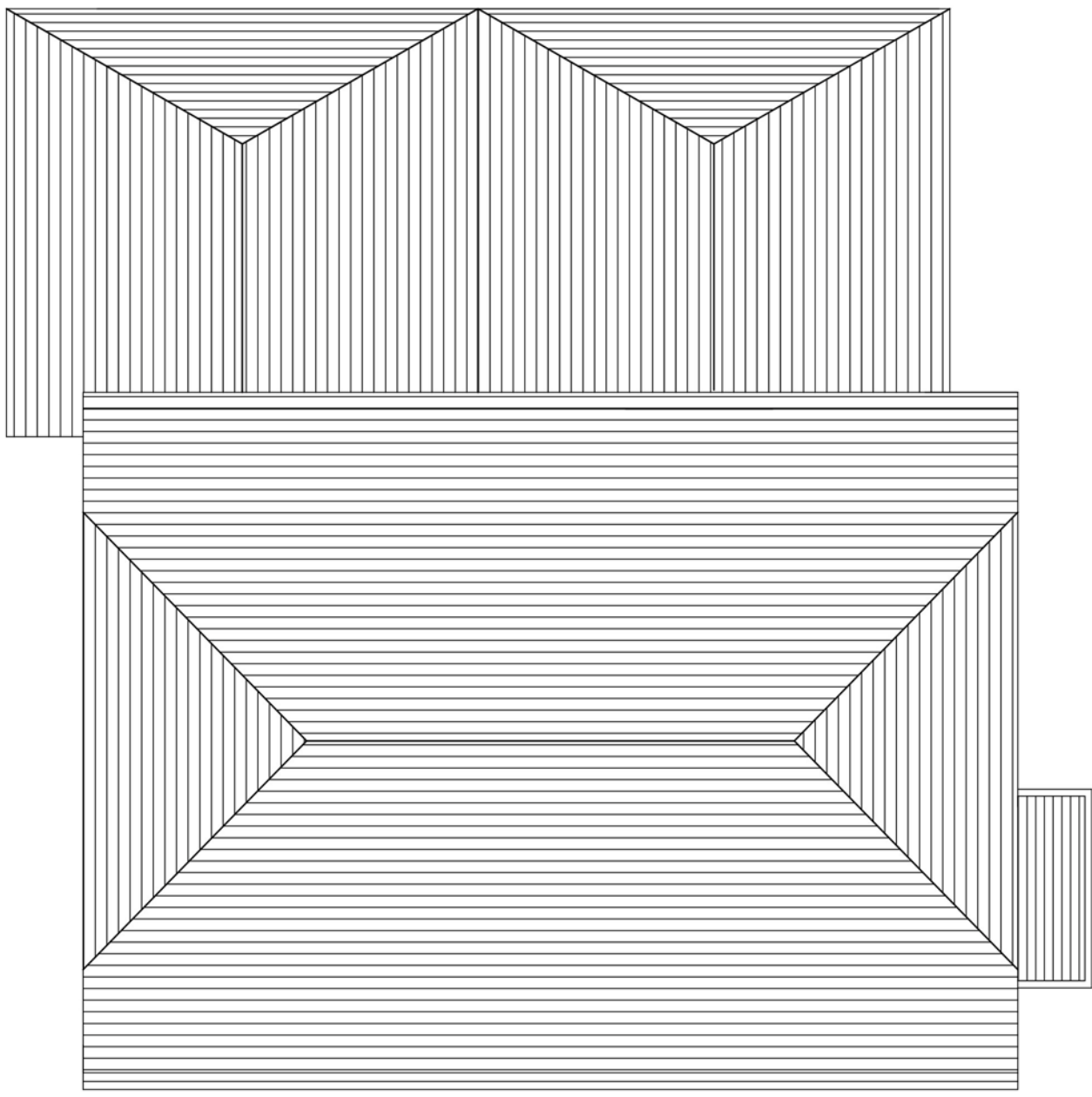
Scale Bar  
Metres

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		Chkd. By	M.F.	213160
Client	Keith Jones.			
Project	120 Fore Street HA5 2NH			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				



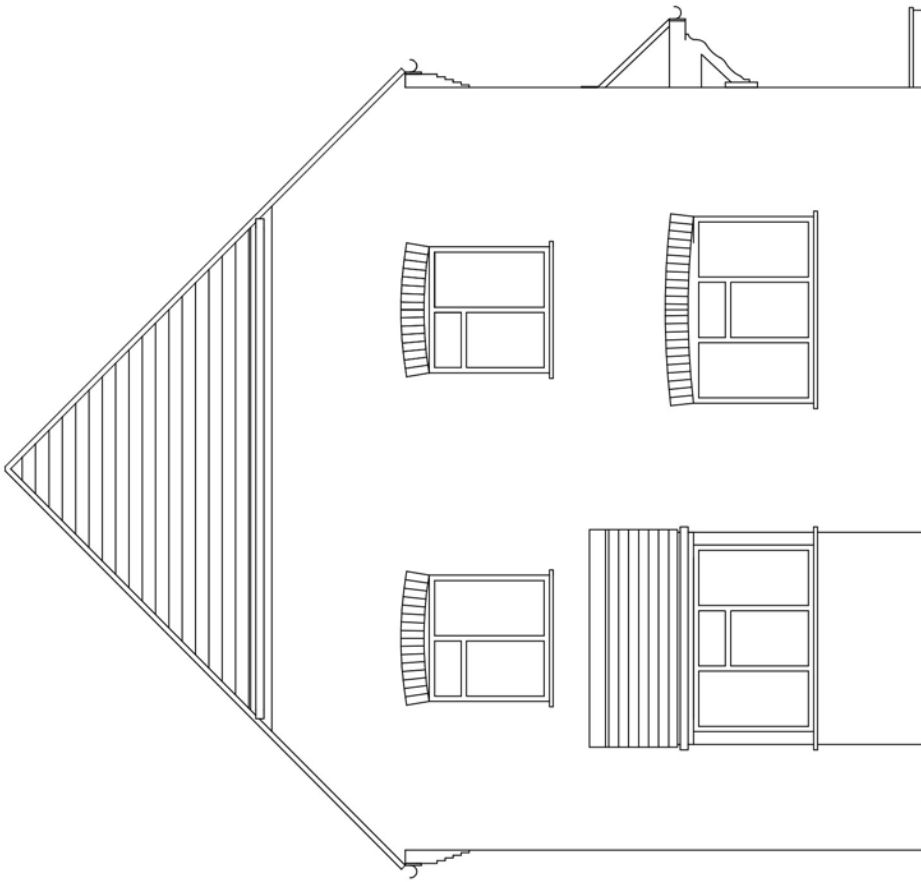
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		Chkd. By	M.F.		
Client			Keith Jones.		
Project			120 Fore Street HA5 2NH		
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk					



