



HILLINGDON  
LONDON



## North Planning Committee

**Date:** TUESDAY, 15 APRIL 2014

**Time:** 7.30 PM

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

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

### To Councillors on the Committee

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

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## A useful guide for those attending Planning Committee meetings

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### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

### About the Committee's decision

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

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

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

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

## Agenda

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### Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 6 March 2014 1 - 12
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

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

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

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### Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	4a Eastbury Avenue, Northwood - 36828/APP/2014/184	Northwood	Part two storey, part single storey front/side/rear extension involving raising of roof.  <b>Recommendation - Refusal</b>	13 - 22  <b>180 - 187</b>
7	1A Ravenswood Park, Northwood - 40455/APP/2013/3472	Northwood	Two storey 3 bed detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed.  <b>Recommendation - Approval</b>	23 - 42  <b>188 - 196</b>

8	Land adjacent to Uplands, Fore Street, Eastcote - 69371/APP/2013/2230	Northwood Hills	To use existing farmland for the purposes of providing dog walking services.  <b>Recommendation - Refusal</b>	43 - 56  <b>197 - 200</b>
9	Land rear of 81-93 Hilliard Road, Northwood - 64786/APP/2013/1434	Northwood Hills	2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.  <b>Recommendation - That the delegated powers be given to the Head of Planning, Culture and Green Spaces, subject to the recommendations in the officers' report.</b>	57 - 76  <b>201 - 211</b>

### Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	58 Halford Road, Ickenham - 12657/APP/2013/3713	Ickenham	Boundary wall and gate to front (Part Retrospective).  <b>Recommendation - Approval</b>	77 - 86  <b>212 - 224</b>
11	66 Long Lane, Ickenham - 39319/APP/2014/53	Ickenham	Two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling.  <b>Recommendation - That the delegated powers be given to the Head of Planning, Culture and Green Spaces, subject to the recommendations in the officers' report.</b>	87 - 112  <b>225 - 232</b>

12	4 Poplar Close, Ruislip - 69660/APP/2013/3803	West Ruislip	Part two storey, part single storey side/rear extension and conversion of integral garage to habitable use involving installation of bay window to front.  <b>Recommendation - Approval</b>	113 - 124  <b>233 - 240</b>
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## Other

13 106 Quarterly Monitoring Report

Pages 125 - 136

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## 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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14	Enforcement Report	137 - 144
15	Enforcement Report	145 - 162
16	Enforcement Report	163 - 170
17	Enforcement Report	171 - 178
18	Any Items Transferred from Part 1	
19	Any Other Business in Part 2	

## Plans for North Planning Committee

**Pages 179 - 240**

**Minutes**

**NORTH PLANNING COMMITTEE**

**6 March 2014**

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



	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) David Allam (Labour Lead) Raymond Graham Michael Markham Carol Melvin David Yarrow Robin Sansarpuri</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning Green Spaces and Culture Adrien Waite, Major Applications Planning Manager Syed Shah, Principal Highway Engineer Tim Brown, Legal Advisor Nadia Williams, Democratic Services Officer</p>
168.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were none received.</p>
169.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>There were none declared.</p>
170.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 11 FEBRUARY 2014 (TO FOLLOW)</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 11 February 2014 were agreed as a correct record.</p>
171.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>None were notified in advance or urgent.</p>
172.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part 1 would be considered in Public and items 13, 14 and 15 would be heard in Private.</p>

173.	<p><b>R/O 57 - 59A (FRONTING SHALDON DRIVE), EXMOUTH ROAD, RUISLIP 16124/APP/2013/3540</b> (<i>Agenda Item 6</i>)</p> <p><b>Two-storey, 2 bedroom detached dwelling with associated parking and amenity space, installation of vehicular crossover and cycle store.</b></p> <p>Officers introduced the report.</p> <p>In accordance with the Council's constitution, a representative of the petitioners was invited to address the meeting. The petition representative raised the following points in objection to the proposal:</p> <ul style="list-style-type: none"> <li>• The proposed development was only 15 metres behind the property at No. 59</li> <li>• The scheme was outside of the separation distance of 15 metres rule to which objections were raised, as it was so close</li> <li>• The average length at present was 22 - 24 metres whilst this proposal was only 15 metres</li> <li>• The proposed development would be overbearing with an ugly appearance which would have a detrimental effect on neighbouring properties</li> <li>• The issue of parking would be exacerbated, particularly at the weekend when cars would be parked along the whole way</li> <li>• With footway parking and reduced on-street parking, this could result in the loss of 2/3 parking spaces in the surrounding areas and the problem would be even worse and detrimental to local residents.</li> </ul> <p>The agent/applicant was not present at the meeting.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be refused for the reasons outlined in the officer's report.</b></p>
174.	<p><b>2 LINKSWAY, NORTHWOOD 36910/APP/2013/2338</b> (<i>Agenda Item 7</i>)</p> <p><b>Two-storey, 5 bedroom detached dwelling with habitable roof-space 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></p> <p>In introducing the report, officers explained that the applicant had engaged proactively to address issues from previously withdrawn scheme. All windows were obscured and elevation facing 3 Copse Wood could be closed shut to address issues relating to overlooking. It was noted that the development was solely sited to the north of adjoining properties and therefore would not cause any overlooking to adjoining properties. Officers directed Members to note the changes in the addendum circulated at the meeting.</p> <p>In accordance with the Council's constitution, a representative of the petitioners and the applicant were invited to address the meeting. The petition representative raised the following points in objection to the proposal:</p> <ul style="list-style-type: none"> <li>• This was the third petition that had been raised from a large section of the Copse Wood estate</li> </ul>



- The opposition had been sustained with 69 people signing the current petition against the proposed development
- This scheme would be too big for the plot and the roof would be too high
- The proposed development would destroy the symmetry of the area
- The site was covered by Tree Preservation Order and residents did not feel that adequate arrangements would be made for their protection and long term retention
- Cutting the trees structure would increase the severity of extreme weather
- Questioned why the building foundation was sited in close proximity of the oak trees, which were over 100 years old
- The scheme would be against policy, as features of the development would not be sympathetic with adjoining properties and would be out of character and appearance of the area
- The privacy of residents at 3 Copse Wood Way would be lost (Condition BE24 imposed to protect) but windows could easily be replaced
- The proposal would destroy the symmetry of the area, which was defined by the 2 gate houses marked by the gate leading to Copse Wood estate
- The close proximity and size of the windows would have a detrimental effect on the future development potential of 3 Copse Wood Way
- Urged the Committee to reject the application.

The applicant raised the following points:

- Planning officers covered all objections 18 months ago
- Had moved from building a dream home to converting a home which was old, cold and draughty with very high utility bills
- Had made many mistakes in previous applications and now working with officers to address previous concerns
- Had changed whatever had been asked of him, met all requirements and even more
- The current proposal was within policy
- At the side of No. 3 Copse Wood Way, 1 window was glazed and the other was closed
- Felt that they were entitled to make their home comfortable
- Thanked officers for all the guidance that had been received in putting this proposal forward
- Urged the Committee to approve the application.

It was noted that a Ward Councillor had sent his objection to the proposed development.

With regard to a query raised about the bulk and height of the scheme, officers' view was that the bulk and height of the building was acceptable, as this was a two-storey building with accommodation in the roof-space. The massing was not particularly greater than other properties in the area.

Officers explained that the slot D elevation always made the building look bigger, due to a kink. The proposed building would have traditional chimney and roof form but in terms of height, there was large variation on the estate. Consequently, Members were advised not to judge on just the 2 properties but to look at the whole of the street scene, which varied.

In response to a query raised about symmetry, officers advised that the privacy policy related to overlooking between habitable windows, and in regard to the angular

relationship, which could be obscure glazed and non-opening. It was explained that this could be secured by condition if required and should any enforcement issue arise, action could be taken.

The Committee raised an issue regarding damage to tree root; officers explained that an arboriculture report with full details of how trees would be protected during the construction work had been provided and the Tree Officer was satisfied that the trees with Tree Protection Order (TPO) would be retained.

A Member expressed concerns that 2 rooms had been proposed in the roof-space; a games room and a cinema room which could easily be used as two bedrooms and asked why the application hadn't been shown as 7 bedrooms. Officers advised that in terms of assessing planning obligations, officers assessed only habitable rooms that could be used as a potential bedroom and in this case, would not have a harmful impact as dual rooms.

A Member added that there was a need for the design to fit the context and to this end therefore, the application should be deferred for a site visit.

In answer to a query about the orientation of the proposed building, officers advised that it had been concluded in the report that the 45 degree rule had not been breached (in ensuring the amenity of the adjoining occupiers were protected) and would therefore not be an issue that would justify a refusal.

Officers added however, that this was just outside the 45 degree line.

A Member added that this was a relatively small building and would like to visit the site to ensure a clearer picture of the development proposed on the site.

It was moved, second and agreed that the application be deferred for a site visit and on being put to the vote, was agreed.

**Resolved - That the application be deferred for Members to visit the site.**

175. **20 LINKSWAY, NORTHWOOD 2203/APP/2013/1820** (*Agenda Item 8*)

**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).**

In introducing the report, officers advised that the main concern about the application was related to the impact of the scheme on surface water and ground water levels, as a result of the proposal to lower the basement floor slab level by 400mm down into the ground. It was noted that the applicant had submitted a series of documents and investigations undertaken and the information was uploaded on the Council's website on 14 February 2014 for the public. In addition, a 14 days re-consultation was carried out and no comments were received. Officers did not consider that the proposal resulted in any problems relating to surface water.

In response to a query raised about the expiry date of the re-consultation; officers advised that it ended on 18 February 2014.

It was noted in the officer's report that investigation had been undertaken in April 2012 and in view of the severe weather conditions that had recently been experienced, Members wanted to know whether a more recent investigation had been done.

In accordance with the Council's constitution, a representative of the petitioners and the agent were invited to address the meeting. The petition representative raised the following points in objection to the proposal:

- Before the widespread buildings of vast basements in Hillingdon, houses generally had footings of about 1 or 2 metres depth, which largely did not cause concern to neighbouring properties
- Large basement buildings were now being approved consistently by Committee and the Building Control Department was now being expected to deal with issues relating to ground level building, as they had done in the past without seeing the impact on or getting input from the neighbours
- Large residential basement buildings in particular were of huge importance to neighbours for reasons associated with drainage, construction and damage
- The Committee must take immediate steps to change this, where large residential basement were concerned and not assume that the public would not understand the detail
- Asked the Committee to allow public input into the detailed considerations of the this planning application before and after approval, as these were crucial matters, which would affect people's lives and properties and should not be kept secret to the Building Control Department
- The basements were built to last for over 100 years, so if it took a few more weeks to allow for public scrutiny and representation, then so be it
- Suggested that the Council and the Committee had the power to allow this but questioned whether they would care to
- Questioned why the proposed drawings, which showed a clear two level basement drawings were not made publicly available to show what was on the lower of the two basement levels
- The size of the westerly face of the proposed basement was now 53% larger than that previously approved
- The Ground Investigation Report referred to a single level basement to a depth of 3.5metres where as the proposed double basement was stated in the report as 7.6metres deep
- Questioned whether this important report and its conclusions should now be re-evaluated
- The data included in the report clearly showed that water was present below a depth of 3.7meteres when it was taken at the existing house from borehole (BH1)
- The presence of water below this depth to 7.6metres was crucial to the likelihood of the basement to deflect water running down the Copse Wood slope towards neighbouring properties.
- Urged the Committee to refuse the application on the basis that this huge double level basement on sub-soil and underground water movements in the area had not be properly evaluated
- Suggested that the Committee should prevent the public from being excluded to detailed underground design considerations, normally reserved exclusively for Building Control. In particular, those that usually threatened to undermine neighbouring properties as it would give neighbours the opportunity to pick-up on any error that may have been overlooked by Building Control on work submitted by overworked "experts."

The agent/consultant raised the following points:

- It had taken 18 months to develop this application with high financial commitment

- It had been proposed to just tweak the scheme, however, this had warranted a new planning application
- Two planning consent already existed, which were slightly different to the application that was currently in front of the Committee
- The two consent already included double basements and the current application was just seeking to broaden the second consent basement by 400mm
- Detailed ground water investigation report, flood risk report and structural report had been submitted and reviewed by officers and conditions had been recommended to sustain water impact
- Site investigation was undertaken in April 2013 in 4 boreholes lasting 5 minutes at three depths and one of which was at 20m; all were dry
- Water had been added to the borehole to aid drilling
- The current proposal was asking to increase the depth of the basement by 400mm and to extend the basement to 7.6m deep
- The proposed development was not in an area with a potential for ground water and it was found that water levels were at their highest in April 2013 when the investigations were carried out
- Run-off water would be separated with current best practice and the risk of flooding had been identified in accordance with Sustainable Water Management.

In answer to a query raised about the ground water investigation report in 2013, which suggested that water existed in the BH; the agent responded that at the stage they were involved, the building was just a single-storey and water had been added to the BH to see how much water would move within that BH and the investigations had been undertaken at 7.6m.

Officers confirmed that the BHs had been made in April 2013.

It was also confirmed that the change in the depth of the basement was 400mm and that the previously approved basement was greater than one-storey deep. Officers confirmed the dimensions of the upper basement level shown on the proposed drawing with those in the corresponding plan for the approved scheme. The dimensions being compared were pointed out on the PowerPoint.

The Chairman stated that this was a two-storey building where the applicant was seeking to increase the depth of the basement by 400mm.

The Legal Advisor advised that although Building Control fell outside the Planning Committee's jurisdiction, the scheme would have to be built according to approved plans and if the development was not built to the approved plans, it would be a matter for the Council's Planning Enforcement Team.

The Legal Advisor added that it would be within the discretion of Members to resolve that certain conditions be brought back to Committee to be discharged but would need to be mindful of the practicalities of that change.

It was highlighted that the Council's Flood Water Management Officer was satisfied with the application, subject to the provision of Sustainable Water Management (Condition 9); acknowledged that the officer had also looked at ground investigation reports provided by experts, and even though Members had not seen these reports, members were satisfied that the Council's officers had. The Committee also accepted

	<p>that issues regarding the basement had been fully covered by the Flood Water Management Officer and noted that investigation had been carried out during a normal winter.</p> <p>In expressing sympathy for the petitioners, a Member added that there needed to be closer liaison between Building Regulations and Planning.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report.</b></p>
176.	<p><b>1A RAVENSWOOD PARK, NORTHWOOD 40455/APP/2013/3472</b> (<i>Agenda Item 9</i>)</p> <p><b>Two-storey 3 x bedroom detached dwelling with habitable roof-space and installation of vehicular crossover, involving demolition of existing shed.</b></p> <p>This application was withdrawn from the agenda by officers.</p>
177.	<p><b>12 HARVIL ROAD, ICKENHAM 12371/APP/2013/3554</b> (<i>Agenda Item 10</i>)</p> <p><b>Erection of a two-storey, 4 bedroom dwelling house with associated parking, amenity space landscaping and boundary treatments, (Part-Retrospective).</b></p> <p>Officers introduced the report and directed Members to note the changes in the addendum circulated at the meeting.</p> <p>In accordance with the Council’s constitution, a representative of the petitioners and the agent address the meeting.</p> <p>The petition representative raised the following points in objection to the proposal:</p> <ul style="list-style-type: none"> <li>• Confirmed that they were Speaking on behalf of the Ickenham Residents Association</li> <li>• The proposal had caused substantial worry and anger to neighbours</li> <li>• Stressed that the Association was not objecting to the scheme but was however seeking binding conditions to ensure that any future combined changes would be enforced</li> <li>• There was currently a huge corrugated plastic sheeting and scaffolding on the site, which had been in place since September 2013, which was very annoying</li> <li>• Suggested that it was vital for conditions imposing time limits of work to commence within 2 months and completed within 6 months of the grant of this application</li> <li>• The proposal should be built in accordance with approved plans with no additional windows or doors</li> <li>• Expressed concerns about the safety of the Oak tree, which was protected by a TPO, as little regard was shown during the original development where virtually all trees were torn down</li> <li>• Landscaping should be undertaken in strict accordance with approved details, as past evidence had shown that owners had little interest in the garden</li> <li>• Residents were particularly anxious for the Council to exercise strict control over this proposal</li> </ul>

- Highlighted that this application had only been submitted due to the vigilance and fortitude of neighbours.

The agent raised the following points:

- Had recently been involved in the case and had tried to bring issues to a mutual end
- The application was made in 2009 and had inherited the case
- Had engaged in extensive discussion with planning officers last year and had met with principal objectors, to try and constitute a dialogue and to listen, ascertain and understand residents' concerns
- Had reassured residents that the landscape consultant and agricultural consultant had been instructed to get the right results and they had confirmed that they would undertake works in accordance with approved in plans.

The Chairman added that planning conditions had been ignored in previous decisions and the key would be in ensuring that planning conditions were delivered and strictly adhered to.

Officers explained that the current submitted plans addressed all issues that had been raised in the pre-application process, which was partly reflected in the fact that no petition objecting to the application had been received. Members were advised that the conditions imposed on the proposal should achieve their objectives.

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

**Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report and the addendum.**

178. **110 GREEN LANE, NORTHWOOD 46543/APP/2013/3568** (*Agenda Item 11*)

**Demolition of existing property and outbuildings, and erection of 7 x two bedroom flats, with associated access, parking and landscaping.**

Officers introduced the report and directed Members to note the changes in the addendum circulated at the meeting. The Committee was informed that there was an extant consent for a 6 unit scheme on the site, which was similar to the current proposal.

The wording in the recommendation was amended to read 'Head of Planning, Green Spaces and Culture' and not 'Director of Planning and Community Services'.

Members noted that future occupiers would be aware that there would be no parking spaces provided.

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

**Resolved**

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

**A) That the Council enters into an agreement with the applicant under Section**

	<p><b>106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:</b></p> <p><b>1. Education: a contribution in the sum of £8,169.</b></p> <p><b>2. 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></p> <p><b>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.</b></p> <p><b>C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.</b></p> <p><b>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.</b></p> <p><b>E) That if the application is approved, the conditions and informatives in the officer's report be imposed and changes in the addendum.</b></p>
179.	<p><b>120 FORE STREET, EASTCOTE 55197/APP/2013/3769</b> (<i>Agenda Item 12</i>)</p> <p><b>Single storey front and side extension.</b></p> <p>Officers introduced the report.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved – That the application be refused for the reasons outlined in the officer's report.</b></p>
180.	<p><b>ENFORCEMENT REPORT</b> (<i>Agenda Item 13</i>)</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation contained in the officer's report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved</b></p> <p><b>1. That the recommendation in the officer's report and as amended by the committee was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which</i></p>

	<p><i>requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
181.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 14)</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation contained in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved</b></p> <p><b>1. That the enforcement actions as recommended in the officer’s report and as amended by the committee was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
182.	<p><b>ENFORCEMENT REPORT</b> (Agenda Item 15)</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation contained in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p><b>Resolved</b></p> <p><b>1. That the enforcement actions as recommended in the officer’s report and as amended by the committee was agreed.</b></p> <p><b>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</b></p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>



The meeting, which commenced at 8.06 pm, closed at 10.00 pm.
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These are the minutes of the above meeting. For more information on any of the resolutions please contact Nadia Williams on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

**Address** 4A EASTBURY AVENUE NORTHWOOD

**Development:** Part two storey, part single storey front/side/rear extension involving raising of roof

**LBH Ref Nos:** 36828/APP/2014/184

**Drawing Nos:** PL200  
Location Plan (1:1250)  
PL202  
PL201  
PL204  
PL203

**Date Plans Received:** 20/01/2014      **Date(s) of Amendment(s):**

**Date Application Valid:** 27/01/2014

### DEFERRED ON 25th April 2014 FOR SITE VISIT ON

The application was deferred from the North Planning Committee on the 25th March 2014 in order for a Members Site Visit to take place.

The members site visit has been scheduled and will have been undertaken before the North Committee on the 14th April 2014.

## 1. CONSIDERATIONS

### 1.1 Site and Locality

The proposed site comprises a two storey detached property on the south side of Eastbury Avenue. The site is located approximately 100m east of the junction with Eastbury Road. The property has a front garden area partly laid to hardstanding for vehicular parking and partly with mature shrubs, plants and flower beds. To the rear there is a large garden area laid mainly to lawn with mature boundary planting.

The property benefits from a detached single storey garage / utility room on the west side of the property. The property is constructed of brick beneath a tiled roof.

The wider area comprises similar sized properties of varying designs and scale all set on reasonably sized plots.

The site is located outside but adjacent to the Northwood Frithwood Conservation Area, whose boundary is the rear boundary of the application site.

The site is within the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and the site is covered by TPO 155.

### 1.2 Proposed Scheme

The proposed scheme comprises a part two storey, part single storey front, side and rear extensions involving raising of the roof.

The proposed extension would extend at two storeys past the side elevation of the dwelling and would incorporate the existing detached garage structure to the site. The part two storey side extension measures 12.5m long, 3.2m wide and 5m high (to the eaves) and would extend 2.5m beyond the rear part of the original house at ground floor level. The side extension would be set flush with the further forward part of the building (the ground floor with catslide roof above) and would create a two storey gable end feature in place of the catslide roof. In addition a single storey front extension with canopy would extend across the front of the building, in recessed section of the principal elevation. The roof height of the building would be increased from 8.17m to 9.33m to incorporate the increased width and depth of the building.

The part two storey rear extension measures 1.2m deep and 5m high (eaves) and spans the width of the building. There would be two single storey rear extensions measuring 2.5m deep from the original rear elevation, 3.7m and 3.9m wide respectively and 3.3m high.

The proposed extensions would provide an extended living room, library, sun room, gym, utility, garage and two additional bedrooms.

### 1.3 Relevant Planning History

36828/85/1768                      4a Eastbury Avenue Northwood  
Tree application (P)

**Decision Date:** 17-12-1985              Refused                      **Appeal:**

36828/A/88/1904                      4a Eastbury Avenue Northwood  
To fell T3 larch on TPO 155

**Decision Date:** 19-10-1988              Refused                      **Appeal:**

36828/B/89/1811                      4a Eastbury Avenue Northwood  
To fell Larch T3 on TPO 155

**Decision Date:** 14-12-1989              Refused                      **Appeal:**

36828/C/90/1429                      4a Eastbury Avenue Northwood  
To fell T3 (Larch) on TPO 155

**Decision Date:** 02-10-1990              Refused                      **Appeal:** 27-JUL-92              Dismissed

36828/D/92/2103                      4a Eastbury Avenue Northwood

To remove the two lowest whorls of branches from the mainstem of T3 (Larch) on TPO 155 and to sever all roots which pass beneath the drive (on the west side of T3) to a depth of 200mm

**Decision Date:** 13-01-1993              Approved                      **Appeal:**

36828/E/93/0957                      4a Eastbury Avenue Northwood  
To fell one Larch (T3) on TPO 155

**Decision Date:** 25-02-1994              Refused                      **Appeal:**

36828/F/95/0365                      4a Eastbury Avenue Northwood  
To fell one Lime (T2) and one Larch (T3) on TPO 155

**Decision Date:** 07-07-1995      Refused      **Appeal:**  
36828/G/95/1766      4a Eastbury Avenue Northwood  
To fell 1 Lime (T2) on TPO 155

**Decision Date:** 12-01-1996      Approved      **Appeal:**

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

There is no relevant planning history for this application, apart from applications for tree works at the site which would not impact on the determination of the current application.

#### **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 26th February 2014

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

#### **3. Comments on Public Consultations**

11 letters were sent to local residents and the Residents Association on 28 January 2014 and the site notices were posted on 4 February and 9 February 2014, and the the application was advertised on 5 February 2014.

8 letters of objection were received in response to the public consultation

1. Parking problems
2. Too big
3. Possible loft conversion in future
4. Loss of privacy
5. Increase flood risk
6. Larch tree missing at the front on plans
7. Sewer system cannot cope with enlarged house.
8. Condition to limit working hours
9. Loss of light
10. Increased traffic
11. Out of character with the area

In addition a petition was submitted with 22 signatures. The objections are:

1. Loss of privacy and light due to increased height
2. Too big increase from 3 bed to 5 bed and additional rooms such as a gym, sun room, library, study and utility room.
3. Increased risk of surface water flooding and sewer overflow.

Officer Comment: Many of the points above are addressed in the planning assessment below. However, the site does not fall in a flood risk zone or critical drainage area, accordingly appropriate drainage could be secured by way of condition. The size of the property in relation to extra bedrooms and other rooms is considered against the planning policies but a refusal could not be justified solely on number of rooms. Sewer capability will be addressed at the Building Regulations stage.

Internal Consultees

#### TREES AND LANDSCAPING OFFICER:

This site is covered by TPO 155 Significant trees / other vegetation of merit in terms of Saved Policy BE38: There is a protected Larch (T3 on TPO 155) situated close to the proposed extension. The tree will not be directly affected, however the soil around its roots could be compacted by construction-related activities. There is also a Western Red Cedar closer to the house. This does not constrain development and should probably be removed. Recommendations: A plan should be submitted that shows the location of the Larch and some form of ground protection around it. Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 and RES10.

#### CONSERVATION OFFICER:

**BACKGROUND:** This is a relatively unaltered modest inter-War detached property which backs onto the Northwood, Frithwood Conservation Area. It is unpretentiously detailed and well proportioned with a front projecting catslide roof and vertically tile-clad hipped roof tower facet. It is set alongside other detached properties of the same size and similar design. The area is characterised by such detached inter-War housing together with some earlier properties. The property is tight onto the boundary of the conservation area and any extension to the rear could impact its overall character and appearance.

**COMMENTS:** The two storey side/front extension is not subordinate to the existing property. The juxtaposition of the front gable would be dominant and awkward, and together with the other front extensions and alterations to the elevations would be obtrusive, harming the well proportioned and modestly detailed front elevation. These, together with the raising of the roof, would mean the property would dominate the streetscene, and enclose the gap between the properties. This is against the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions. In particular, page 32 (Section 8.0) which states, 'Changes and extensions to the front of the house must be minor and not alter the overall appearance of the house or dominate the character of the street.' The proposals will almost double the size of the existing house and will not maintain the standard of design more generally in the area.

There will also be a moderate impact on the appearance of the conservation area. I am concerned that when viewed from the rear, the adverse width, height and projection of the extensions and resulting loss of spaciousness will not sustain its significance. No report has been provided to assess this impact and consequential enlargement of the property being obtrusive. HDAS is clear. Para. 6.2 states 'Two storey rear or first floor rear extensions will only be allowed where there is no significant over-dominance...'

These proposals are not subordinate to the existing property and spoil its simple proportions. In addition, the proposal will not sustain the appearance of the ASLC and therefore this application should be refused.

**CONCLUSION:** Unacceptable. The proposal will not sustain the significance of the heritage asset or the appearance of the streetscene.

#### **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.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, the availability of parking and the impact to protected trees.

The proposed single and part storey extension extends across the full width of the property to a depth of 2.5m. The depth is in line with the guidance in paragraph 3.3 and 6.4 of the HDAS Residential Extensions which advise that for detached properties such extensions should have a maximum depth of 4m. The height of 3.3m, for the single storey part and matching the original eaves and ridge line would be compliant with HDAS guidance. The side extension replaces an existing single storey garage and in total width is less than two thirds of the original width and therefore compliant with HDAS guidance in this respect.

As part of the overall development the proposal comprises a part two storey / part single storey front extension. The single storey extension effectively being a large porch area with canopy. The two storey part extends the first floor bedroom space and involves the creation of a large gable structure. Chapter 8 of the HDAS guidance advises that front extensions should be subordinate and not dominate the character and appearance of the building and the host property. The current proposal fails to comply with this guidance and

would form a dominant and incongruent feature out of keeping with the character of the street scene. The porch is also a dominant feature, due to its width, and is not in compliance with HDAS guidance in section 8 and has an unacceptable impact on the appearance of the building.

Whilst compliance with guidance in HDAS :Residential Extensions is one part of the consideration, it is important to also consider the impact on the character of the property and area in line with the Hillingdon Local Plan Part 2 Saved Policies. As clearly identified in the response by the Council's Conservation Officer the proposed development is not subordinate to the main house and particularly from the front where the large two storey extension is proposed. The infilling of the gap between the garage and the main house and the significant increase in the height of the building contribute to the conclusion that the proposed scheme is an incongruous feature in the streetscene and harmful to the character and appearance of the main house. From the rear it is considered that the scale and form of the extension will have a harmful impact on the character and appearance of the adjoining conservation area.

Therefore, when taken as a whole the proposed extensions would not be subordinate to the main house and constitutes an overdevelopment of the original property. As such it does not comply with Policy BE4, BE15 and BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and guidance in HDAS Residential Extensions.

In terms of the impact on the neighbouring dwellings, the proposed side extension has no windows in the side elevation which could not be conditioned to be obscure glazed and therefore the proposals would not give rise to any overlooking. The other windows are in the front and rear elevation and are comparable to the outlook from the rear windows of the existing property and again are not considered to lead to any overlooking of neighbouring properties.

With regard to impact upon the outlook and light of neighbouring properties, the side extension and the two storey rear extension would be sited close to the boundary with the properties No 4 and 6 Eastbury Avenue. However, given the distance to these properties, 2.8m and 4m respectively it is considered that the proposed extensions would not have a detrimental impact upon the amenity of the occupiers of these properties, given that they would not breach the 45 degree guideline when taken from the neighbouring properties.

Therefore, it is considered that the development would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012) or guidance in HDAS Residential Extensions.

It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policies BE20 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012) and 3.5 of the London Plan (2011).

Over 150 sq m of garden space would remain for the extended property which is acceptable for a five bedroom property and therefore complying with Policy BE23 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

The property would still retain parking for at least 2 cars to the front and therefore is considered acceptable for a five bedroom property in accordance with policy AM7 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).



The Council's Tree Officer has confirmed that subject to suitable planning condition relating to tree protection during building works, the proposed development is not harmful to the trees that are subject to preservation orders, given the distance of these trees to the proposed development. As such the proposed development complies with Policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Due to the size of the extension there would be a CIL requirement of £4910.04 were planning permission to be granted.

In conclusion, given the impact of the proposed extensions on the host property and the wider character of the area the application is recommended for refusal

## 6. **RECOMMENDATION**

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

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

The proposed part two storey part single storey side, rear and front extension, by virtue of its siting, size, scale and overall design, would fail to appear as a subordinate addition and would thus be detrimental to the character and appearance of the original house, the visual amenities of the street scene and the character and appearance of the wider area, including the adjacent Northwood Frithwood Conservation Area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, 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.

## **INFORMATIVES**

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

## **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:

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
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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


guidance.

**Contact Officer:** Mark Jones

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.

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Site Address	
<b>4a Eastbury Avenue Northwood</b>	
Planning Application Ref:	Scale
<b>36828/APP/2014/184</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North Application</b>	<b>April 2014</b>

**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** 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 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.

It should be noted that a Members site visit took place on the 20th March 2014.

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 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**

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

### 1 152 **Compulsory Informative (1)**

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

### 2 153 **Compulsory Informative (2)**

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

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

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

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

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

### 4 147 **Damage to Verge**

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

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

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

**5            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.

**CASE OFFICER COMMENT:** The Conservation Officer has confirmed that the above comments relate purely to the submitted plans on their individual merit and do not take into account the extant planning permission.

Highways Officer:

Two car parking spaces will be retained for the existing dwelling. The hardstanding area for the proposed dwelling is considered to be adequate to accommodate two parking spaces in a tandem style, which is acceptable.

A new vehicle access is proposed to serve the new dwelling. This access does not appear to have adequate pedestrian visibility splays of 2.4m x 2.4m, however this issue can be covered by way of a suitable planning condition.

An informative should be attached with any permission, informing the developer to contact the Council's Highways department for the construction of crossover.

Although the gate previously proposed at the vehicular access has been removed in the revised drawing, the text still mentions a metal gate. A condition is recommended to be applied to cover that no gates should be fitted at the vehicle access or within the driveway.

Subject to the above issues being covered, no objection is raised on the highways aspect of the application.

Access Officer:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted 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 Council's Conservation Officer has raised concerns with the proposal stating that: '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.'

However, the proposal cannot be examined in isolation and must be considered with respect to the planning history of the site which already has an extant permission for the erection of an additional dwelling. Albeit attached to the existing dwelling rather than being detached and of a slightly different orientation. This extant permission would already to some extent increase the built up appearance of the site from Elgood Drive and reduce the area of garden surrounding the building and needs to be taken into account when reaching a decision on this application.

In terms of the plot size the proposal would result in there being two plots with areas of around 350sq.m, however the other properties in the area have plots ranging between 320sq.m and 450sq.m. As such, officers do not on balance agree with the view that the proposal would result in cramped plots with an appearance out of character with the urban grain of the area.

Further the design and appearance of the proposed dwelling is almost identical to the existing dwelling at no. 1a Ravenswood Park and no. 1 Elgood Road. Both of which also sit at an elevated position which makes them appear much taller from Elgood Road. It is accepted that the set back of the proposed property from Elgood Road is slightly less than that of no. 1 which would make it slightly more prominent, but it does respect the general building line and natural layout and symmetry of the estate and overall it is not considered that the effect would be such that it would be harmful to the street scene.

Part of the existing hedgerow would be lost to accommodate the proposal, however the majority of it would be maintained and there is adequate scope for further enhancement of the hedgerow and soft landscaping. This would serve to soften the appearance of the site and reduce the prominence of the building, particularly in summer months.

The proposed dwelling would reflect the character of the area by proposing a detached dwelling. Therefore, it is considered that the proposed development is sited in an appropriate position and is not harmful to the character of the area.

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

While the comments of the Council's Conservation Officer are noted and taken into account, it is considered that overall and having regard to the extant planning permission, the proposed dwelling would 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 of 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. Even taking into account areas taken up by the hedge and changes to levels there would be amenity space in excess of our standards. 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.

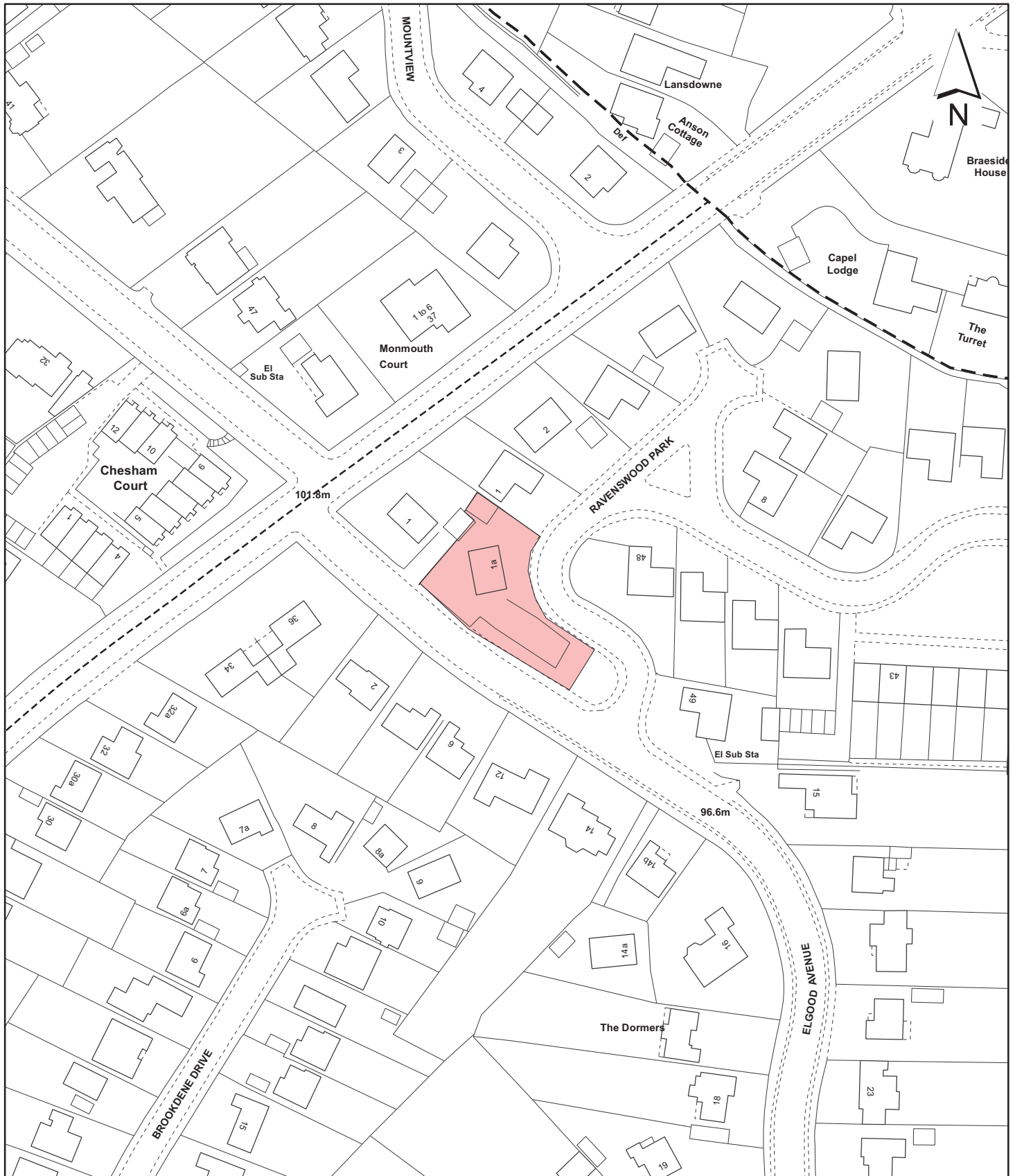
Accordingly the application is recommended for approval.

#### **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  
**April 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** LAND ADJACENT TO UPLANDS FORE STREET EASTCOTE

**Development:** To use existing farmland for the purposes of providing dog walking services

**LBH Ref Nos:** 69371/APP/2013/2230

**Drawing Nos:** Design & Access Statement  
13-1085/02 REV A  
13-1085/01 REV A

**Date Plans Received:** 04/08/2013      **Date(s) of Amendment(s):**

**Date Application Valid:** 09/08/2013

### 1. SUMMARY

The application seeks planning permission to use the existing farmland for the purposes of dog walking. The existing double steel framed and chainlink fenced gates to the northern side of Fore Street would be used as the main access. Eight letters of objection have been received and a petition with 26 signatories has also been received opposing the proposed scheme.

Only limited infrastructure is proposed as part of this development. No trees of merit would be lost as a result of the proposed use and no buildings or construction works are proposed. However, the proposal would introduce a commercial dog walking use within the Green Belt, such a use is considered to constitute inappropriate development and there are no very special circumstances which would outweigh its harm.

There are no Council parking standards for the proposed use. Subject to details of car parking spaces being submitted to the Council, the proposal would not be contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would consist of preparation work ie grass to be cut and overgrown vegetation to be cleared, it would then insert a commercial dog walking use onto the site. While, there is no objection with regard to tree impacts, the site is considered to have potential value with regard to nature conservation. The removal of vegetation and the introduction of the proposed use has the potential to be harmful to the nature conservation value of the site and in the absence of any up to date habitat surveys or mitigation proposal is considered contrary to Policies EC1 and EC3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy EM7 Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 7.19 of the London Plan and the National Planning Policy Framework.

The proposal is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

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

The proposed dog walking use would represent inappropriate development within the

Green Belt and there are no very special circumstances which would outweigh the potential harm to the Green Belt by reason of inappropriateness. Accordingly, the development is contrary to Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 2.18 of the London Plan (July 2011) and the National Planning Policy Framework (March 2012).

**2 NON2 Non Standard reason for refusal**

The proposed development is situated on a site which is located in close proximity to a Nature Conservation Site of Metropolitan or Borough Grade I Importance and a Nature Conservation Site of Borough Grade II or Local Importance. In addition the site has been largely overtaken by nature which could provide nature conservation value especially considering the proximity to these designated site and the potential wildlife corridors linking them to the site. Accordingly, there may be significant nature conservation value associated with the site and no assessment of the risks to nature conservation has been provided, or information submitted to demonstrate that the risks to nature conservation posed by the development can be satisfactorily avoided, mitigated or compensated for. The applicant has therefore failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. The proposal is therefore contrary to Policy EM2 Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies EC1 and EC3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.19 of the London Plan (July 2011) and the National Planning Policy Framework (March 2012).

**INFORMATIVES**

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

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

**2 I52 Compulsory Informative (1)**

The decision to 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).

**3 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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.
BE1	Development within archaeological priority areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
EC1	Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
EC3	Potential effects of development on sites of nature conservation importance

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site comprises open farmland, rectangular in shape, measuring approximately 2,800 square metres, which is currently overgrown with vegetation and not being used. There are existing double gates providing access to the site along Fore Street. To the south of the site is farmland and Haste Hill Nurseries. To the north of the site lies the rear gardens of properties along Wiltshire Lane and Uplands, Fore Street. The site is surrounded by a close boarded timber fence along the northern boundary abutting the rear gardens of Wiltshire Lane and Uplands, Fore Street. Hedges and trees surround the boundaries of the remaining site.

The site is within the Green Belt and an Archaeological Priority Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

The application proposes to use the existing farmland for the purposes of dog walking. The existing double steel framed and chainlink fenced gates to the northern side of Fore Street would be used as the main access. The farmland would be divided to the southern side with new fencing to match the existing. The hours of operation would be Monday - Sunday, between 7am - 5pm. The dogs would be walked for an hour, 2-4 times per day.

The number of dogs on site would depend on how busy the dog walker is, however no firm details of this have been provided. Given that until now the dog walking business has operated within public parks and that a planning application has been submitted it is reasonable to expect an intensity of use which would constitute a material change of use of the land, the proposed use would be a Sui Generis use.

Dog foul would be removed and put in bins for dog waste. There are currently no other staff that would be working on site. Proposed parking is within the site, near the gated entrance.

#### 3.3 Relevant Planning History

##### Comment on Relevant Planning History

There is no relevant planning history.

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

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM7 (2012) Biodiversity and Geological Conservation

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- 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.
- BE1 Development within archaeological priority areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL5 Development proposals adjacent to the Green Belt
- EC1 Protection of sites of special scientific interest, nature conservation importance and nature reserves Replaced by PT1.EM7 (2012)
- EC3 Potential effects of development on sites of nature conservation importance

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

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

#### **6. Consultations**

##### **External Consultees**

The application has been advertised in the local press. 22 neighbouring properties have been consulted on 12th August 2013 and a site notice was posted on 20th August 2013. 8 letters of objection have been received. One petition with 26 signatories has been received opposing the proposed scheme. The comments can be summarised as follows:

1. There are several out buildings adjacent to Uplands, Fore Street which are going to be refurbished. These are built with wood and asbestos and could pose a health and safety issue if disturbed and not handled correctly.
2. The close boarded fence referred to on the plan belongs to Uplands, Fore Street but is in

extremely poor condition due to vegetation/ivy that has been allowed to grow over from the farmland. Parts of this fencing is rotten and in my view will not be suitable to keep dogs out of my property.

3. How is the dog waste going to be disposed of as again this could be a health and safety issue.

4. Noise pollution from dogs barking all day, six days a week. This is a residential area and many of our neighbours and ourselves are retired and feel this would have a real impact on our quality of life.

5. Increase in traffic.

6. St. Vincent's Nursing Home are the owners of 139 Wiltshire Lane and also fields adjacent to this land. The description of the intended use of the land is very vague.

7. The proposed use of the site will produce waste products. The application states that there are no plans to incorporate areas to store and aid the collection of waste. We would ask therefore how they intend to deal with this waste.

8. It states that the existing boundary consists of close boarded timber fencing to the rear of the gardens along Wiltshire Lane. This is incorrect. The fencing along the garden of 139 Wiltshire Lane is open chain link. This offers very little privacy to segregate the proposed use from view. If the planning application is granted we request that a close boarded fence is erected along this area to act as a screen.

9. The application gives the impression of a number of spaces being in current use. We do not believe this to be the case as the existing gates are currently inaccessible with an overgrowth of hedges and brambles. We are concerned about the area of access bearing in mind this is a heavily used road, including school traffic, there being very poor visual outlook for vehicles exiting the site. The requirement for sightlines should be a condition of planning.

10. If permission is granted for 'dog walking services' this, after some time, will expand into other services such as dog care, agility or obedience training which could bring some 40+ dogs a day to the site.