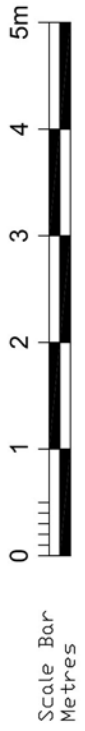


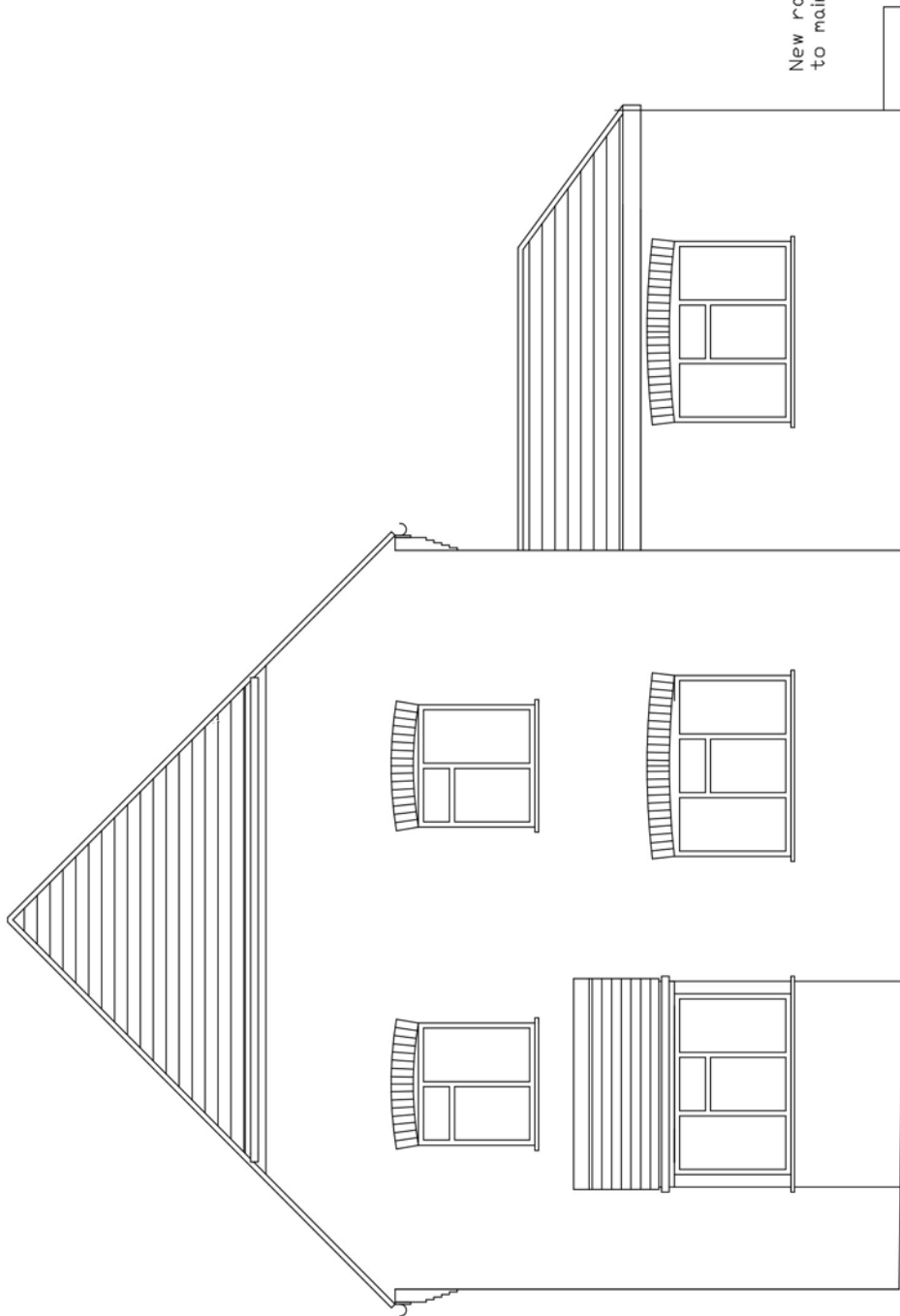
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			Chkd. By	M.F.
Client	Keith Jones.			
Project	120 Fore Street HA5 2NH			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				





Ref.	Date	Revision	Preliminary Drawing	
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Existing Front Elevation			004	
Scale	1:50 @ A3	Drwn. By	R.D.	Job No.
		Checked	By M.F.	213160
Client	Keith Jones.			
Project	120 Fore Street HA5 2NH			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				





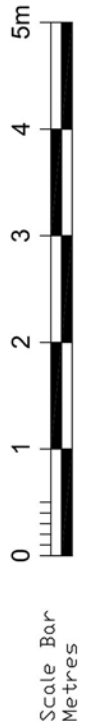
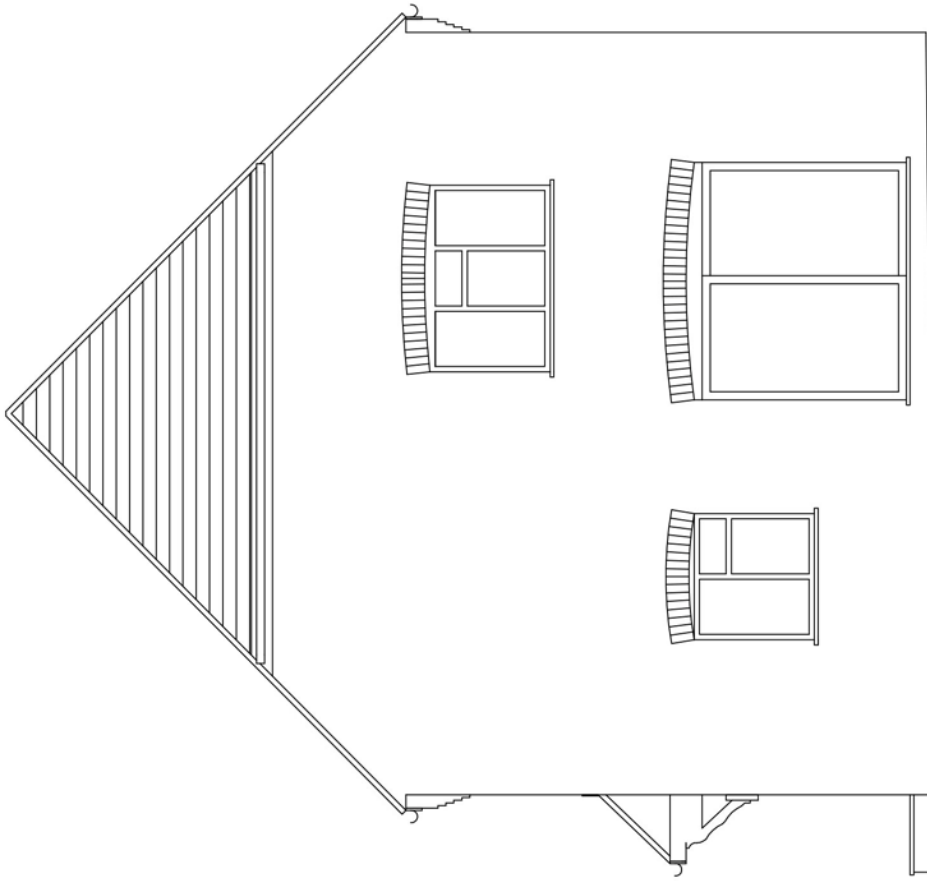
New ramp access  
to main entrance