11. Rob Wybrow already owns a dog walking business and uses the local parks and woods for free. Why would he rent a costly piece of land to do the same thing? The answer is, he clearly wouldn't. Dogs on site would cause a noise issue. Dogs are already kept at the riding stables down the road so barking to each other is extremely likely, especially if there are more than 10 dogs on site at one time.

12. The land has been left unused for many years and may now be a valuable habitat that needs protecting. Will the land be surveyed to establish what wildlife is in the application area and to determine if any are protected species?

13. Is the Council certain there are no geological or archaeological features on the site that need to be protected?

14. What will be the operating times for the proposed business on the site? This is vital information as it is located in a residential area.

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

Eastcote Conservation Panel for Northwood Hills Residents Association:

This application raises several areas of concern.

- Within the application form it is stated that existing structures will be made safe or removed. There is no indication given of the type of structures, or likely works to be carried out.

- Section 9 of the application form states that a Portacabin 6.7 x 2.4 mtrs will be erected. The application title should be amended to show an erection of a building. The use of this building should also be stated.

- The Design & Access statement indicates that scrub land will be cleared. However, an ecology report has not been submitted, nor a tree survey. It is possible that some of the structures already on the site could be used as bat roosts. The scrub be cover for reptiles such as grass snakes and slow worms. A full Ecological report should be requested and submitted before a determination is made.

- The existing chain link fence does appear rather low, and would be easily jumped by a medium sized dog.
- No indication has been given of how many dogs will be on this site at any given time. Nor how dog fouling will be dealt with. This is an animal welfare issue.
- With the close proximity to the rear gardens of dwellings, dog barking could become an issue. The Applicant's web site shows groups of 6-7 dogs.
- The Applicant states the area will be used for his dog walking business, Rob's Dog Walking Services, but with a portacabin and other unspecified structures this could be used as kennels. We would ask that this application be refused, and more information requested.

English Heritage:

Having considered the proposals it is concluded that there is no archaeological interest due to the small-scale of the proposed works.

I recommend that any requirement for an assessment of the archaeological interest of this site in respect to the current application can therefore be waived.

### **Internal Consultees**

EPU: No objections subject to conditions to control hours of use.

Highways: No objection to the scheme.

## **7. MAIN PLANNING ISSUES**

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

The National Planning Policy Framework emphasises when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. Furthermore, the NPPF allows outdoor recreation uses in the Green Belt as long as it preserves the openness of the Green Belt.

The London Plan discusses how open spaces play a vital role in providing a resource and focus for local communities, providing a respite from the built environment and promoting health, well being and quality of life. London Plan Policy 2.18 seeks to promote and improve access to London's network of open spaces, to realise their current and potential value to communities and protect their many benefits, including biodiversity and the environment.

In considering the principle of development and in particular Green Belt issues the definition of previously developed land is relevant. The most appropriate definition of previously developed land is contained within the London Plan and states: 'Both land and premises are included in this term, which refers to a site that has previously been used or developed and is not currently fully in use, although it may be partially occupied or utilised. It may also be vacant, derelict or contaminated. This excludes open spaces and land where the remains of previous use have blended into the landscape, or have been overtaken by nature conservation value or amenity use and cannot be regarded as requiring development.'

It should be noted that the site clearly has had structures located on it, however it has become vacant and disused. Notwithstanding this, it is also apparent that the land has become significantly overgrown with vegetation, therefore not only has the site started to blend back into the landscape but, given the proximity and links to designated nature conservation sites has significant potential to provide nature conservation and ecological

value. In the absence of any reports to clarify the precise level of ecological value which may be present on the site and having regard to the extent to which it has blended with the landscape, it is not considered that this particular site constitutes previously developed land as set out in the London Plan.

Paragraph 3.10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority wishes to ensure that there is no undue intensification or enlargement of buildings within or adjacent to the Green Belt that collectively may injure the visual amenities of the countryside. Policy OL1 indicates that permission will not be granted for any uses except those relating to (i) Agriculture, Horticulture, Forestry and Nature Conservation; (ii) Open Air Recreational Facilities; and (iii) Cemeteries. Policy OL5 seeks to ensure that development adjacent to or conspicuous from the Green Belt should not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Only limited infrastructure is proposed as part of this development. No trees of merit would be lost as a result of the proposed use and no buildings or construction works are proposed. As such, it is considered that the proposed use would not compromise the open character of the designated Green Belt land, in accordance with Saved Policy OL5 of the Local Plan.

Notwithstanding this the application proposes a commercial dog walking use (which is a sui generis use) within a Green Belt Site which is not considered to meet the definition of previously developed land and the intensity of the use is unclear from the documentation provided within the application. Such a development could not be considered to be a recreational facility and therefore does not comply with Policy OL1 of the Saved UDP Policies or meet any of the exceptions set out in paragraph 89 of the NPPF and therefore represents inappropriate development. Further, the application does not demonstrate any special circumstances which would outweigh the harm by reason of the developments inappropriateness.

There is therefore an objection in principle to the proposal on the site.

**7.02 Density of the proposed development**

Not applicable to this application.

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

The site lies within an Archaeological Priority Area. English Heritage have no objections to the proposal due to the small scale of the proposed works.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

See section 7.01. The proposal is not considered acceptable in the Green Belt.

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

The site is within the Green Belt. The development would utilise an existing access off Fore Street, leading to an area of car park. No trees or other landscape features should be affected by the development and there are no structures proposed on site. It is considered that the proposed change of use should have little impact on the openness, or views into the site, particularly from Fore Street. The impact of the development on the visual amenities of the Green Belt has been considered elsewhere in the report. As such, there would be no unacceptable effect on the character and appearance of the area.

**7.08 Impact on neighbours**

There are no buildings or structures proposed as part of this application. As such, the

proposal would not result in a loss of outlook, loss of sunlight or loss of privacy, in compliance with policies BE20, BE21 and BE24 of the Local Plan.

With regard to potential noise disturbance from the proposed activity, Saved Policy OE3 states that uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels of engineering, layout or administrative measures. Saved Policy OE1 seeks to protect the amenities of surrounding properties from amongst other things, noise pollution.

In connection with the proposed use, the noise of barking dogs has been an issue that is of particular concern to local residents. The applicant states that dogs will be walked about 2-4 times per day, however has not indicated how many dogs at a time. Without this information, it is difficult to measure undue noise disturbance to surrounding residents.

Nevertheless, the Council's Environmental Protection Unit (EPU) considers that the additional disturbance, would not have an unacceptable impact on the residential amenities of adjoining properties, subject to conditions limiting the hours of use.

**7.09 Living conditions for future occupiers**

Not applicable to this application.

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

There are no Council parking standards for the proposed use. The applicant has indicated he would be the only staff member and has no other staff working for him. However, no details of staff numbers have been provided, in order to determine the number of car parking spaces required and a plan showing parking spaces has not been provided. Furthermore, the site is overgrown, which has made it difficult to access the existing parking area. In addition, no secure cycle parking has been provided, although this could be covered by a suitably worded condition, in the event of an approval.

Subject to details of car parking spaces being submitted to the Council, the proposal would not be contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

See section 7.07. Security concerns could be dealt with via the imposition of appropriate conditions on any consent granted.

**7.12 Disabled access**

Not applicable to this application.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Trees and Landscaping:

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

The planning application does not include redevelopment of the site, but a change of use of the site. There would be no construction activity on the site and no trees removed. The proposal would consist of preparation work ie grass to be cut and overgrown vegetation to be cleared. Subject to a Landscape report being submitted, the proposal would not result in a loss of trees or landscape features on the site and would be in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).



## Ecology:

Based on the current development plan the proposed development is situated on a site which is located in close proximity to a Nature Conservation Site of Metropolitan or Borough Grade I Importance and a Nature Conservation Sites of Borough Grade II or Local Importance, 220m and 68m away respectively. However, as part of the Draft Proposed Site Allocations and Designations document which gained cabinet approval for public consultation in October 2013 which is evidence based with regard to updated information on nature conservation, the Nature Conservation Site of Metropolitan of Grade I importance is proposed to be extended to be only 78m from the application site and would be directly linked to the site by an area of dense woodland and vegetation which could form a high quality wildlife corridor. In addition the site has been largely overtaken by nature which could provide nature conservation value, especially considering the proximity to the designated site and the potential wildlife corridors linking them to the site.

While there would be no construction activity on the site and no trees removed, the proposal would involve the removal of significant vegetation and the mowing of grass and would also involve the fairly intensive use of the site for the walking of dogs. All of these activities have the potential to remove habitat from the site or put at risk the ecological value of the site.

Having regard to the above it is considered that there may be significant nature conservation value associated with the site and no assessment of the risks to nature conservation have been provided, or information submitted to demonstrate that the risks to nature conservation posed by the development can be satisfactorily avoided, mitigated or compensated for.

The applicant has therefore failed to demonstrate that the proposed development could be carried out without detriment to the recognised ecological value of this area. The proposal is therefore contrary to Policies EC1 and EC3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)), Policy EM7 Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 7.19 of the London Plan (July 2011) and the National Planning Policy Framework (March 2012).

### **7.15 Sustainable waste management**

There are no waste management issues arising from the proposal, which could not be adequately dealt with via the imposition of an appropriate condition on any consent granted.

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

Not applicable to this application.

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

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

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

See section 7.08.

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

Concerns raised over traffic, boundary treatments, dog waste and noise disturbance are considered in the main body of the report.

Issues regarding outbuildings on the site that may have asbestos and the dog walking business expanding are not material planning considerations.

### **7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

The number of dogs have not been indicated and as such, it is difficult to measure undue noise disturbance to surrounding residents. Had the application been acceptable in all respects a temporary use would have allowed any complaints arising relating to noise and disturbance to be monitored by the Council prior to consideration of any application for permanent use.

**8. Observations of the Borough Solicitor**

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

The application seeks planning permission to use the existing farmland for the purposes of dog walking. The existing double steel framed and chainlink fenced gates to the northern side of Fore Street would be used as the main access. Eight letters of objection have been received and a petition with 26 signatories has also been received opposing the proposed scheme.

Only limited infrastructure is proposed as part of this development. No trees of merit would be lost as a result of the proposed use and no buildings or construction works are proposed. However, the proposal would introduce a commercial dog walking use within the Green Belt, such a use is considered to constitute inappropriate development and there are no very special circumstances which would outweigh its harm.

There are no Council parking standards for the proposed use. Subject to details of car parking spaces being submitted to the Council, the proposal would not be contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would consist of preparation work ie grass to be cut and overgrown vegetation to be cleared, it would then insert a commercial dog walking use onto the site. While, there is no objection with regard to tree impacts the proposal, the site is considered to have potential value with regard to nature conservation. The removal of vegetation and the introduction of the proposed use has the potential to be harmful to the nature conservation value of the site and in the absence of any up to date habitat surveys or mitigation proposal is considered contrary to Policies EC1 and EC3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 7.19 of the London Plan and the National Planning Policy Framework.

The proposal is recommended for refusal.

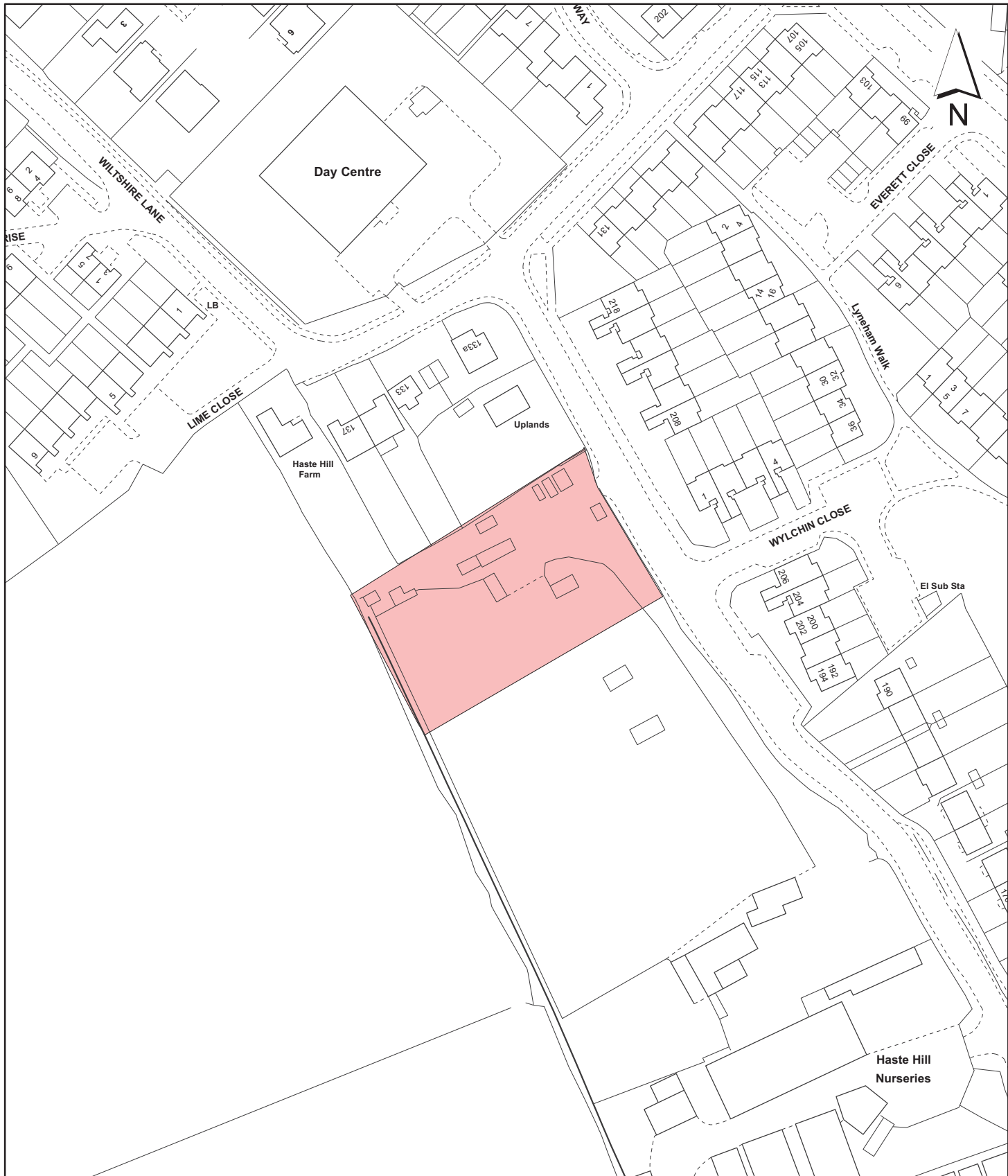
#### **11. Reference Documents**


National Planning Policy Framework (March 2012)  
National Planning Practice Guidance (March 2014)  
London Plan (July 2011)

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Supplementary Planning Document Accessible Hillingdon  
Supplementary Planning Guidance Community Safety by Design  
Supplementary Planning Guidance Air Quality  
Supplementary Planning Guidance Noise  
Supplementary Planning Guidance Planning Obligations

**Contact Officer:** Mandeep Chaggar

**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>Land Adjacent to Uplands Fore Street Eastcote</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>69371/APP/2013/2230</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>April 2014</b></p>	
		 <p><b>HILLINGDON</b> LONDON</p>	

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

**Address** LAND REAR OF 81-93 HILLIARD ROAD NORTHWOOD

**Development:** 2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

**LBH Ref Nos:** 64786/APP/2013/1434

**Drawing Nos:** 5069/01  
1158/P2/1A  
1158/P2/2  
1158/P2/3  
1158/P2/4  
1158/P2/5  
1158/P2/6  
1158/P2/7  
1158/P2/8  
Renewable Energy Assessment and Statement  
Design and Access Statement  
Photographs x 15

**Date Plans Received:** 31/05/2013      **Date(s) of Amendment(s):** 31/05/2013

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

### 1. SUMMARY

This scheme proposes to erect 2 x two storey, 3- bed detached dwellings with associated parking and amenity space.

It is considered that the proposed development provides good quality accommodation, whilst harmonising with the Old Northwood Area of Special Local Character and does not unduly detract from the amenities of the surrounding residential occupiers.

### 2. RECOMMENDATION

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

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

**a)A contribution of £29,953 towards capacity enhancements in local educational establishments made necessary by the development;**

**2.2 That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.**

**2.3 That officers be authorised to negotiate and agree the detailed terms of the**

proposed agreement.

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

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

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

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

**1 RES3 Time Limit**

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

**REASON**

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

**2 RES4 Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 5069/01, 1158/P2/1A, 1158/P2/2, 1158/P2/3, 1158/P2/4, 1158/P2/5, 1158/P2/6, 1158/P2/7, 1158/P2/8, Renewable Energy Assessment and Statement, Design and Access Statement & Photographs x 15 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 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 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 Hard Surfacing Materials
  - 2.d External Lighting
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)

#### **5 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)

#### **6 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.

#### **7 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.

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

No development shall take place until a scheme showing all residential units within the development being built in accordance with 'Lifetime Homes' Standards, has been submitted to an approved in writing by the Local Planning Authority.

Thereafter, the scheme shall be completed and maintained in strict accordance with the approved plans for the lifetime of the development.

#### 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

#### **9 RES22 Parking Allocation**

No unit hereby approved shall be occupied until it has been allocated 2 parking spaces within the development site. Thereafter the parking shall remain allocated for the use of the unit to which it is allocated for the life of the development.

## REASON

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

### **10 RES24 Secured by Design**

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

## REASON

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

### **11 RES26 Contaminated Land**

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

(a) A desk-top study carried out by a competent person to characterise the site and provide information on the history of the site/surrounding area and to identify and evaluate all potential sources of contamination and impacts on land and water and all other identified receptors relevant to the site;

(b) A site investigation, including where relevant soil, soil gas, surface and groundwater sampling, together with the results of analysis and risk assessment shall be carried out by a suitably qualified and accredited consultant/contractor. The report should also clearly identify all risks, limitations and recommendations for remedial measures to make the site suitable for the proposed use.

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement.

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

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

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

### **12 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).

### **13 NONSC Imported Soils**

Before any part of the development is brought into use, site derived soils and imported soils shall be independently tested for chemical contamination. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

#### REASON

To ensure that maintenance workers at 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.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
AM14	New development and car parking standards.

AM7	Consideration of traffic generated by proposed developments.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

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

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

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

### **4 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).

### **5 147 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).

### **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.

## **7 121 Street Naming and Numbering**

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

### **3. CONSIDERATIONS**

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

The application site is a 0.0653 hectares (653m<sup>2</sup>) rectangular shaped site located on the north-western side of Hilliard Road at the rear of Nos.81 to 93. The site abuts the rear boundaries (gardens) of Nos. 81 to 90 Hilliard Road to the east, rear boundaries of Nos. 58 to 68 High Road (predominantly commercial with 1st floor residential accommodation), the rear/side boundary of 79 Hilliard Road to the southwest and the rear/side boundary of Woodlodge Montessori School to the north.

The site is currently used as a builder's yard. There are various buildings on the site, predominantly single-storey, comprising office, workshop garage and covered storage. The site is infrequently used with some of its structures in a poor state of repair. Access to the site is via a 2.5m gap driveway between Nos.83 and 85.

Hilliard Road is characterised by a mixture of semi-detached and terraced houses. Nos.81 and 83 are semi-detached houses while Nos.85 to 93 are terraced houses. The road is in the Old Northwood Area of Special Local Character and lies within the 'developed area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **3.2 Proposed Scheme**

The proposed development comprises 2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

Plot 1 and 2 would both comprise a two-storey detached property with a traditional barn hipped roof profile, measuring 7.178m and 6.650m high respectively, 9m wide and 7.2m

deep. The front elevations of the properties would include a front dormer roof addition, a ground to ceiling height window, chimney features and a porch. On the rear elevation three dormer roof additions are proposed and bi-fold doors at ground floor level. The property would be finished in white render and soft stock brickwork.

The total internal floor area would be 108 square metres. The amenity space would be between 98 and 100 square metres.

Four parking spaces are provided on a communal hardstanding area in front of the properties.

As noted in the planning history section in more detail, the main issues in relation to the previous submission(s) related to the following:

1. The proposal by reason of its siting, overall layout, size and site coverage, would result in a development that fails to harmonise with the character of the area
2. Poor levels of outlook from ground floor windows of Plot 1.
3. Inadequate internal floor area
4. Inadequate amenity space
5. Lack of Education Contribution
6. Failure to meet Lifetime Homes standards

The applicant seeks to address the above issues through the following amendments:

- Reducing the density and number of units from 3 units to 2 units
- Increasing the amount of landscaping and depth of the garden, reorganising the ground floor layout to increase outlook from Plot 1 ground floor windows
- Increasing the floor areas of bedrooms to meet minimum standards
- Increasing the amenity garden areas to exceed minimum standards
- Agreeing to pay educational contributions
- Meeting lifetime home standards
- Removing the front 'gated' entrance to the development

### 3.3 Relevant Planning History

64786/APP/2008/2373 Land Rear Of 81-93 Hilliard Road Northwood

TWO STOREY BUILDING COMPRISING 4 TWO-BEDROOM FLATS, WITH ASSOCIATED CAR PARKING, CYCLE STORE AND BIN STORE INVOLVING DEMOLITION OF EXISTING BUILDINGS

**Decision:** 15-12-2008 Refused

64786/APP/2009/452 Land Rear Of 81-93 Hilliard Road Northwood

ERECTION OF 2 TWO STOREY BUILDINGS EACH COMPRISING OF TWO 2-BEDROOM MAISONETTE FLATS, WITH ASSOCIATED CAR PARKING, CYCLE STORE AND BIN STORE INVOLVING DEMOLITION OF EXISTING BUILDINGS.

**Decision:** 21-07-2009 Refused

**Appeal:** 04-03-2010 Dismissed

64786/APP/2012/2421 Land Rear Of 81-93 Hilliard Road Northwood

2 x two storey, 3- bed semi detached dwellings and 1 x two storey, 3- bed detached dwelling with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

**Decision:** 07-03-2013    Withdrawn

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

Application ref. 64786/APP/2012/2421 for a similar development comprising 3 houses was recommended for refusal and due to be heard at Planning committee on the 7 March 2013, however the application was withdrawn shortly before Planning Committee. However the potential reasons for refusal at the time are listed below:

1. The proposal by reason of its siting, overall layout, size and site coverage, would result in a development that fails to harmonise with the established character of the surrounding area to the detriment of the character and appearance of the Old Northwood Area of Special Character. The proposal is therefore contrary to Policies BE15, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document HDAS: 'Residential Layouts'.

2. The proposal by reason of its siting and layout would result in a poor level of outlook from the ground floor windows to the detriment of the future occupiers of Plot 1, contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of the Council's HDAS "Residential Layouts".

3. The proposed units fail to provide an adequate amount of internal floor space for individual bedrooms, and therefore would fail to afford an adequate standard of residential amenity for their future occupiers. The proposal is therefore contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Housing Supplementary Design Guide (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The proposed development fails to afford an adequate standard of residential amenity space for future occupiers by virtue of the layout and size of the amenity space. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Mayor of London's adopted Housing Supplementary Design Guide (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5. The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008) and updated Education Chapter 4 (August 2010).

6. The proposed dwellings, by reason of failing to provide units which would be easily adaptable for use by a wheelchair disabled person, or to Lifetime Home standards, fails to meet the needs of people with disabilities, contrary to Policy 3A.4 of the London Plan and the adopted Supplementary Planning Document HDAS: "Accessible Hillingdon."

An appeal (ref. APP/R5510/A/09/211540) was dismissed with regards to application 64786/APP/2009/452 FUL, detailed below. However, the Inspector considered that the proposed use of the existing vehicular crossover and access was acceptable.



Planning permission (reference 64786/APP/2009/452 FUL) was refused for the erection of 2 two storey buildings each comprising of two 2-bedroom maisonette flats, with associated car parking, cycle store and bin store, and involving the demolition of the existing buildings. The application was refused on the following grounds:

1. The proposal by reason of its siting, overall layout, size and site coverage, would result in a development that fails to harmonise with the established character of the surrounding area. The proposal would result in a scale of buildings and hard surfacing that is inappropriate for the plot and would compromise residential development standards to the detriment of the living conditions of prospective occupiers. This would also be to the detriment of the character and appearance of the Old Northwood Area of Special Character. The proposal is therefore contrary to Policies BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Supplementary Planning Document HDAS: 'Residential Layouts'

2. The proposal, by reason of overlooking and loss of privacy of the ground floor rear habitable rooms from the shared communal garden, would fail to afford an acceptable standard of residential accommodation for future occupiers. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

3. The proposal by reason of its siting would result in the provision of a poor level of outlook to the detriment of the future occupiers of the ground floor dwelling units, contrary to Policies BE19 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and Section 4.0 of the Council's HDAS "Residential Layouts".

4. The proposed development by reason of the restricted width of the vehicular access represents a significant threat to highway and pedestrian safety, as it is likely to result in vehicles needing to wait in the road until the access way is clear. As such, the proposal is contrary to Policies AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5. The proposal fails to provide adequate refuse collection facilities, including its collection point, which would be in excess of the travel distance of refuse operators. The proposal would therefore be likely to create a poor quality of environment, result in refuse vehicles stopping up the free flow of traffic on the public highway and be contrary to the Council's recycling policies. The proposal is contrary to Policy AM7(ii) of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and policy 4.A3 of the London Plan.

6. The proposed dwellings, by reason of failing to provide units which would be easily adaptable for use by a wheelchair disabled person, or to Lifetime Home standards, fails to meet the needs of people with disabilities, contrary to Policy 3A.4 of the London Plan and the adopted Supplementary Planning Document HDAS: "Accessible Hillingdon."

Planning permission (reference 64786/APP/2008/2373) for the erection of a two storey building comprising 4 two-bedroom flats, with associated car parking, cycle store and bin store involving the demolition of existing buildings was refused in December 2008 for the following reasons:

1. The proposal by reason of its siting, design, overall layout, size, bulk, site coverage and excessive density, would result in a cramped overdevelopment of the site and an incongruous form of development which would detract from the character and appearance

of the surrounding area and the Old Northwood Area of Special Local Character therefore failing to harmonise with the established character of the surrounding area. The proposal would result in a scale of building and hard surfacing that is inappropriate for the plot and would compromise residential development standards to the detriment of the living conditions of prospective occupiers. The proposal is therefore contrary to Policies BE5, BE13, BE19 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), the Supplementary Planning Document HDAS: Residential Layouts and Policy 3A.3 of the London Plan.

2. The proposal, by reason of overlooking and loss of privacy of the ground floor rear habitable rooms from the shared communal garden, would fail to afford an acceptable standard of residential accommodation for future occupiers. The proposal is therefore contrary to Policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

3. The floor area of the proposed dwellings is below the minimum 63m<sup>2</sup> internal floor area required for a two-bedroom flat. As such the proposal fails to provide a satisfactory residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Supplementary Planning Document HDAS: Residential Layouts.

4. The development is estimated to give rise to a significant number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

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

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

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

Part 1 Policies:

Part 2 Policies:

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

and landscaping in development proposals.

H4	Mix of housing units
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
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**

32 neighbours were consulted and a site notice was erected adjacent the site, expiring on 11 November 2012. 11 individual letters were received and a petition with 32 signatories as follows:

2 individual letters of objection on the following grounds:

- i. Design and Layout
- ii. Cramped
- iii. Dominance
- iv. Traffic
- v. Parking
- vi. Poor Aspect
- vii. Height
- viii. Gate causing a nuisance to road safety and wheelchair users

A Petition with 25 signatories objects on the following grounds:

- i. Over-dominant design, size and proportions
- ii. Poor outlook
- iii. Density
- iv. Negative impact on open, light and airy verdant rear garden
- v. Detrimental to amenities of adjoining occupiers
- vi. Detrimental to the Old Northwood ASLC
- vii. Detrimental to highway and pedestrian safety

Northwood Hills Residents Association object on the following grounds:

- i. Layout and appearance

- ii. Out of character with ASLC
- iii. Traffic and congestion

### **Internal Consultees**

Environmental Protection Unit:

As a number of sensitive receptors are being introduced and a works is indicated adjacent to the site it may be advisable to include the standard contaminated land condition and imported soils condition.

Highways Officer  
NO OBJECTION.

When undertaking assessment of the development it is noted that the PTAL index within the area is 1a/1b, which is classified as very poor. Therefore, it is considered that the maximum parking provision of 2 car parking spaces per dwelling is acceptable.

When considering the proposed means of vehicle access, it is noted that this measures approximately 2.5m in width for a distance of approximately 20.0m into the site from the adjacent highway. The adequacy of this access arrangement was a concern which was raised within the refusal reasons of previous applications.

However, it is noted that there has been a previous planning appeal at the site (planning application Ref: 64786/APP/2009/452), where the Planning Inspector considered access to be acceptable even though 2 vehicles could not pass side by side. The Inspector considered visibility along the access to be good and with sufficient room for on-site manoeuvring and given the modest size of the proposed scheme, occupants would likely generate less traffic than the existing use at the site. As a result, the scheme was not considered to be prejudicial to highway safety.

When considering the location of the refuse collection point, it is noted that the Manual for Streets quotes Schedule 1, Part H of the Building regulations, which specifies that residents should not be required to carry waste more than 30.0m. Also refuse vehicles should be able access the storage point from within 25.0m. From the submitted plans, it is considered that both criteria can be met by the development proposals.

Therefore having considered the development and the Planning Inspector's comments, it is considered that the proposals are acceptable and an objection is not raised in this instance.

CONSERVATION & URBAN DESIGN  
NO OBJECTION

ACCESSIBILITY OFFICER

Whilst the development demonstrates that many of the lifetime home Standards full compliance should be secured by condition should the application be recommended for approval.

## **7. MAIN PLANNING ISSUES**

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

There is no objection in principle to the demolition of the existing buildings and the change of use to residential use as Hilliard Road is predominantly residential. Although the site is located to the rear of existing gardens on Hilliard Road, it comprises previously developed land and does not constitute back garden development. Furthermore, the Inspector stated in Paragraph 4 of his decision that 'in principle there is no objection to the redevelopment of the site for residential purposes'.

### **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 will 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**

See considerations in section 7.07 below in relation to the impact on the Area of Special Character.

The proposal is not located in proximity to any Listed Buildings or within a Conservation Area. Nor is it considered that the proposal would have any adverse impacts on archaeological remains.

#### **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 BE22 requires a minimum of 1m separation distance to the side boundary for the full height of a two storey building to maintain a degree of openness in residential developments.

The design of the proposed development incorporates elements of arts and crafts design, which would harmonise with the overall appearance and character of the area and as such infuse more interest and character to the new group of buildings. Chimney features, mock tudor cladding, render and soft facing brickwork reflect the architectural detailing and materials prevalent within the locality.

The omission of a residential unit has now enhanced the overall layout, size and site coverage of the properties, which is reflected in the increase in amenity space provision and landscaping, an increase in separation distances to the rear boundaries and a internal floor areas which meet minimum standards. The properties maintain the specified 1m gap to the boundary of the site. Overall, it is considered that the proposed scheme provides an improved layout and would now harmonise with the prevailing open and verdant rear garden environment.

Overall, the proposed development would now provide a good quality of urban design and would be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies 3.5 and 7.4 of the London Plan (2011) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

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

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a

minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed dwellings would not affect the 45-degree line of sight nor would they project beyond the rear of the nearest adjoining properties. Plot 1 and Plot 2 would be 22.3 metres away from the nearest adjoining properties to the south-east (Plot 1 to No.85 Hilliard Road). In addition, the proposed properties would be approximately 2.0m lower in height than the properties in Hilliard Road. As such, the proposed development would maintain adequate separation distances from the adjoining properties and would not cause an undue loss of daylight, sunlight, visual intrusion or loss of privacy. It is therefore considered that overall the proposed development would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of HDAS Residential Layouts.

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

HDAS Paragraph 4.7 indicates that consideration will be given to the ability of residential developments to provide satisfactory indoor living spaces and amenities. Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 3 bedroom units should have a minimum floor area of 81 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that a 3 bedroom, 4-person house should have a minimum size of 87 square metres. On this basis, the proposed units provide 108 square metres which exceeds the policy requirement.

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. Furthermore, each home for two or more people should contain at least one double bedroom/twin room. The proposed development accords with guidance, each plot providing three bedrooms, comprising a single bedroom providing 8.5 square metres of internal floor area, and two double bedrooms providing between 12-13 square metres of floor area.

HDAS advises in Paragraph 4.15 that 3 bedroom houses should have a minimum private amenity area of 60 square metres. Plot 1 would provide 98 square metres of amenity space and Plot 2 would provide 100 square metres of amenity space, exceeding minimum requirements.

In terms of outlook, a ground living room and landing windows on Plot 1 directly face and would be 1m away from a 1.8m high brick wall to the side, however as this living room window is a secondary living room window and the landing window would not serve a habitable room the development would have adequate outlook and light. The distance from the ground floor windows to the rear boundary has now been increased from 5.25m (in the refused scheme) to 6.25m (in the withdrawn scheme) to 9.0m from the single storey structure which measures 3.1 metres in height, which would provide adequate light and outlook from the windows.

The proposed habitable room windows of plots 2 face away from neighbouring properties to the rear of the garden. Although there is a 2.0m high wall to the side boundary and a 2.5m high wall to the rear, it is considered that the separation distance of 8.73m would be appropriate. Notably, this relationship would not be contrary to the recommendations of the Residential Layouts SPD and would be improvement to the previously refused scheme which provided a separation distance to the rear boundary of 6.0m.

Overall, it is considered that the proposed development would provide good accommodation for future occupiers in terms of internal floor area, amenity space provision and outlook, and addresses the previous concerns and reasons for refusal. It is therefore considered that the proposed development would accord with Policies BE19 and 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**

Although the previous scheme (ref. 64786/APP/2009/452) was refused on highway grounds, the Planning Inspector considered the existing access to be acceptable even though 2 vehicles could not pass side by side. The Inspector considered that visibility along the access was good and with sufficient room for on-site maneuvering and given the modest size of the proposed scheme and the occupants would likely generate less traffic than the existing use at the site. As a result, the scheme was not considered to be prejudicial to highway safety.

The location of the refuse collection point would allow residents not to carry waste for more than 30m and vehicles to access the point within 25m in accordance with Manual for Streets. Therefore having considered the development and the Planning Inspector's comments, it is considered that the proposals are acceptable and an objection is not raised in this instance from Council's Highway Officer.

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

Please refer to section 7.09 and 7.12.

#### **7.12 Disabled access**

All new development is expected to meet Lifetime Home Standard in accordance with London Plan Policy 3.8 and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon. The proposed development would be conditioned to ensure it complies with Lifetime Home Standards, in line with the requirements of the Accessibility Officer.

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

Not applicable to this application.

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

No trees are present on the site and the site is considered to be of no significant ecological value, however a landscaping scheme has been conditioned.

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

The application has shown a suitable location for the bin stores at the entrance to the site, which are acceptably located for the refuse lorry on collection days.

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

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The proposal seeks to achieve Code for Sustainable Homes Level 4 and this would be conditioned.

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

The application site is not within a Flood Risk Area and the issue of sustainable water management has been conditioned.

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

Not applicable to this application.

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

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

#### **7.20 Planning Obligations**

The proposed development is CIL liable, however as the proposed floorspace is less than the existing there is no charge (i.e. 267.40 of existing floorspace would be demolished, the proposed floor area is 221 square metres, therefore the net additional gross internal floor area is -46.40 square metres).

The proposed development would provide a total of 16 habitable rooms which would trigger the requirement for Educational Contributions. The sum of £25,953 is sought which has been agreed by the applicant in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Not applicable to this application.

#### **7.22 Other Issues**

Not applicable to this application.

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

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights



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

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

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

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

Not applicable to this application.

#### **10. CONCLUSION**

It is considered that overall the scheme has addressed all of the previous concerns and reasons for refusal upheld in the Inspector's decision. As such the scheme is now recommended for approval.

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

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

**Land R/O 81 - 93 Hilliard Road  
 Northwood**

Planning Application Ref:

**64786/APP/2013/1434**

Planning Committee

**North Application**

Scale

**1:1,250**

Date

**April 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** 58 HALFORD ROAD ICKENHAM

**Development:** Boundary wall and gate to front (Part Retrospective)

**LBH Ref Nos:** 12657/APP/2013/3713

**Drawing Nos:** HLFRD-E301 Rev B  
HLFRD-E302 Rev B  
HLFRD-P301 Rev B  
HLFRD-L301 Rev B  
HLFRD-L201  
HLFRD-L001  
HLFRD-P201  
HLFRD-E201  
HLFRD-E202  
HLFRD-E203  
HLFRD-E303  
DESIGN AND ACCESS STATEMENT

**Date Plans Received:** 13/12/2013      **Date(s) of Amendment(s):** 13/12/2013  
**Date Application Valid:** 02/01/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property is a rendered and half timbered detached bungalow situated on the north side of Halford Road off Swakeleys Drive, Ickenham.

The front garden of No. 58 is entirely given over to hard standing and including the driveway to the side provides off-street parking space for four/five vehicles. The side boundary to No. 58b Halford Road is fenced but the front roadside (south) boundary is enclosed by a dwarf red brick wall (approximately 1.0 metre in height) topped by black wrought iron curved railings (to 2m) and inset between piers and by a vehicle railing gate (both 1.85m) that have been erected without planning permission.

This area is residential in nature with a mixture of detached dwellings - mostly bungalows (some with roof additions) and properties of the same period, all forming part of a regular planned layout. Most of these properties have short dwarf garden walls, hedges or perimeter fences most without any gates, which give Halford Road a very open and suburban appearance.

The site is situated adjacent to the Ickenham Village Conservation Area and falls within the Developed Area of the Borough as identified in the Hillingdon Local Plan.

#### 1.2 Proposed Scheme

The amended proposal, which is part retrospective, would involve a substantial re-build of

the existing wall by reducing the height of the front piers and removal of the existing railings and gate. The dwarf wall sections between the piers to the front would also be reduced by one third in height and in their width and thus the only part that could be retained as built would be the rear half of the side wall between the two piers closest to the house.

Following requested amendments, the proposal therefore now seeks to erect two dwarf brick wall sections to a height of 0.75 metre on the road side (south) elevation, inset between three 1m high by 0.45m wide piers, with a 1m high vehicle gate and a fourth pier to the eastern side boundary. On the western boundary, from the front pier backwards the wall would be stepped up in height in three sections from 0.75m to 1.2m and 1.6m and then continued back at this height between two side piers (of 2.1m). Its total frontage length in Halford Road would be about 11.85 metres (of which 7.8m wall/piers plus 4.05m gates/end pier) with 8.4m to the side boundary with No. 60 Halford Road.

The dwarf and other walls and piers would be finished in red brick with a capping stone; the vehicle railing gate in wrought iron, painted black, similar to the existing ones.

### 1.3 Relevant Planning History

12657/A/85/1359                      58 Halford Road Ickenham

Householder development - residential extension

**Decision Date:** 16-09-1985              Approved                      **Appeal:**

12657/APP/2012/1098              58 Halford Road Ickenham

Retrospective application to retain the existing front boundary wall and entrance gate

**Decision Date:** 22-06-2012              NFA                              **Appeal:**

12657/B/88/2637                      58 Halford Road Ickenham

Continued use of existing domestic workshop for office business purposes

**Decision Date:** 08-03-1989              Refused                      **Appeal:**

9382/APP/2012/2595              3a Court Road Ickenham

Installation of gate to front

**Decision Date:** 17-12-2012              Refused                      **Appeal:**

#### Comment on Planning History

The application has been submitted and is thus referred to committee following the service of an Enforcement Notice (ENF/200/11 dated 3rd April 2012) which came into effect on 8th May 2012 and required the removal of the unauthorised construction of a front boundary wall with iron railing inserts and gate.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 5th February 2014

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

7no. neighbours have been consulted (3.1.2014) and in addition a site notice was

displayed (from 17.1.2014). No comments received.

Ickenham Conservation Area Panel (3.1.2014) - No comments received.

Ickenham Resident's Association (3.1.2014)- No objection:

This is a 'part retrospective' application. The wall and railings appear to be nearly 2m in height, whereas HDAS guidelines, section 10.0, allow 1m height in areas adjoining or fronting public roads without prior application. However, many houses have been given permission to build higher fences/walls, or have done it without permission, thus creating precedents.

Urban Design & Conservation Officer:

Recommends that revisions are required in accordance with the guidance given in HDAS to sustain the appearance of the street scene, respect the character of the area and views in to and out of the conservation area. The dwarf garden wall (with piers) and gate to the front boundary is acceptable in principle as it matches the scale, height and design of others within the streetscene. However, the design could be more articulate and the plans revised to set back the central panels between the dwarf piers. In addition, the left-hand pier should match the others, with a better relationship with the party boundary return.

(Officer Comment - amended plans addressing the comments of the Conservation Officer were received on the 31.3.2014)

Highways (Transportation/Traffic) Officer:

No objection to the re-design of the front elevation boundary wall and gate on highway and transportation grounds. The applicant should however, ensure that the gate to be installed across the vehicular entrance gates shall in no circumstances open outwards across the footpath or carriageway in order to safeguard the safety of those who use the highway.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

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

BE4 New development within or on the fringes of conservation areas

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

AM14 New development and car parking standards.

CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

## 5. MAIN PLANNING ISSUES

The main issue for consideration are the impact of the proposal on the appearance and character of the surrounding area; and highways, traffic and pedestrian safety aspects.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all development to achieve a high quality of design in extensions, making a positive contribution to the area in terms of layout, form, scale and materials and protecting the amenity of surrounding land and buildings particularly residential properties.

Part Two - Saved UDP Policies of the Hillingdon Local Plan also contains development policies that seek variously to protect the existing appearance, character and amenity of an area. All development should thus harmonise with the street scene (Policy BE13) and complement or improve the amenity and character of the residential area in which it is situated (Policy BE19).

Similarly, Policy BE4 refers to the aim of preserving or enhancing the character and appearance of a conservation area. The application site is visible from, although about 20 metres beyond the western edge of Ickenham Village Conservation Area which runs along the rear boundaries of the properties in nearby The Grove.

The Council's adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) also contains, in Section 10.0, guidance on Walls, Enclosures, Layouts and Materials. This states that all front walls and enclosures should make a positive contribution to the street scene, and be of such a design and height and utilise materials, that are in keeping with the character of the area.

Front gates and railings, including those mounted on existing boundary walls, that exceed one metre in height will generally therefore be refused permission because of their overbearing impact on the street scene.

The proposal would adhere to the maximum height of 1 metre normally accepted under HDAS for the enclosure of front boundaries to streets. The height and form of the wall, with both the brickwork and capping now shown to be set inside the corners (ie. of a shallower overall depth) of the piers and also kept below their height, would represent an improvement and provide some articulation and finish especially on the corner junction, where the existing wall, which effectively overlaps the corner pier, presents an awkward and obtrusive detail. This feature would also be carried back between the front and middle brick piers on the side (west) elevation, providing a visually pleasing return on this stepped up section.

As such, it is considered that the proposal would complement the amenity of the surrounding residential area and preserve or enhance the character and appearance of the nearby conservation area. It thus complies with the objectives of the relevant Hillingdon Local Plan - Saved Unitary Development Plan Policies BE4, BE13 and BE19 plus HDAS.

There has been no highways objection to the proposal. The type of mechanically operated gate proposed is set behind the piers and can not open outwards whilst the current off-street parking and turning space within the curtilage would not be altered. Similarly, the visibility for drivers exiting would not reduced and thus the safety and convenience of pedestrians is safeguarded. The existing vehicular access to the highway is not proposed to be altered.

In this regard therefore, the proposal is in accordance with Hillingdon Local Plan: Part Two - Saved UDP Policy AM14.

Given that there is an existing unauthorised boundary treatment at the site, it is recommended that a condition requiring the development to be commenced within 2 months of the permission and completed withing 4 months is added to any approval.

The proposed development would regularise the unauthorised development and provide a boundary treatment which would have an acceptable impact on the visual amenities of the surrounding area, therefore, the application is recommended for approval.

## 6. RECOMMENDATION

### APPROVAL subject to the following:

#### 1 HO1 Time Limit

The development hereby permitted shall be begun before the expiration of 2 months from the date of this permission.

#### REASON

To comply with Section 91 of the Town and Country Planning Act 1990 and to ensure that in the interests of securing development in accordance with policy BE13 of the Hillingdon Local Plan (November 2012) and to ensure the existing unauthorised development is removed from the site in a timely manner.

#### 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 HLF RD-E301 Rev B, HLF RD-E302 Rev B, HLF RD-E303, HLF RD-L301 Rev B and HLF RD-P301 Rev B and the works shall be completed within 4 months from the date of this permission.

#### 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) and to ensure the existing unauthorised development is removed from the site in a timely manner.

#### 3 NONSC Non Standard Condition

The gates hereby permitted shall not open outwards over the public highway.

#### REASON

To ensure the protection of pedestrian and highway safety in accordance with Policy AM7 of the Hillingdon Local Plan (November 2012).

## INFORMATIVES

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

## Standard Informatives

- 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 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.

### Part 1 Policies:

PT1.BE1 (2012) Built Environment

### Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE4	New development within or on the fringes of conservation areas
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

- 3 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 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.
- 5 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, Environment and Community Services, Building Control,  
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 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 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, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

8 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.

9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

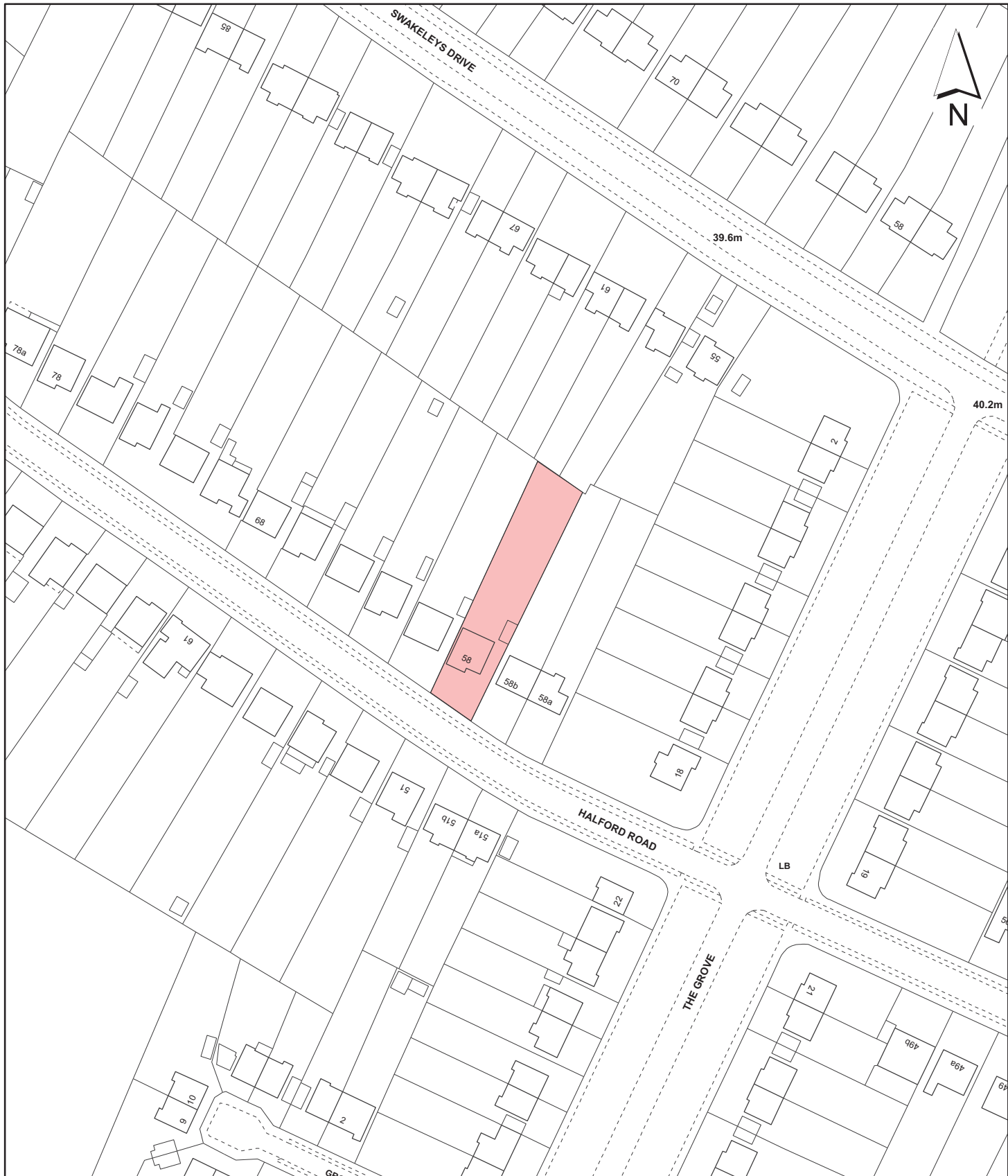
D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) 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.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

**Contact Officer:** Daniel Murkin

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**58 Halford Road  
 Ickenham**

Planning Application Ref:  
**12657/APP/2013/3713**

Planning Committee  
**North Application**

Scale  
**1:1,250**

Date  
**April 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

<b>Address</b>	66 LONG LANE ICKENHAM		
<b>Development:</b>	Two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling.		
<b>LBH Ref Nos:</b>	39319/APP/2014/53		
<b>Drawing Nos:</b>	06/2405/100 REV Q 06/2405/9 REV G 349.12.4 06/2405/8 REV A TREE SURVEY, ARBORICULTURAL IMPACT ASSESSMENT AND METHOD STATEMENT Location Plan (1:1250) 06/2405/10 REV J		
<b>Date Plans Received:</b>	08/01/2014	<b>Date(s) of Amendment(s):</b>	04/03/2014
<b>Date Application Valid:</b>	15/01/2014		25/03/2014 08/01/2014

### 1. SUMMARY

Planning permission is sought for the erection of a two storey building with habitable accommodation in the roofspace with associated amenity space and parking. In light of the previous decision the principle of a flatted development is considered to be acceptable. Information in relation to lifetime homes has been submitted. The site is located within the Ickenham Village Conservation Area; however, following amendments to the application the Council's Conservation Officer advises that the proposed building is considered to be acceptable and would safeguard the heritage asset. It is not considered that the scheme is harmful to the residential amenity of adjoining occupiers. In addition, it is considered that the proposed parking arrangements are acceptable and that adequate measures have been put forward for tree protection, some of which are subject to preservation orders, which can be controlled by a planning condition. Consequently, the proposals would comply with Policies AM7, AM14, BE4, BE13, BE19 and BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

### 2. RECOMMENDATION

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

**1. That the Council enter into a legal agreement / Deed of Variation to secure:**

**(i) A contribution of £19843.00 to be used towards capacity enhancements in near by educational facilities made necessary by the development.**

**(ii) 10 Year Green Travel Plan in accordance with TfL guidance.**

**(iii) Project Management and Monitoring Fee: A financial contribution equal to 5% of the total cash contributions is to be secured to enable the management and**

monitoring of the resulting agreement.

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

3. If the Legal Agreement/s have not been finalised within 3 months, delegated authority be given to the Head of Planning, Green Spaces and Culture to refuse planning permission for the following reason:

'The applicant has failed to provide contributions towards the capacity enhancements in nearby educational facilities and improvement of the environment as a consequence of demands created by the proposed development. The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan and the Council's Planning Obligations SPD'

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

5. That if the application is approved, the following conditions be attached:

**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 06/2405/8 REV A, 06/2405/9 REV G, 06/2405/10 REV J, 06/2405/100 REV Q & 349.12.4 and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**3 RES5 General compliance with supporting documentation**

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

Amenity Space [06/2405/100 REV Q]

Car Parking [06/2405/100 REV Q]

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 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, including details of balconies and rooflights 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) that include a replacement tree for the Silver Birch which will be removed,

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

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

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

2.d Cycle Stores

2.e Bin Stores

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

**REASON**

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

**8 RES10 Tree to be retained**

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

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



REASON

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

**9 RES12 No additional windows or doors**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the side walls or roof slopes of the development hereby approved facing Nos.35-45 Pepys Close or No.64 Long Lane.

REASON

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

**10 RES13 Obscure Glazing**

The kitchen windows in Flats B, C, F and G facing 64 Long Lane shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two 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 RES24 Secured by Design**

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

**REASON**

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

**15 NONSC Additional Details**

Notwithstanding the submitted plans, no development shall take place until detailed drawings of the following have been submitted to the Local Planning Authority and approved in writing:

- i) Balconies;
- ii) Rooflights (to be Conservation Style Rooflights);
- iii) Downpipes and Gutters;

Thereafter, the scheme shall be completed in strict accordance with the approved details.

**REASON**

To ensure the protection of the character and appearance of the Conservation Area in accordance with Policy BE4 of the Hillingdon Local Plan (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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
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 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

**3**            I15                    **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.

#### **4 143 Keeping Highways and Pavements free from mud etc**

You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act 1980.

#### **5 147 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).

#### **6 159 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.

#### **7**

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 £26224.10 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)

## **8 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.

## **9**

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. A minimum of one bathrooms/ensuite facility should be designed in accordance with the 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. The bathroom furniture layout and all other specifications should concur with those details on page 27 of the SPD referred to above.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site comprises a large detached property currently in use as single dwelling house on the west side of Long Lane, Ickenham. The property is constructed of brick beneath a tiled roof. The property is sited on a large spacious plot. To the front there is a gravel/pea shingle surface for parking and a detached garage, to the rear there is a large garden area, part is currently fenced off and is heavily overgrown. The front and rear gardens benefit from mature landscaping and boundary treatments. Access is direct onto Long Lane.

The property is located within the Ickenham Village Conservation Area and also some of the trees on the site are subject to preservation orders. The site is located within the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

The wider area comprises similar sized properties on large plots although the design of these properties do vary. The character of the area is affected by the busy road.

### 3.2 Proposed Scheme

The proposed scheme comprises a two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling.

The proposed building has been designed to provide a double gable to the front and is 3 storeys high with a crown roof and measures 21.3m deep (max), 20.5m wide (max) and 6.5m high to eaves and 9.7m high to ridge level (max).

Materials would be red brick and brown tiles.

Parking for 10 cars is shown and a communal garden area of approximately 930sq.m is proposed.

Following comments and a meeting with Officers the scheme has been amended to provide some design changes requested by the Council's Conservation Officer and a revised access has been provided in line with the Highways Officer's comments. In addition, an additional window has been added in the top flat bedroom and a hedge proposed at ground floor rear garden that provides a private amenity space for the occupiers of the ground floor flat and minimises any potential overlooking of these units from users of the communal amenity space.

### 3.3 Relevant Planning History

39319/A/96/1644          66 Long Lane Ickenham  
Erection of a two storey side extension

**Decision:** 07-02-1997    Approved

39319/APP/2002/2259    66 Long Lane Ickenham  
ERECTION OF 12 TWO-BEDROOM AND 2 ONE-BEDROOM FLATS (IN TWO BLOCKS)  
WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF  
EXISTING DWELLINGHOUSE AND GARAGE)

**Decision:** 12-08-2003    Withdrawn                    **Appeal:** 12-08-2003    Withdrawn

39319/APP/2002/2368    66 Long Lane Ickenham  
DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA  
CONSENT)

**Decision:** 19-03-2003    Refused                    **Appeal:** 26-09-2003    Dismissed

39319/APP/2002/2884    66 Long Lane Ickenham  
DEMOLITION OF DWELLINGHOUSE (APPLICATION FOR CONSERVATION AREA  
CONSENT)

**Decision:** 12-08-2003    Refused

39319/APP/2002/2885    66 Long Lane Ickenham  
ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR

PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

**Decision:** 26-09-2003 Not Determined **Appeal:** 26-09-2003 Dismissed

39319/APP/2003/1293 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

**Decision:** 12-08-2003 Refused

39319/APP/2003/1505 66 Long Lane Ickenham

ERECTION OF 12 TWO-BEDROOM FLATS (IN TWO BLOCKS) WITH ASSOCIATED CAR PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING HOUSE)

**Decision:** 12-08-2003 Refused

39319/APP/2004/1665 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND COURTYARD PARKING (INVOLVING DEMOLITION OF EXISTING PROPERTY)

**Decision:** 05-08-2004 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2004/1666 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES) (APPLICATION FOR CONSERVATION AREA CONSENT)

**Decision:** 05-08-2004 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2005/11 66 Long Lane Ickenham

ERECTION OF 6, TWO-BEDROOM FLATS AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD (INVOLVING DEMOLITION OF EXISTING HOUSE AND GARAGE)

**Decision:** 31-01-2005 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2005/13 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 6, TWO-BEDROOM FLATS, AND 2, FOUR-BEDROOM HOUSES WITH GARAGES AND PARKING COURTYARD) (APPLICATION FOR CONSERVATION AREA CONSENT)

**Decision:** 31-01-2005 Refused **Appeal:** 30-01-2006 Dismissed

39319/APP/2007/171 66 Long Lane Ickenham

ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSPACE CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF THE EXISTING DWELLING).

**Decision:** 10-12-2007 Approved

39319/APP/2007/3862 66 Long Lane Ickenham

DETAILS OF DEMOLITION IN COMPLIANCE WITH CONDITION 8 OF PLANNING PERMISSION REF. 39319/APP/2007/171 DATED 10/12/2007: ERECTION OF A TWO STOREY BUILDING WITH HABITABLE ACCOMMODATION IN THE ROOFSPACE CONTAINING 7 TWO-BEDROOM FLATS, INCORPORATING 3 REAR DORMERS, ASSOCIATED PARKING AND LANDSCAPING AND WIDENING OF THE EXISTING VEHICULAR CROSSOVER (INVOLVING DEMOLITION OF EXISTING DWELLING).

**Decision:** 03-07-2008 Approved

39319/APP/2007/615 66 Long Lane Ickenham

DEMOLITION OF EXISTING HOUSE AND GARAGE (IN CONNECTION WITH PROPOSAL TO REDEVELOP SITE FOR 7 TWO-BEDROOM FLATS) (APPLICATION FOR CONSERVATION AREA CONSENT).

**Decision:** 10-12-2007 Approved

39319/APP/2008/1276 66 Long Lane Ickenham

Details in compliance with conditions 14 (site survey) 15 (tree retention), 16 (tree protection), 20 (method statement in compliance with planning permission Ref 39319/APP/2007/171 granted 28/2/2007 for the erection of a two storey building with habitable accommodation in the roofspace for 7 two bedroom flats

**Decision:** 25-07-2008 Refused

39319/APP/2008/144 66 Long Lane Ickenham

Details of condition 2 (materials) in compliance with planning permission ref: 39319/APP/2007/171 dated 10 December 2007 for 'The erection of a two storey building with habitable accommodation in the roof space containing 7 two bedroom flats incorporating 3 rear dormers, associated parking and landscaping and widening of the existing vehicular crossover (involving demolition of the existing dwelling)'.

**Decision:** 03-07-2008 SD

39319/APP/2010/1601 66 Long Lane Ickenham

Erection of two storey building with habitable accommodation in the roof space, containing 7 two bedroom flats (amendment to previously approved scheme 39319/APP/2007/171 dated 10-12-2007 to include 2 new rear dormers)(INVOLVING DEMOLITION OF THE EXISTING DWELLING).



**Decision:** 08-10-2010    Approved

39319/APP/2010/1602    66 Long Lane Ickenham

Demolition of existing house and garage (in connection with proposal to redevelop site for 7 x 2-bedroom flats) (Application for Conservation Area Consent)

**Decision:** 08-10-2010    Approved

39319/APP/2012/689    66 Long Lane Ickenham

Installation of vehicular crossover and 2 parking spaces

**Decision:** 17-05-2012    Approved

39319/APP/2013/2880    66 Long Lane Ickenham

Two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling.

**Decision:** 02-12-2013    Refused

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

There has been a long history on the site with a number of applications refused. However, planning permission for the erection of a two storey building with habitable accommodation in the roofspace containing 7 two-bedroom flats, incorporating 3 rear dormers, associated parking and landscaping and widening of the existing vehicular crossover (involving demolition of the existing dwelling) was granted on 10 December 2007. An application for conservation area consent to demolish the existing house was approved at the same time.

Subsequently an application for a two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling reference 39319/APP/2013/2880 was refused on 2 December 2013 for the following reasons:

1. The proposed development by reason of its size, scale, bulk, design and appearance, would be detrimental to the visual amenity of the street scene and would fail to preserve or enhance the character and appearance of the wider Ickenham Village Conservation Area. As such the proposal would be contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted

Supplementary Planning Document HDAS: Residential Layouts.

3. In the absence of an up to date tree survey, showing the proposed development, in accordance with BS 5837(2012), the proposed scheme has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development in respect of education. The scheme therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Planning Obligations as amended by Revised Chapter 4 (September 2010).

The 2007 planning permission is a significant material consideration in the determination of the current application, as the Council's development management policies have not been changed since this approval.

The current application has sought to address the reasons of refusal from the 2013 application. As detailed below the design has been amended in line with comments from the Council's Conservation Officer, an extra 2 car parking spaces and access improvements are proposed, an up to date tree survey has been provided and the financial contributions can be addressed by means of a Section 106 agreement.

#### **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

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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.
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 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th February 2014**

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

27 letters were sent to local residents and the Residents Association on 27 January 2014, the site notice was posted on 23 January 2014 and the development was advertised on 29 January 2014. 3 responses in objection were received from neighbouring occupiers representations were received in response to the public consultation. One of these was a previous objector who confirmed their objections still applied and the previous comment was also confirmed.

In addition, two responses in objection were received from the Ickenham Residents Association.

The objections were from members of the public were as follows:

"This latest application for 66 Long Lane claims to have overcome the reasons for refusal on Dec 2nd 2013 ref 39319/APP/2013/2880. I would suggest that at best this is no more than wishful thinking. A new central gable feature does not address "the size, scale, bulk, design and appearance would be detrimental to the visual amenity of the street scene and would fail to enhance the character and appearance of the wider Ickenham Conservation Area". Increasing the off street parking from 10 to 11 plus 1 disabled for 9 homes is only tinkering with the problem. On street parking is now becoming quite dangerous and a major problem. Whatever is finally rebuilt on this land I would urge you to ensure any first floor windows overlooking my home are frosted and fixed - not as shown on these plans."

"What is the position now with this application, noting 'undecided' comment? Has it been noted in

the decision process that the fence bordering flat 68 and the Pepys Close flats has not ever been maintained at all and is collapsed along a large section. Given Ickenham is a conservation area the owner should be compelled to maintain the fence, both for appearance and safety!"

The Ickenham Residents Association objected as follows

- The Association could only detect little differences from the approved application 2010/1601, borne out by the Design & Access Statement, identifying small changes, apart from the fact that this is now for 8 x 2 bed plus 1 x 3 bed flats, making 9 in total instead of only 7 x 2 bed flats previously (2007/171 and 2010/1601 - both approved).

- 10 Parking spaces proposed for 9 flats plus 2 Disabled Persons parking spaces, which would allow one parking area per flat and one for visitors or small trades vehicles, which we consider to be inadequate, encouraging on street parking on a very busy part of Long Lane.

- As stated previously, the Association's concerns are still centred on the sheer bulk and visual impact of the proposed building, which would be out of character with properties at this central location within the Ickenham Village Conservation Area.

- According to the Design & Access Statement "access to the rear amenity area will be provided to all flats via a passage way at the side of the building for which there is more than adequate scope in the layout, i.e. past windows of ground floor flats A and D. Is this a desirable/acceptable situation?

-Due to lack of dimensions it is very difficult to ascertain from the drawings submitted how much higher the proposed elevations will be compared with the existing dwelling (to be demolished) and neighbouring residences although reference is made in the D&A Statement of the heights being "similar to the house and flats to the North & South of the proposal".

- Considering all previous applications (approved and refused) over the last 10 years or so, this has been such a long drawn out process of submitted proposals that we are completely in the hands of your Planning Team with their greater expertise and facilities and trust they will take our points into consideration to arrive at the correct decision.

The second letter from the Ickenham Residents Association was as follows:

1. The issue of overdevelopment has been addressed. If the Committee and Ickenham Residents Association considered the development to be fit under proper circumstances then it should be determined accordingly.

- Following the consultation on the amended plans further representations were received from the Ickenham Residents Association. The footprint of the proposal has not changed since the January 2014 plans, although there have been some changes to the side elevations and a dormer added in the front plus a balcony at the rear.

- We wish to repeat that the Association's concern are still centred on the sheer bulk and visual impact of the proposed building, and all our comments submitted in our letter dated. 03.02.14 still apply (copy enclosed). One safety question has to be raised: Will a single width front door be regarded as sufficient for any possible emergencies to vacate 9 flats in an emergency? We cannot see any alternative means of escape at the rear (apart from the patio doors in one of the ground-floor flats) or on the sides of the building.

- To avoid any ambiguity in the future we feel the 'Location Map' should show the whole site / plot bordered Red and not part red / part blue, which was the map used for an earlier application for a

detached house in the blue bounded part of the overall site which was rejected.

### **Internal Consultees**

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

This site is covered by TPO 5 and also within the Ickenham Village Conservation Area. Significant trees / other vegetation of merit in terms of Saved Policy BE38: There is a group of mature trees (some protected by the TPO) at the front of the site which provide a good, green screen between the proposed house and the road. Some are due to be removed, but the important trees are to be retained. It appears that many of these trees' root protection areas (RPA's) could be affected by the conversion of the front garden into a parking area, however the submitted tree protection plan proposes ground protection and new surfacing. Compared to a previously approved scheme, the proposed side (south-west) of the proposed house has been moved about 3m further towards two Silver Birch trees (one protected, one not) and it now appears to sit within their RPA's. The non-protected Birch is smothered in ivy and is due to be removed; an attempt could be made to sever and remove the ivy, however this process would almost certainly cause the crown severe damage. I therefore have no objection to the removal of this tree subject to a suitable replacement being planted. The submitted tree report states that replacement planting is shown at appendix I (on the tree protection plan); however I did not note any tree planting details on this plan. With regards to the protected Silver Birch, adequate protection has been proposed. Recommendations: The tree protection plan should be amended to show the details of replacement tree planting or a separate landscape scheme should be provided. Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8 (implementation), RES9 (1) and RES10.

#### **HIGHWAYS OFFICER**

The proposals are for the demolition of an existing dwelling and the construction of 8 x 2 bedroom and 1 x 3 bedroom apartments within the site. As part of the development, 12 car and 9 cycle parking spaces will be provided for the use of residents and visitors. Access will be provided via a vehicle crossover along the adjacent highway.

When undertaking assessment of the development, it is noted that the PTAL index within the surrounding area is rated as 2, which is classified as poor. As a result, the maximum parking provision of 1.5 car parking spaces per dwelling is normally required to be provided. However, it is noted that the site is located adjacent to public transport facilities (bus stops) that would serve residents and visitors, and just within the recommended walking distance to Hillingdon train station as stated by Transport for London.

Therefore, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, (Part 2) and an objection is not raised in relation to the highway and transportation aspect of the proposals provided that the following details are made conditional to the planning consent.

#### **Conditions**

The proposed access to the site shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays, which shall be accommodated within the site boundary in both directions. The visibility splays shall be maintained free of obstructions, including planning at all times.

Notwithstanding the submitted plans, details of the proposed bin and cycle stores shall be submitted and approved in writing by the Local Planning Authority before commencement of works at the site.

#### **CONSERVATION OFFICER**

The Council's Conservation Officer raised objections to the initial scheme in relation to the design of the proposed building. However, following a meeting with the applicant and his agent, revised plans were received.

The Conservation Officer has confirmed that he is generally happy with the overall revisions. The roof form and the elevations have been revised following the meeting, although some detailing amendments are still required, namely:-

On the West Elevation, the tiles to the gable should also cover the first floor to reach the string course. This would give it more articulation. The string course is then not necessary. The rooflight (next to the dormers) should be realigned with the windows below.

The curved brick arch can be removed from the second floor windows on the North elevation and the top frame of the window should be extended to meet the timber eaves fascia (as East elevation).

All downpipes and gutters should be shown on the plans.

Finally, further detail will be required for the boundary treatment, hard landscaping and the bike/bin stores

Further plans have been submitted addressing the minor points above. The Conservation Officer has confirmed, "This appears to address most of my concerns outlined in my observation dated 27/02/2014 apart from - all downpipes and gutters should be shown on the plans. This should be subject to a planning condition.

Other Conditions:

All materials should be subject to samples as a condition of approval.

Rooflights to be flush conservation types.

Further detail of balcony treatment to the rear.

Further detail of the bike store/bin store/recycle store.

All paving, hard landscaping and boundary treatment should be subject to sample materials and detailed drawings as a condition of approval.

#### ACCESS OFFICER

The proposal is for a flatted development comprising 8 two bedroom flats and 1 three bedroom penthouse. Twelve car parking spaces would be provided, with access to the flats from the parking area be via a level threshold to facilitate accessibility. One accessible parking space would be achieved.

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.

Plans indicate that a lift would be provided within the block, but there is no evidence to suggest that the Lifetime Home Standards have been considered and incorporated.

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. A minimum of one bathrooms/ensuite facility should be designed in accordance with the 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. The bathroom

furniture layout and all other specifications should concur with those details on page 27 of the SPD referred to above.

CASE OFFICER COMMENT: A condition to secure compliance with the Lifetime Homes Standards is recommended.

## **7. MAIN PLANNING ISSUES**

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

The application would provide a new building containing 9 flats on the site of the previous house and garage, the site therefore constitutes previously developed land. The site is located within an established residential area and within the developed area as identified in the Hillingdon Local Plan Part Saved Policies (November 2012).

Therefore, there is no objection to the principle of a residential development on the site.

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

The proposed scheme provides a density of approximately 42 dwellings per hectare. This is considered to be acceptable in relation to the surrounding form of development and would ensure an appropriate level of development that makes best use of the previously developed land and respects the character of the area. The proposal therefore complies with London Plan Policy 3.4 and NPPF guidance.

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

The site is located within the Ickenham Village Conservation Area. However, as detailed in the internal consultees response the amended scheme is considered acceptable by the Council's Conservation Officer and is considered to safeguard the heritage asset. In addition, the principle of flat development has been accepted by the previous planning permission. Therefore, the proposal, subject to suitable planning conditions, is considered to comply with policy BE4 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

### **7.04 Airport safeguarding**

Not Applicable to this application.

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

Not Applicable to this application.

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

The proposed development is set back from the road and is partially screened by existing landscaping. However, views are gained into the site from the proposed access area. It is also accepted that the area benefits from a range of styles and sizes of houses and that permission has been granted for demolition of the building and the erection of a new building containing 7 flats. A significant consideration is the fact that the site is located within a conservation area, where there is a requirement to safeguard the heritage asset. Therefore, the views of the Council's Conservation Officer are of paramount importance.

The Conservation Officer has confirmed above that there are no objections to the amended scheme. The proposed development is considered to safeguard the heritage asset of the conservation area.

The site's planning history is also relevant with a relatively similar block of flats having been approved previously on this site. The key difference between the earlier scheme and the current scheme is that the current proposal has 2 additional flats, is larger, less balanced and proportioned than the previous scheme (although on balance, not to an extent which warrants refusal, particularly in light of the positive views of the scheme made by the Conservation Officer).

In particular, the Conservation Officer advises that:-

'It is important to achieve a design which is appropriate to its context. The development proposed is a traditional design and will be finished in robust traditional materials - bricks, clay roof tiles and timber detailing. It will integrate with, and complement, the neighbouring buildings and local area in terms of scale, density, layout and access. The design of the building and the fenestration is proportionate in nature and it is positioned well within the plot. It therefore meets the National Planning Policy Framework's core principles; particularly that planning should be seeking to ensure high quality design and seeking to conserve heritage assets in a manner appropriate to its significance.'

Therefore, it is considered that the proposed development would not have an adverse impact upon the streetscene and character of the area, it would preserve the character and appearance of the Ickenham Village Conservation Area. As such the proposal would comply with Part 1 Policy BE1 and Part 2 Policies BE4, BE13 & BE19 of the Hillingdon Local Plan (November 2012).

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

The proposed development would be sited closer to the boundary with No. 64 and closer to the boundary with No. 68. With regard to the siting in relation to No.64 the proposed development steps down to two storey at this end. The proposed development is also of a similar depth as the approved scheme. Therefore, it is not considered that the proposed development will have a detrimental impact (any worse than the previously approved scheme) upon the amenity of the occupiers of No.64 due to loss of outlook or be unduly dominant upon them. With regard to the flats in the adjoining buildings to the south a similar conclusion is reached despite the property being three storey at this side the separation distance and the boundary treatment are sufficient to safeguard the amenity of the occupiers of adjoining flats to the south.

With regard to potential overlooking, the proposed scheme provides four windows in the north elevation facing No. 64 Long Lane. These windows provide light and outlook to the kitchens in Flats B and C on the ground floor and Flats F and G on the first floor. The two at first floor level are reduced in size. However, these windows would result in a degree of overlooking to No.64 from these windows. As such, these windows should be obscure glazed and non-opening below a height of 1.8m to ensure the scheme does not cause unacceptable overlooking to No 64 Long Lane. This can be dealt with by way of a condition on any consent granted. With regard to the south elevation facing the adjoining flats these do contain bedroom windows at first floor level and also the amended dormer window to bedroom 1, at second floor level, but due to the landscape treatment and distance and angle of outlook to the adjoining flats these are not considered to lead to an unacceptable degree of overlooking.

The proposed scheme is, therefore, in accordance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan Saved Policies (November 2012).

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

Policy 3.5 of the London Plan 2011 requires an internal area of 61 sq.m for 2 bed 3 person flat and 70 sq.m for a 2 bed 4 person flat. With regard to 3 bed flats the policy requires between 74 sq.m and 90 sq.m, depending on number of occupants. The proposed 2 bed flats would be between 72 sq.m and 77 sq. m and the 3 bed flat is 167 sq.m. Therefore, the proposed development would comply with minimum space standards given in Table 3.3 of Policy 3.5 of the London Plan 2011.



The proposed windows in all the flats would provide an adequate outlook and natural light to the rooms they would serve. Originally bedroom 1 in the second floor flat was only served by two rooflights following discussions with Officers this has been amended to provide a dormer window, following the design of the other dormer windows, this provides a more satisfactory living environment. Therefore, the proposed scheme is in accordance with London Plan policy 3.5

Around 1080 sq.m of private amenity space would be provided for the proposed flats. Therefore the proposed amenity space would meet the requirements of paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts, which requires 25 sq.m per 2 bed unit and 30 sq.m per 3 bed unit, requiring a total of 230 sq.m Therefore, the proposal would be in accordance with policy BE23 of the adopted Hillingdon Local Plan Saved Policies (November 2012). With regard to the ground floor flats a hedge is proposed that will create private amenity space for the occupiers of these flats and to minimise any potential overlooking of these units from the users of the communal garden area. It is noted that the hedge appears to be open on one side, however, full details of the hedge and fencing can be secured as part of the landscaping conditions.

Therefore, it is considered that the proposed development would provide a satisfactory residential living environment.

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

No objection is raised by the Council's Highways Officer with regard to the amended access arrangements which have addressed his initial concerns and would allow for safe vehicular movement. Appropriate planning conditions are suggested to safeguard this aspect of the scheme. Accordingly, it is considered that the proposed scheme would comply with policy AM7 of the Hillingdon Local Plan Part 2 Saved Policies (November 2102).

The proposed scheme provides 12 car parking spaces which is 2 more than the previous refused scheme. One disabled space is proposed. Given the access to public transport close by, this is considered by the Highways Officer to be adequate for the proposed development. Cycle parking would be secured by means of a suitable planning condition. Therefore, the proposed scheme is considered to comply with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2102).

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

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

The applicant has provided details that the scheme would comply with the Lifetime Homes Standards. The Council's Access Officer has suggested two points in relation to lifetime homes which it is felt could be addressed by means of a planning condition.

The proposed development would therefore comply with London Plan Policy 3.8 and the Hillingdon Council SPD Accessible Hillingdon.

#### **7.12 Disabled access**

It is considered that the scheme, subject to the planning conditions mentioned previously, would meet the appropriate requirements for disabled access.

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

Not applicable to this application.

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

The applicant has submitted an up to date tree assessment with the current proposal. There are a number of trees including some which are subject to a preservation order in close proximity to the development. However, the Council's Trees Officer, as detailed above, has raised no objection to the principle of the development. Further details of tree planting and protection measures for the protected trees should be required. These can be the subject of a suitable planning condition.

As such the proposed scheme complies with Policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

An amended plan has been submitted confirming that the required bin facilities can be accommodated on site. Further details of the refuse facilities can be secured by way of a suitable planning condition. Therefore, the proposed scheme is in accordance with policy BE19 of the adopted Hillingdon Unitary Development Plan (November 2012) and paragraphs 4.40 of the Hillingdon Design & Accessibility Statement: Residential Layout.

#### **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**

A suitable planning condition is proposed in relation to sustainable urban drainage. Therefore, this matter is considered satisfactory.

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

Not applicable to this application.

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

The points raised have been addressed in the planning assessment above.

#### **7.20 Planning Obligations**

A contribution of £19843 will be required towards education.

A CIL payment of £26224.10 would be required for the development.

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

Not applicable to this application.

#### **7.22 Other Issues**

None

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

General

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

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

Members should also ensure that their involvement in the determination of planning applications adheres to the Members Code of Conduct as adopted by Full Council and

also the guidance contained in Probity in Planning, 2009.

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to this application.

### **10. CONCLUSION**

In light of the previous decision the principle of a flat scheme is considered to be acceptable. Information in relation to lifetime homes has been submitted. The site is located within the Ickenham Village Conservation Area however, following amendments to the application the proposed building is considered to be acceptable and safeguard the heritage asset. It is not considered that the scheme is harmful to the residential amenity of adjoining occupiers. In addition, it is considered that the proposed parking arrangements are acceptable and that adequate measures have been put forward for tree protection, some of which are subject to preservation orders, which can be controlled by a planning

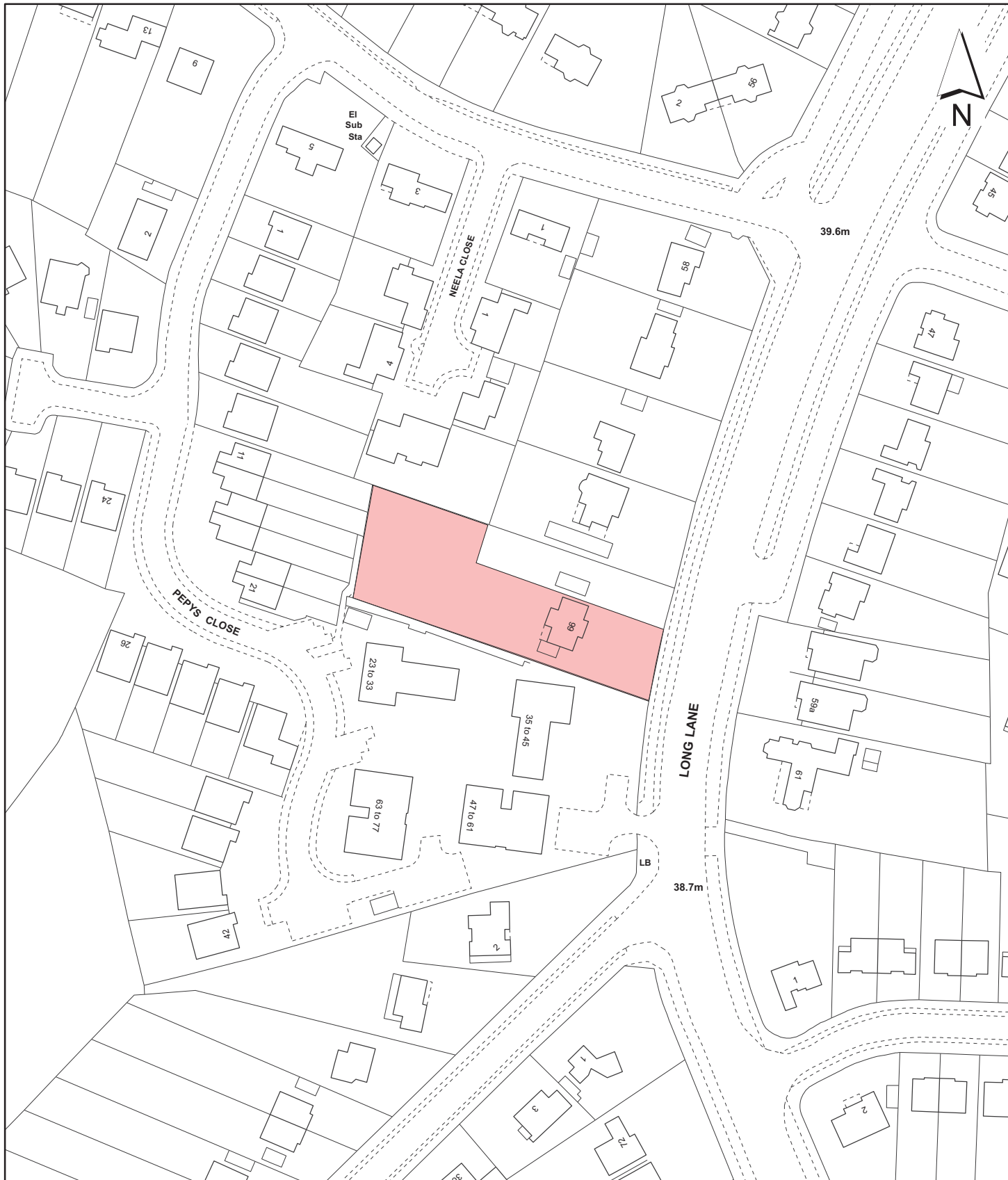
condition. Consequently, the proposals would comply with Policies AM7, AM14, BE4, BE13, BE19 and BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

National Planning Policy Framework.  
London Plan (July 2011).  
Hillingdon Local Plan Part 1 2012.  
Hillingdon Local Plan Part 2 Saved Policies (November 2012).  
HDAS : Residential Layouts

**Contact Officer:** Mark Jones

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**66 Long Lane  
 Ickenham**

Planning Application Ref:  
**39319/APP/2014/53**

Planning Committee  
**North Application**

Scale  
**1:1,250**

Date  
**April 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** 4 POPLARS CLOSE RUISLIP

**Development:** Part two storey, part single storey side/rear extension and conversion of integral garage to habitable use involving installation of bay window to front

**LBH Ref Nos:** 69660/APP/2013/3803

**Drawing Nos:** 1478 P902  
1478 P903  
1478 P102 REV A  
1478 P101 REV A  
1478 P201 REV A  
1478 P202 REV D

**Date Plans Received:** 20/12/2013      **Date(s) of Amendment(s):** 03/04/2014  
**Date Application Valid:** 07/01/2014

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the north side of Poplars Close in Ruislip forming part of a cul-de-sac which runs off the junction with Ickenham Road. It is a long rectangular shaped plot. The application dwellinghouse is semi-detached with no. 2 Poplars Close and has associated front hardstanding, sizeable rear garden amenity and integral garage. This is a well proportioned and relatively unaltered inter-War semi-detached property situated in the Ruislip Village Conservation Area. It is constructed of yellow London Stock bricks and features red tiles, metal windows and dormer windows. The dwelling has a driveway with space for 1 car and an integral garage which provides parking for another.

The area is characterised by such semi-detached properties mostly of the same period, all forming part of a planned layout. The site is positioned further forward than the neighbouring properties due east. To the northeast of the application site is No.4a Poplars Close, a two storey detached dwelling which is set 13.5 metres from the rear elevation of the application dwelling.

The site is situated within a Developed Area and within the Ruislip Village Conservation Area. as identified in the policies of the Hillingdon Local Plan (November 2012).

#### 1.2 Proposed Scheme

Planning permission is sought for a part two storey, part single storey side/rear extension and conversion of integral garage to habitable use involving installation of bay window to front.

The side extension would be set back 1m from the front wall of the dwellinghouse and then extends rearward for 13.3m at ground floor level and 12.1m at first floor level. The extension would have a width of 2.25m at a height of 5.5m to eaves and 7.9m to ridgeline of the extension, which would be set down 1.2m from the highest part of the existing roof

line.

The rear extension would extend 3.6m, be 6.3m wide at two storey level then drop to single storey level flush with the common boundary with No. 2 Poplars Close. The two storey would be set in at least 1m from the common boundary with No.4a Poplars Close and 3.8m with no. 2 Poplars Close. The single storey rear element would extend 3.6m along the boundary with no.2 and extend a further 1.2m to the rear of the two storey element with a height of 2.9m with a flat roof.

The proposal would accommodate a 5th bedroom with en-suite, with 2 bedrooms enlarged at first floor and kitchen / diner at ground floor. There would be a new front access on the principal elevation facing the highway. The integral garage would be converted into a habitable room and new bay fronted window inserted in its place.

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

There is no planning history associated with this site.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- 12th February 2014

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

## **3. Comments on Public Consultations**

4 near neighbours and Ruislip Residents Association were consulted and site notice displayed on 18 January 2014 giving 21 days to make their representations. 3 objections were received.

External Consultees:

In summary the objections were centered on:

- Inadequate Parking for 2 vehicles and loss of soft landscaping and encroachment on the pavement.

- There is a Playgroup and Scout Troop in residence at the end of the close, which already result in significant parking and safety issues when parents and children are arriving and departing. It would seem to be ill-advised to allow this problem to be exacerbated, increasing the likelihood of a serious incident.

- The street is quite narrow and the whole road on both sides is subject to single yellow line parking restrictions. Consequently the requirement for several cars to be parked in the road would be detrimental to all in the Close.

- Inappropriate UPVC material for windows in a Conservation Area.

- Two-storey extension to the side of the property and the addition of a large double bedroom on the third floor, would destroy the symmetry of what is currently an attractive pair of period semi-detached houses, further undermining the character or appearance of the area.



- Loss of light or overshadowing and loss of privacy by the two storey rear extension.
- Plans are incorrect as they show the small existing rear ground floor extension as being 1.2m when it is actually 1.5m.
- Potential damage to the character and appearance of the close caused by disregard for the aesthetics of the original build and the potential use of inappropriate materials.
- Squeezed into such a small close destroying the environment for the existing residents. Most of the longer-standing residents moved into this close because they appreciated the qualities and character on offer.

CASE OFFICER COMMENTS: The existing dwelling has Upvc windows, as detailed in the application form and the plans are considered to be an accurate depiction of the existing dwelling at the site. The other comments are considered in the main body of the report.

Internal Consultees:  
HIGHWAYS OFFICERS:  
No objection.

#### CONSERVATION OFFICER

A proposed part two storey/part single storey side extension is acceptable in principle and as designed. It is set-back from the existing front building line, set down from the ridge and has been designed to follow the style of the existing property. It is subordinate in nature and would sustain the appearance of the streetscape. As such, it follows the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions, in particular para. 5.0 'The Council will consider proposals for two storey side extensions in terms of their setting and with particular reference to the character and quality of the overall street scene.' A condition or a revised drawing is required to ensure that the windows replicate the existing on the property in size and design.

The new front bay window to replace the integral garage up-and-over door is an improvement to the appearance of the building.

The two storey rear extension generally accords with the guidance given in HDAS and as such would be acceptable in principle. However, it is felt that the depth, width and height of the extension is such that it would result in very large footprint, and would not be subordinate to the main house. In addition, the set-back which provides a parapet at first floor is an awkward feature. It should be, ideally, reduced and redesigned so that the rear elevation has better proportion and that it is not such a bulky obtrusive addition. There is no objection to the rear lightwell extension but would need to be integrated as part of the redesign of the rear.

CONCLUSION: Seek amendments.

CASE OFFICER COMMENT: Amended plans were received during the course of the application which reduced the size of the extension and the amended design is now considered acceptable.

A Ward Councillor has requested that the application be determined by the 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:

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

BE13 New development must harmonise with the existing street scene.

BE4 New development within or on the fringes of conservation areas

AM14 New development and car parking standards.

LPP 3.5 (2011) Quality and design of housing developments

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.

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

The main planning issues to take into consideration when determining this planning application relate to the effects on the character and appearance of the original dwellinghouse, whether it enhances or preserves the Ruislip Village Conservation Area, its impact on the visual amenity of neighbouring properties and the provision of acceptable parking and residential amenity space.

Part 1 policy BE1 and part 2 policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: UDP Saved Policies (2012) contain criteria for proposal to adhere to and that it should harmonise with the original dwellinghouse and the area in which it is sensitively located. It is considered that proposal should preserve or enhance the existing features of both the streetscene and the architectural composition and proportions of the original dwellinghouse. In addition, complementing or improving the amenity and character of the area.