Fair Faced  
brick to match  
existing

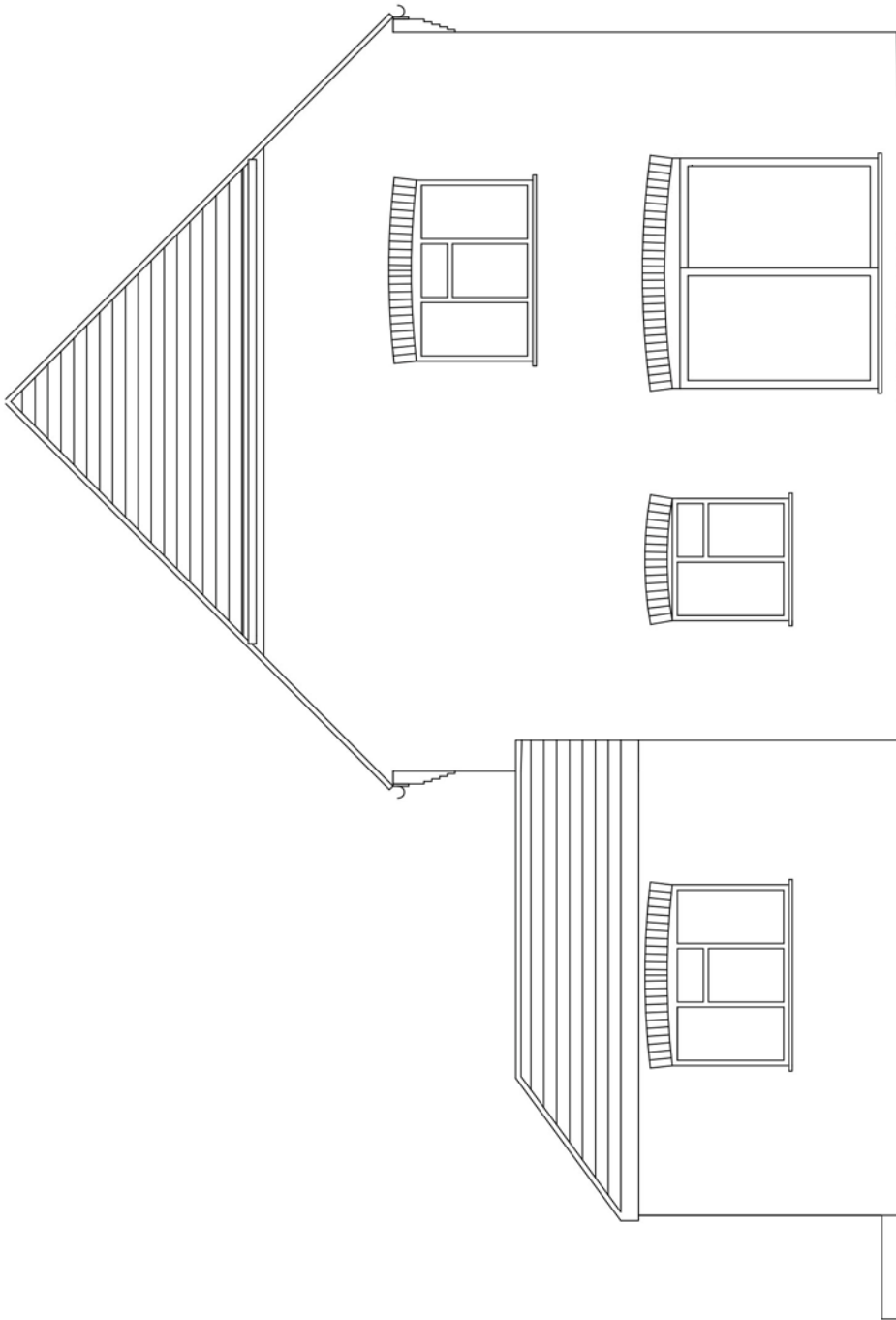


Scale Bar  
Metres

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		Chkd. By	M.F.	213160
Client	Keith Jones.			
Project	120 Fore Street HA5 2NH			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				

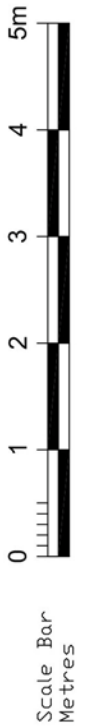


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Client	Keith Jones.				
Project	120 Fore Street HA5 2NH				
<p><b>FIDLER ASSOCIATES LTD</b>          STRUCTURAL ENGINEERS, SURVEYORS          &amp; PROJECT MANAGERS          31 Hillside Road, Northwood, Middx HA6 1PY          Tel : 01923 840482 Fax : 01923 840483          Email : mike@fidlerassociates.co.uk</p>					