Paragraph 5.10 of HDAS - Residential Extensions (2012) states that the side element should be no more than two thirds of the width of the original dwellinghouse creating a subordinate relationship with the original dwellinghouse and a sympathetic appearance in the streetscene. The proposal would have a subordinate footprint in relation to the existing proportions of the dwellinghouse as it would be less than two thirds of its width. Comments were received from near neighbours objecting that there would be an unbalancing of the semi-detached properties, but owing to compliant proportions, the impact to the appearance of the semi detached dwellings is considered acceptable. Furthermore, guidance set out in paragraph 5.6 of the HDAS: Residential Extensions

(2012) states that two storey side extensions on a semi-detached dwellinghouse should be set back at ground and first floor level by 1m from the front building line of the original dwellinghouse. The proposed two storey extension would be set back at both floors from the front wall (less a canopy), as required, and set in a minimum of 1m from the shared boundary with no. 4a Poplars Close, in compliance with Policy BE22 of the Hillingdon Local Plan (November 2012).

Turning to the rear elevation, single and two storey extensions should not exceed 3.6m in depth on a plot more than 5m wide of which this site is, as stated in paragraphs 3.2 and 6.4 of HDAS: Residential Extensions (2012). These elements do not exceed the prescribed depth thresholds, due to the original stepped building line at ground floor level. In addition, paragraphs 3.7 and 5.8 state that a single storey extension should be no higher than 3m metres for a flat roof and two storey rear extension should be 0.5m lower at roof level. In this regard, the proposals are compliant with UDP saved policies and guidance.

Therefore, based on the amended plans, it is considered that the proposals are not unsympathetic to the character and appearance of the dwellinghouse and would not be an incongruous feature in the streetscene and Conservation Area. Therefore, the proposed development would comply with Part 1 policy BE1 and Part 2 policies BE4, BE13, BE15, BE19 and BE23 of the Hillingdon Local Plan: UDP Saved Policies (2012).

In terms of the impact on the neighbouring dwellings, Policies BE20 and BE24 state that extensions should be laid out to ensure adequate levels of sunlight and daylight received by existing dwellinghouses are maintained. Not least, the design should be carefully developed to protect the privacy of the occupiers of neighbouring properties. Objections have been received with regard to loss of sunlight and daylight into an existing conservatory that abuts the shared boundary with No.2 Poplars Close. The applicant has submitted additional daylight and sunlight digrams showing the shadowing of the existing conservatory with and without the extensions at different times of the year. It is apparent that the existing dwelling already casts a significant shadow over this conservatory and any additional extension would not result in a level of harm from loss of light or overshadowing which would warrant a refusal.

Moreover, the proposal would be set in by some 5.4m at first floor from the attached neighbour, which is sufficient to ensure that the proposed development does not break a 45 degree notional line taken from the nearest neighbouring habitable window in accordance with paragraph 6.2 of the HDAS-Ext. This notional line has been demonstrated on the proposed floorplan.

Furthermore, the Conservation Officer comments were concerned with the increased footprint of the dwellinghouse. Accordingly, the scheme was duly amended to reduce the width of the two storey rear element away from the attached neighbour, which has further reduced any impact to this neighbour.

It is noted that the extension would now be located approximately 10 metres from the rear elevation of No.4a Poplars Close. However, given the orientation of the dwellings and that the application dwelling is off-set from this neighbouring occupier, any loss of light and sense of dominance would be within an acceptable parameter and would not warrant a refusal of the application.

The applicant has ensured that the windows in the rear of the first floor extension are to serve a bathroom and can be obscure glazed, to protect the privacy of the occupiers of

No.4a Poplars Close. A bedroom window would be erected at first floor level in the side elevation, however, there is an existing window and dormer window in the side elevation which would be removed and the outlook from the proposed window would be over the cul-de-sac and not neighbouring residents. Therefore, the proposed development would comply with Policy BE24 of the Hillingdon Local Plan (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the development, would have a sufficient outlook and source of natural light, therefore conforming to policy BE20 of the Hillingdon Local Plan saved policies (2012) and Policy 3.5 the London Plan (2011).

The proposals will increase the number of bedrooms from 4 to 5. This doesn't trigger additional parking provision of 2no. car parking spaces for a dwellinghouse. However, the loss of an integral garage for 1no. car needs to be offset elsewhere on the site and within prescribed guidelines measuring a minimum of 2.4m x 4.8m per car parking space. Objections were received relating to the impact on on-street parking and how 2no. car parking spaces could not be accommodated. It has been demonstrated on the proposed block plan that 2no. car parking spaces can be contained on the front hardstanding. In addition a plan has shown an enlarged crossover to serve the additional parking spaces. Whilst this would be wider than a standard double width crossover, the Highways Officer has not objected to this due to the cul-de-sac setting with minimal pedestrian movements. Therefore, the proposal would not pose a risk to highway and pedestrian safety. As a result, it is deemed compliant with part 2 policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraph 4.9 in HDAS-EXT guidance states sufficient garden space should be retained as a consequence of an extension. The overall proposal would increase the number of bedrooms from 3 to 6. Approximately 450sqm of amenity space would remain and therefore a sufficient amount of amenity space would be provided in accordance with said guidance.

As such, given the reasons discussed in this report, planning permission is recommended for approval.

## **6. RECOMMENDATION**

### **APPROVAL subject to the following:**

#### **1 HO1 Time Limit**

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

#### **REASON**

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

#### **2 HO2 Accordance with approved**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1478 P202 REV D & P102 Rev A.

#### **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** HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

**4** HO5 No additional windows or doors

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

REASON

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

**5** HO6 Obscure Glazing

The first floor window in the rear elevation serving the bathroom 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)

**6** HO7 No roof gardens

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

REASON

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

**7** 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 [P102 Rev A]

Vehicle Crossover [P102 Rev A]

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

REASON

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

## INFORMATIVES

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

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

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

- 2 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.

## Standard Informatives

- 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 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.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

BE13 New development must harmonise with the existing street scene.

BE4	New development within or on the fringes of conservation areas
AM14	New development and car parking standards.
LPP 3.5	(2011) Quality and design of housing developments
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.

3 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 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.

5 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, Environment and Community Services, Building

Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 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 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, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 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.
- 9 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 should only be carried out between the hours of 08.00 hours 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 and Public Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

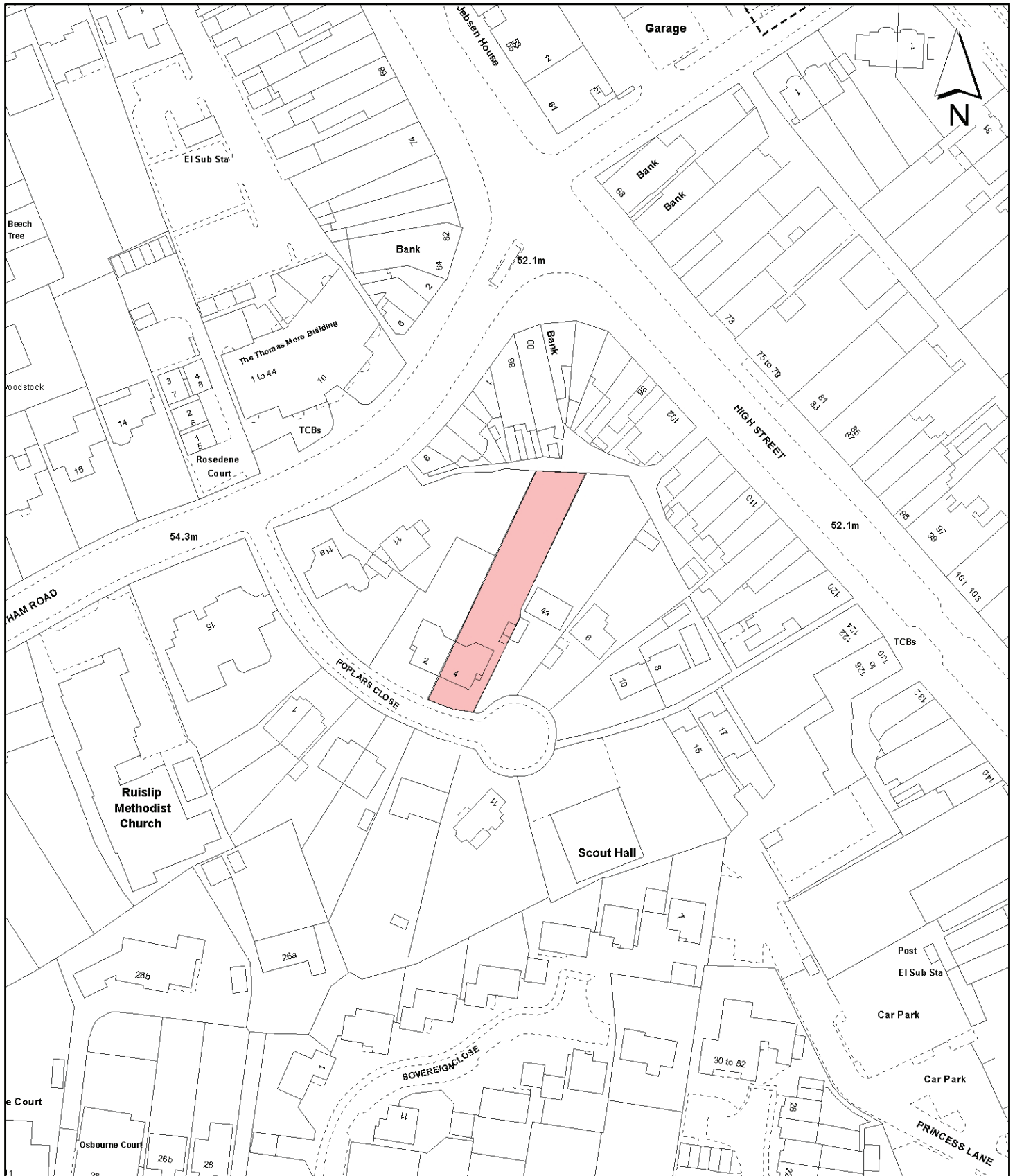


prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO<sub>2</sub>) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that 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).

**Contact Officer:** Scott Hackner

**Telephone No:** 01895 250230



**Notes**

 Site boundary

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Site Address

**4 Poplars Close  
Ruislip**

Planning Application Ref:

**69660/APP/2013/3803**

Planning Committee

**North Application**

Scale

**1:1,250**

Date

**April 2014**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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



**HILLINGDON**  
LONDON

NORTH PLANNING  
COMMITTEE

REPORT OF THE DIRECTOR OF RESIDENTS  
SERVICES

15<sup>th</sup> April 2014

CONTACT OFFICER: Nikki Wyatt  
EXTENSION: 8145

**Item No. S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL  
MONITORING REPORT**

## **SUMMARY**

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2013 where the Council has received and holds funds.

## **RECOMMENDATION**

**That Members note the contents of this report.**

## **INFORMATION**

1. Circular 05/05 and the accompanying best practice guidance required local planning authorities to consider how they could inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution. Although Circular 05/05 has now been replaced by the National Planning Policy Framework (March 2012), this is still considered to be good practice.
2. The information contained in this report was reported to Cabinet on 20th March 2014 and updates the information received by Cabinet in December 2013. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 December 2013, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of January 2014 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/12/13' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund

amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 30/09/13" and "Total Income as at 31/12/13".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. As explained in a previous report, a majority of the funds is linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

#### **Financial implications**

6. This report provides information on the financial status on s106 and s278 agreements up to 31 January 2013. The recommendation to note has no financial implications.

#### **CORPORATE CONSULTATIONS CARRIED OUT**

##### Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

#### **EXTERNAL CONSULTATIONS CARRIED OUT**

There are no external consultations required on the contents of this report.

#### **BACKGROUND DOCUMENTS**

ODPM Circular 05/2005 'Planning Obligations' (deleted)  
DCLG National Planning Policy Framework adopted March 2012  
District Auditor's "The Management of Planning Obligations" Action Plan May 1999  
Monitoring Officers Report January 2001  
Planning Obligations Supplementary Planning Document Adopted July 2008.

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 / March 2010/ June 2010/ September 2010 / December 2010/ March 2011/ June 2011/ September 2011/ December 2011/March 2012/June 2012/Sept 2012 /December 2012/ March 2013/ June 2013/ September 2013/ December 2013/ March 2014.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
<b>SECTION 278</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT/278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT/278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave Pedestrian crossing junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.(£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT/278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on S278 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	18,000.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. S278 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT/278/73	South Ruislip	R.A.F Northolt., South Ruislip>Main Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. S278 agreement and technical approval pending.
PT/278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at a satisfactory standard. £1,000 engineering fees claimed.
PT/278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,752).
PT/278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	2,428.00	2,428.00	2,428.00	11,718.46	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. £2,428 fees claimed.
<b>SECTION 278 SUB - TOTAL</b>			<b>145,573.10</b>	<b>145,573.10</b>	<b>78,355.70</b>	<b>78,355.70</b>	<b>20,428.00</b>	<b>67,217.40</b>	<b>0.00</b>	
<b>SECTION 106</b>										
<b>PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING</b>										
PT/25/56 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/17/97/0664	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	AS AT 31/12/13 35,253.56	AS AT 30/09/13 35,253.56	AS AT 31/12/13 28,119.15	AS AT 30/09/13 28,119.15	To 31/12/13 0.00	AS AT 31/12/13 7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of 'Driver Feedback Sign'. Implementation due Spring 2007, subject to feasibility. Cycles being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	7,502.15	7,502.15	6,952.15	0.00	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013. -Funds allocated towards cycle improvements as part of Ruislip Manor Town Centre scheme. (Cabinet Member decision 31/7/12). <b>Scheme complete September 2013. All invoices paid.</b>
PT/117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds received towards improvements to cycle route 89/network 83 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/120/241A	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	2,500.00	2,500.00	2,500.00	2,500.00	0.00	0.00	0.00	Funds received towards the undertaking of a Transport Assessment (TA) to assess the cumulative traffic impact of flatbed developments in Kingsend. Funds to be spent within 5 years of receipt (April 2016). Allocated towards TA (Cabinet member decision 31/7/12). TA received from consultants March 2013.
PT/127/238H	West Ruislip	Fmr Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	34,603.50	0.00	0.00	0.00	34,603.50	0.00	Contribution received towards carbon reduction projects in the Ruislip area. Earmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019).
		<b>PLANNING TRANSPORTATION &amp; RECYCLING SUB - TOTAL</b>	<b>147,284.30</b>	<b>147,284.30</b>	<b>38,121.30</b>	<b>31,169.15</b>	<b>6,952.15</b>	<b>109,163.00</b>	<b>30,000.00</b>	
		<b>PLANNING TRANSPORTATION &amp; RECYCLING TOTAL</b>	<b>292,857.40</b>	<b>292,857.40</b>	<b>116,477.00</b>	<b>109,524.85</b>	<b>27,380.15</b>	<b>176,380.40</b>	<b>30,000.00</b>	
		<b>PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES</b>								
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,755,319.11	3,755,319.11	1,945,788.54	1,945,788.54	496,497.96	1,809,530.57	708,917.62	Two instalments towards educational places or improvements to schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.39). Funds to be spent by September 2016. Secondary contribution spent towards expansion at Ruislip High school (Cabinet Member decision 21/10/2010), £342,000 from the Nursery contribution spent towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010). Final instalment received. Nursery (£437,000), Primary (£779,000) and secondary (£684,000). £779,000 Primary contribution spent towards expansion of Harlyn and £165,939 to Field End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/13). Further £20,551 received towards the same purpose. <b>£1,100,612 allocated towards expansion at Field End Infant/Junior Schools (Cabinet Member Decision 24/01/2014).</b>
EYL/121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2951	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL/137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL/138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2089	512,742.69	512,742.69	62,801.47	62,801.47	0.00	449,941.22	214,304.00	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement). Funds to be spent by February 2018. Further £261,446.35 received as remaining 50% education contribution. £112,742 allocated towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Further £185,696 allocated towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/139/239B	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	64,920.00	64,920.00	0.00	0.00	0.00	64,920.00	0.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits. Allocated towards expansion at Field End Infant & Primary School (Cabinet Member Decision 24/01/2014).
EYL/160/263B	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	12,704.43	12,704.43	0.00	0.00	0.00	12,704.43	0.00	Funds received towards the costs of additional and or improved educational facilities within the London Borough of Hillingdon. No time limits. Allocated towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/164/270	Eastcote & East Ruislip	103 Park Ave, Ruislip 49273/APP/2011/933	10,885.00	10,885.00	0.00	0.00	0.00	10,885.00	10,885.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/167/275	Eastcote & East Ruislip	Fmr Highgrove Day Nursery, Campbell Close, Ruislip 48552/APP/2009/234	7,102.00	7,102.00	0.00	0.00	0.00	7,102.00	7,102.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/168/279	Northwood	Claremont, Kewferry Drive, Northwood. 62950/APP/2011/2961	2,545.00	2,545.00	0.00	0.00	0.00	2,545.00	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. Allocated towards expansion at Harlyn Primary School (Cabinet Member Decision 24/01/2014).
EYL/170/280	South Ruislip	12 Walnut Way, Ruislip 68425/APP/2012/659	16,138.00	16,138.00	0.00	0.00	0.00	16,138.00	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. Allocated towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/171/281	Harefield	Fmr White Horse, Church Hill, Harefield. 38029/APP/2010/2743	13,510.00	13,510.00	0.00	0.00	0.00	13,510.00	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. Allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014).
EYL/178/289	South Ruislip	30 Hardy Ave, Ruislip 49772/APP/2009/107	8,953.00	8,953.00	0.00	0.00	0.00	8,953.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits. Allocated towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/181/282B	West Ruislip	Lyons Court, Pembroke Rd, Ruislip. 66895/APP/2011/3049	14,412.79	14,412.79	0.00	0.00	0.00	14,412.79	0.00	Contribution received towards education improvements or facilities including new school facilities, improvements to existing school facilities to accommodate extra children or improvements to playgrounds (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019). Allocated towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/182/294	Northwood	Orenda, 68 Thrimere Gardens, Northwood. 59862/APP/2011/2101	48,710.00	48,710.00	0.00	0.00	0.00	48,710.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield from the development. No time limits. Allocated towards expansion at Harlyn Primary School (Cabinet Member Decision 24/01/2014).
EYL/183/295	South Ruislip	9 & 9a Great Central Avenue, Ruislip. 4795/APP/2012/1777	12,911.00	12,911.00	0.00	0.00	0.00	12,911.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield from the development. No time limits. Allocated towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).



FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 31 December 2013 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL/184/296	Harefield	Fmr Swan PH, Swan Rd, Breakspear Road North, Harefield. 18239/APP/2012/296	7,718.00	7,718.00	0.00	0.00	0.00	7,718.00	0.00	Contribution received towards education improvements or facilities including new school facilities, improvements to existing school facilities to accommodate extra children or improvements to playgrounds (see agreement for details). No time limits. <b>Allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014).</b>
EYL/186/299A	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	51,098.24	51,098.24	0.00	0.00	0.00	51,098.24	0.00	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits for spend.
EYL/187/301	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	130,618.06	130,618.06	0.00	0.00	0.00	130,618.06	0.00	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). Funds to be spent within 5 years of receipt (July 2018).
EYL/191/305A	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	39,018.58	39,018.58	0.00	0.00	0.00	39,018.58	0.00	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits.
EYL/193/307	West Ruislip	3 South Drive, Ruislip 1305/APP/2012/211	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/194/308	Manor	69-77 Park Way, Ruislip 885/APP/2010/340	14,231.00	0.00	0.00	0.00	0.00	14,231.00	14,231.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/196/310	Northwood	High Meadow, Farm Rd, Northwood 41596/APP/2013/310	12,796.00	0.00	0.00	0.00	0.00	12,796.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/198/312	Ickenham	25 Highfield Drive, Ickenham 2275/APP/2013/633	7,886.00	0.00	0.00	0.00	0.00	7,886.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,183,003.87	5,148,090.87	2,008,590.01	2,008,590.01	496,497.96	3,174,413.86	1,635,641.47	
<b>PORTFOLIO: CENTRAL SERVICES</b>										
		CENTRAL SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION</b>										
PPR/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	0.00	Contribution towards construction training initiatives, within the Borough. Funds to be spent within 7 years of receipt (February 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	75,000.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/118/231C.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip . 66895/APP/2011/3049	47,950.86	47,950.86	0.00	0.00	0.00	47,950.86	47,950.86	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/77/282D	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip 66895/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/79/299E	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	19,669.95	0.00	0.00	0.00	19,669.95	19,669.95	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. Funds to be spent within 5 years of receipt (July 2018).
		<b>COMMUNITY, COMMERCE &amp; REGENERATION SUB - TOTAL</b>	<b>246,625.86</b>	<b>246,625.86</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>246,625.86</b>	<b>206,496.51</b>	
<b>PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION</b>										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/206B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	264,134.80	264,134.80	0.00	12,996.74	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265K from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 1/09/2011). Works began on site March 2012. scheme to be completed in 2012/13.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/15/231D	Ruislip	Former RAF Ruislip (dkenham Park), High Road, Ickenham 38402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	24,130.14	24,130.14	0.00	0.00	0.00	24,130.14	24,130.14	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip. 8418/APP/2006/913&914	14,300.00	14,300.00	0.00	0.00	0.00	14,300.00	0.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). Earmarked towards provision of cycling facilities at Field End School. Subject to formal approval.
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip. (plot A). 67080/APP/2010/1419	356.03	356.03	0.00	0.00	0.00	356.03	356.03	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	2,263.48	0.00	0.00	0.00	2,263.48	2,263.48	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
CSL/36/299B	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	955.56	955.56	0.00	0.00	0.00	955.56	955.56	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/37/299C	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	11,028.95	11,028.95	0.00	0.00	0.00	11,028.95	11,028.95	Contribution received towards the provision of or improvement of community facilities within the Authority's area. No time limit for spend.
CSL/38/301C	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	1,375.61	1,375.61	0.00	0.00	0.00	1,375.61	1,375.61	Contribution received towards the provision of library facilities and/or library books serving the locality of the development. Funds to be spent within 5 year of receipt (July 2018).
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	0.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment (see agreement for details). No time limit for spend.
		<b>COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL</b>	<b>685,005.93</b>	<b>675,005.93</b>	<b>264,134.80</b>	<b>264,134.80</b>	<b>0.00</b>	<b>420,871.13</b>	<b>91,611.48</b>	
		<b>COMMUNITY, COMMERCE AND REGENERATION - TOTAL</b>	<b>931,631.79</b>	<b>921,631.79</b>	<b>264,134.80</b>	<b>264,134.80</b>	<b>0.00</b>	<b>667,496.99</b>	<b>298,107.99</b>	
<b>PORTFOLIO: FINANCE PROPERTY &amp; BUSINESS SERVICES</b>										
E/46/176B	Northwood	Former 'Tune Lovers' Knot Public House, Rickmansworth Road, Northwood 27171/APP/2007/1440	21,195.00	21,195.00	3,048.04	3,048.04	27.50	18,119.46	0.00	Funds received towards the costs of providing environmental improvements at 'The Gravel Pits' within the vicinity of the development or other green space within the Borough. No time constraints. Funds allocated towards scheme of improvements at The Gravel Pits. (Cabinet Member Decision 3/9/2010). £3,048 spent towards an interpretation board, further works programmed for 2013/14. <b>Footpath works completed. Awaiting invoices.</b>

FINANCIAL UPDATE ON SECTION 106 AND 278 AGREEMENTS AT 31 December 2013 (North Area)

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref:48283/APP/2006/2353	38,258.39	38,258.39	35,112.37	35,112.37	0.00	3,146.02	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12.
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports and /or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	0.00	0.00	0.00	28,994.76	0.00	Contribution received towards open space/recreation improvements or other green spaces in the locality. Funds allocated towards improving playground facilities at Ruislip Lido. Cabinet Member Decision (31/10/13). No time limits on spend.
E/61/217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit. <b>Funds allocated towards improvements to playground on Harefield Green (Cabinet Member Decision 24/01/2014).</b>
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	15,191.56	15,919.56	15,191.56	131,688.19	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). <b>Spend towards maintenance costs 2012/13. Cost adjustment made this quarter.</b>
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	30,000.00	27,271.17	30,000.00	0.00	0.00	Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015). Funds allocated towards improvements to the Hillingdon Trail (Cabinet Member Decision 28/2/2013). <b>Scheme completed Sept 2013. All invoices received.</b>
E/64/238E	West Ruislip	Former Mill Works, Barry Street, Ruislip. 6157/APP/2009/2069	60,125.97	60,125.97	0.00	0.00	0.00	60,125.97	0.00	£29,467 received as 50% of the open space contribution towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2018. Further £30,658.10 received as remaining 50% of open space contribution. <b>Funds earmarked towards Ruislip Lido Enhancement Programme, subject to formal approval.</b>
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	5,283.17	5,178.88	404.29	4,716.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). <b>Works on going.</b>
E/68/241D	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	8,478.00	8,478.00	0.00	0.00	0.00	8,478.00	0.00	Contribution received towards open space provision within the vicinity of the development. Funds to be spent within 5 years of receipt (April 2016). <b>Funds earmarked towards the Ruislip Lido Enhancement Programme, subject to formal approval.</b>
E/70/243C	South Ruislip	Fm Tally Ho PH, West End Road, Ruislip. 8418/APP/2006/9138914	28,967.00	28,967.00	0.00	0.00	0.00	28,967.00	28,967.00	Funds received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018).
E/71/250	South Ruislip	Land adjacent to Downe Bams Farm, West End Road, Northolt. 2292/APP/2006/2475	25,000.00	25,000.00	5,000.00	5,000.00	5,000.00	20,000.00	10,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing at the reserve.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
E/78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 68895/APP/2011/3049	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13).
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
		<b>FINANCE PROPERTY &amp; BUSINESS SERVICES SUB-TOTAL</b>	<b>644,744.03</b>	<b>644,744.03</b>	<b>93,862.64</b>	<b>91,530.02</b>	<b>50,623.35</b>	<b>551,081.39</b>	<b>157,770.95</b>	
<b>PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING</b>										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,675.10	21,675.10	0.00	0.00	0.00	21,675.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer. <b>Allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013).</b>
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/12/197B *58	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	11,440.00	11,440.00	0.00	0.00	0.00	11,440.00	0.00	Funds received for the provision of primary health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014). <b>Allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013).</b>
H/15/205F *65	Eastcote	RAF Eastcote Lime Grove, Ruislip. 10189/APP/2004/1761	185,968.23	185,968.23	0.00	0.00	0.00	185,968.23	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary or any adjoining ward where it would be reasonable for residents of the development to attend. Funds to be spent by September 2014. <b>Allocated towards extension at Southcote Clinic, Ruislip (Cabinet Member Decision 9/01/2014).</b>
H/19/231G *71	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	193,305.00	193,305.00	0.00	0.00	0.00	193,305.00	0.00	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017). <b>Allocated towards extension to GP Practice in Wallasey Crescent, Ickenham (Cabinet Member Decision 17/01/2014).</b>
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	22,455.88	22,455.88	0.00	0.00	0.00	22,455.88	0.00	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016.
H/22/239E *74	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A.
H/26/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	0.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	12,958.84	0.00	0.00	0.00	12,958.84	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of receipt (July 2018).
		<b>SOCIAL SERVICES HEALTH &amp; HOUSING SUB-TOTAL</b>	<b>607,280.52</b>	<b>607,280.52</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>607,280.52</b>	<b>0.00</b>	
		<b>SECTION 106 SUB - TOTAL</b>	<b>7,513,944.51</b>	<b>7,469,031.51</b>	<b>2,404,508.75</b>	<b>2,395,423.98</b>	<b>554,073.46</b>	<b>5,109,435.76</b>	<b>2,121,520.41</b>	
		<b>GRAND TOTAL ALL SCHEMES</b>	<b>7,659,517.61</b>	<b>7,614,604.61</b>	<b>2,482,864.45</b>	<b>2,473,779.88</b>	<b>574,501.46</b>	<b>5,176,653.16</b>	<b>2,121,520.41</b>	
<b>NOTES</b>										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.										
* Denotes funds the Council is unable to spend currently (totals £591,261.03)										
*24: PT/25 £37,425.09 reasonable period' for expenditure without owner's agreement has lapsed										
*32: PT/28/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*49:PT/78/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*55: H/9/194C £21,675.10 funds have been received to provide Primary Health Care facilities in the borough.										
*57:H/11/195B £3,156.00 funds have been received to provide health care services in the borough.										
*58:H/2/197B £11,440.00 funds have been received to provide Primary Health Care facilities in the borough.										
*62:PT/22/97/197 £23,000.00 held as security for the due and proper execution of the works.										
*65: H/15/205F £184,653.23 funds have been received to provide Primary Health Care facilities in the borough.										
*71:H/19/231G £193,305.00 funds have been received to provide Primary Health Care facilities in the borough.										
*72:H/20/238F £31,441.99 funds have been received to provide Health Care services in the borough.										
*73 H/21/237D £22,455.88 funds have been received to provide Primary Health Care facilities in the borough.										
*74 H/22/239E £7,363.00 funds have been received to provide Health Care services in the borough.										
*76: PT/78/238G £5,000.00 funds to be held as a returnable deposit. for highway works (to later be refunded)										
*81:H/26/233D £3,353.86 funds have been received to provide Health Care services in the borough.										
*92:H/35/282F £15,031.25 funds received to provide health care facilities in the borough.										
*94:H/36/299D £9,001.79 funds received to provide health care facilities in the borough.										
*95:H/37/301E £12,958.84 funds received to provide health care facilities in the borough.										
£591,261.03										

By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A  
of the Local Government (Access to Information) Act 1985 as amended.

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# Plans for North Applications Planning Committee

15th April 2014



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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Page 179

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

**Address** 4A EASTBURY AVENUE NORTHWOOD

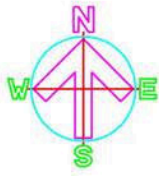
**Development:** Part two storey, part single storey front/side/rear extension involving raising of roof

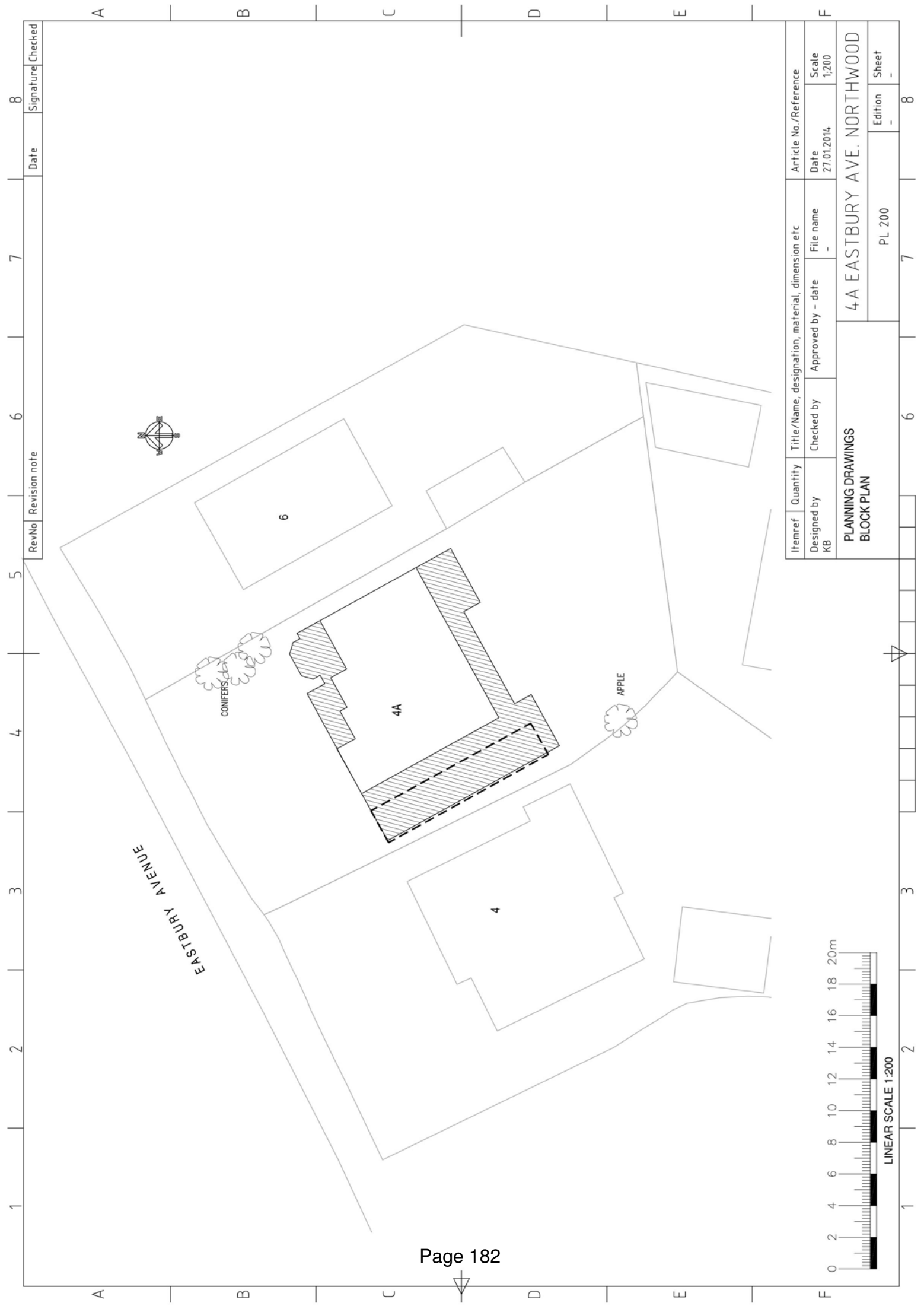
**LBH Ref Nos:** 36828/APP/2014/184

**Date Plans Received:** 20/01/2014                      **Date(s) of Amendment(s):**

**Date Application Valid:** 27/01/2014

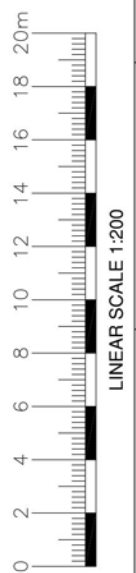






RevNo	Revision note	Date	Signature	Checked

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by KB	Checked by	Approved by - date	Date 27.01.2014
PLANNING DRAWINGS BLOCK PLAN		File name -	Scale 1:200
4A EASTBURY AVE. NORTHWOOD		Edition -	Sheet -





BUILDING No 4

UTILITY  
GARAGE

KITCHEN  
DINING  
LIVING  
HALLWAY  
BEDROOM

EXISTING GROUND FLOOR PLAN  
1:100

BEDROOM

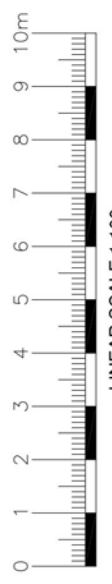
BATH

LANDING

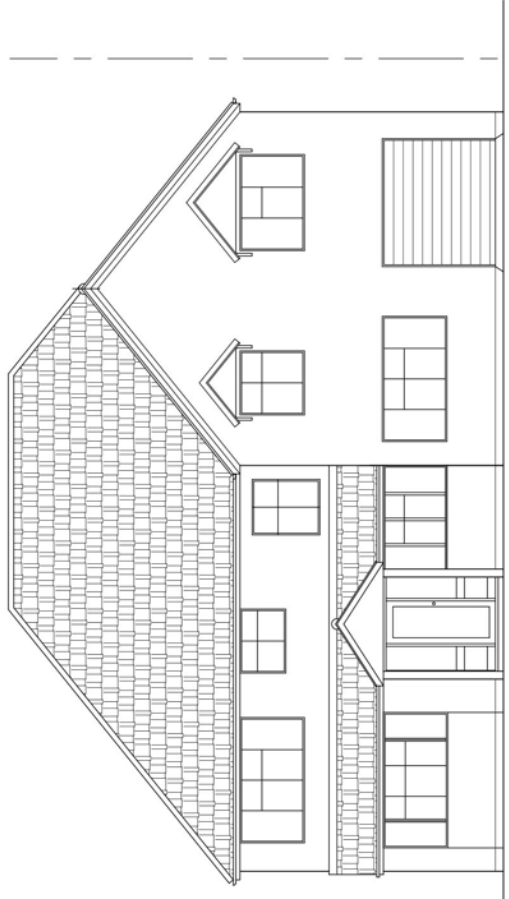
BEDROOM

BEDROOM

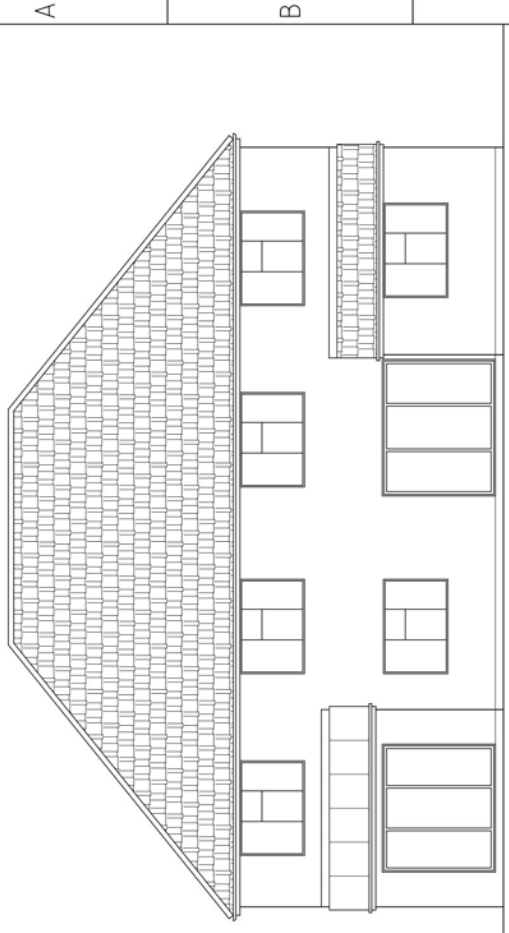
EXISTING FIRST FLOOR PLAN  
1:100



Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by KB	Checked by	Approved by - date	Date 19.01.2014
PLANNING DRAWINGS EXISTING GROUND & FIRST FLOOR PLAN		File name -	Scale 1:100
4A EASTBURY AVE. NORTHWOOD		PL 201	Edition -
			Sheet -



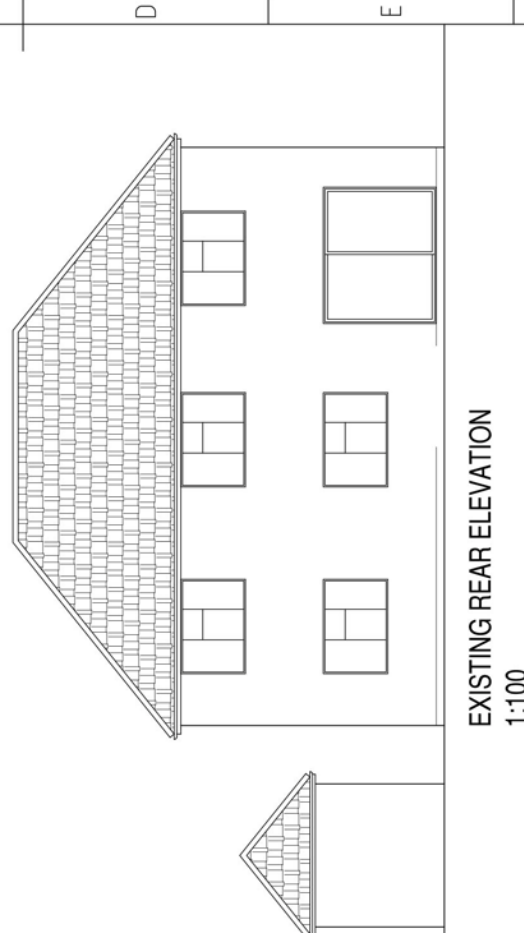
**PROPOSED FRONT ELEVATION**  
1:100



**PROPOSED REAR ELEVATION**  
1:100



**EXISTING FRONT ELEVATION**  
1:100

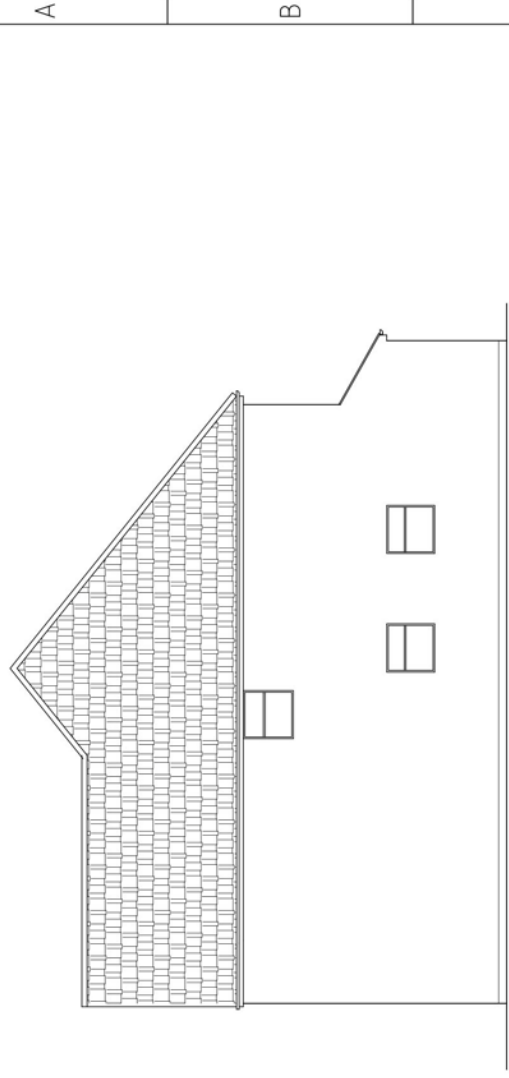


**EXISTING REAR ELEVATION**  
1:100

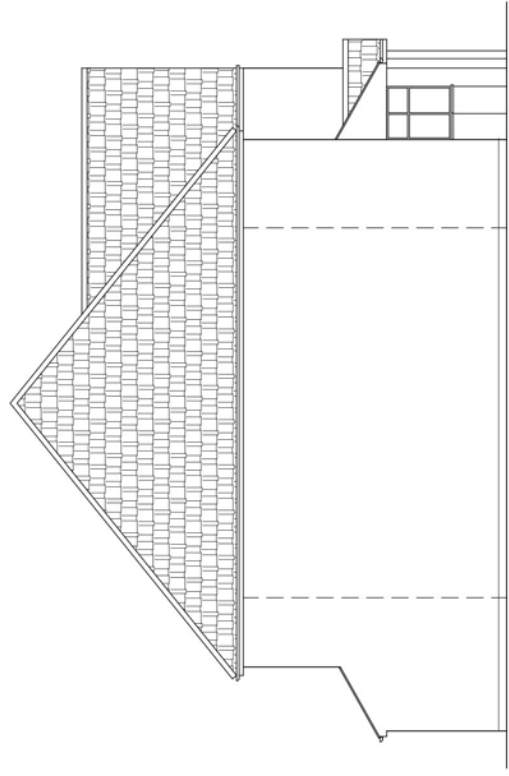


Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by KB	Checked by	Approved by - date	Date 19.01.2014
		File name	Scale 1:100
<b>PLANNING DRAWINGS EXISTING &amp; PROPOSED FRONT AND REAR ELEVATIONS</b>		<b>4A EASTBURY AVE. NORTHWOOD</b>	Edition - Sheet -

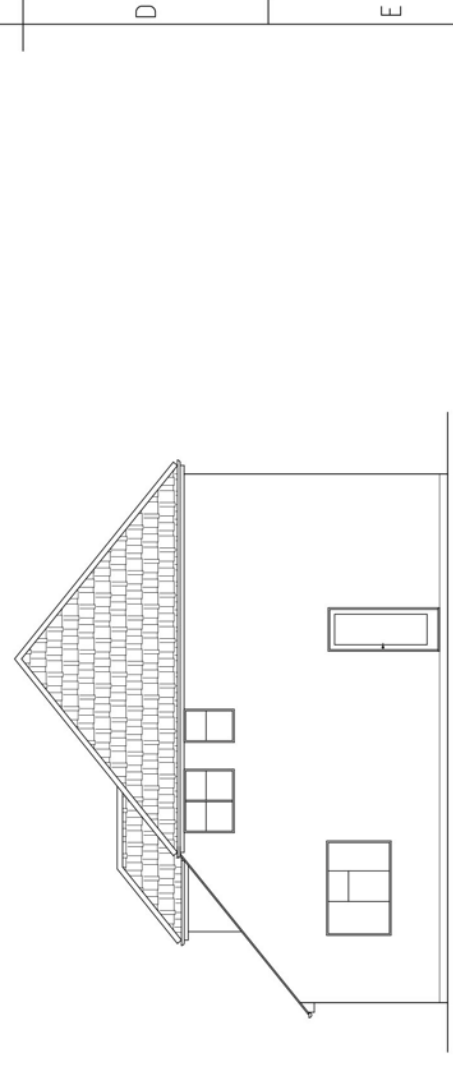




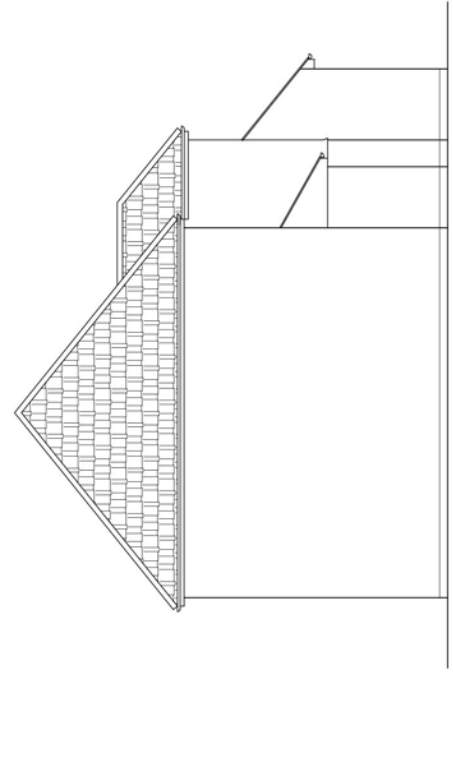
**PROPOSED RIGHT SIDE ELEVATION**  
1:100



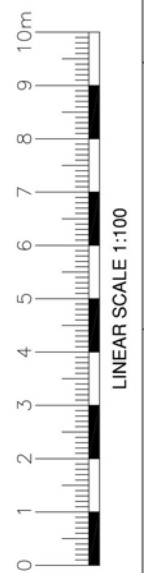
**PROPOSED LEFT SIDE ELEVATION**  
1:100



**EXISTING RIGHT SIDE ELEVATION**  
1:100



**EXISTING LEFT SIDE ELEVATION**  
1:100



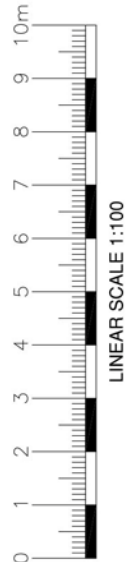
Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by	KB	Checked by	Date
		Approved by - date	19.01.2014
		File name	Scale
			1:100
PLANNING DRAWINGS		4A EASTBURY AVE. NORTHWOOD	
EXISTING & PROPOSED		Edition	
LEFT AND RIGHT SIDE ELEVATIONS		Sheet	
		8	



BUILDING No 4

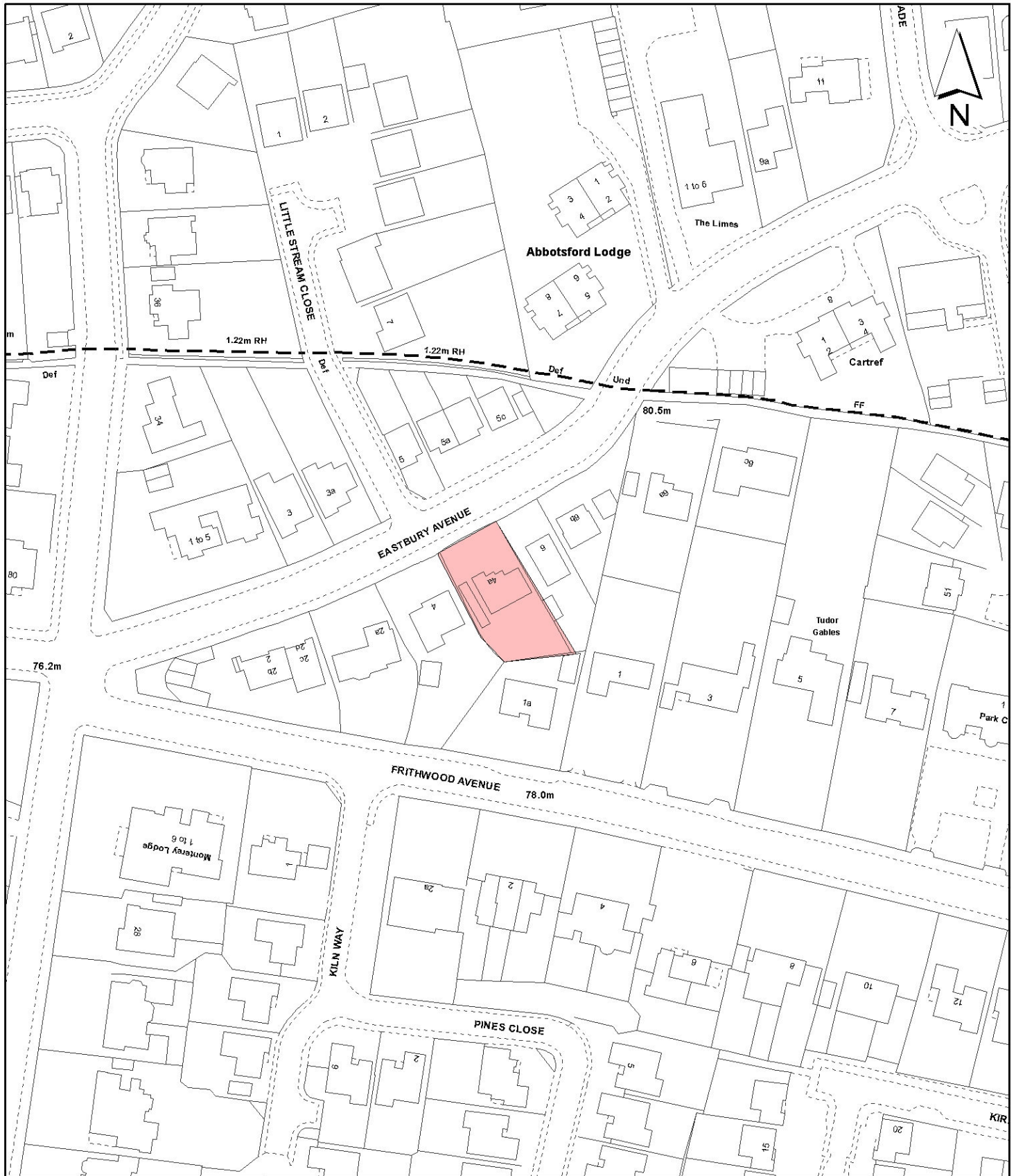
PROPOSED GROUND FLOOR PLAN  
1:100

PROPOSED FIRST FLOOR PLAN  
1:100




RevNo	Revision note	Date	Signature	Checked
8				
7				
6				
5				
4				
3				
2				
1				

Itemref	Quantity	Title/Name, designation, material, dimension etc	Article No./Reference
Designed by KB	Checked by	Approved by - date	Date 19.01.2014
		File name	Scale 1:100
PLANNING DRAWINGS PROPOSED GROUND & FIRST FLOOR PLANS		4A EASTBURY AVE. NORTHWOOD	
		PL 202	Edition -
		6	7
		8	8



**Notes**

 Site boundary

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Site Address	
<b>4a Eastbury Avenue Northwood</b>	
Planning Application Ref:	Scale
<b>36828/APP/2014/184</b>	<b>1:1,250</b>
Planning Committee	Date
<b>North Application</b>	<b>April 2014</b>

**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** 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

<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




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

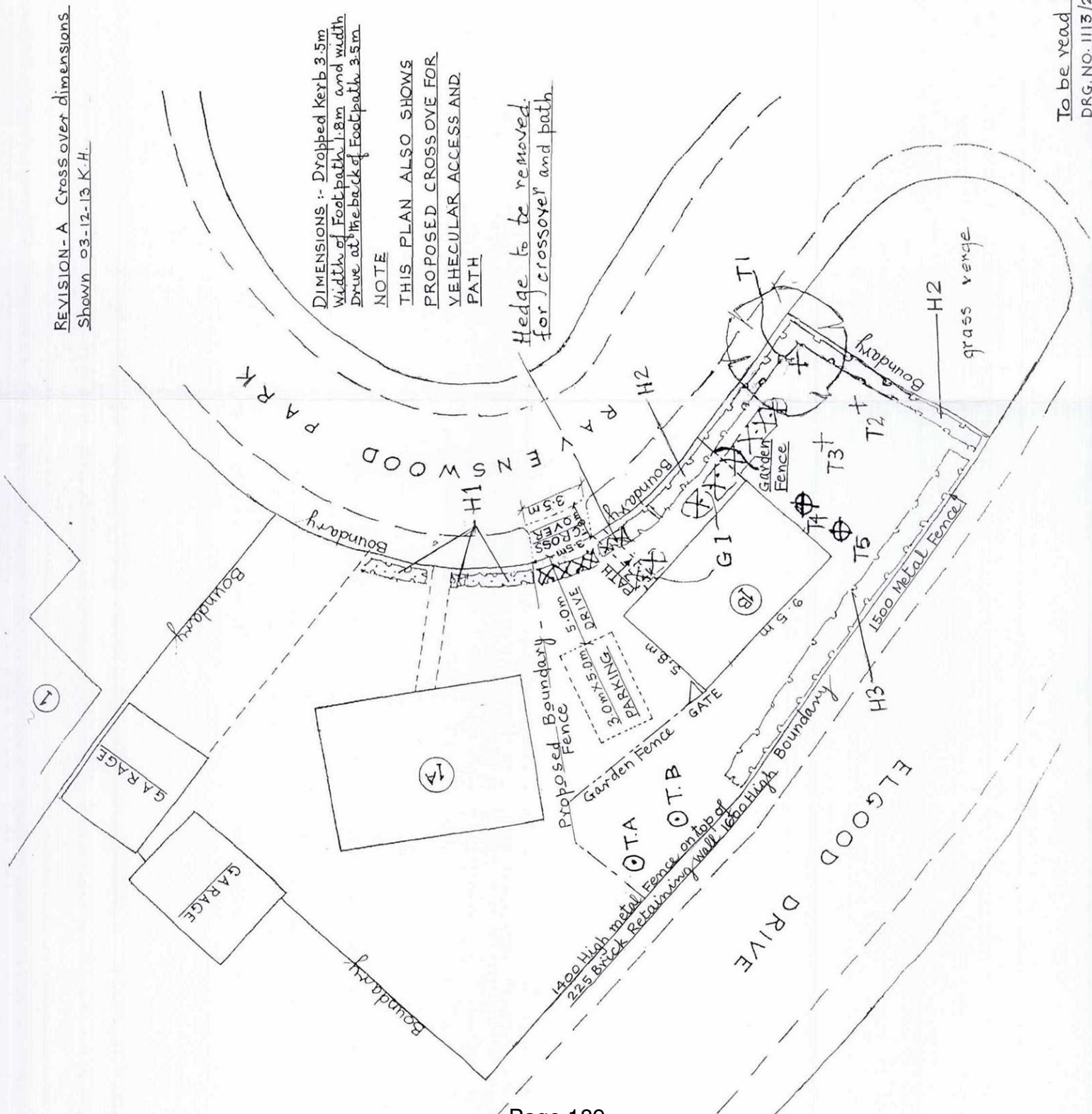
November 2013

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

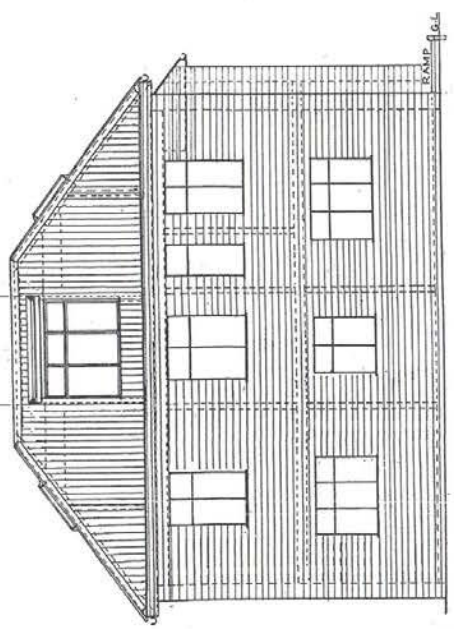


DIMENSIONS :- Dropped kerb 3.5m  
 width of Footpath 1.8m and width  
 Drive at the back of Footpath 3.5m

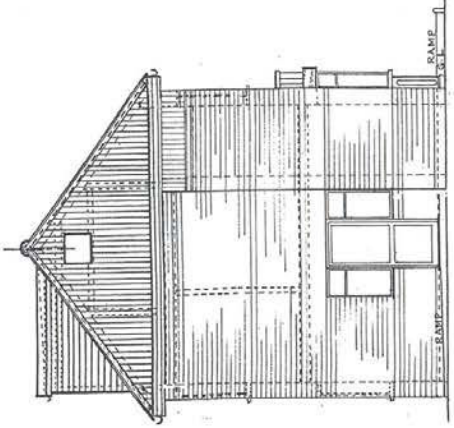
NOTE  
 THIS PLAN ALSO SHOWS  
 PROPOSED CROSSOVE FOR  
 VEHICULAR ACCESS AND  
 PATH

Hedge to be removed  
 for crossover and path

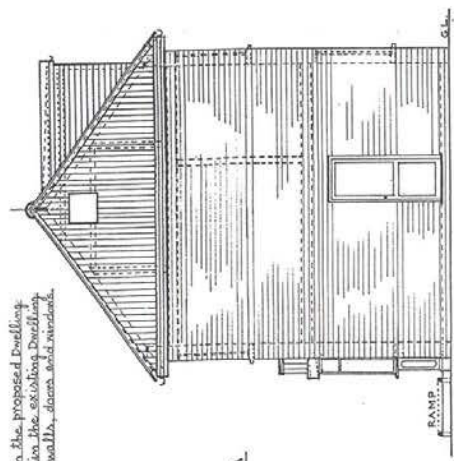
NOTE  
 All windows to be used in the proposed Dwelling will match those that are in the existing Dwelling No. 1A i.e. Red Tiles, Brick walls, doors and windows.



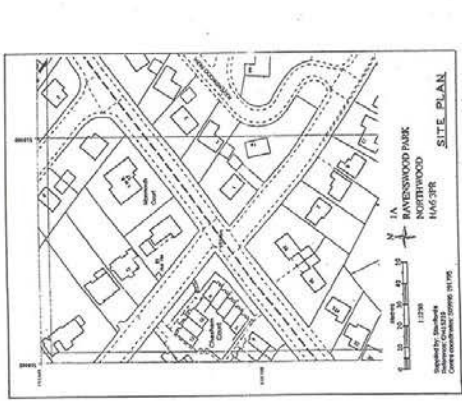
REAR ELEVATION



ELEVATION SIDE-B

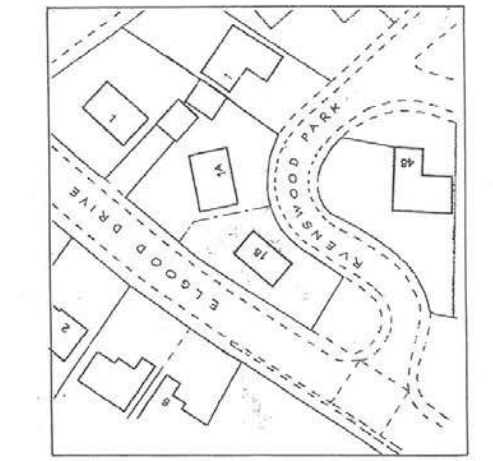
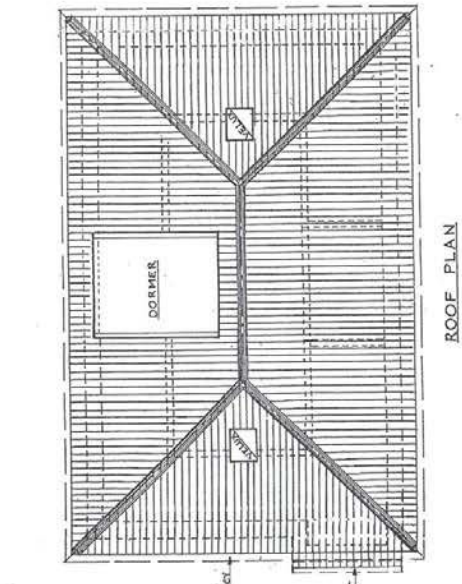


ELEVATION SIDE-A

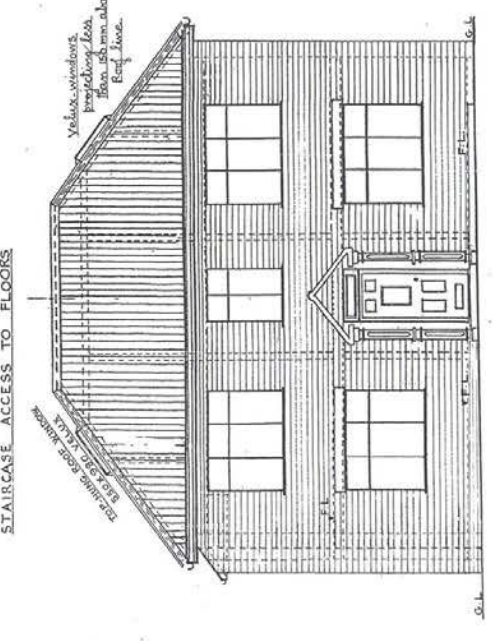
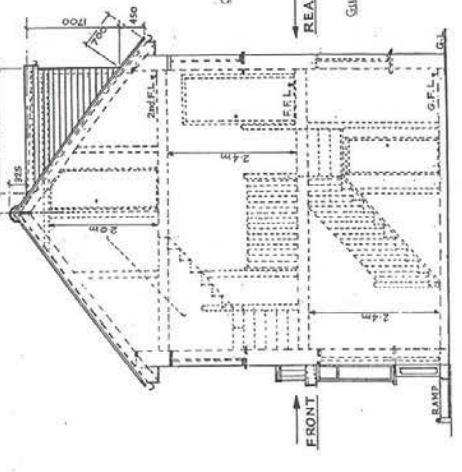


<b>REVISION: A</b> SCALE: Rear Elevation - 1:50, Elevation - 1:50, Site Plan - 1:500 Panel: Architect: [Name], Date: [Date]	
<b>EFAS</b> Building Engineering & Architectural Services K. Triantafyllidis (Managing and Engineering Consultant) Email: ktriantafyllidis@efas.co.uk Phone No: 07746 979101	
Our Ref:	63 The Avenue, Harrow, Weald, Middlesex, HA3 7DB
Your Ref:	Date:
SITE: LAND ADJACENT TO 1A RAVENSWOOD PARK NORTHWOOD HAS 3PR PROPOSAL: REMOVAL OF EXISTING SHED AND TO ERECT A DETACHED 3-BEDROOM SINGLE FAMILY DWELLING WITH ROOM IN LOFT/RA REAR DORMER AND 2 NO. VELUX-ROOF LIGHTS. PLANS AND ELEVATIONS SCALE: 1:50 (See Scale Box) DATE: NOV. 2015 PRG. NO. KH/WH/HOUSE / PLNG/1113/14#8	

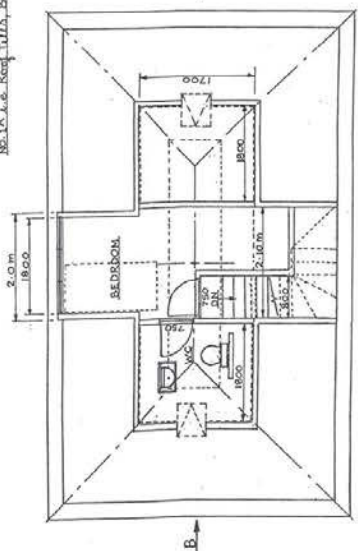
This drawing to be used in connection with Prop. Nos. 1113/14, 1113/15, 1113/16 and 1113/17. EVIDENCE: B. E.F. We approved, Building, associated at Front to color for details 17-11-14



BLOCK PLAN  
 SCALE: 1:500

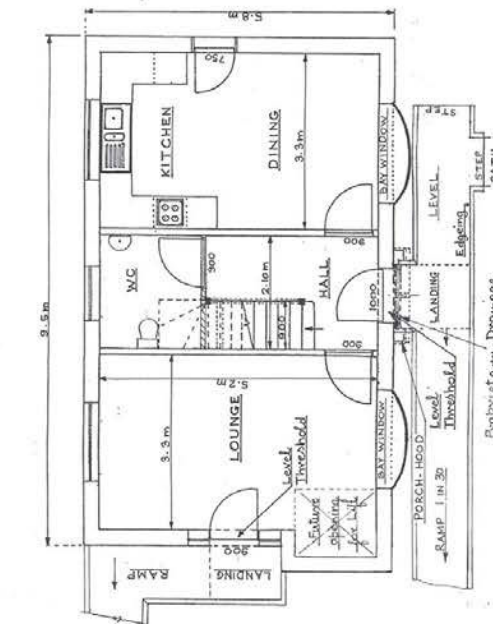
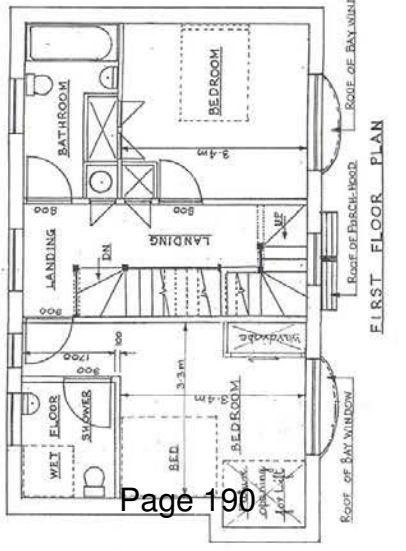


FRONT ELEVATION



SECOND FLOOR PLAN

NOTE  
 Obscure glass glazing to First Floor Shower and Bedroom windows, do not use in ground floor etc.



GROUND FLOOR PLAN



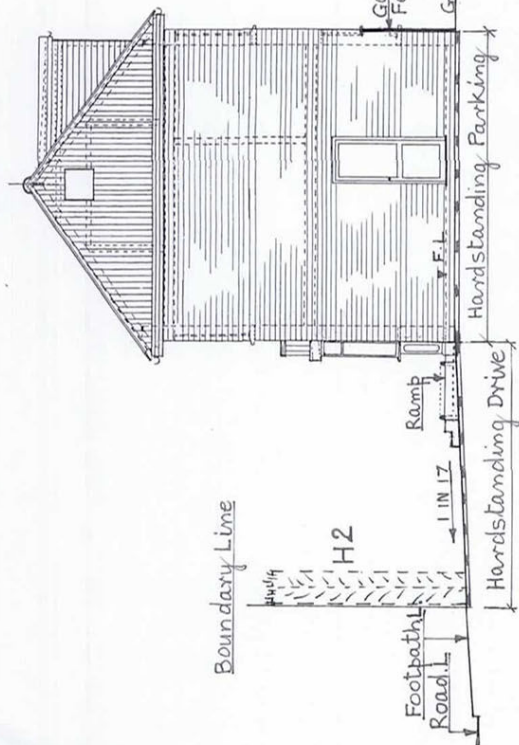
**B E A S**

Building Engineering & Architectural Services

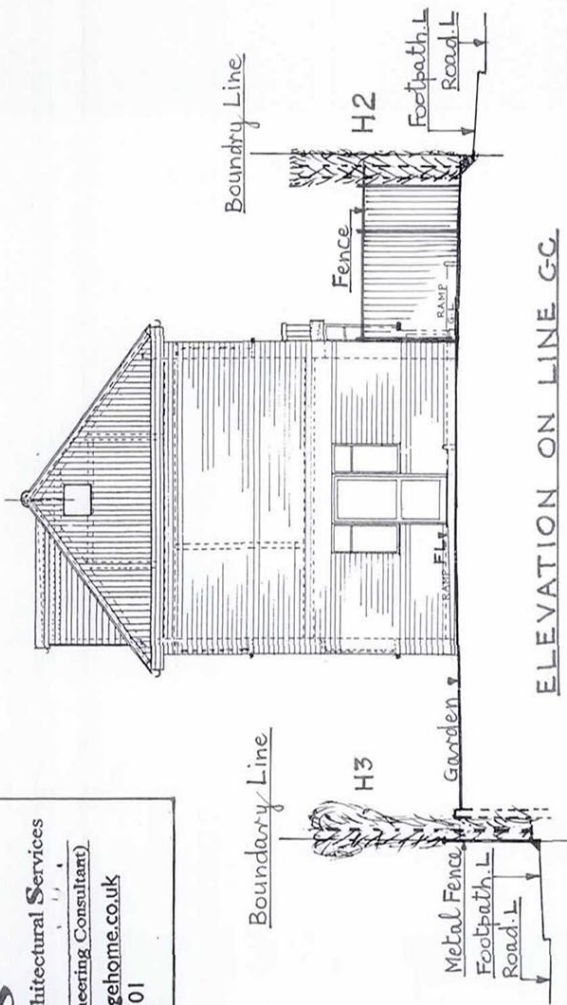
K Handa (Planning and Engineering Consultant)

E-mail: krishan@krishanhanda.orangehome.co.uk

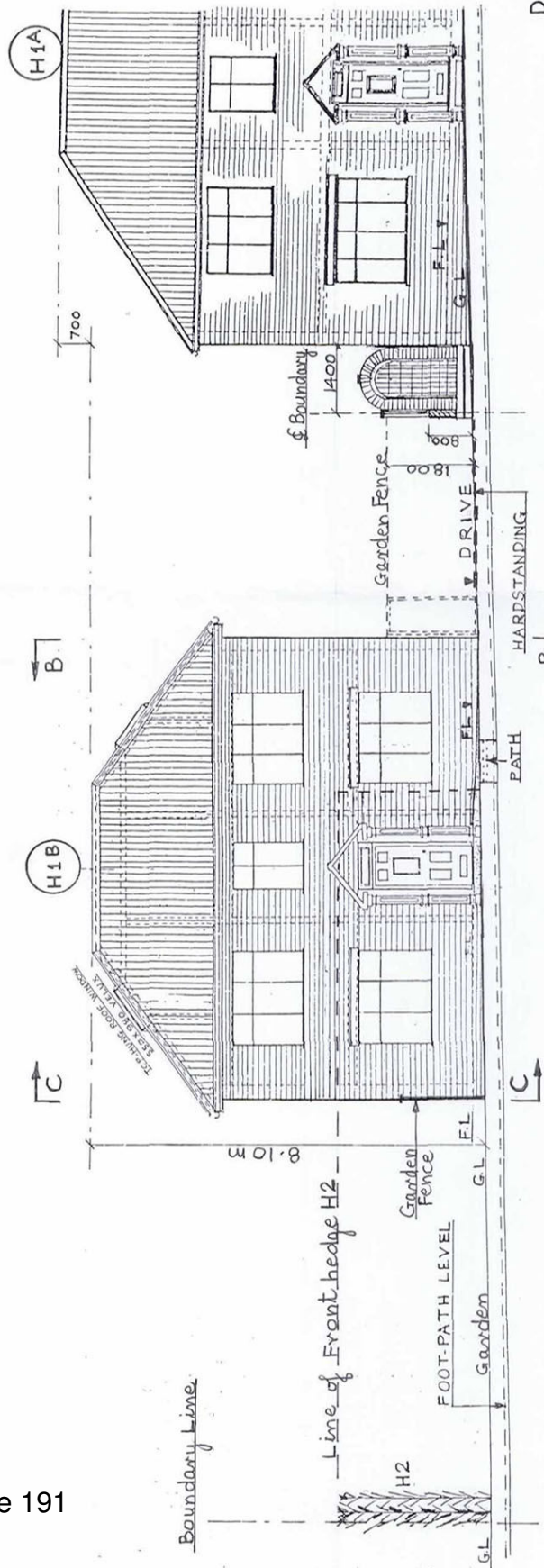
Mobile No: 07976 979101



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  
1A RAVENSWOOD PARK  
NORTHWOOD HAG 3PR

DRG. NO. KH/RH/HOUSE/PLNG/1113/5

SCALE 1:100

ELGOOD DRIVE

1500 High Corrugated Metal Fence.  
BOUNDARY

225 Brick-work, 1600 High Retaining Wall  
BOUNDARY  
and 1400 High Metal Fence. On Top

T.B  
T.A

1800 high close boarded Timber  
GARDEN FENCE  
GATE

PARKING

1500 high close-boarded  
Timber  
BOUNDARY

front of existing hedge  
proposed to back a grass  
for Ramp & a metal gate fitted

RAVENSWOOD PARK

**NOTE**

Details of ramp shown.  
Ramp falls at 1 in 30  
towards footpath. Levels  
shown. 75mm concrete  
edgings on either side  
of ramp. Min. height 150mm  
above ramp level, and will  
vary in height to suite  
G.L. which will be land-  
scaped with grass and  
flower beds on either side.  
O/A Length of Ramp 10.5m

**NOTE**

This drawing to be read in conjunction  
with DRG. NO. 1113/1, 1113/2 & 1113/3,  
and 1113/5

\* REV. B Metal gate removed  
21/07/14 KH  
REV. A Ramp details KH  
17/2/14 KH

**BEAS**

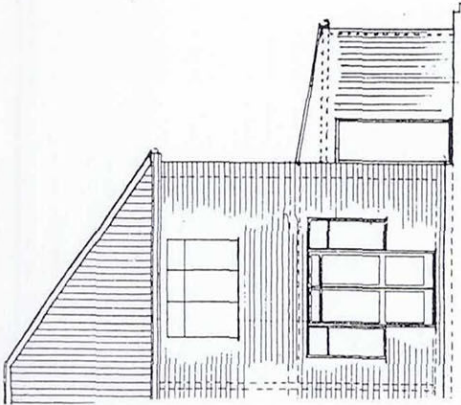
Building Engineering & Architectural Services  
K Hauda (Planning and Engineering Consultant)  
E-mail: krishan@krishananda.orangethorne.co.uk  
Mobile No: 07976 979101

SITE  
LAND ADJACENT TO  
1A RAVENSWOOD PARK  
NORTHWOOD HAG 3PR

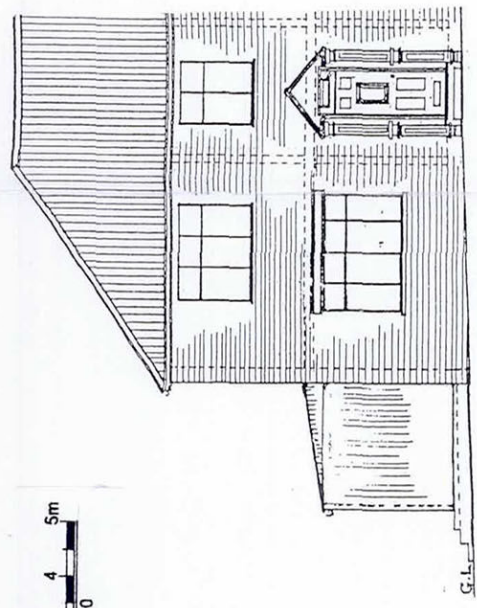
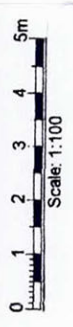
PLAN SHOWING DETAILS OF EXISTING AND PROPOSED FENCES,  
TREES AND HEDGES, CROSS-OVER DRIVE AND PARKING. PATH AND RAMPED  
ACCESS TO PROPERTY. ALSO LOCATION OF BINS

DRG. NO. KH/RH/HOUSE/PLNG/1113/4\*  
A/B

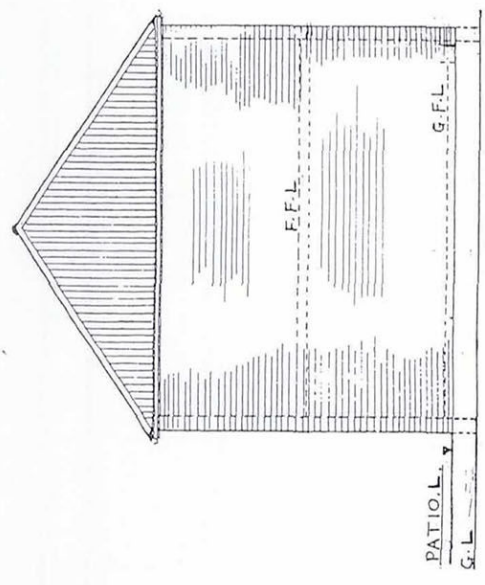
SCALE 1:100



REAR ELEVATION



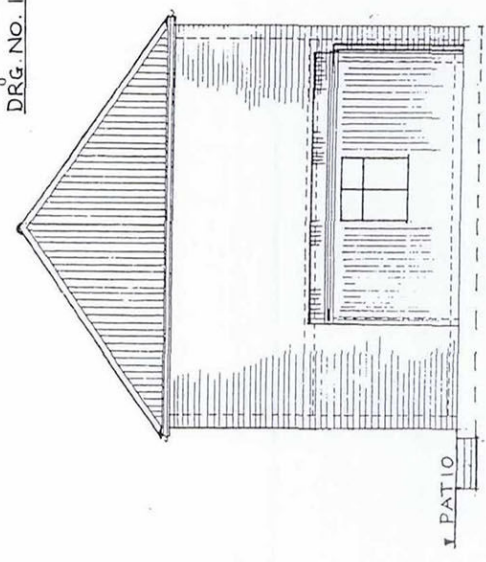
FRONT ELEVATION



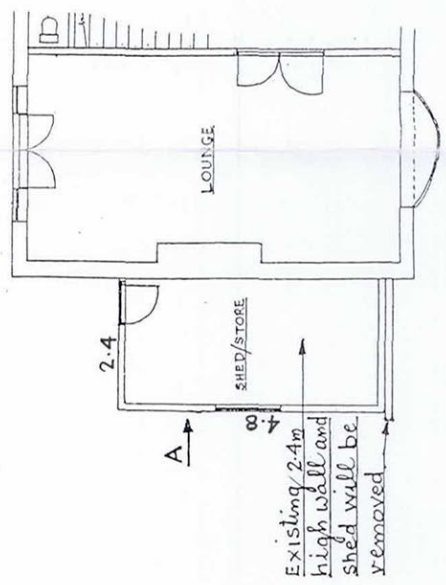
SIDE-A SHOWING SHED REMOVED

**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

Our Ref:

Your Ref:

63 The Avenue  
 Harrow Weald  
 Middx. HA3 7DB

Date:

SITE

LAND ADJACENT TO 1A RAVENSWOOD PARK  
 NORTHWOOD HA6 3PR

PROPOSAL

REMOVAL OF EXISTING SHED

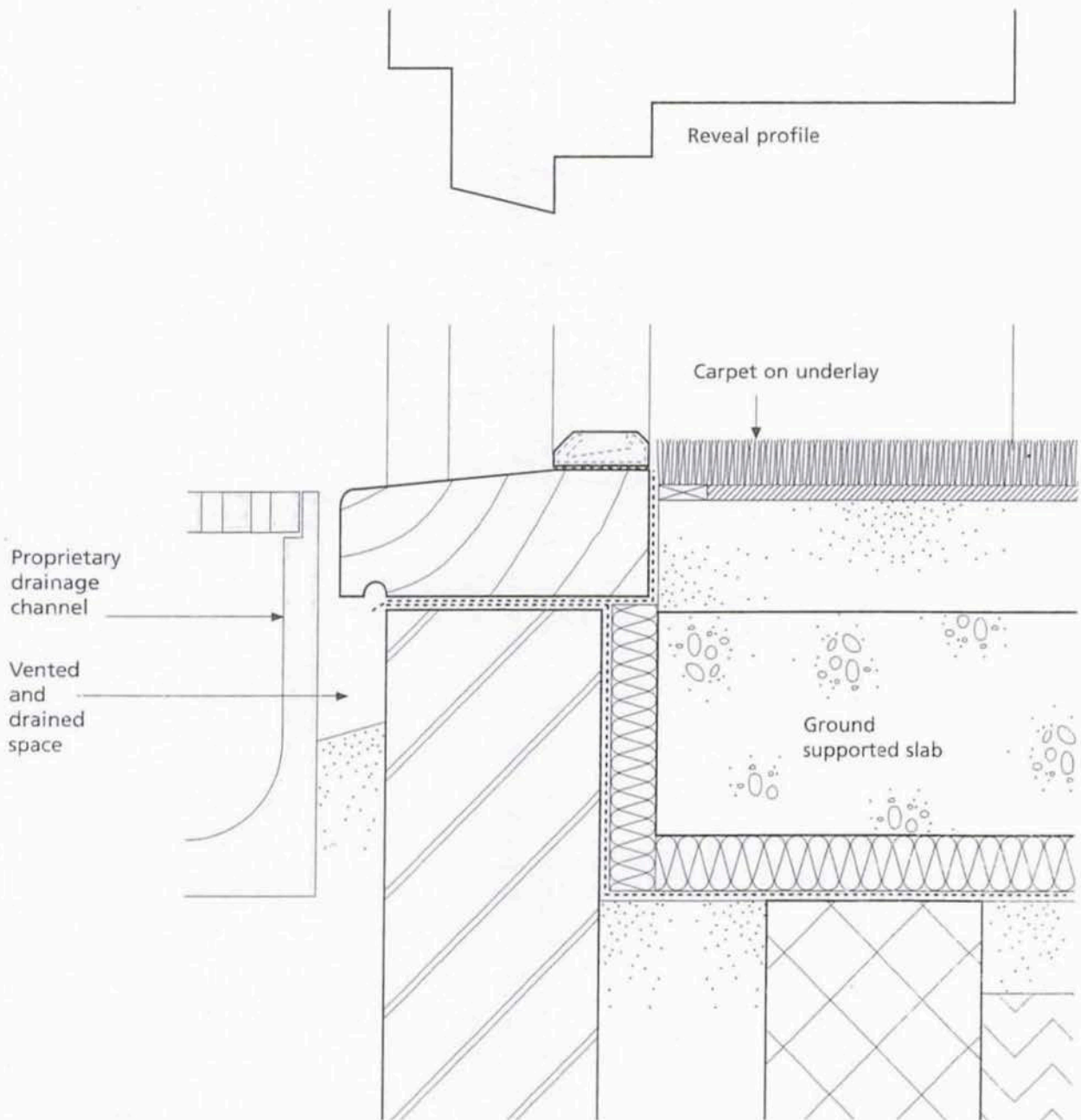
SCALE 1:100 (See Scale Bar) DATE NOV. 2013

DRG. NO. KH/RH/HOUSE / PLNG/1113 /2A



**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.

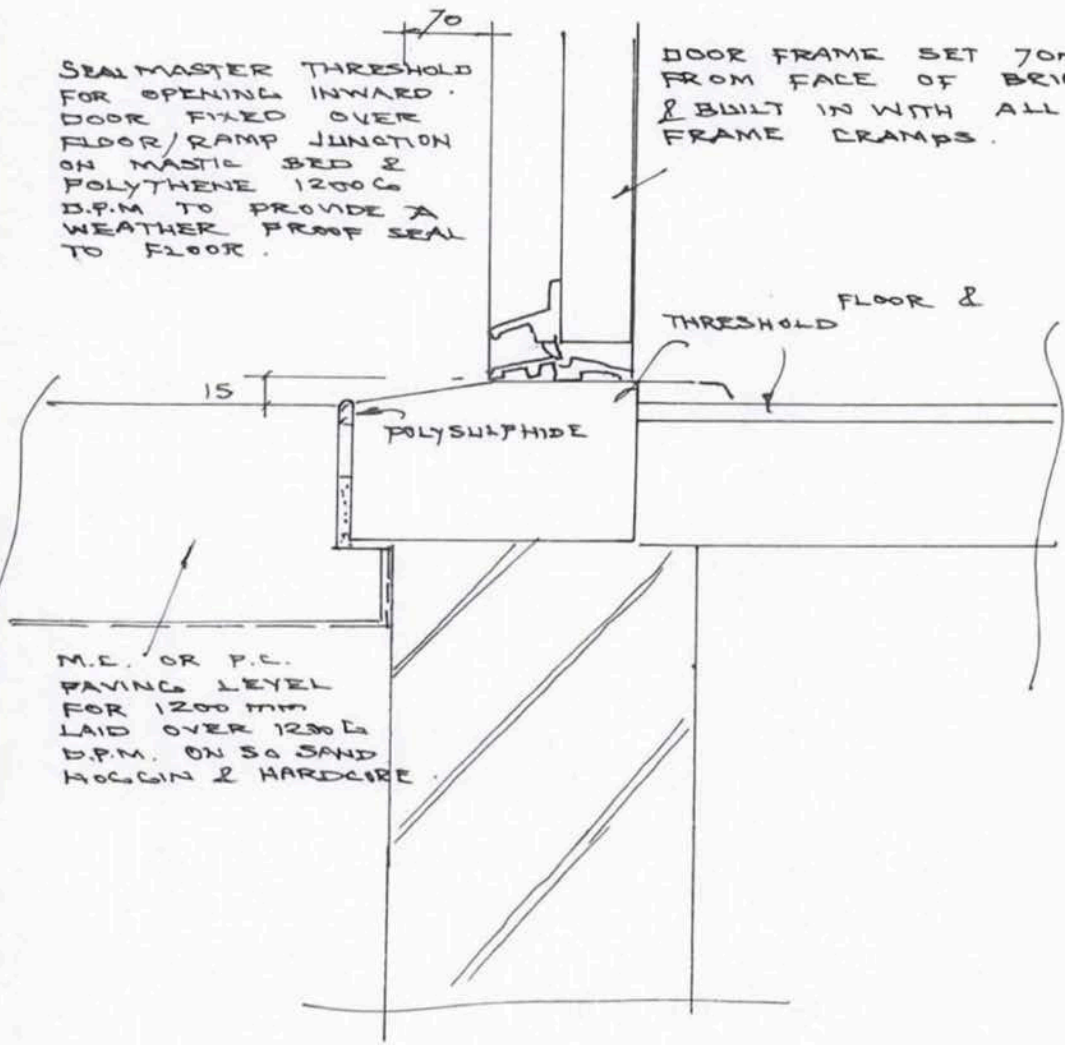


1A RAVENSWOOD PARK HAG 3PB



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.