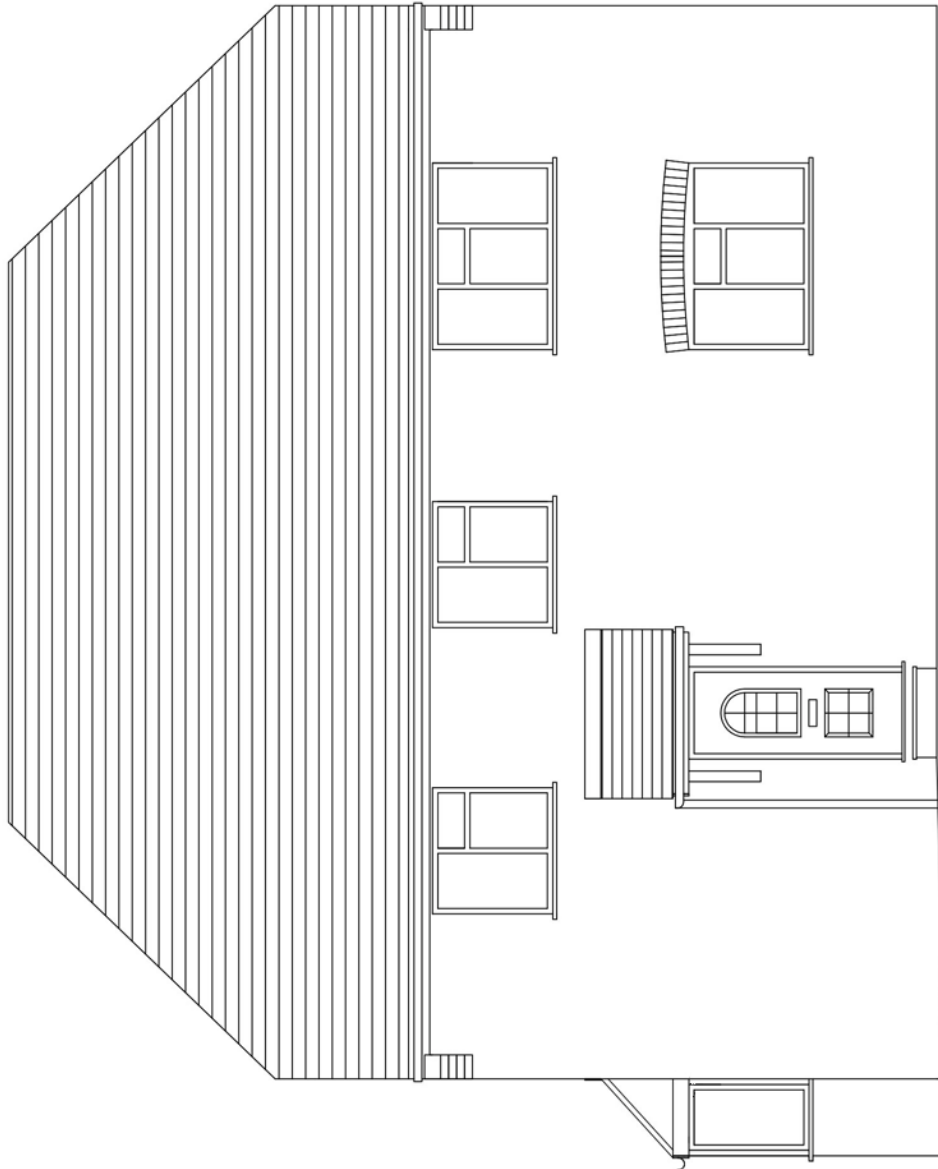


New ramp access  
to main entrance

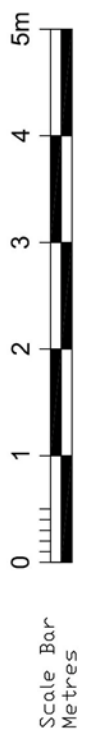
Fair Faced  
brick to match  
existing

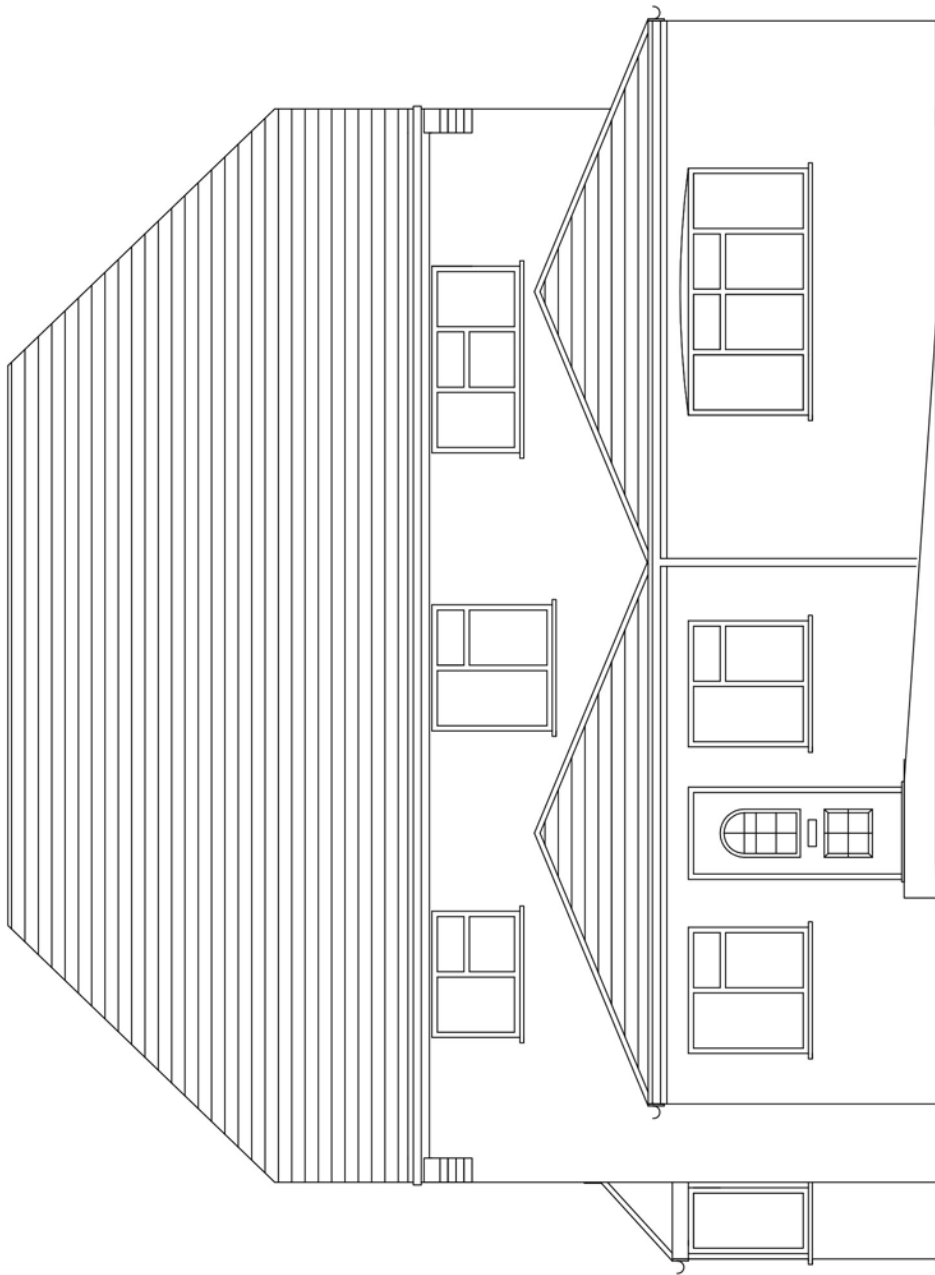


Ref.	Date	Revision	Preliminary Drawing		
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			Job No.		
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Scale	Dwn. By		Chkd. By		
1:50 @ A3	R.D.		M.F.		
Client			Keith Jones.		
Project			120 Fore Street HA5 2NH		
<p><b>FIDLER ASSOCIATES LTD</b>          STRUCTURAL ENGINEERS, SURVEYORS          &amp; PROJECT MANAGERS          31 Hillside Road, Northwood, Middx HA6 1PY          Tel : 01923 840482 Fax : 01923 840483          Email : mike@fidlerassociates.co.uk</p>					