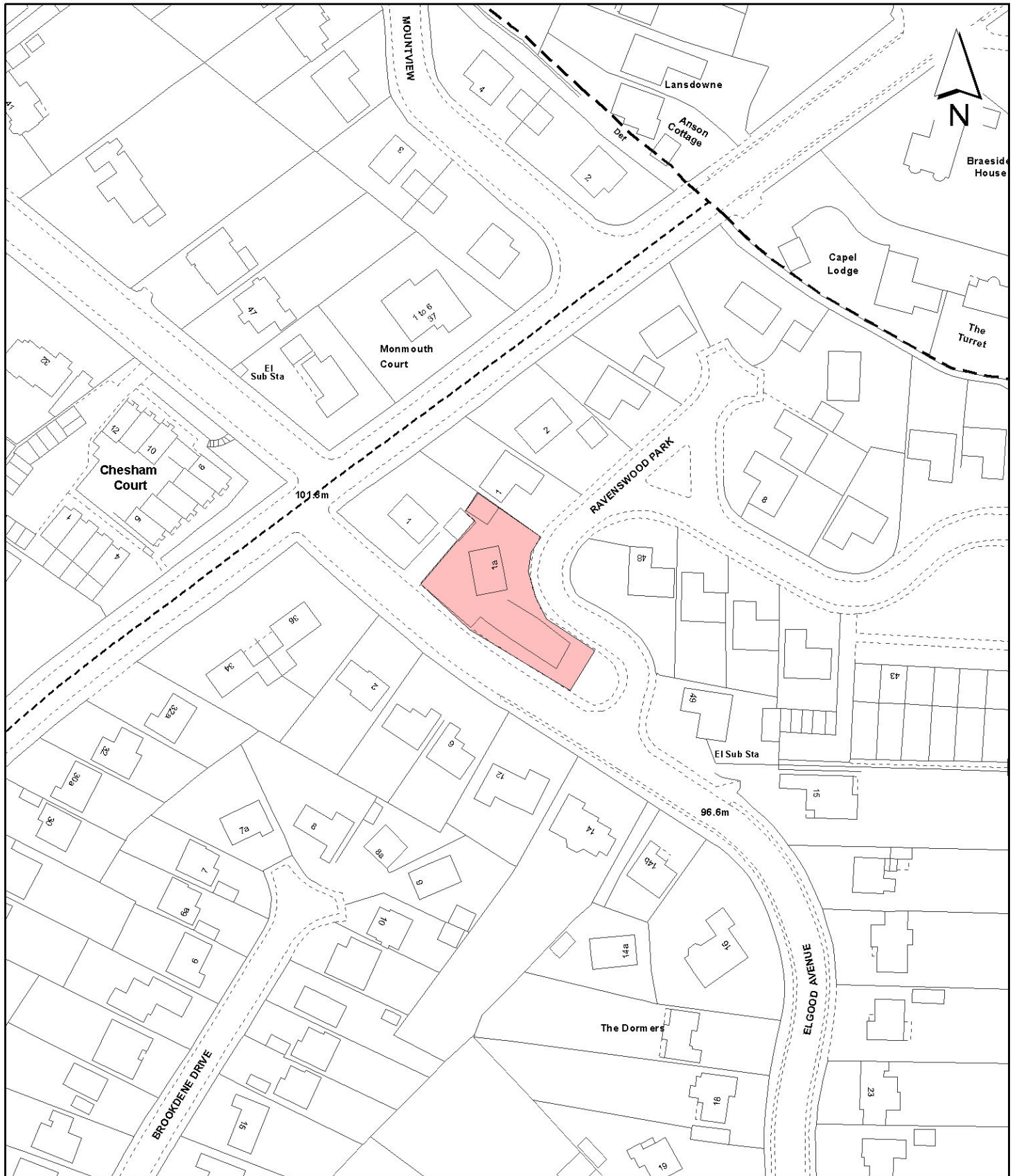
DOOR FRAME SET 70mm BACK FROM FACE OF BRICKWORK, & BUILT IN WITH ALL NECESSARY FRAME CRAMPS.



ACCESSIBLE THRESHOLD DETAIL ✓

1A RAVENSWOOD PARK .HAG 3PR ✓

SCALE 1:5




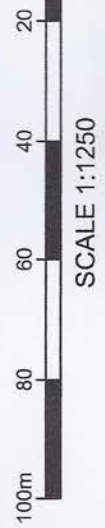
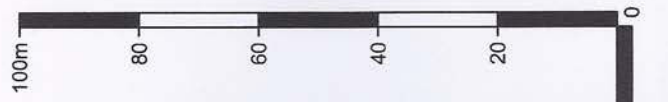
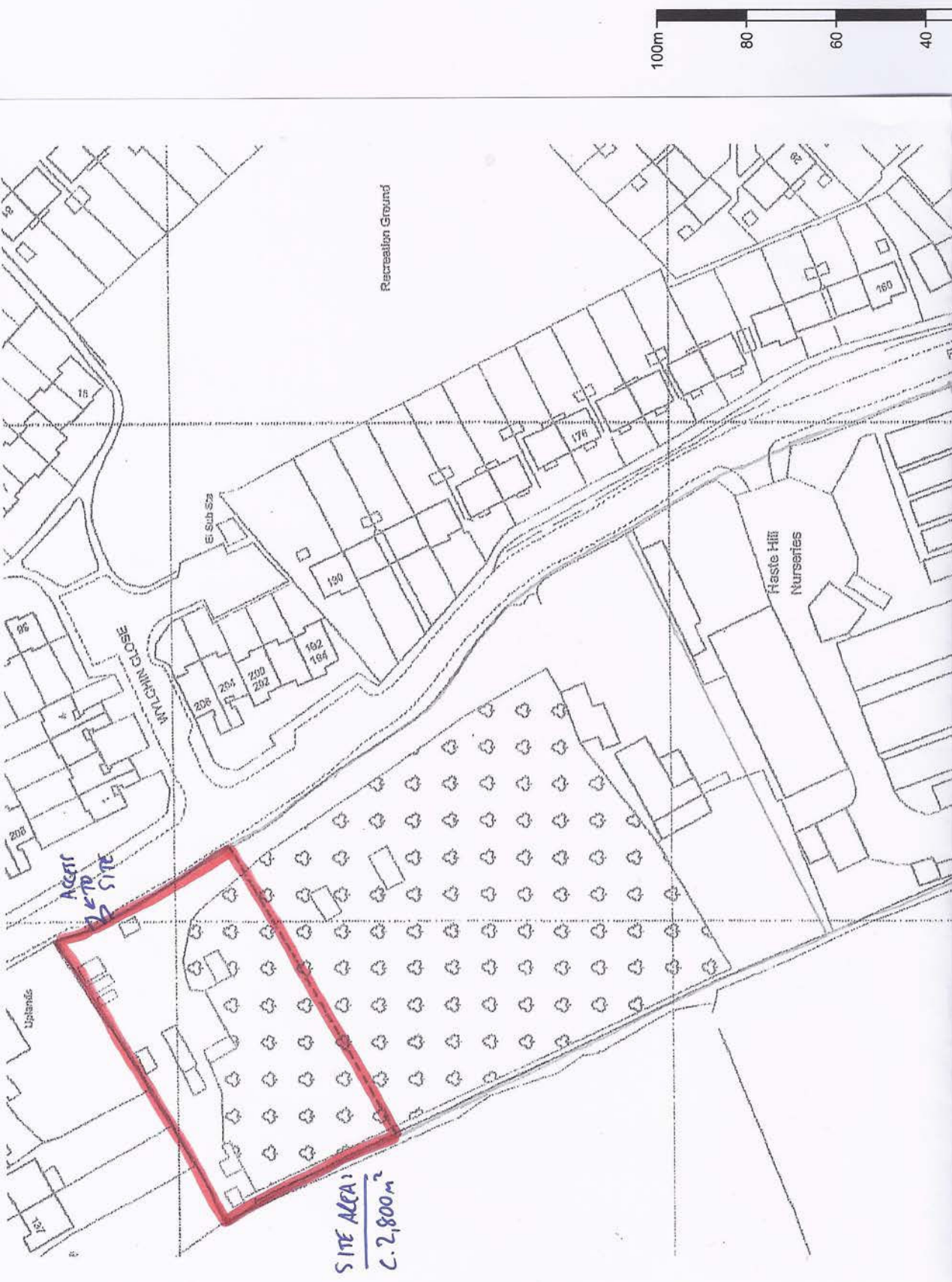
<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>1A Ravenswood Park Northwood</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>40455/APP/2013/3472</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>April 2014</b></p>	
		 <b>HILLINGDON</b> LONDON	



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


**Address** LAND ADJACENT TO UPLANDS FORE STREET EASTCOTE  
**Development:** To use existing farmland for the purposes of providing dog walking services.  
**LBH Ref Nos:** 69371/APP/2013/2230  
**Date Plans Received:** 04/08/2013                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 09/08/2013

Name: <b>KEY</b> Outline of site		A 7/8/13 Portacabin removed
		Date: [ ] Rev: [ ]
Client: R Wybrow Esq		
Address: Haste Hill Farmland Plinner HA5 2ND		
Drawing Title: Location Plan		
Scale: 1:1250 @ A4	Drawn: AO	Rev: A
Date: 30/07/13	Dwg No: 13-1085/01	
<b>PLANNING</b>		



**Location Plan**  
**Scale 1:1250**

Notes: KEY — Site boundary

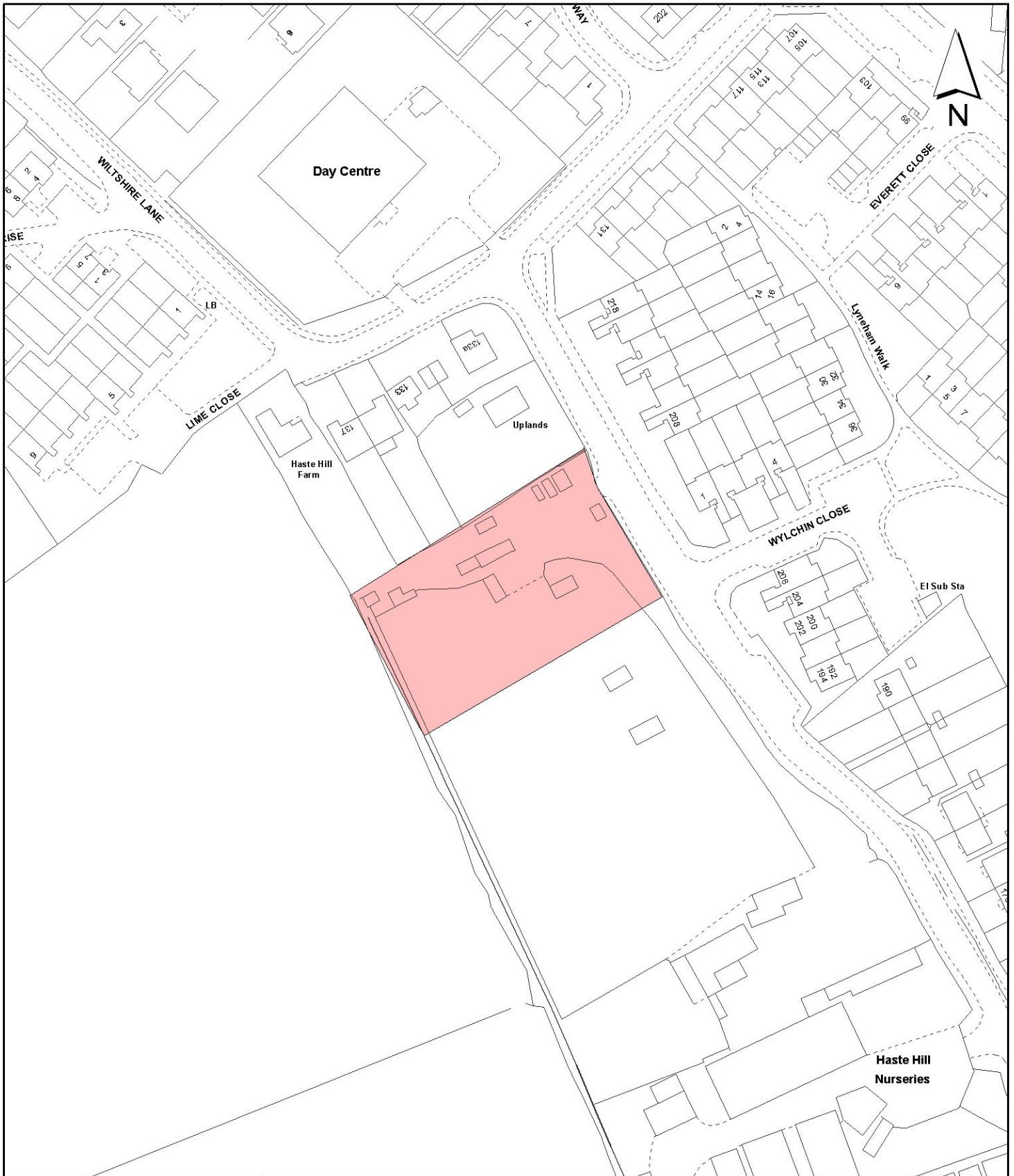


Project No.	A 7/8/13 Portacabin removed
Client	R Wybrow Esq
Address	Haste Hill Farmland Pinner HA5 2ND
Drawing Title	Block Plan
Scale	1:500 @ A3
Date	30/07/13
Drawn by	AO
Check by	13-1085/02
Rev:	A

**PLANNING**



Block Plan  
Scale 1:500



<p><b>Notes</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p><b>Land Adjacent to Uplands Fore Street Eastcote</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>69371/APP/2013/2230</b></p>	<p>Scale</p> <p><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p><b>North Application</b></p>	<p>Date</p> <p><b>April 2014</b></p>	

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

**Address** LAND REAR OF 81-93 HILLIARD ROAD NORTHWOOD

**Development:** 2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed, office building and material storage shelter.

**LBH Ref Nos:** 64786/APP/2013/1434

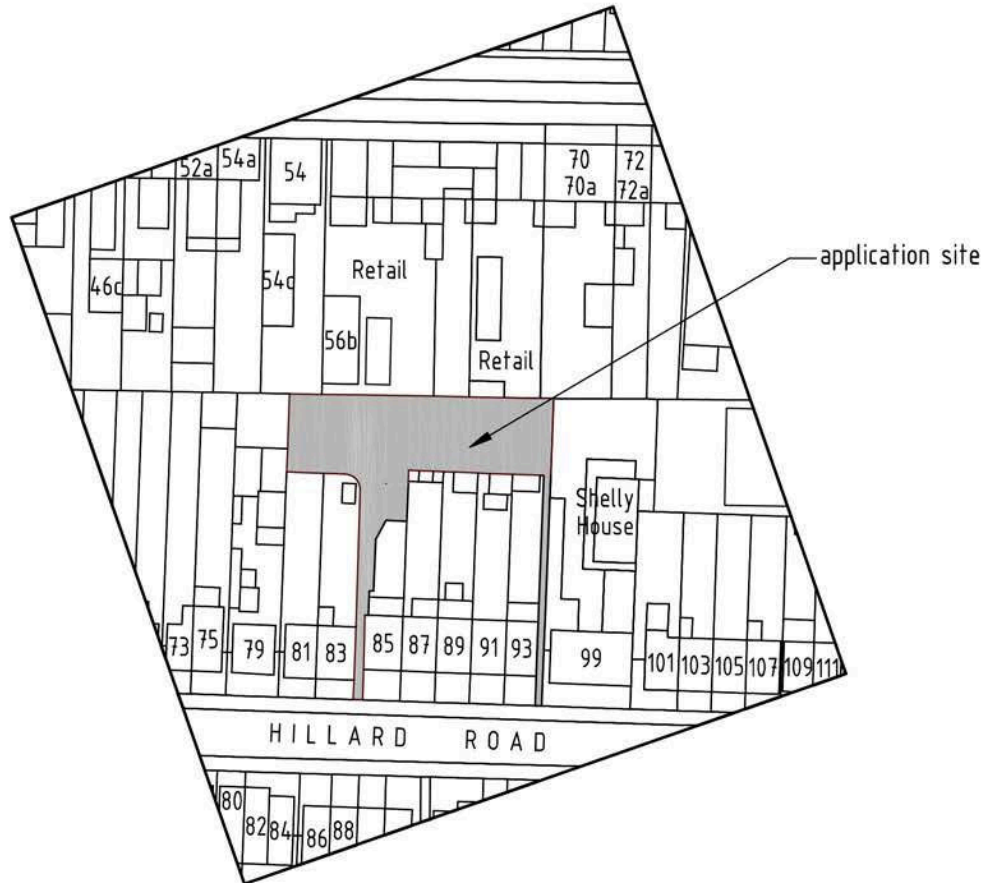
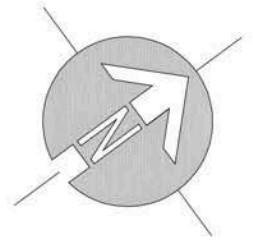
**Date Plans Received:** 31/05/2013

**Date(s) of Amendment(s):** 31/05/2013

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

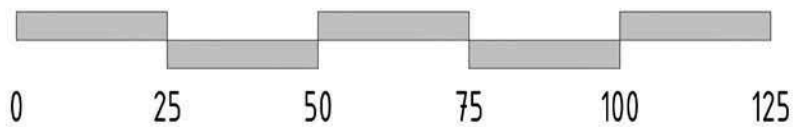
LAND REAR OF 81-93 HILLIARD ROAD,  
NORTHWOOD, MIDDLESEX, HA6 1SL

12/03/2013



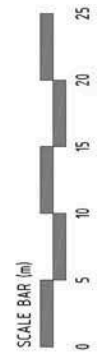
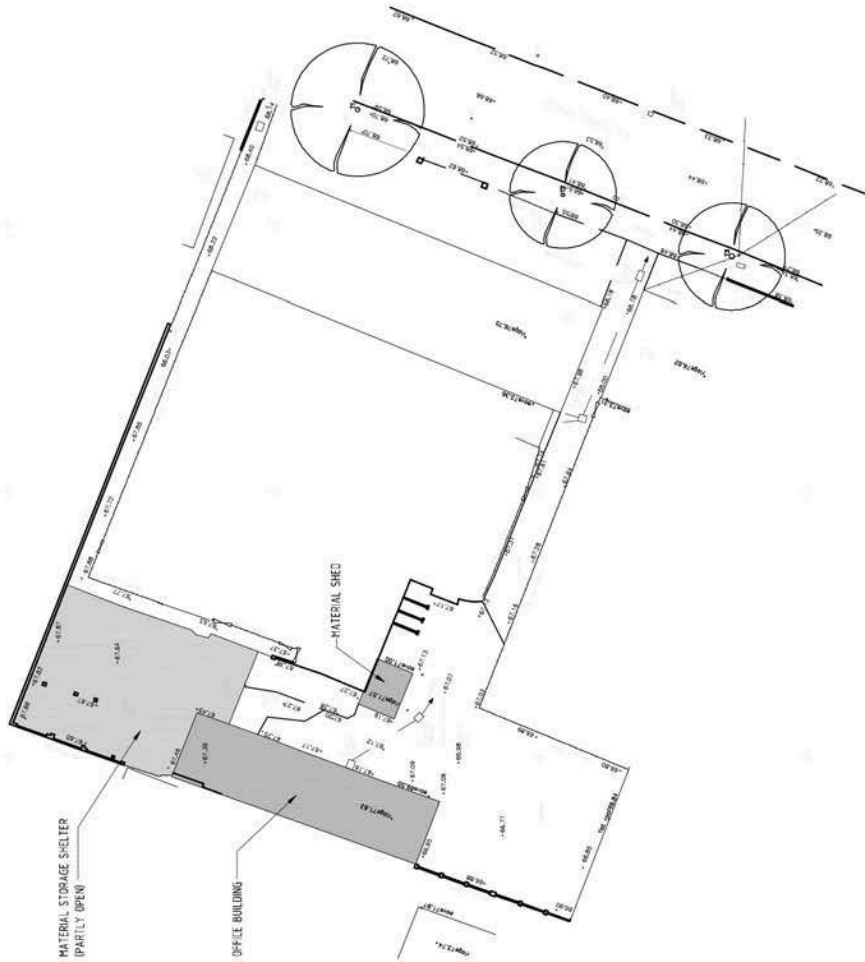
LOCATION PLAN SCALE 1:1250 A4

SCALE BAR (m) 1:1250



DRAWING NO 1158/P2/5





**LEGEND**

**FEATURE ABBREVIATIONS**

**FEATURE STYLE**

**SURVEY CONTROL**

**FENCE**

**MEGIC**

**FWS**

**SWS**

**WATER**

**SEWER**

**ELECTRIC MAIN**

**GAS MAIN**

**EMBANKMENT**

**FENCE TYPES**

**POSTS**

**LEVELS**

NOTE: DISTANCE SURVEY NATIONAL (SDS) DISTINGUISHED LEVELS - DISTANCE SURVEY DISTINGUISHED

LEVEL	DESCRIPTION	HEIGHT (m)
1	1. SURVEY CONTROL POINT	10.12
2	2. SURVEY CONTROL POINT	10.12
3	3. SURVEY CONTROL POINT	10.12
4	4. SURVEY CONTROL POINT	10.12
5	5. SURVEY CONTROL POINT	10.12

**NOTES**

1. All levels are based on the datum of the National Grid (NGVD).

2. All levels are based on the datum of the National Grid (NGVD).

3. All levels are based on the datum of the National Grid (NGVD).

4. All levels are based on the datum of the National Grid (NGVD).

5. All levels are based on the datum of the National Grid (NGVD).

**SURVEYED BY**

**groundsurveys ltd**

land & engineering surveys

units 79,10  
wood  
spring lane  
cookham dean  
berkshire  
SL6 9PN

t: 01628 485200  
f: 01628 485380  
e: office@groundsurveys.com  
www.groundsurveys.com

**CLIENT**

DUSEK DESIGN ASSOCIATES LTD

**SITE**

81-93 HILLIARD ROAD  
NORTHWOOD  
HA6 1SL

**TITLE**

SITE SURVEY  
AS EXISTING

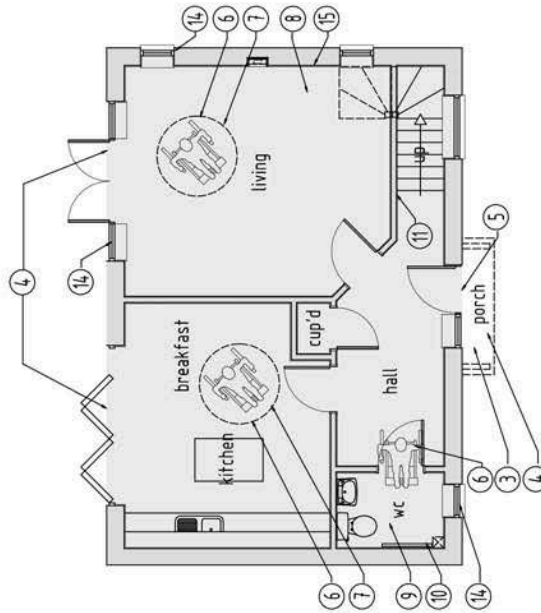
SCALE	DATE	JOB No.
1/200 (A1)	AUG 2012	5069



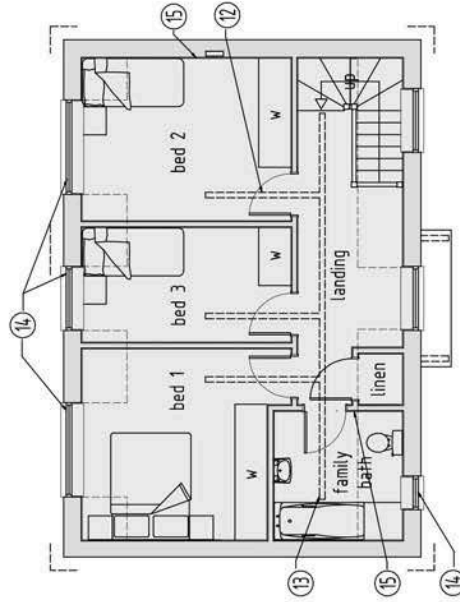
**LIFETIME HOME FACILITIES  
PROVIDED WITHIN NEW HOMES**

© Copyright Dusek Design Associates Ltd

- ① Car Parking provided with adequate space for use by wheelchairs
- ② Car parking space between car park and access to be level and easy access from parking
- ③ Approach to all Entrances
- ④ Entrance area to have level access
- ⑤ Door width suitable for wheelchair access in accordance with requirements of part M Building Regulations
- ⑥ Spaces internally suitable for turning of wheelchair- 1500mm diameter
- ⑦ Circulation space-sitting & dining areas
- ⑧ Entrance level living space
- ⑨ Wheelchair accessible ground floor wc with shower
- ⑩ WC walls suitable for fixing of support rails
- ⑪ Stair suitable for fixing of future stairlift
- ⑫ Provision for ceiling track hoist
- ⑬ An accessible bathroom, providing ease of access
- ⑭ Window sills 800mm min above Finished Floor level
- ⑮ Electrical switches and sockets fixed between 450mm and 1200mm above Finished floor level



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

drawing: **PLANNING PROPOSALS PLOTS 1 & 2  
LIFETIME HOMES**

project: **LAND REAR OF 81-93 HILLIARD ROAD,  
NORTHWOOD, MIDDLESEX, HA6 1SL**

scale: **1 : 100** A3 date: **12 / 03 / 2013**

drawing no: **1158/P2/4** draw: **FJ**

client: **MR. G. FORD**

**SCALE BAR (m)**

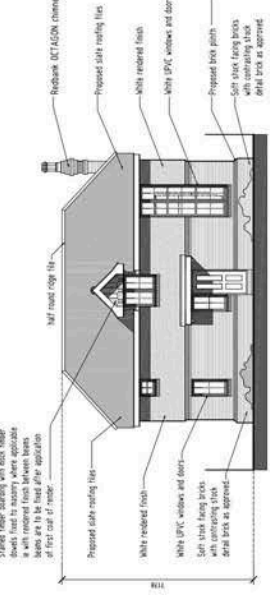
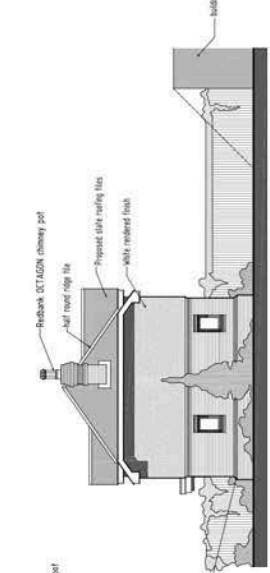
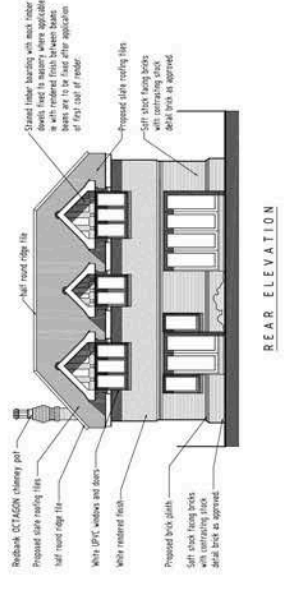
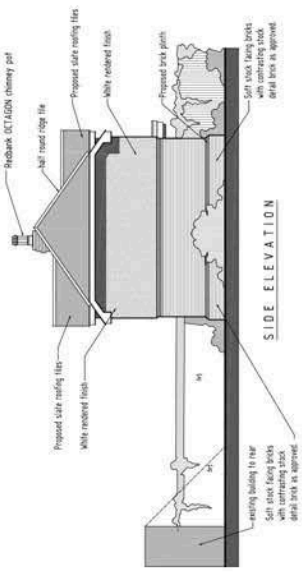
0 1 2 3 4 5

**DDA**

DUSEK DESIGN ASSOCIATES  
T: 01895 83103  
E: info@dusek.co.uk  
www.dusek.co.uk



- NOTES:
1. All dimensions are to the outside of walls, unless otherwise stated. All dimensions are to be rounded to the nearest whole millimetre.
  2. All dimensions are to be rounded to the nearest whole millimetre.
  3. All construction and all components shall be in accordance with the current Building Regulations and all applicable standards.
  4. All materials are to be used as specified in the schedule of materials.
  5. All work is to be done in accordance with the current Building Regulations and all applicable standards.
  6. The design shall be in accordance with the current Building Regulations and all applicable standards.
  7. The design shall be in accordance with the current Building Regulations and all applicable standards.
  8. All dimensions are to be rounded to the nearest whole millimetre.



**SCHEDULE OF AREAS (gross internal area)**

Proposed dwelling	108 sqm
Combined living & dining	38 sqm
Proposed bathrooms	6 sqm
Proposed bedroom 1 (double)	13 sqm
Proposed bedroom 2 (single)	12 sqm
Proposed bedroom 3 (single)	8.5 sqm

**Note: minimum internal floor area requirements**

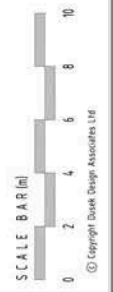
1 person bedroom	6.5 sqm
2 person bedroom	10 sqm



rev	date	description	110 sqm
1	1/100	A1	date: 12/03/2013
drawing no:		1858/P/12	drawn: FJ
drawing: <b>PLANNING PROPOSALS PLOT 1 FLOOR PLANS AND ELEVATIONS</b>			
project: <b>LAND REAR OF 81-93 HILLARD ROAD, NORTHWOOD, MIDDLESEX, HA6 7SL</b>			
client: <b>MR. G. FORD</b>			

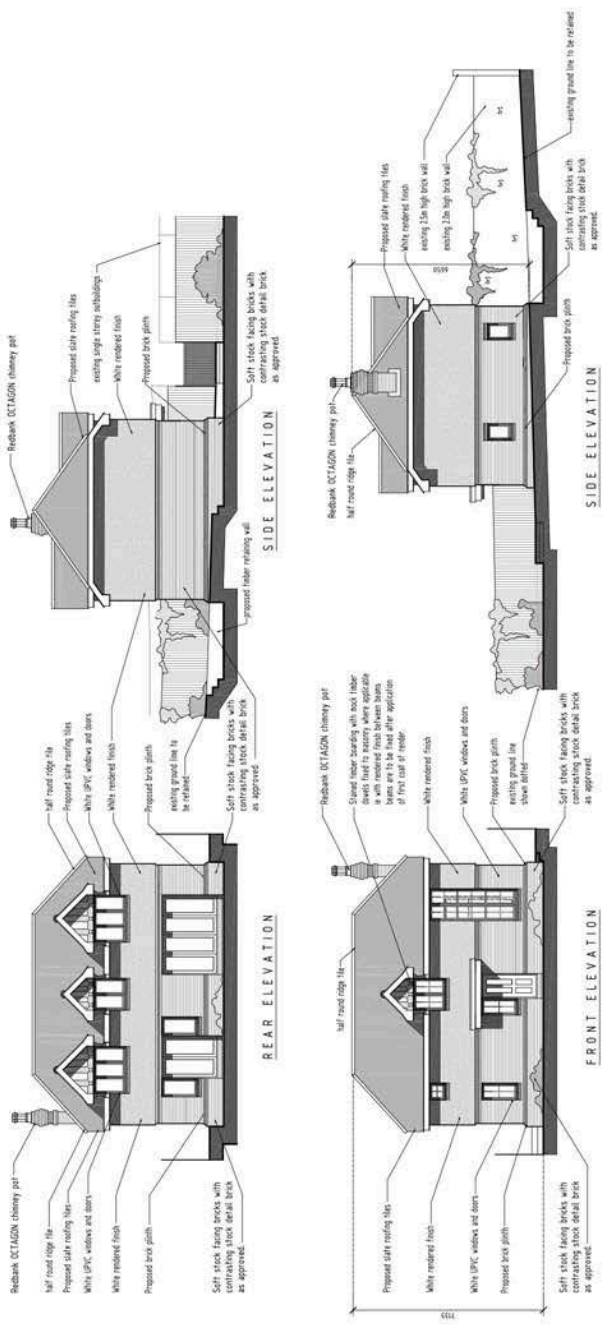
DDA DESIGN ASSOCIATES  
 FOUR HOUSE FARM ESTATE  
 HIGHWAY 200  
 UPPERSHOOTE  
 LEY 5LN  
 T. 01895 831183  
 E. info@dda.co.uk  
 www.dda.co.uk

pre: history    Tuesday, 28 May, 2013    16:30:21  
 I:\000\0000\_1858/P/12/1858\_HILLARD ROAD/P/12/1858





- NOTES**
1. All dimensions are to be indicated in all drawings unless otherwise stated.
  2. All dimensions are to be indicated in all drawings unless otherwise stated.
  3. All dimensions are to be indicated in all drawings unless otherwise stated.
  4. All dimensions are to be indicated in all drawings unless otherwise stated.
  5. All dimensions are to be indicated in all drawings unless otherwise stated.
  6. All dimensions are to be indicated in all drawings unless otherwise stated.
  7. All dimensions are to be indicated in all drawings unless otherwise stated.
  8. All dimensions are to be indicated in all drawings unless otherwise stated.
  9. All dimensions are to be indicated in all drawings unless otherwise stated.
  10. All dimensions are to be indicated in all drawings unless otherwise stated.



**SCHEDULE OF AREAS (gross internal area)**

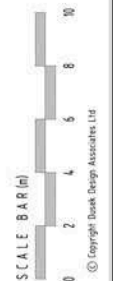
Proposed dwelling	108 sqm
Combined living & dining	38 sqm
Proposed bathrooms	5 sqm
Proposed bedroom 1 (double)	13 sqm
Proposed bedroom 2 (single)	12 sqm
Proposed bedroom 3 (single)	8.5 sqm

**NOTE: minimum internal floor area requirements**

1 person bedroom	6.5 sqm
2 person bedroom	10 sqm



rev. date description: this sheet  
 scale: 1:100 A1 date: 12 / 03 / 2013  
 drawing no: 1158/P2/3 area: FJ  
 drawing: PLANNING PROPOSALS PLOT 2  
 FLOOR PLANS AND ELEVATIONS  
 project: LAND REAR OF 81-83 HILLIARD ROAD,  
 NORTHWOOD, MIDDLESEX, HA6 1SL.  
 client: MR. G. FORD  
 ddad  
 DESIGN ASSOCIATES  
 HOME HOUSE FARM ESTATE  
 WOODS ROAD  
 NORTHWOOD  
 MIDDLESEX  
 HA6 1SL  
 T: 01895 83193  
 E: info@ddad.co.uk  
 www.ddad.co.uk  
 print history: Tuesday, 28 May, 2013 10:38:57  
 C:\projects\1158\1158\_P2\_3\Floor Plans\1158\_P2\_3.dwg











**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Land R/O 81 - 93 Hilliard Road  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON  
 Residents Services**

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

Planning Application Ref:  
**64786/APP/2013/1434**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**April 2014**



**HILLINGDON**  
 LONDON

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

**Address** 58 HALFORD ROAD ICKENHAM

**Development:** Boundary wall and gate to front (Part Retrospective)

**LBH Ref Nos:** 12657/APP/2013/3713

**Date Plans Received:** 13/12/2013

**Date(s) of Amendment(s):** 13/12/2013

**Date Application Valid:** 02/01/2014

---



**DRAWING NOTES**

Dimensions: All dimensions to be taken to the face of the work unless otherwise stated. The Contractor is responsible for checking all dimensions before work starts.

Local Authority: All works to be carried out in accordance with the relevant Local Authority requirements, and these drawings are for planning purposes only.

Discrepancies: Any discrepancy to be brought to the attention of Drawing and Planning Ltd. (Drawing and Planning)

REVISIONS		BY	CH
REV	DATE	DESCRIPTION	



PROJECT TITLE	58 Halford Road
DRAWING TITLE	Existing - Site Plan
CLIENT	Ali Ahmed
DRAWING No	HLFRD-L201
SCALE @ A2 - 1:200	/
DATE	Jan 2014
DRAWING STATUS	Planning



**DRAWING NOTES**

Without consent to be taken in preference to local  
authorities, the client shall be responsible for securing  
all necessary statutory work permits.

Local Authority: All work is to be carried out to the requirements, and  
to the satisfaction of the Local Authority.  
The client shall be responsible for obtaining all necessary  
consents and for bringing to the attention of  
Drawing And Planning Ltd, immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK
A.	27.02.2014	AMENDMENT TO SIDE AND FRONT GARDEN WALL	JS	DM
B.	28.02.2014	AMENDMENT TO SIDE GARDEN WALL	DP	DM



**PROJECT TITLE**  
58 Halford Road

**DRAWING TITLE**  
Proposed - Site Plan

**CLIENT**  
Ali Ahmed

**DRAWING No**  
HLFRD-L301

**REV**  
B


**SCALE @ A2 - 1:200**

**DATE**  
Mar 2014

**DRAWING STATUS**  
Planning



**KEY**

- 1 Access gate to Residential Unit
- 2 Allocated parking space
- 3 Residential entrance
- 4 Storage
- 5 Garden
- 6 Refuse Bin
-  Property Boundary

Site Plan

**DRAWING NOTES**

**Dimensions**

Unless otherwise noted, all dimensions are in millimeters. All dimensions shall be to the face of the work unless otherwise specified.

**Local Authority**

All work is to be carried out in accordance with the requirements of the Local Authority. The drawings are for information only. They are not to be used for any other purpose without the written consent of Drawing And Planning Ltd.

**Discrepancies**

Any discrepancies to be brought to the attention of Drawing And Planning Ltd. immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK



**PROJECT TITLE**

58 Halford Road

**DRAWING TITLE**

Existing - South Elevation

**CLIENT**

Ali Ahmed

**DRAWING No**

HLFRD-E201

**REV**

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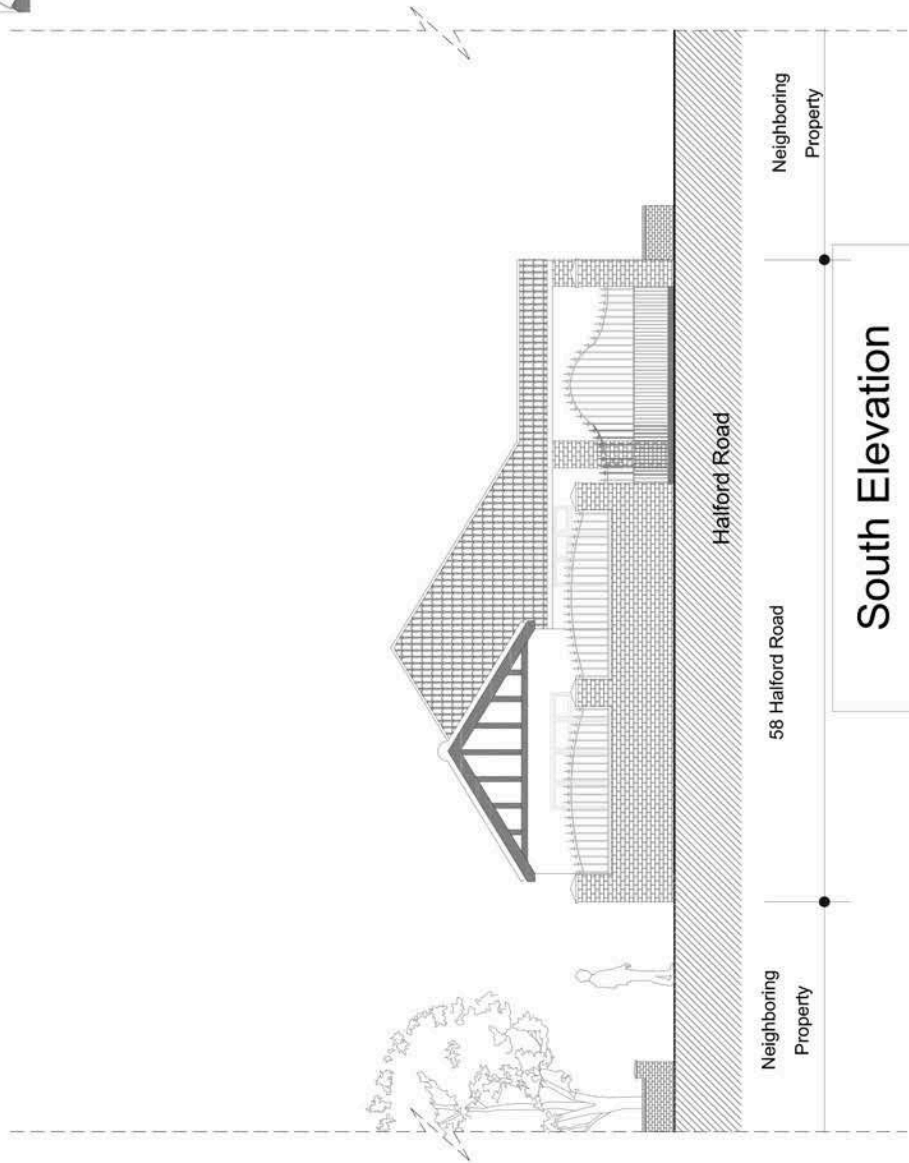
**SCALE @ A3 - 1:100**

**DATE**

Dec 2013

**DRAWING STATUS**

Planning



**DRAWING NOTES**

**Dimensions**

Unless otherwise stated, all dimensions are in millimeters and dimensions to face unless otherwise stated.

**Local Authority** All work to be carried out in accordance with the requirements of the Building Regulations and the Planning Act 2008. These drawings are for planning purposes only. They are not to be used for any other purpose.

**Discrepancies** Any discrepancies to be brought to the attention of Drawing And Planning Ltd. immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK



**PROJECT TITLE**

58 Halford Road

**DRAWING TITLE**

Existing - East Elevation

**CLIENT**

Ali Ahmed

**DRAWING No**

HLFRD-E203

**REV**

/

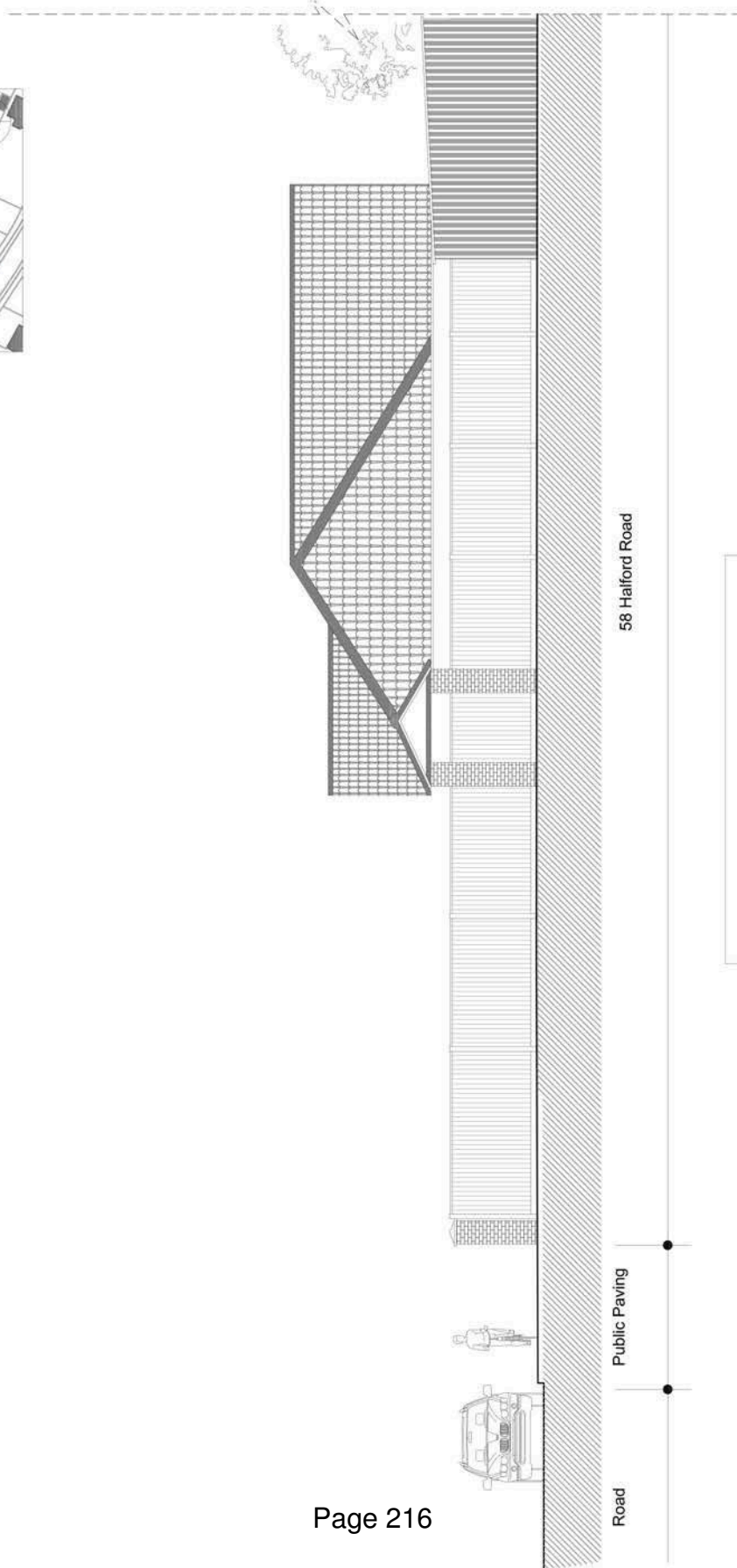
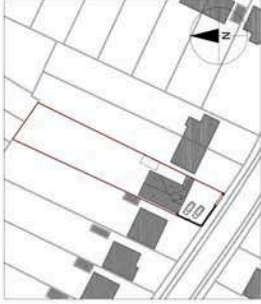
**SCALE @ A3 - 1:100**

**DATE**

Dec 2013

**DRAWING STATUS**

Planning



East Elevation



**DRAWING NOTES**

**Dimensions**

Unless otherwise stated, all dimensions are in millimeters and dimensions before such suffix.

**Local Authority**

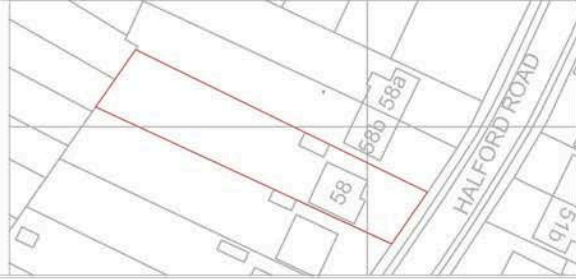
All work is to be carried out in accordance with the requirements of the Building Regulations and the relevant Approved Documents.

**Discrepancies**

Any discrepancies to be brought to the attention of Drawing And Planning Ltd. immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK



**PROJECT TITLE**

58 Halford Road

**DRAWING TITLE**

Existing - West Elevation

**CLIENT**

Ali Ahmed

**DRAWING No**

HLFRD-E202

**REV**

1

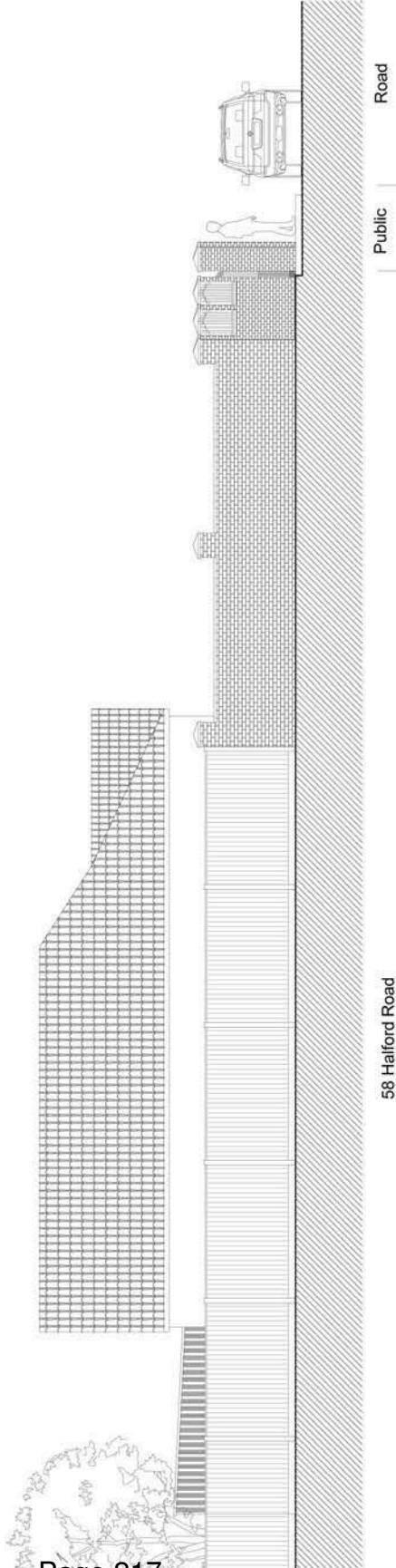
**SCALE @ A3 - 1:100**

**DATE**

Dec 2013

**DRAWING STATUS**

Planning



West Elevation



**DRAWING NOTES**

Without alterations to be taken or preferences to be stated all dimensions shown shall be taken as shown for all dimensions unless otherwise stated.  
Local Authority: All work is to be carried out in accordance with the requirements and specifications of the Local Authority.  
Discrepancies: Any discrepancies to be brought to the attention of Drawing And Planning Ltd. immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK



**PROJECT TITLE**

58 Halford Road

**DRAWING TITLE**

Existing Roof Plan

**CLIENT**

Ali Ahmed

**DRAWING No**

HLFRD-P201

**REV**

/

**SCALE @ A3 - 1:100**

**DATE**

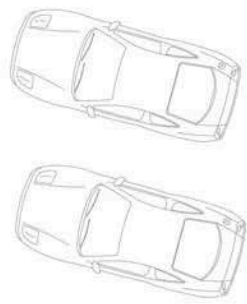
Dec 2013

**DRAWING STATUS**

Planning



Neighboring Property



Bricks Wall

Gate

Neighboring Property



**Roof Plan**



Public Paving

**DRAWING NOTES**

Dimensions  
 Unless otherwise noted, all dimensions are in millimeters. All dimensions are to the center of the wall unless otherwise specified. All dimensions are to the center of the wall unless otherwise specified.

Local Authority  
 All work is to be carried out in accordance with the provisions of the Local Authority.

Dispositions  
 Any dispositions brought to the attention of Drawing and Planning Ltd. immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK
A	27-02-2014	AMENDMENT TO SIDE AND FRONT GARDEN WALL	JS	DM
B	28-03-2014	AMENDMENT TO SIDE GARDEN WALL	DP	DM



PROJECT TITLE

58 Halford Road

DRAWING TITLE

Proposed-South Elevation

CLIENT

Ali Ahmed

DRAWING No

HLFRD-E301

REV

B

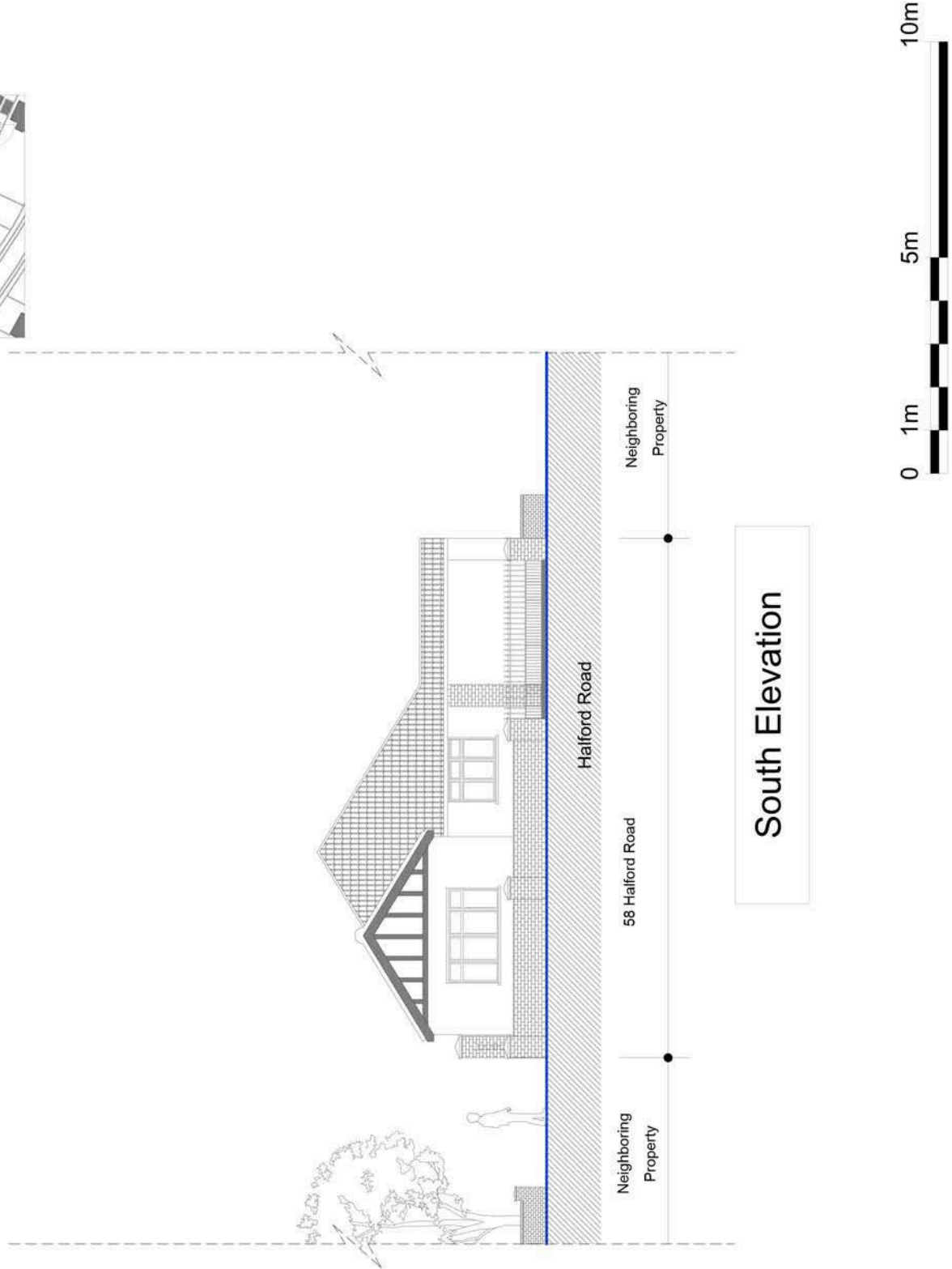
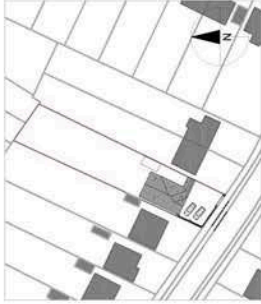
SCALE @ A3 - 1:100

DATE

Mar 2014

DRAWING STATUS

Planning



**DRAWING NOTES**

**Dimensions**

Unless otherwise stated, all dimensions are to be taken as per drawings for scaled drawings. All dimensions are to be taken as per drawings for scaled drawings. All dimensions are to be taken as per drawings for scaled drawings.

**Local Authority**

All work is to be carried out in accordance with the relevant Building Regulations and all other applicable legislation.

**Disputes**

Any disputes are to be brought to the attention of Drawing and Planning Ltd. immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK



**PROJECT TITLE**

58 Halford Road

**DRAWING TITLE**

Proposed-East Elevation

**CLIENT**

Ali Ahmed

**DRAWING No**

HIFRD-E303

**REV**

/

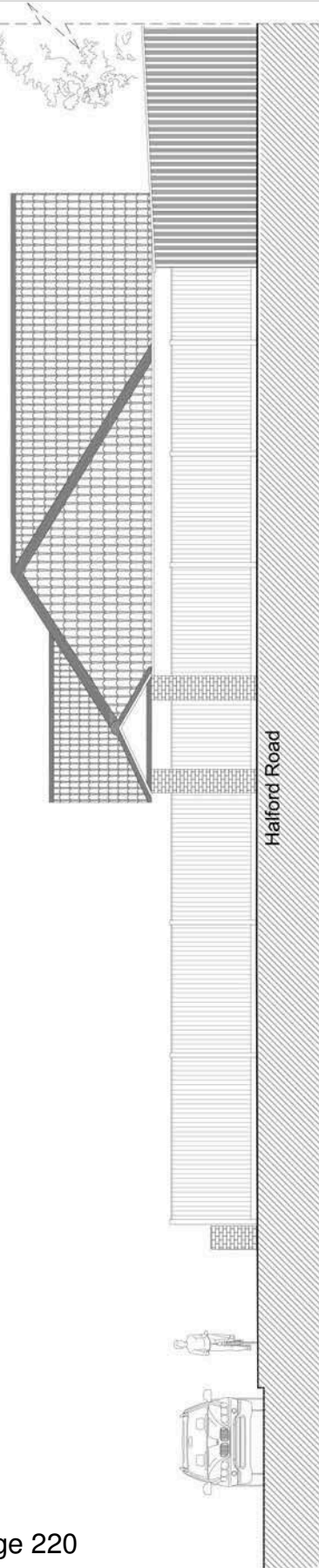
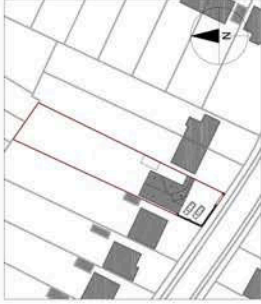
**SCALE @ A3 - 1:100**

**DATE**

Dec 2013

**DRAWING STATUS**

Planning



58 Halford Road

Halford Road

Public Paving

Road

East Elevation





**DRAWING NOTES**

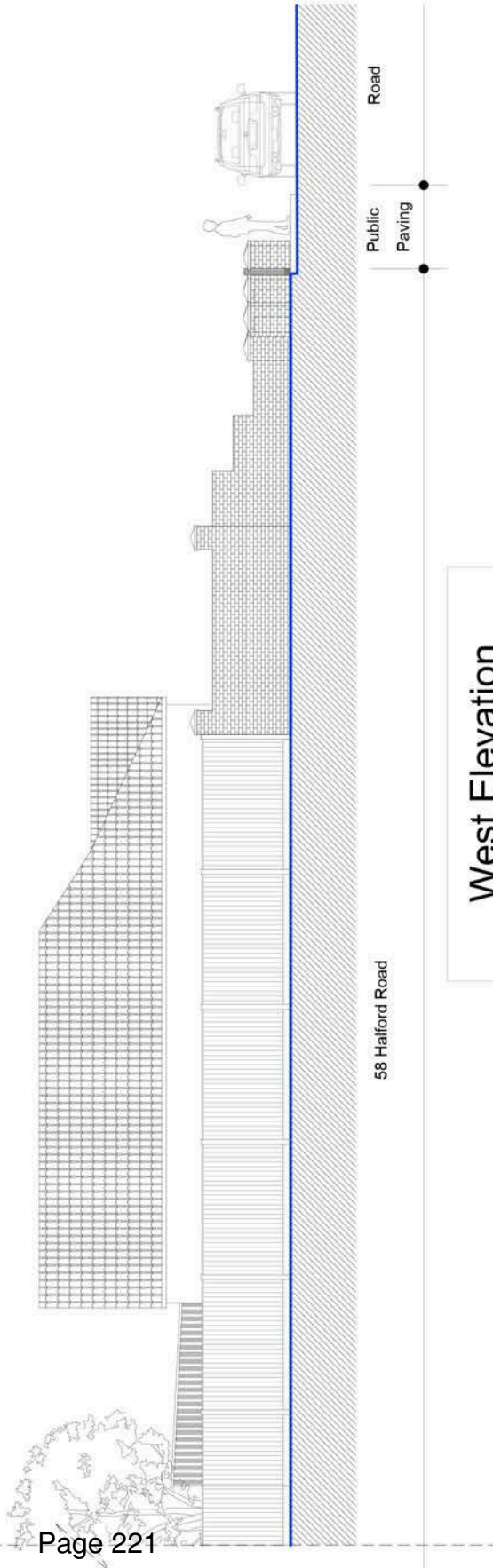
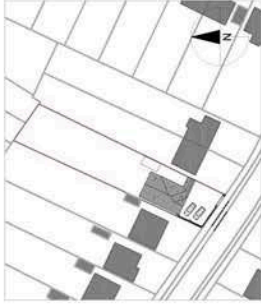
Dimensions  
 Unless otherwise stated, all dimensions are in millimeters and are to be taken from the face of the work unless otherwise stated.  
 Local Authority  
 All work is to be carried out in accordance with the Building Regulations and the specifications of the Local Authority.  
 Discrepancies  
 Any discrepancies shall be brought to the attention of the Client immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK
A	27-02-2014	AMENDMENT TO SIDE AND FRONT GARDEN WALL	JS	DM
B	28-03-2014	AMENDMENT TO SIDE GARDEN WALL	DP	DM



PROJECT TITLE	58 Halford Road
DRAWING TITLE	Proposed-West Elevation
CLIENT	Ali Ahmed
DRAWING No	HLFRD-E302
REV	B
SCALE @ A3 -	1:100
DATE	Mar 2014
DRAWING STATUS	Planning



West Elevation

**DRAWING NOTES**

Dimensions  
 Unless otherwise stated, all dimensions are in millimeters and shall be rounded up to the nearest millimeter.  
 All work is to be carried out in accordance with the specifications of the Local Authority.  
 Any discrepancies are to be brought to the attention of the Client immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK
A	27-02-2014	AMENDMENT TO SIDE AND FRONT GARDEN WALL	JS	DM
B	28-03-2014	AMENDMENT TO SIDE GARDEN WALL AND SECTION DETAIL	DP	DM



**PROJECT TITLE**  
 58 Halford Road

**DRAWING TITLE**  
 Proposed Roof Plan

**CLIENT**  
 Ali Ahmed

**DRAWING No**  
 HLFRD-P301

**REV**  
 B

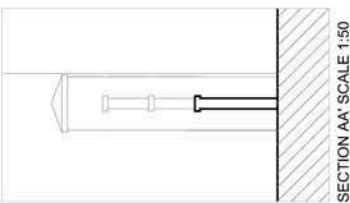
**SCALE @ A3 - 1:100**

**DATE**  
 Mar 2014

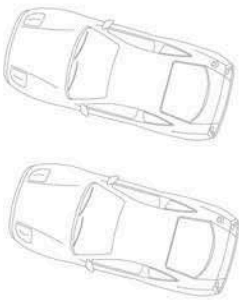
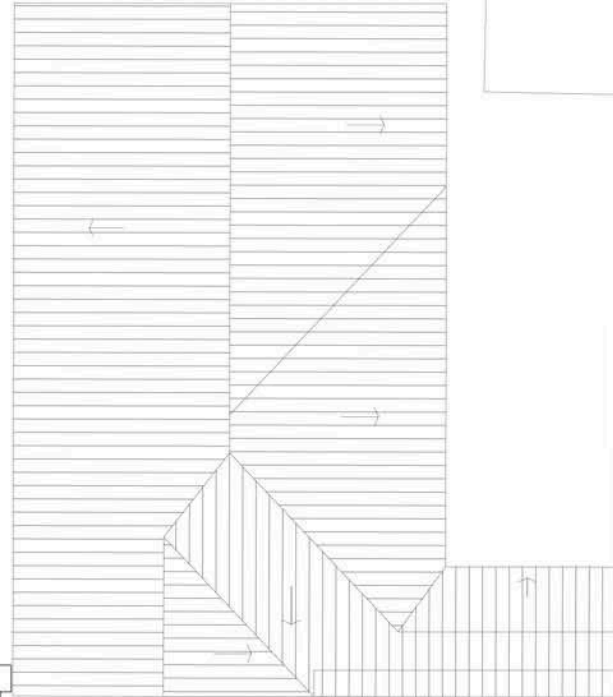
**DRAWING STATUS**  
 Planning



Neighboring Property



SECTION AA' SCALE 1:50



Bricks Wall  
 Gate

Neighboring Property



Roof Plan



Public Paving

**DRAWING NOTES:**

Dimensions: Unless otherwise stated, all dimensions are in metres and are rounded to the nearest millimetre.  
Local Authority: All work is to be carried out to the requirements, and the satisfaction of the Local Authority.  
Discrepancies: Any discrepancies to be brought to the attention of Drawing And Planning Ltd immediately.

**REVISIONS**

REV	DATE	DESCRIPTION	BY	CHK



PROJECT TITLE

Project Title

DRAWING TITLE

OS Map

CLIENT

Ali Ahmed

DRAWING No

HILFRD-L001

SCALE @ A3 - 1:1250

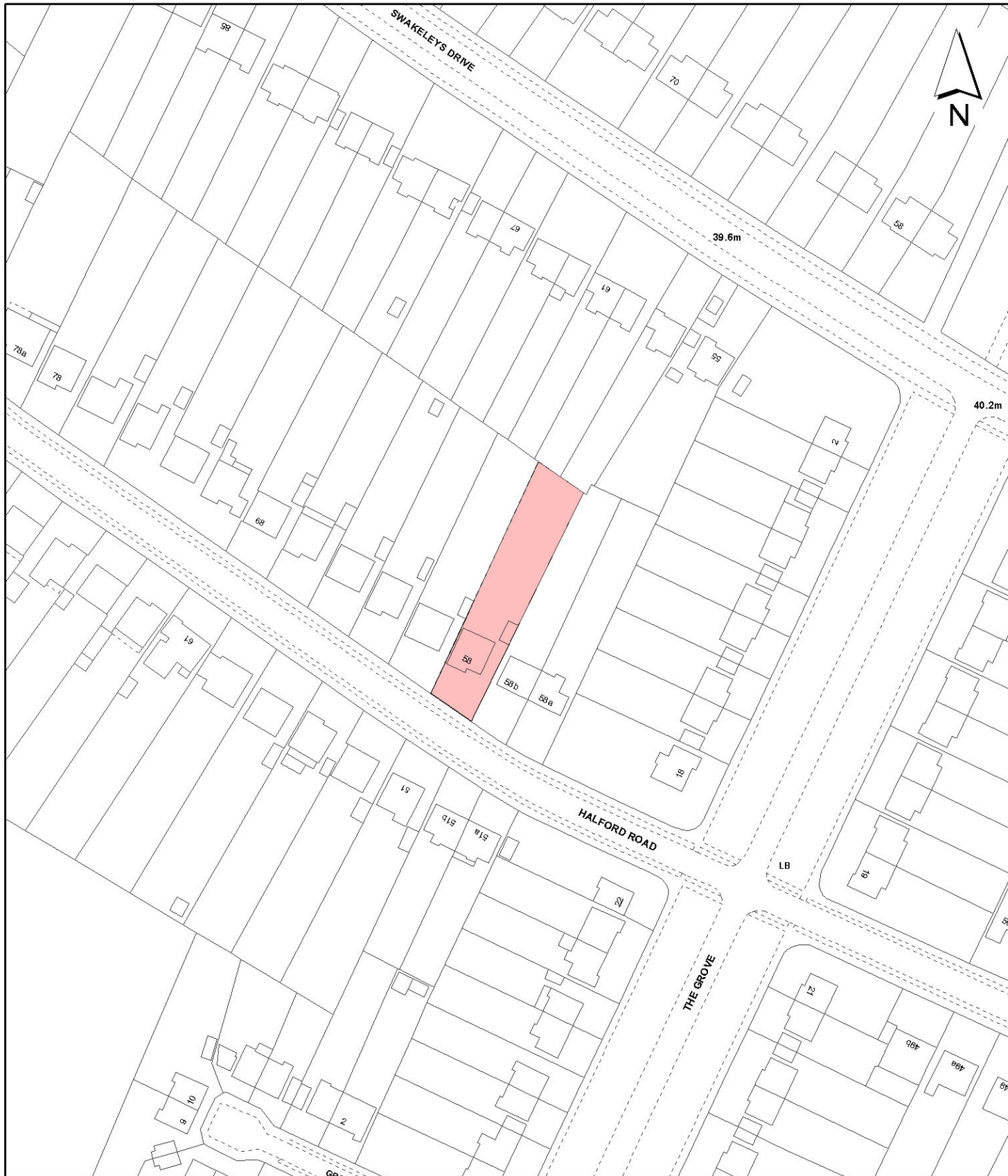
DATE

May 2012

DRAWING STATUS

PLANNING





**Notes**

 Site boundary

For identification purposes only.

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Site Address

**58 Halford Road  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**12657/APP/2013/3713**

Scale

**1:1,250**

Planning Committee

**North Application**

Date

**April 2014**



**HILLINGDON**  
LONDON

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

**Address** 66 LONG LANE ICKENHAM

**Development:** Two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling.

**LBH Ref Nos:** 39319/APP/2014/53

**Date Plans Received:** 08/01/2014

**Date(s) of Amendment(s):** 04/03/2014

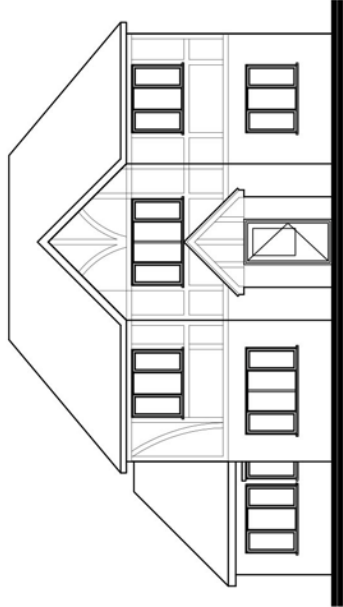
**Date Application Valid:** 15/01/2014

25/03/2014  
08/01/2014

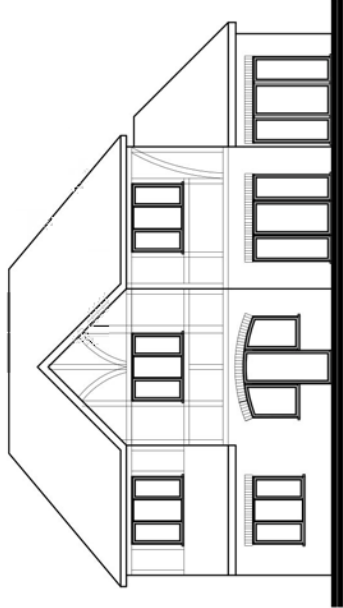
**66 LONG LANE, ICKENHAM  
LOCATION PLAN**

**SCALE 1:1250**

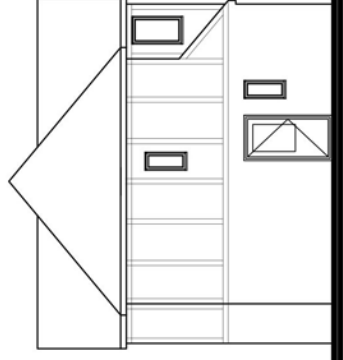




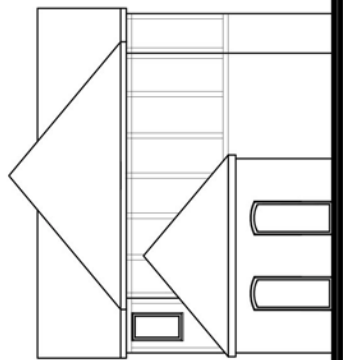
East Elevation



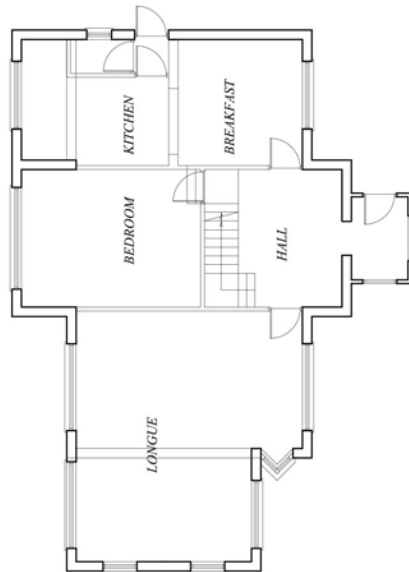
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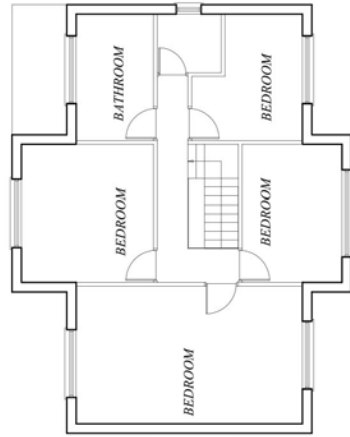
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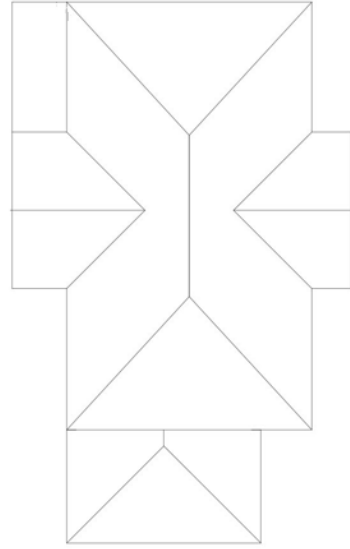
South Elevation



Ground Floor



First Floor



Roof Plan

EXISTING PLANS

Scale Bar 1:100 @ A2  
0 1 2 3 4 5 6 7 8 9 10 Metres



THE GILLETT MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Estate Primer Middlesex HA5 2EW Tel. 0208 868 1333

REVISION	Drwg. No. 06/2405/BA
A	h100@a2
C	04/10/13
E	Drawn by AP

**KEY**



Hobbs - Forward Laid

SPACING

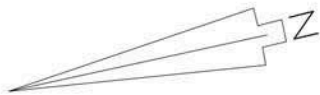
HL

Plant in a line at 1 per 1.5 metre

POT SIZE

1800

25



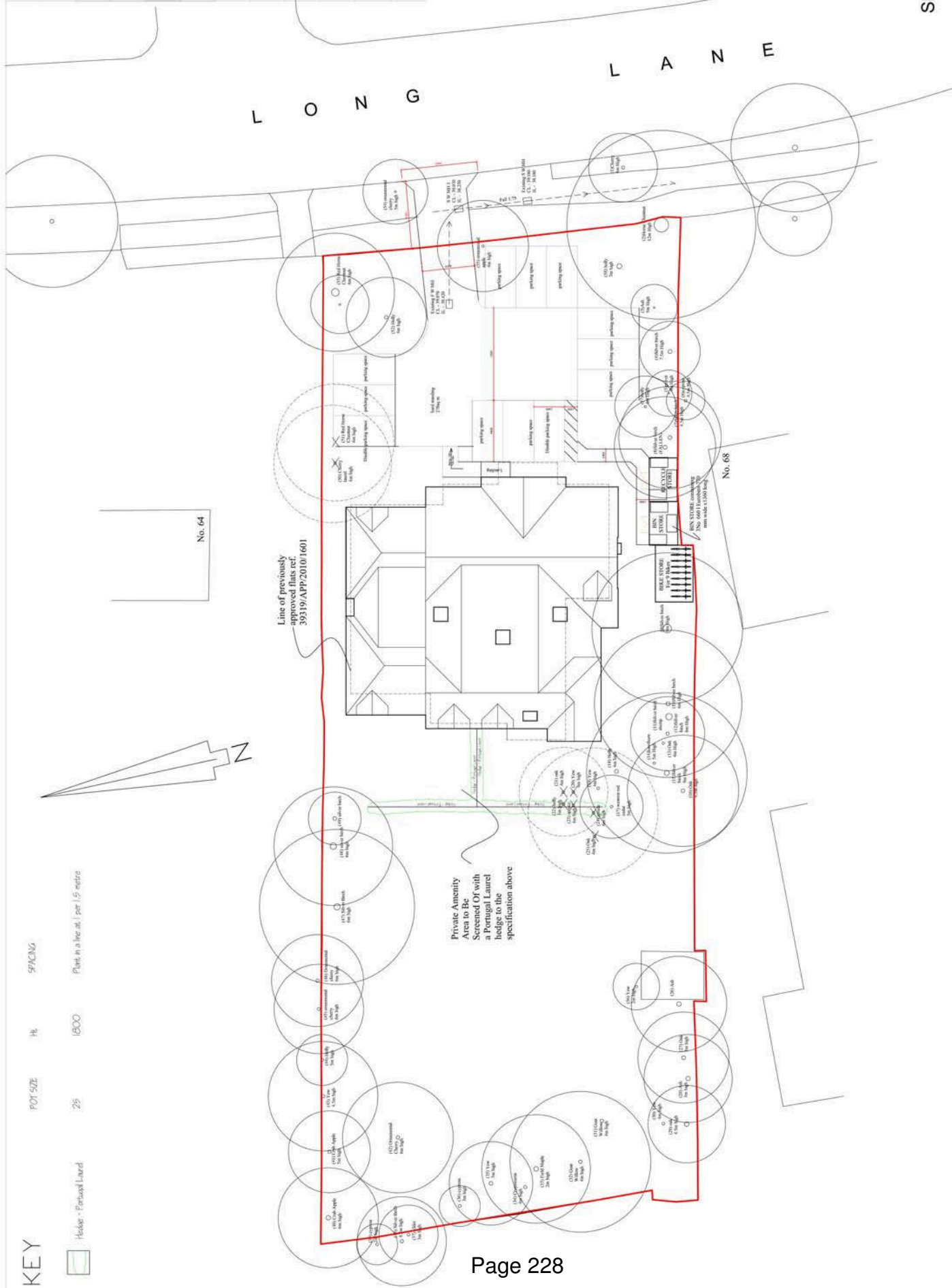
No. 64

Line of previously approved base ref 39319/APP20101601

Private Amenity Area to be Screened Off with a Perennial Laurel hedge to the specification above

D	ROOF AMENDED	25 / 08 / 2010
E	ROOF AMENDED	08 / 09 / 2010
F	LAYOUT CHANGED	27 / 09 / 2015
G	ROOF LAYOUT AMENDED	04 / 10 / 2015
H	ROOF LAYOUT AMENDED	08 / 10 / 2015
J	ROOF LAYOUT AMENDED	22 / 11 / 2015
K	ROOF LAYOUT AMENDED	07 / 01 / 2014
L	CROSSOVER DETAIL ADDED	19 / 01 / 2014
M	LAYOUT AMENDED	12 / 02 / 2014
N	ROOFLIGHT REPOSITIONED	27 / 02 / 2014
P	Driv Amended	14 / 05 / 2014
Q	Hobbs - Forward Laid added.	21 / 05 / 2014

L O N G L A N E



**SITE PLAN**

REVISION	Q
Scale	1:200 @ A2
Date	17 / 09 / 15
Drawn by	A. Smith

THE GILLET MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road 509 Epsom Surrey Middlesex HA5 2EW Tel: 0208 866 1333

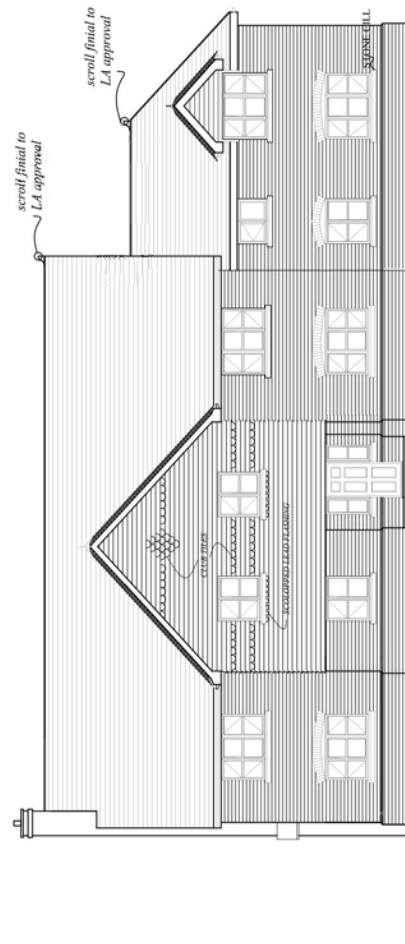


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1:200 @ A2

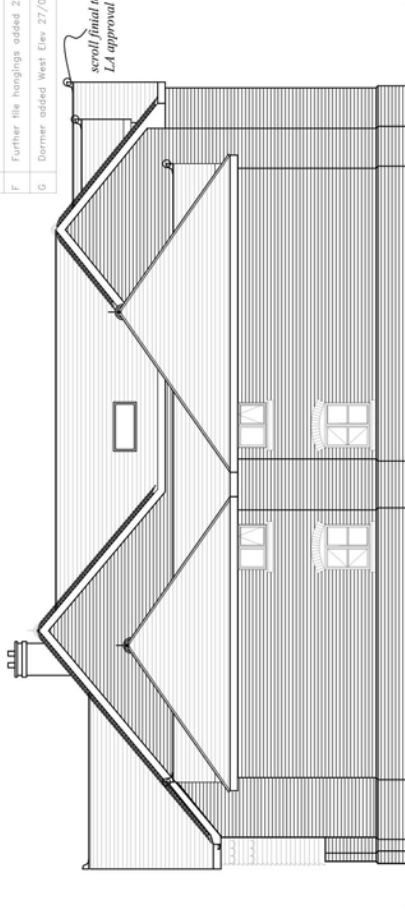
**66, LONG LANE, ICKENHAM UB10 8SZ**



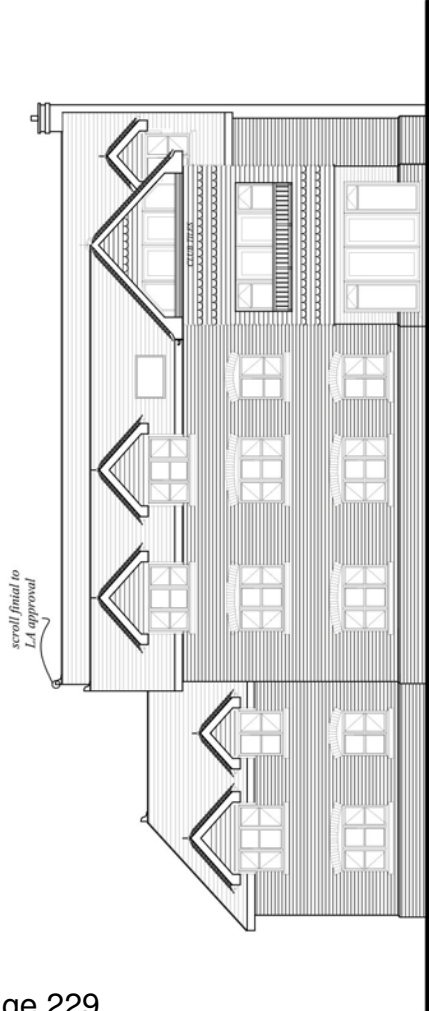
Amendments	
B	Drawing amended 27/09/13
C	Front elevation amended 07/01/14
D	Elevation labels amended 13/01/14
E	Elevations amended 12/02/14
F	Further line hangings added 27/02/14
G	Dormer added West Elev 27/02/14



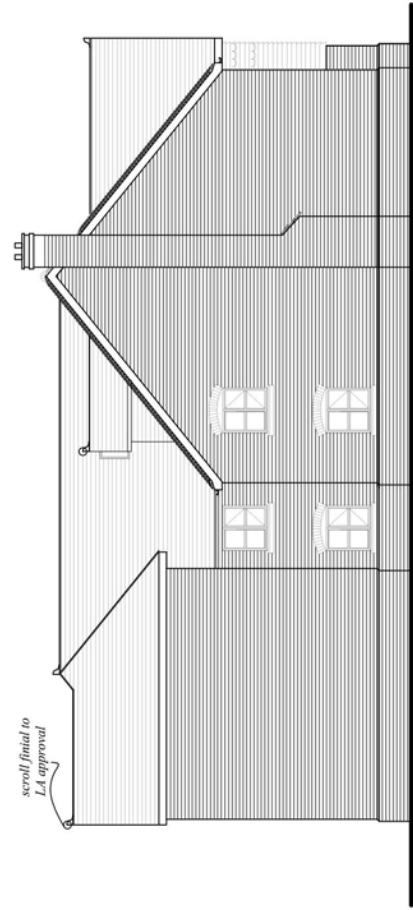
East Elevation



North Elevation

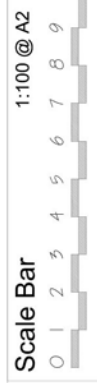


West Elevation



South Elevation

ELEVATIONS



66, LONG LANE, ICKENHAM UB10 8SZ

THE GILLETT MACLEOD PARTNERSHIP  
Chartered Architects & Town Planning Consultants  
1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333

Scale 1:100 @ A2  
Date 12/02/14  
Drawn by A.Razick

REVISION	drawn
G	C

**SCHEDULE**

- New tree planting
- Large shrubs- boundary screen planting
- Low hedge- box
- Medium sized shrubs
- Ornamental ground cover shrubs
- Mown grass- Option with wildflowers
- Close boarded fences

**Planting Schedule Plan 349.12.4**

Trees				
Key Species	girth size	container size	Qty	
Al	Amelanchier lamarckii	12 to 14	45 litre	2
Be	Betula ermanii	13 to 14	46 litre	5
Mp	Malus 'Pink Perfection'	12 to 14	45 litre	4
Pw	Prunus pedalis 'Waterer'	12 to 14	45 litre	3
Pp	Parrotia persica	12 to 14	45 litre	1
<b>TOTAL</b>			<b>15</b>	

**Planting Mix**

Planting mix plant in gaps of more than 1 metre, planting mixed in group of 3-5

%	Species	Size	planting density	Qty
40	Cotoneaster bullatus	5 litre	1/m	45
40	Elaeagnus ebbingei	5 litre	1/m	45
20	Prunus lusitanica	5 litre	1/m	25
<b>TOTAL</b>			<b>115</b>	

**Shrubs as low hedging**

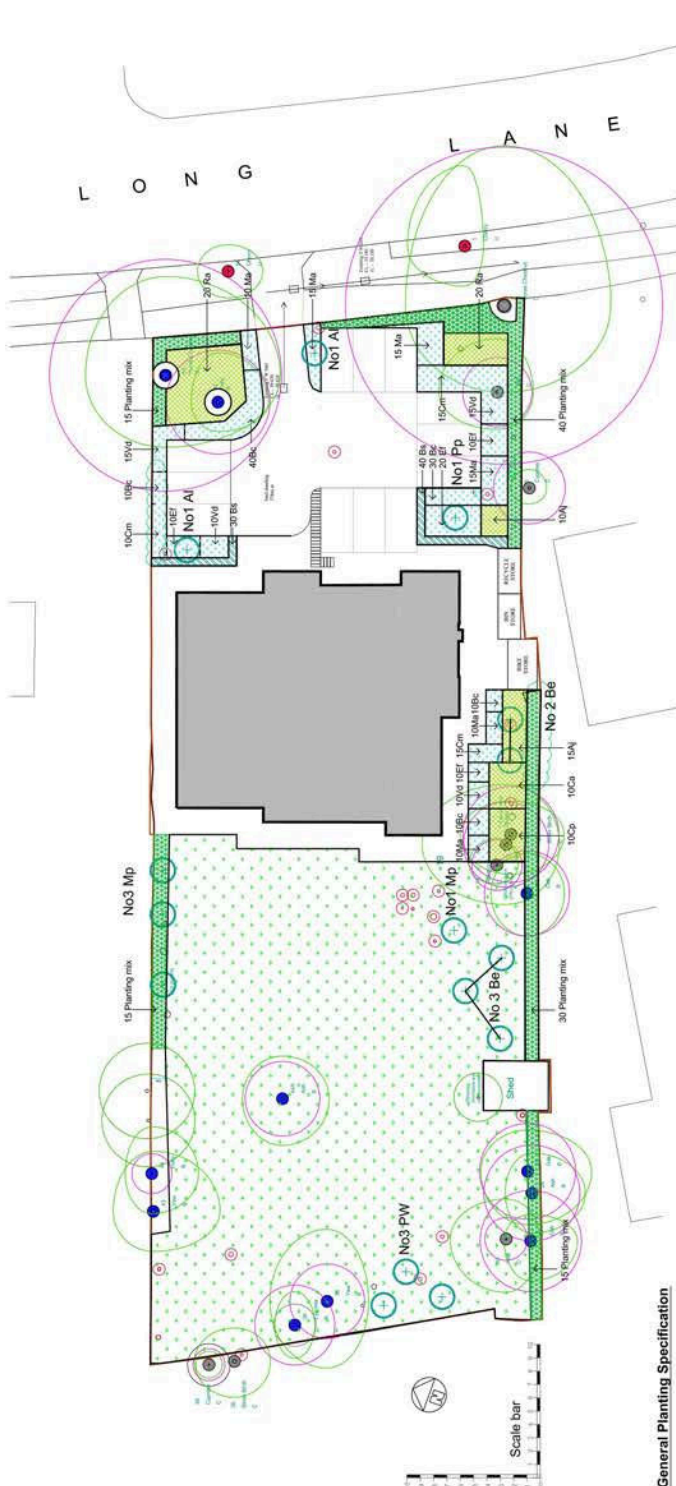
Key Species	Size	planting density	Qty
Bs	Buxus sempervirens	3 litre	70

**Medium sized shrub planting**

Key Species	Size	pot size	Qty	
Aj	Acuba japonica 'Crotanifolia'	450-600	3 litre	25
Ca	Cornus alba	450-600	3 litre	10
Cp	Corylus maxima 'Purpurea'	450-600	3 litre	10
Ra	Ruscus aculeatus	450-600	3 litre	40
<b>TOTAL</b>			<b>85</b>	

**Ground cover shrubs**

Key Species	Size	planting density	Qty
Bc	Bergenia cordifolia	3 litre	100
Cm	Cotoneaster microphyllus	3 litre	40
Ef	Euonymus fortunei 'Gaeleyi'	3 litre	50
Ma	Maianthemum aquifolium 'Apollo'	3 litre	95
Vd	Viburnum davidii	3 litre	50
<b>TOTAL</b>			<b>335</b>



**General Planting Specification**

All PLANTING STOCK SHALL COMPLY WITH the requirements of the British Standards 3938, and shall be healthy, strong with a good shape and strong root system in accordance with the National plant specification. The native plants are to be of local provenance and be well labelled. Trees and shrubs are to be lifted only between mid October and mid March and to be handled and transported in accordance with relevant codes of practice, with roots kept moist and wrapped to protect them from adverse weather conditions.