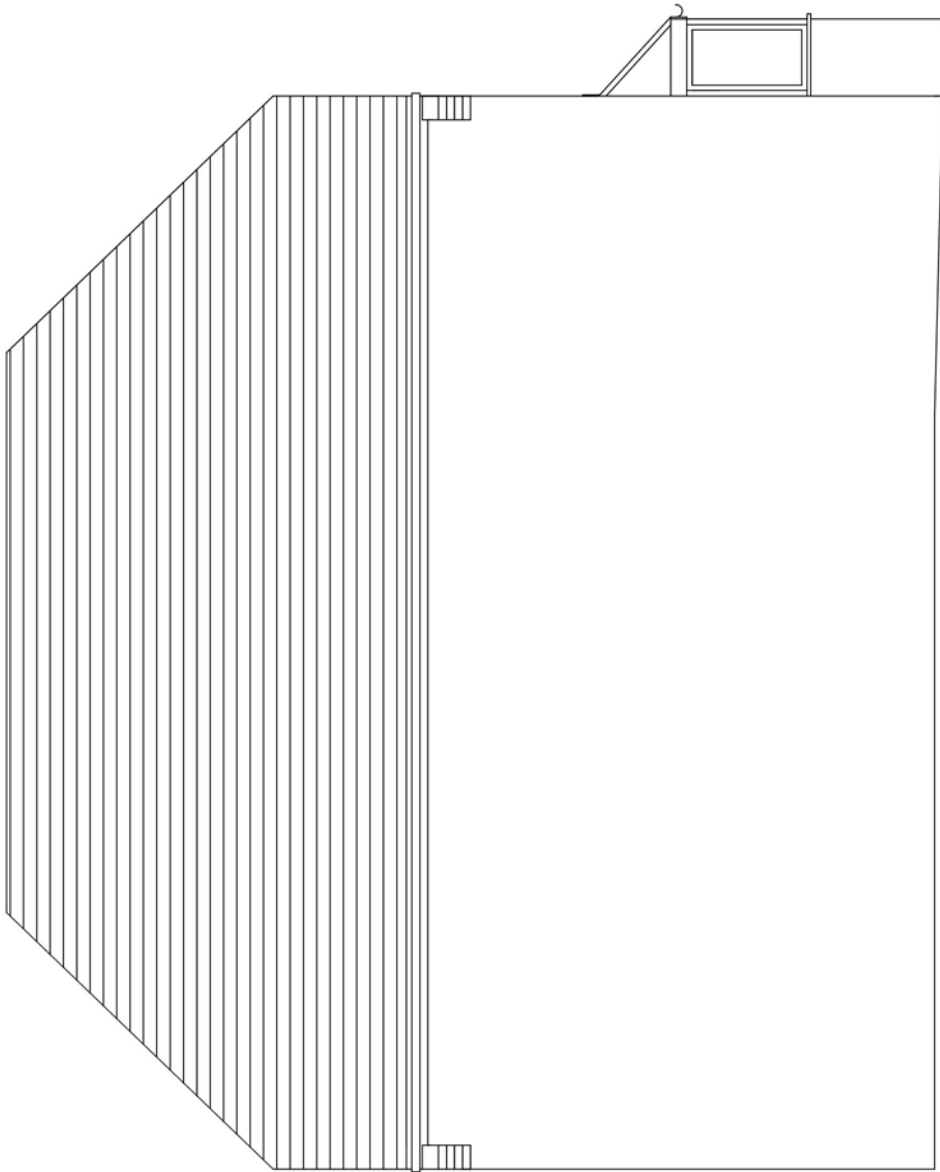


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		Checked By	M.F.	213160
Client	Keith Jones.			
Project	120 Fore Street HA5 2NH			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				

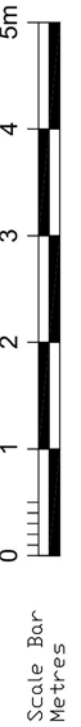


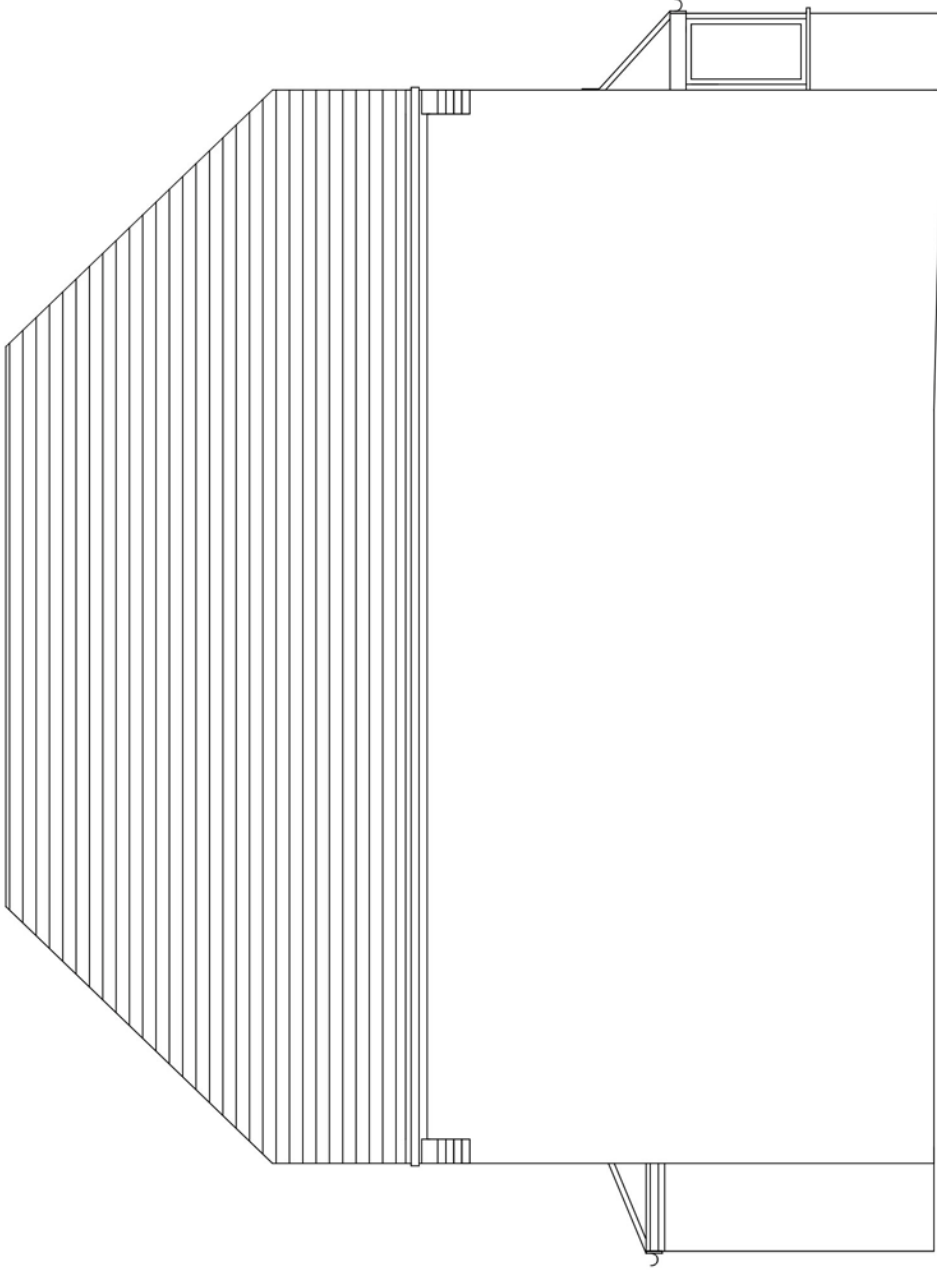


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Proposed Side Elevation			P002	E
Scale	1:50 @ A3	Drwn. By	R.D.	Job No.
		Chkd. By	M.F.	213160
Client	Keith Jones.			
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Ref.	Date	Revision	Preliminary Drawing	
	Jul 13		Drwg. No.	Rev.
Existing Side 1 Elevation			006	
Scale	1:50 @ A3	Drwn. By	R.D.	Job No.
		Chkd. By	M.F.	213160
Client	Keith Jones.			
Project	120 Fore Street HA5 2NH			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				