All planting operations shall be carried out in accordance with British Standards 4428. Planting pits are to be dug at a size in excess of the roots to allow the roots to be spread out in the pit. All plants are to be planted at their natural depth as they existed in the nursery. 80 litres of peat free tree planting compost or well rotted manure is to be incorporated in the backfill of all tree pits. (see enclosed diagram)

Trees are to be staked with bow stakes, 1500mm long, 750mm into the ground and the tree secured by one tie. All plants in grass areas to have strimmer guards and mulched 1m diameter round the tree with a bark mulch, one metre diameter round the base of each standard tree is to be mulched 75mm deep with medium grade bark mulch.

Shrub beds excavate 500mm deep, and break up the base of the planting beds. If required provide and lay 500mm deep topsoil in accordance with BS 3982. Cultivate to this depth and incorporate 100mm of well rotted farmyard manure or approved compost. Supply shrubs in accordance with BS 3938 and plant in accordance with BS 4428. Supply and lay medium grade ornamental bark mulch 75mm deep to all shrub beds.

Grass- cultivate areas and provide topsoil required for minimal 100mm depth, cultivate to the fifth and remove stones greater than 25mm. Rectangular cut meadow turf to be supplied in rolls, not dried out or yellowed. Turf will be laid on the day of delivery, to be undamaged and laid from suitably sized a running board 100mm wide on any nylon matting will not be accepted. Lay turf in stretcher bond close butted, and make good joints with screened sand/topsoil. The finished level of the turf to be 50mm higher than hard surfboards. Water in

Maintenance  
All plants are to be maintained until established. Shrubs are to be kept weed free. Grass to be kept well watered until established and kept maintained at a consistent height and weedfree. Hedge bases and 1 metre diameter surrounding trees are to be kept free from weed. Any additional weed growth round the base of the plant removed. The bark mulch is to be topped up annually to 75mm and the planting beds kept free of litter.

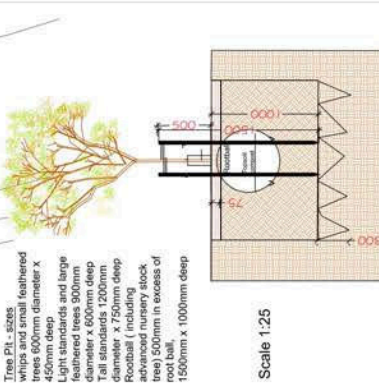
Plants within the shrub beds to be faced back from path edges as required. The following plants to be pruned annually.  
The hedges are to be maintained at a consistent height depending on species and location box hedges to be maintained at 450-600mm. Boundary planting at a minimum of 2.5 metres or as directed by the client.

Grass is to be cut 6 times during the first growing season. The first cut to be when the grass is well rooted and has reached a height of 100mm and cut to 50mm and lightly raked. During the first year all cuttings are to be removed from site. Grass should only be cut when dry. The grass is to be maintained at 50mm and frequency of cutting will depend on the growing season but be between 8 and 12 cuts a year. Watering will be carried out grassed areas during prolonged dry periods to ensure and maintain adequate growth. Watering shall be carried out with sprinklers or oscillating sprays at a rate of watering will be 15 litres per square metre

Replacement Planting  
Replace any tree or plant within a five year period that fails to thrive or is below specification. Any grass area that fails shall be re-turfed in accordance with the specification.

Annual Maintenance for Trees  
All trees are to be maintained until established.  
Maintain trees and shrubs until established and to be free from grass, weeds and rubbish at all times.  
Newly-planted trees are to be watered during April-September

- The intervals between watering is to be fortnightly with additional visits if there has not been rainfall within a weekly period
- A minimum of 20 litres of water per tree per visit
- Fork over panned down areas.
- Maintain mulched areas at specified depth, topping up as necessary to maintain 75 mm depth.
- Check each stake and tie where fitted and adjust, re-fix or renew as necessary to ensure that no damage occurs to any tree and check each stake is supporting its tree in the intended manner.
- Check that each tree is growing healthy and remove all dead wood, damaged or diseased branches. Remove any suckering shoots growing from the clear stem. Prunings to be removed off site to contractors tip.
- Any wounds shall be neatly painted back to sound wood in accordance with BS 3986: 2010 Recommendations for Tree Work. Re-firm trees which have been loosened by the wind or frost.
- Remove all stakes and ties after two years or after the trees have rooted successfully.



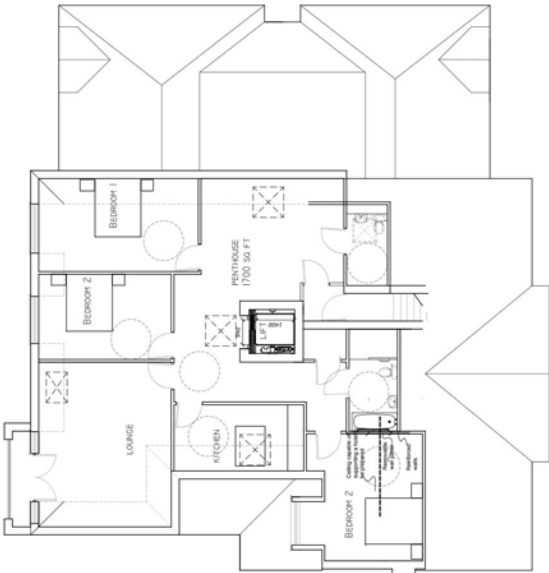
**Tree Planting**  
Double stakes 1.5 x 75mm diameter 1m into the ground, secured with two loops of freshen webbing 30mm wide nailed to each tree  
Excavate pit 1000mm deep by 1500mm diameter, break up pit 300mm deep, plant tree and fill with excavated topsoil and compact, lay 75mm bark mulch 500mm round trees surrounding the tree and water in. In grass areas supply and fit strimmer guards.

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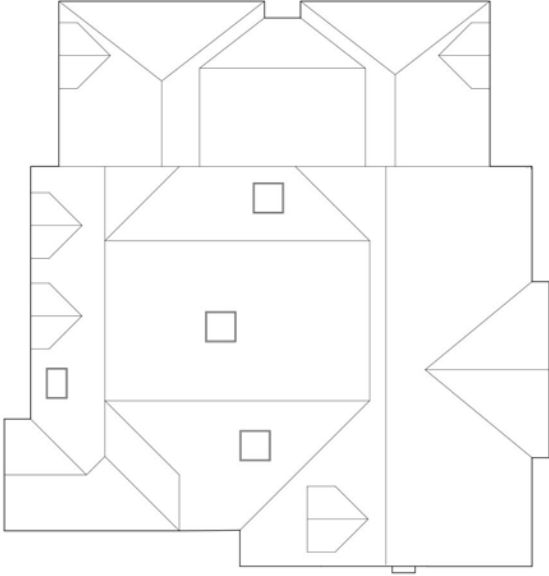
Elizabeth Greenwood C.M.L.L. F.Arb.A.  
10 Knight Street, Saeedjodsworth, Herep, CM27 9AT.  
Tel 01279 722281 mobile 01753667402, email: em.greenwood@gmail.com

666 Long Lane, Ickenham. UB10 8SZ  
The Landscape Proposals  
Plan 1:200 @ A1 & Tree Planting Detail @ 1:25  
Scale  
Date February 2014  
Drawn by E.L.G.  
Checked by J.A.G.  
349.12.4

KEY :  150mm dia. Manoeuvring circle



SECOND FLOOR PLAN



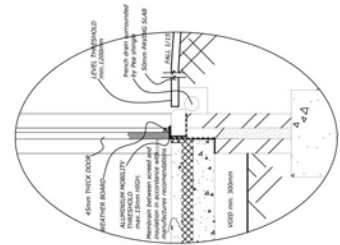
ROOF PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

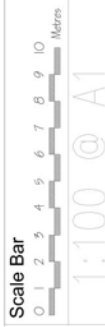


Amendments	
A	Roof plan and room labels added 04/ 10/13
B	Roof plan and room labels added 08/ 10/13
C	Internal layout and front elevation changed 07/01/14
D	Windows width amended 13/01/14
E	Dormers width amended 14/01/14
F	Roof plan amended 15/01/14
G	Plans amended to comply with life time home standard 12/02/14
H	Rooflight repositioned 27/02/14
J	Dormer added West eif 21.4/02/14

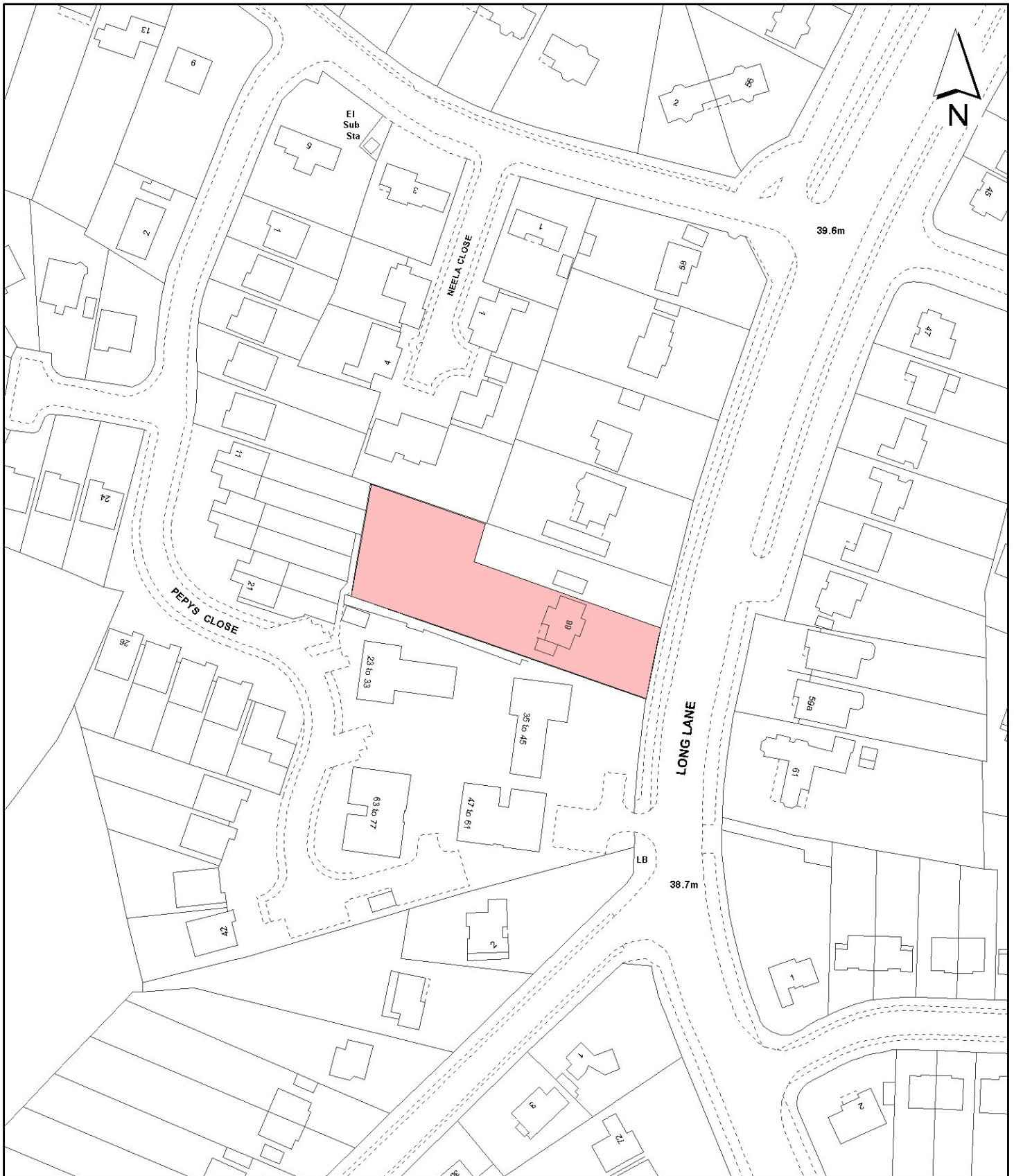
**PROPOSED PLANS**

Dr. No. 06/2405/10<sup>3</sup>  
 Scale 1:100  
 Date 12/02/14  
 Drawn by A.Razick

THE GILLET MACLEOD PARTNERSHIP  
 Chartered Architects & Town Planning Consultants  
 1 High Road Old Eastgate Finer Midlands HAS 26W WIL. 0208 888 1333



**66, LONG LANE, ICKENHAM UB10 8SZ**



**Notes**

 Site boundary

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Site Address

**66 Long Lane  
Ickenham**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:  
**39319/APP/2014/53**

Scale  
**1:1,250**

Planning Committee  
**North Application**

Date  
**April 2014**



**HILLINGDON**  
LONDON

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

**Address** 4 POPLARS CLOSE RUISLIP

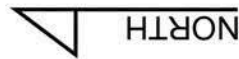
**Development:** Part two storey, part single storey side/rear extension and conversion of integral garage to habitable use involving installation of bay window to front

**LBH Ref Nos:** 69660/APP/2013/3803

**Date Plans Received:** 20/12/2013

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

**Date Application Valid:** 07/01/2014



Rev	Date	Description	By
A	07/01/13	AMENDED FOR VALIDATION	BR

Client

MR R MESHREKY

Project Title  
PROPOSED EXTENSION TO EXISTING DWELLING

4 POPLARS CLOSE, RUISLIP, HA4 7BU

Drawing Title

LOCATION PLAN

Cell File	Sheet Size	Scale
P101	A4	1:1250
Drawn by	IB	Approved by
Project No.	1478	Revision
Drawing No.	P101	A



ARDYLE HOUSE,  
100 NORTHWOOD HILLS,  
MIDDLESEX, HA6 1NW,  
Telephone - 01823 840077  
Fax - 01823 840076

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PLANNING ISSUE



Rev	Date	Description	By	Int.
A	02.04.14	AMENDED TO SUIT PLANNERS COMMENTS	BR	

Client

MR R MESHREKY

Project Title  
 PROPOSED EXTENSION TO EXISTING DWELLING  
 4 POPLARS CLOSE, RUISLIP, HA4 7BU

Drawing Title  
 PROPOSED BLOCK PLAN

Cell File	Sheet Size	Scale
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Drawn by	Drawing Date	Approved by
IB	NOV 2013	NJ
Project No.	Drawing No.	Revision
1478	P102	A



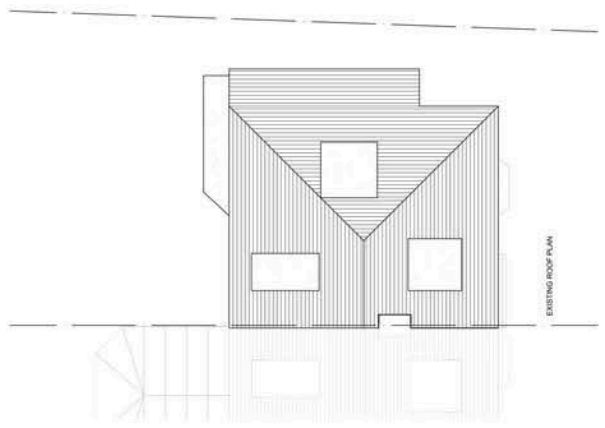
ARCYLE HOUSE  
 20 NORTHWOOD HILLS  
 MIDDLESEX, HA4 1NW  
 Telephone - 01823 846077  
 Fax - 01823 846076

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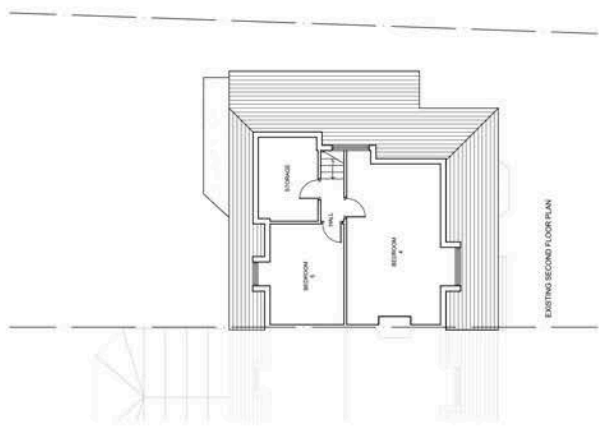
PLANNING ISSUE



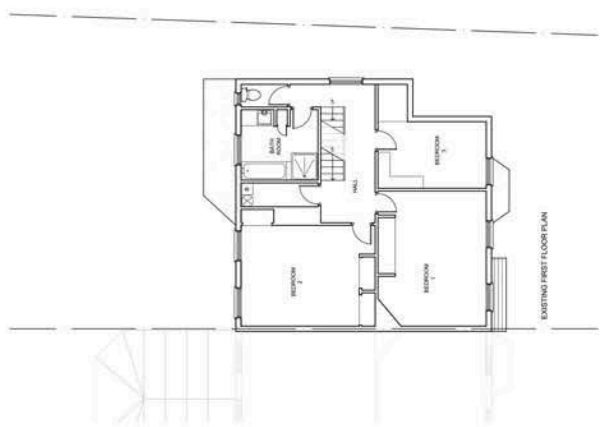
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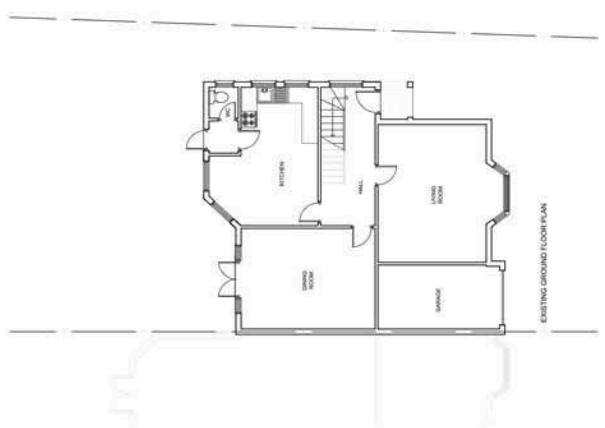
EXISTING ROOF PLAN



EXISTING SECOND FLOOR PLAN



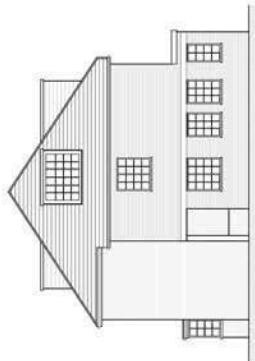
EXISTING FIRST FLOOR PLAN



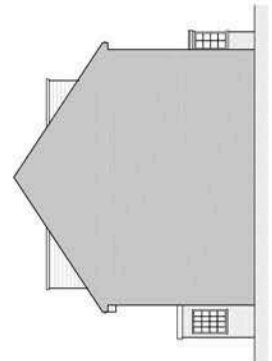
EXISTING GROUND FLOOR PLAN



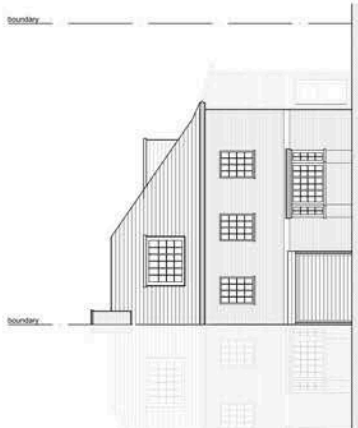
LOCATION PLAN  
SCALE 1:1250



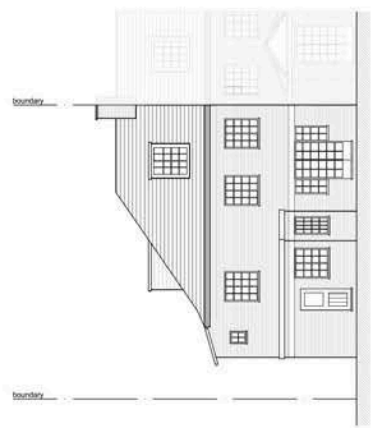
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

Ref	Date	Description	By	CHK
A	07/01/13	APPROVED FOR VALUATION		
Client				

MR R MESHREKY

PROPOSED EXTENSION TO EXISTING DWELLING  
4 POPLARS CLOSE, RUISLIP, HM 7BU

EXISTING PLANS AND ELEVATIONS

Doc No	Scale
PO01 - REV B	1:100
Issue No	1
Issue Date	DEC 2013
Project No	P201
Revision	A

SCP ARCHITECTS LTD

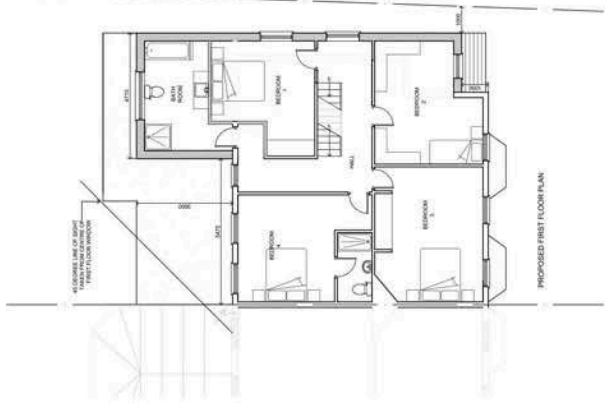
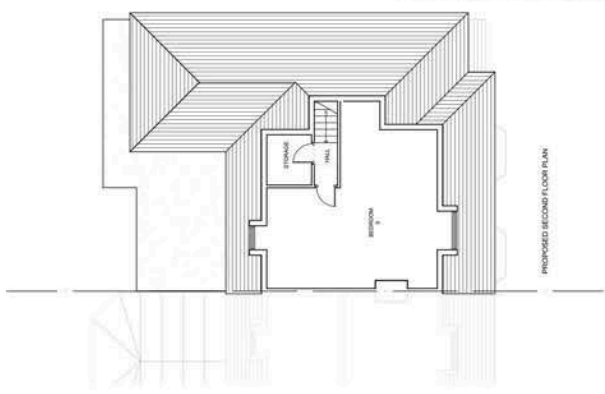
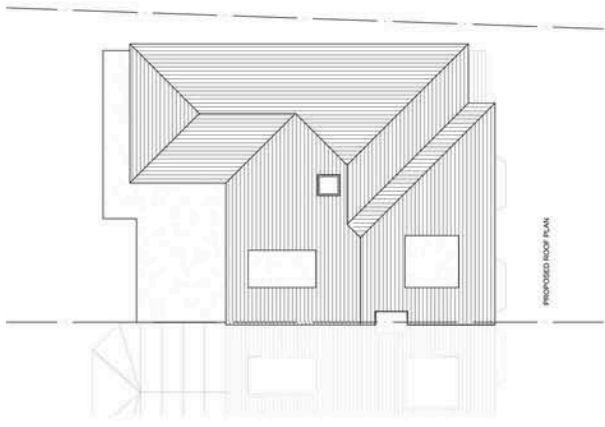
ANGYLE HOUSE,  
100-102, NORTHWOOD HALLS,  
MIDDLEBURY, CO. Wick,  
Ireland. Tel: 01272 840077  
Fax: 01272 840076

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PLANNING ISSUE



SCALE BAR 1:100



Rev	Date	Description	By	CHK
D	28.03.14	AMENDED TO SUIT PLANNERS COMMENTS	BR	
C	27.03.14	AMENDED TO SUIT PLANNERS COMMENTS	BR	
B	07.03.13	AMENDED FOR VALUATION	BR	
A	11.12.12	AMENDED TO SUIT CLIENTS COMMENTS	BR	

MR R MESHREKY  
 PROPOSED EXTENSION TO EXISTING DWELLING  
 4 POPLARS CLOSE, RUISLIP, HM7 7BU

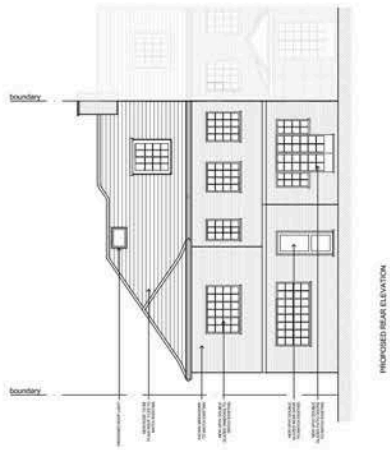
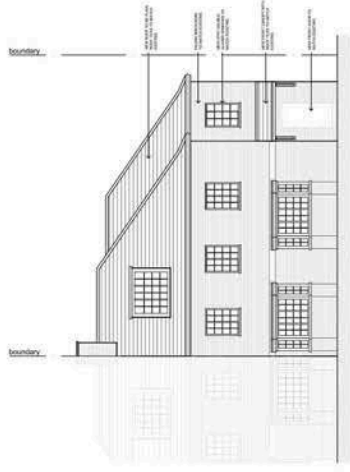
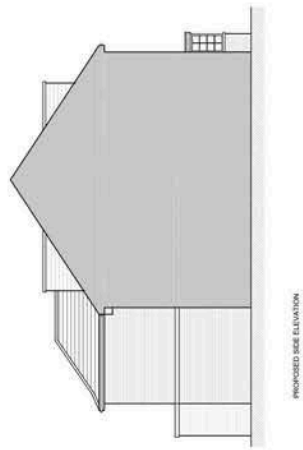
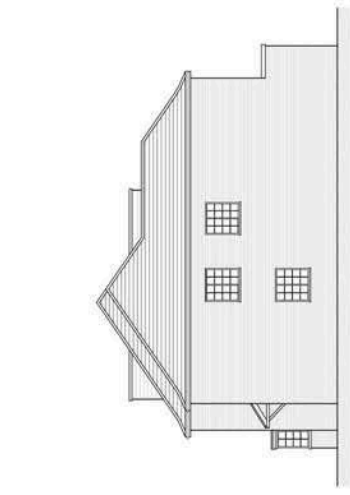
PROPOSED PLANS AND ELEVATIONS

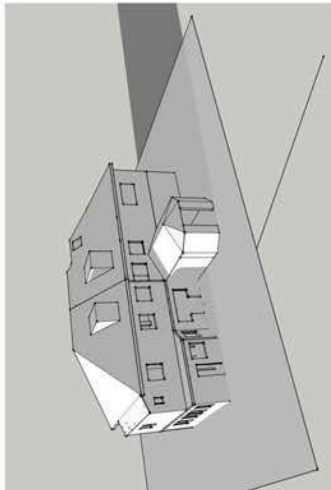
Client: Mr R Meshreky  
 Project No: P202  
 Drawing No: 1478  
 Date: 28.03.14

SCP ARCHITECTS LTD  
 ARCHITECTS  
 100 NORTHWOOD HALLS  
 NORTHWOOD HALLS  
 NORTHWOOD, MIDDLESEX, HA8 8NY  
 Tel: 0181 871 1111  
 Fax: 0181 871 1111

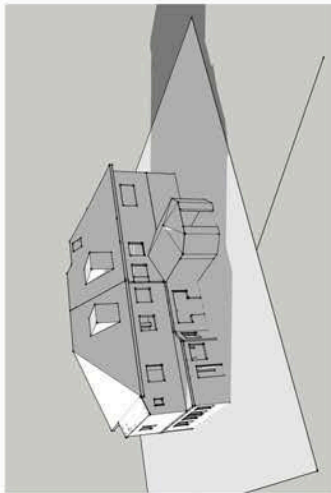
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PLANNING ISSUE

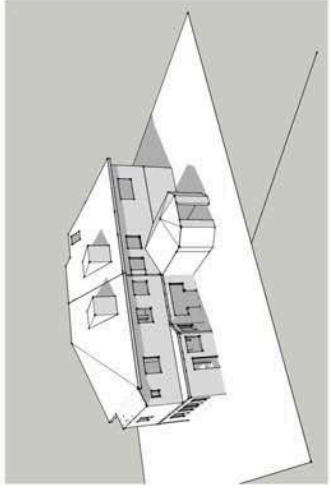




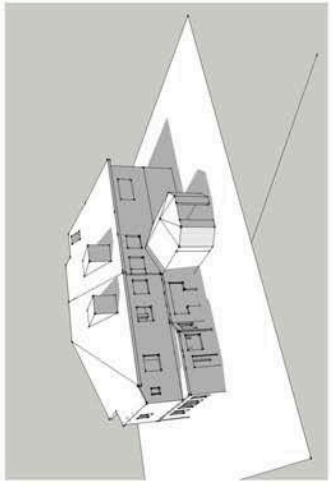
FEBRUARY - 8:00AM



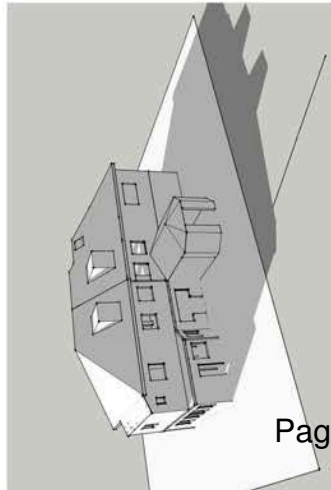
FEBRUARY - 10:00AM



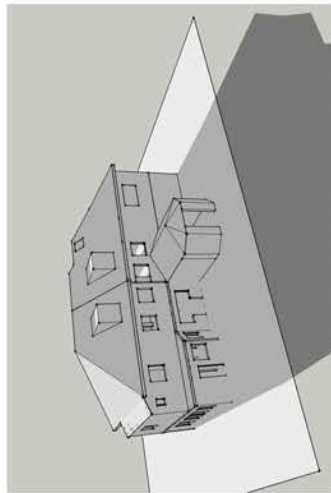
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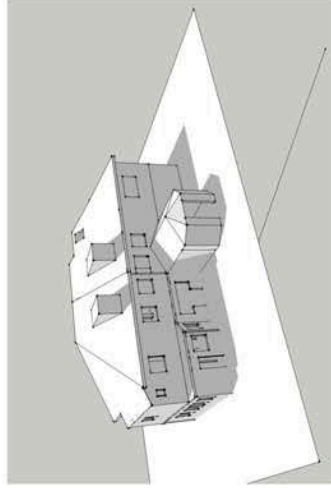
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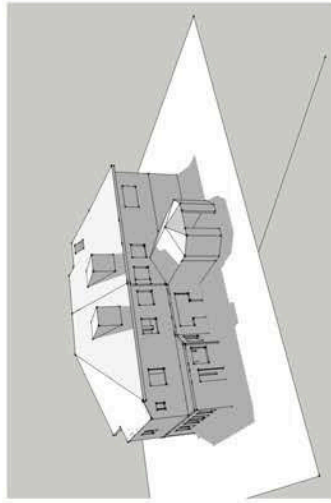
FEBRUARY - 12:00PM



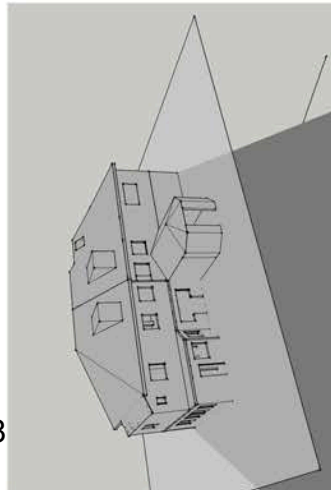
FEBRUARY - 02:00PM



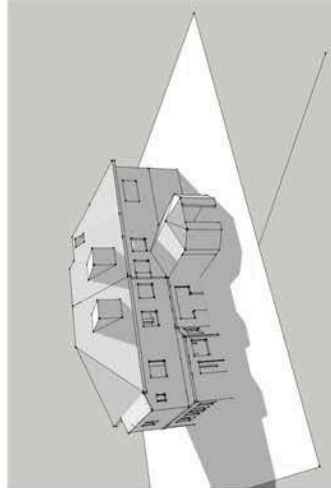
JULY - 12:00PM



JULY - 02:00PM



FEBRUARY - 4:00PM



JULY - 4:00PM

THE ABOVE 3D VISUALS SHOW THE REAR VIEW OF OUR SITE 4 POPLARS CLOSE AND THE NEIGHBOURING ATTACHED PROPERTY. THE VISUALS SHOW THE SUNLIGHT ASSESSMENT OF THE EXISTING PROPERTY TO THE REAR. WE HAVE INDICATED THE IMPACT AT 5 DIFFERENT TIME INTERVALS DURING THE DAY, SHOWING THE IMPACT IN THE MONTH OF FEBRUARY AND THE MONTH OF JULY.

AS SHOWN IN THE 3D VISUALS ABOVE THE PROPOSED DEVELOPMENT CAUSES NO IMPACT AT ALL TO THE SUNLIGHT AND SHADOWS CAUSED. THE ORIENTATION OF THE PROPERTY ALONG WITH THE 5.5 METRE DISTANCE OF THE PROPOSED EXTENSION FROM THE NEIGHBOURING PROPERTY ALLOWS FOR NO IMPACT TO BE CAUSED TO THE NEIGHBOURING PROPERTY OR AMENITY SPACE.

Rev	Date	Description	Int
-	-	-	-

Client

MR R MESHREKY

Project Title

PROPOSED EXTENSION TO EXISTING DWELLING

4 POPLARS CLOSE, RUISLIP, HA4 7BU

Drawing Title

SUNLIGHT ASSESSMENT FOR EXISTING PROPERTY

Cad File

P001

Sheet Size

A3

Scale

-

Drawn by

BR

Approved by

MAR 14

Project No.

1478

Drawing No.

P903

Revision

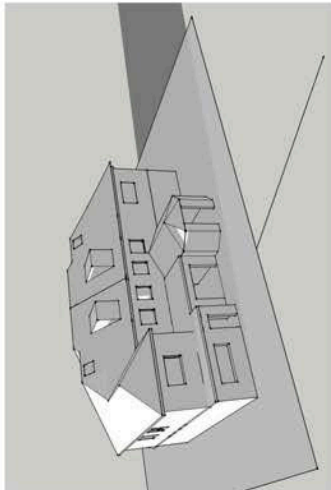
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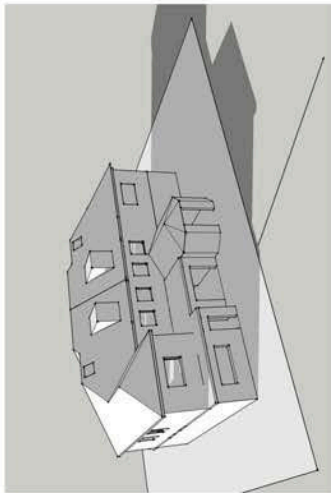
ARGYLE HOUSE,  
JOEL STREET,  
WATLING, HA4 1LS,  
MIDDLESEX HA4 1LN,  
Telephone : 01923 840077  
fax : 01923 840078

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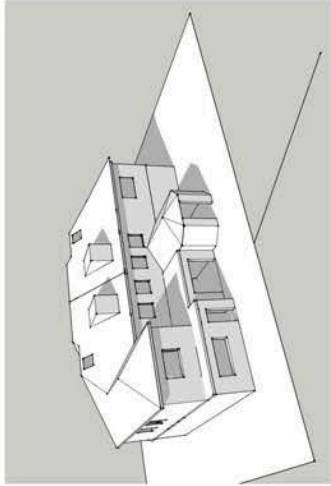
PLANNING ISSUE



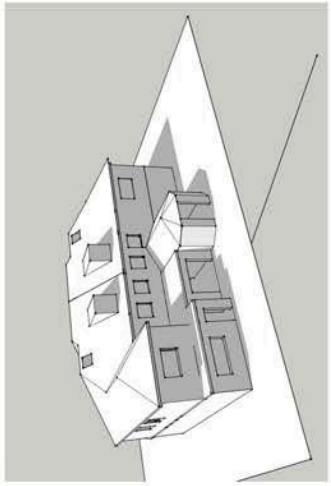
FEBRUARY - 8:00AM



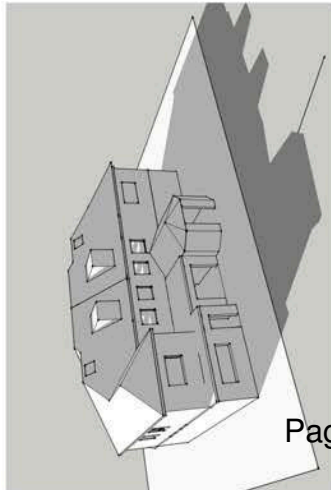
FEBRUARY - 10:00AM



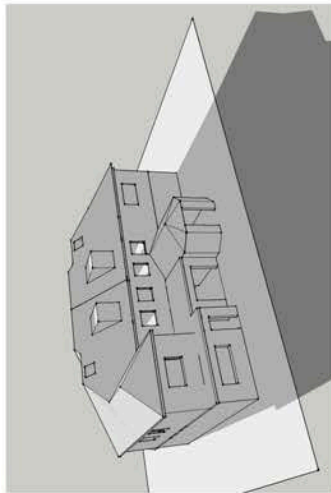
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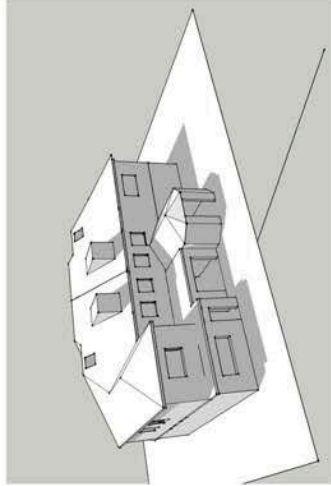
JULY - 10:00AM



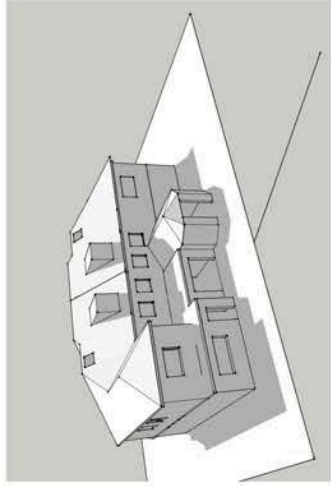
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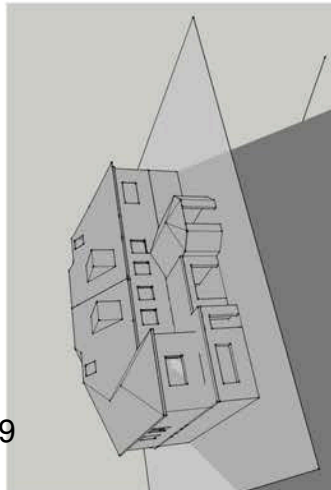
FEBRUARY - 02:00PM



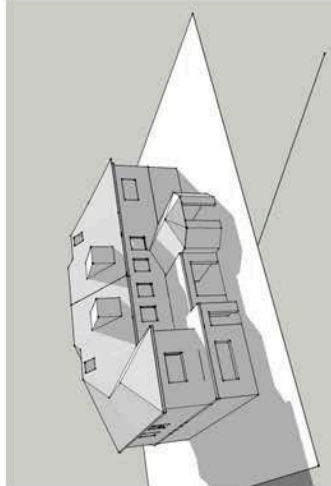
JULY - 12:00PM



JULY - 02:00PM



FEBRUARY - 4:00PM



JULY - 4:00PM

THE ABOVE 3D VISUALS SHOW THE REAR VIEW OF OUR SITE 4 POPLARS CLOSE AND THE NEIGHBOURING ATTACHED PROPERTY. THE VISUALS SHOW THE SUNLIGHT ASSESSMENT AND THE IMPACT OF THE PROPOSED EXTENSION ON THE SHADOWS & SUNLIGHT TO THE REAR. WE HAVE INDICATED THE IMPACT AT 5 DIFFERENT TIME INTERVALS DURING THE DAY, SHOWING THE IMPACT IN THE MONTH OF FEBRUARY AND THE MONTH OF JULY.

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Rev	Date	Description	Int
-	-	-	-

Client  
MR R MESHREKY

Project Title  
PROPOSED EXTENSION TO EXISTING DWELLING  
4 POPLARS CLOSE, RUISLIP, HA4 7BU

SUNLIGHT ASSESSMENT

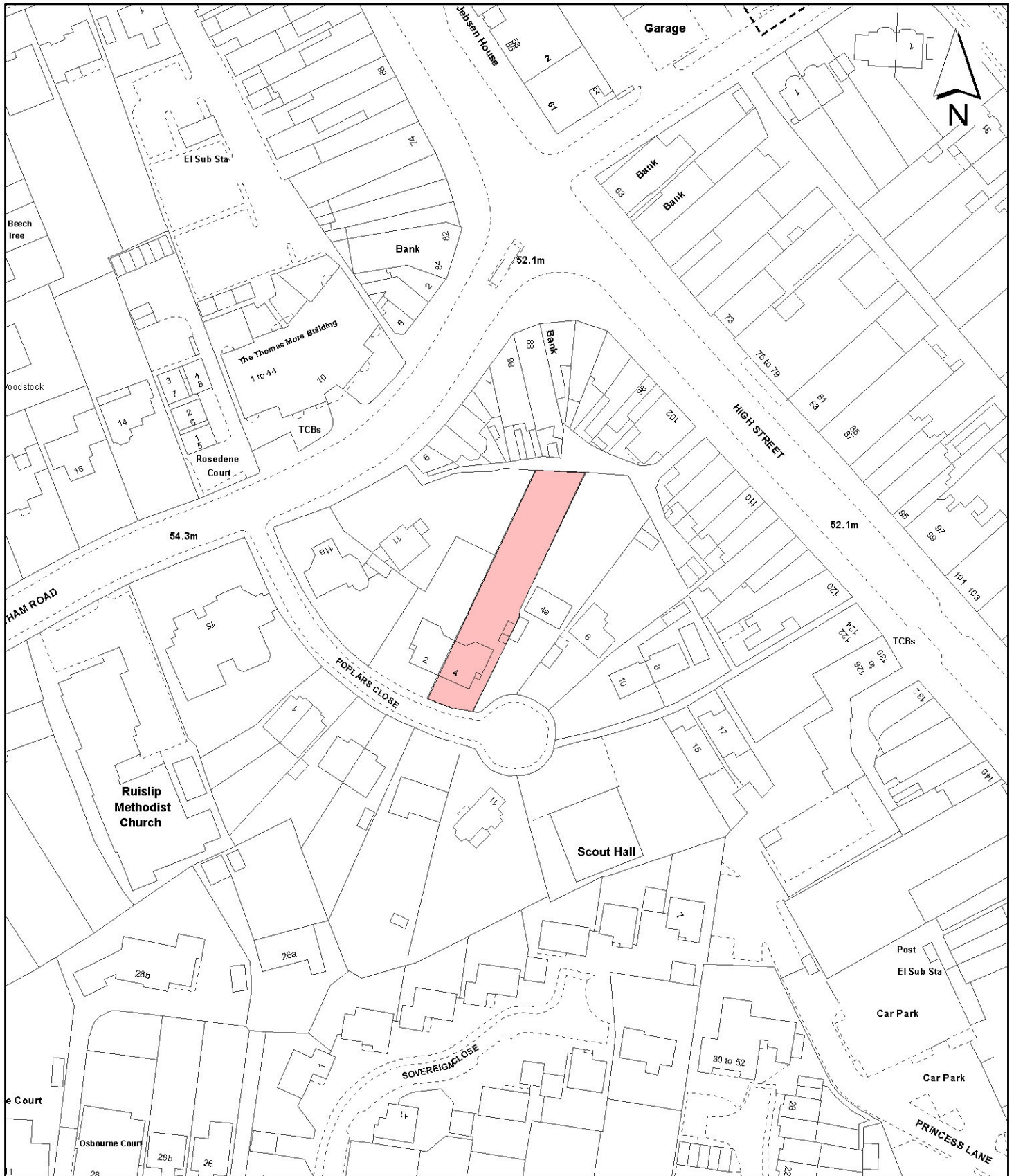
Cad File	Sheet Size	Scale
P001	A3	
Drawn by	Drawing Date	Approved by
BR	MAR 14	NJ
Project No.	Drawing No.	Revision
1478	P902	-



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Ruislip**

**LONDON BOROUGH  
OF HILLINGDON  
Residents Services**

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

Planning Application Ref:

**69660/APP/2013/3803**

Scale

**1:1,250**

Planning Committee

**North Application**

Date

**April 2014**



**HILLINGDON**  
LONDON