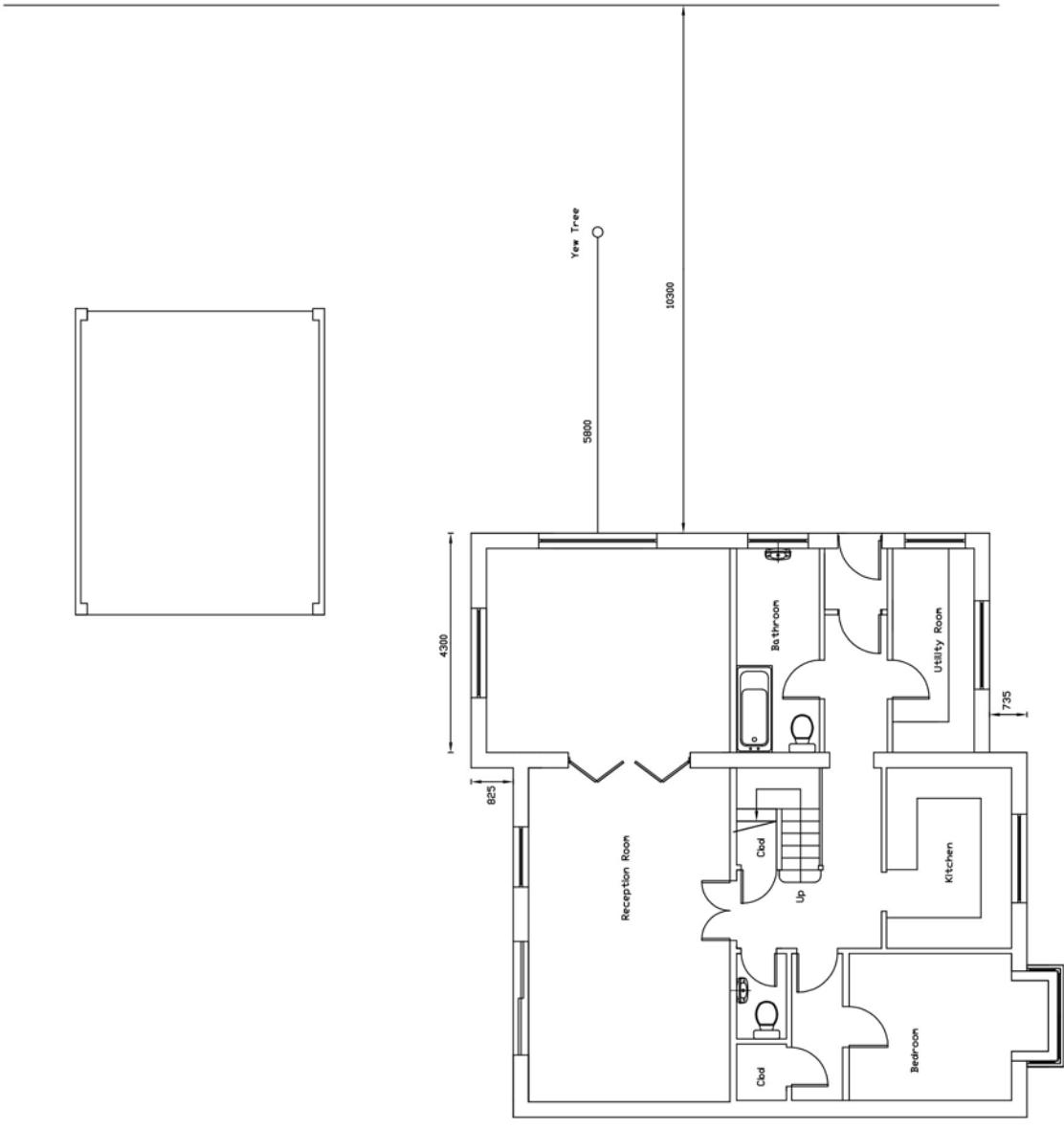




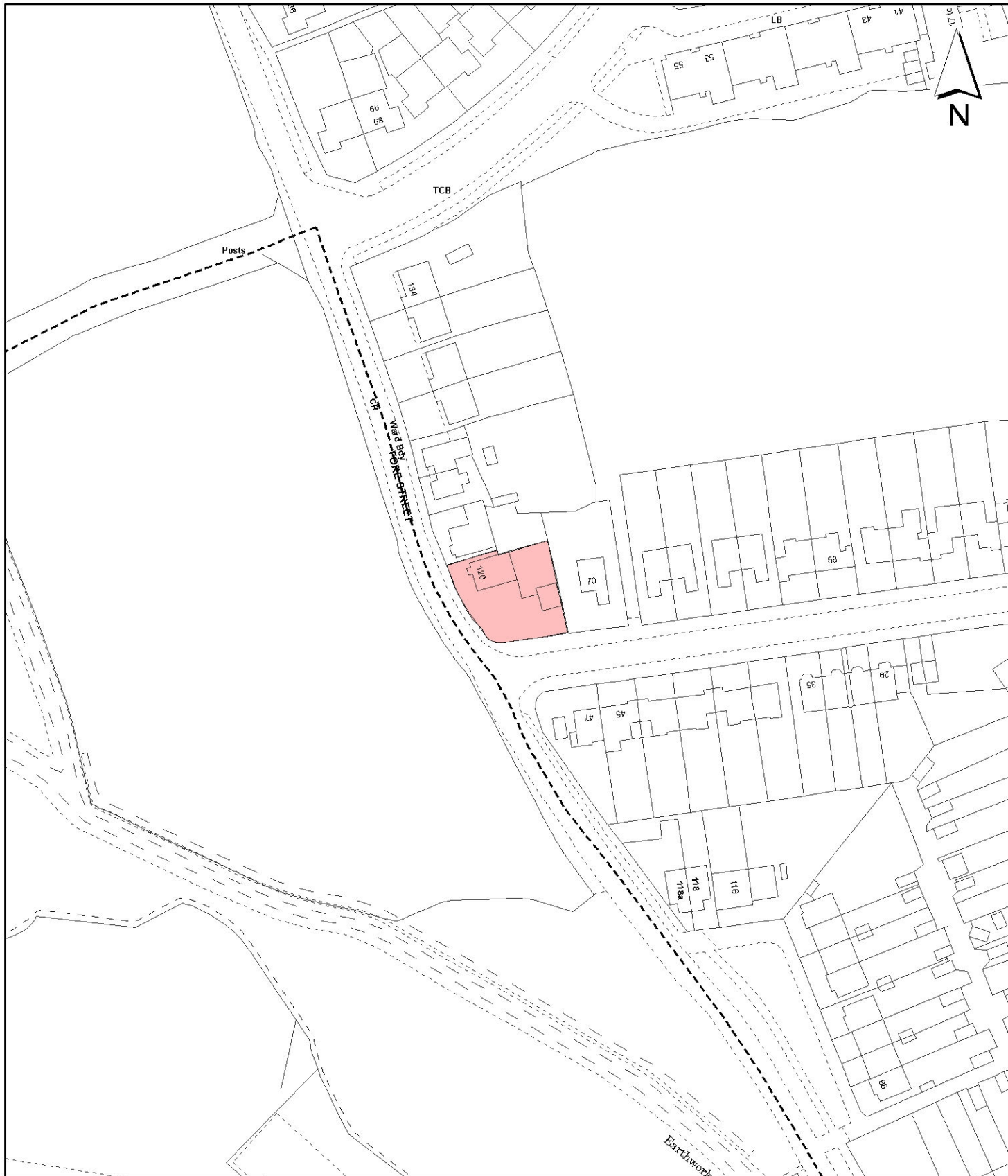
Ref.	Date	Revision	Preliminary Drawing		
	Jul 13		Drwg. No.	Rev.	
Proposed Side 1 Elevation			P006		
Scale	1:50 @ A3	Drn. By	R.D.	Job No.	213160
		Chkd. By	M.F.		
Client	Keith Jones.				
Project	120 Fore Street HA5 2NH				
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Ref.	Date	Revision	Preliminary Drawing	
	Jul 13		Dwg. No.	Rev.
Proposed Tree Plan			TP-01	
Scale	1:100 @ A3	Dwn. By	R.D.	Job No.
		Chkd. By	M.F.	213160
Client	Keith Jones.			
Project	120 Fore Street HA5 2NH			
<b>FIDLER ASSOCIATES LTD</b> STRUCTURAL ENGINEERS, SURVEYORS & PROJECT MANAGERS 31 Hillside Road, Northwood, Middx HA6 1PY Tel : 01923 840482 Fax : 01923 840483 Email : mike@fidlerassociates.co.uk				



**Notes**

 Site boundary

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Site Address	
<b>120 Fore Street Eastcote</b>	
Planning Application Ref:	Scale
<b>55197/APP/2013/3769</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North Application</b>	<b>March 2014</b>

**LONDON BOROUGH OF HILLINGDON**

**Residents Services**

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



HILLINGDON

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