



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 7 MAY 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)
David Allam (Labour Lead)
Raymond Graham
Michael Markham
Carol Melvin
David Yarrow
Robin Sansarpuri

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meetings held on 25 March 2014 -
Page 1 - 11
- 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

PART I - Members, Public and Press

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

Application with a Petition

	Address	Ward	Description & Recommendation	Page
6	23 - 25 Swakeleys Road, Ickenham 62382/APP/2012/1252	Ickenham	Change of use from Retail (Use Class A1) a Mixed Use (Sui Generis) comprising elements of retail/restaurant and cafe use (Retrospective). Recommendation: Approval	13 - 24

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	11 The Broadwalk, Northwood 16871/APP/2014/297	Northwood	Single storey rear extension. Recommendation: Refusal	25 - 34

8	Ducks Hill Farm, Ducks Hill Rd, Northwood 5907/APP/2014/277	Northwood	General purpose agricultural building. Recommendation: Approval	35 - 48
9	16 The Fairway, Ruislip 61854/APP/2014/728	South Ruislip	Conversion of roof-space to habitable use to include a rear dormer a side dormer, 1 side roof-light, conversion of roof from hip to gable end and installation of gable end window to front (Retrospective). Recommendation: Refusal	49 - 56

PART II - Members Only

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

10	Enforcement Report		57 - 64
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Any Items Transferred from Part 1

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Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

25 March 2014

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Janet Duncan Raymond Graham Carol Melvin David Yarrow Robin Sansarpuri</p> <p>LBH Officers Present: Matthew Duigan, Planning Services Manager Adrien Waite, Major Applications Planning Manager Paul Harrison, Principal Highways Consultant Sarah White, Legal Advisor Charles Francis, Democratic Services</p>	
183.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>) Apologies were received from Cllr Markham, no substitute Apologies were received from Cllr Allam, substitute Cllr Duncan</p>	
184.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>) None</p>	
185.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>) None</p>	
186.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>) The Chairman explained item 16 was an urgent enforcement item contained in Agenda B</p>	
187.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>) All items were considered in Part 1 with the exception of Items 14 to 16 which were considered in Private.</p>	
188.	<p>77 EASTCOTE ROAD, RUISLIP - 62431/APP/2013/2341 (<i>Agenda Item 6</i>)</p> <p>Change of use from Use Class C3 (Dwelling House) to Use Class C3/D1 (Dwelling House/ Non-Residential Institutions) for use of</p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>

childcare within the domestic setting.

Officers introduced the report and highlighted the changes set out in the Addendum.

In accordance with the Constitution, the petitioner in support of the application addressed the Committee. The following points were made:

- Officers had misunderstood the nature of the application. The intention was for the property to remain as a family home outside the care period.
- There would rarely be 20 children on site at any one time.
- The Council's Education and Children's Department had encouraged the applicant to increase child care provision as they had been told there was a shortfall.
- Groups no larger than 8 would play in the garden at any one time
- There had been no complaints received either about noise or the children in care
- There were no parking restrictions locally, so users of the nursery were entitled to park nearby.
- The establishment currently provided employment for 8 local residents and provided care for 50 children.
- The establishment was a benefit to the whole community.

A Ward Councillor spoke and the following points were raised:

- They explained that they had been asked to speak on behalf of some local residents about noise concerns.
- It was noted that child care provision took place in a semi-detached property in a sitting room and adjoining dining room. Objections had been raised in relation to the site and the locality of the proposed scheme (not the quality of care provided).
- The use of the outside decking had contributed to noise and overlooking issues which were concerns to local neighbours.
- Two Ward Councillors had registered their objections to the scheme.
- No additional sound proofing measures had been taken by the applicant.

In relation to the application, the Committee raised the issue of noise levels and asked Officers to comment further on this aspect of the application. In response, Officers confirmed that Planning Officers had visited the site but had not measured the noise and had instead been reliant on the observations and judgement of Officers from the Environmental Protection Unit.

Commenting on the setting of the application site, Members agreed that the application represented an over intensification of the use of the site and should be refused.

On being put to the vote, it was moved, seconded and agreed that the application be refused.

Resolved -

	<p>That the application be Refused as per officers report and Addendum.</p> <ul style="list-style-type: none"> • It was noted that the reference in the first sentence of the officers summary should be amended to reflect the description of development.) 	
189.	<p>4A EASTBURY AVENUE, NORTHWOOD - 36828/APP/2014/184 <i>(Agenda Item 7)</i></p> <p>Part two storey, part single storey front/side/rear extension involving raising of roof.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>In accordance with the Constitution, a representative of the petition in objection to the application addressed the Committee. The following points were raised:</p> <ul style="list-style-type: none"> • The proposal should be refused because it would lead to a loss of privacy. • The proposal should be refused because it would contribute to added flood risk. • The proposal should be refused because of loss of light to neighbouring properties. • The proposal was out of character with the local area. • The size of the proposal meant that parking issues would be created as well as increasing local traffic. • The proposal was an over development of the site in a conservation area. • The proposal was too large for the road. <p>A representative of the applicant / agent did not attend the meeting.</p> <p>In discussing the application, the Committee requested Officers to provide further information on the following aspects of the application: the sewers, car parking arrangements, tree preservation order, size and the loss of sunlight.</p> <p>In response, Officers confirmed that sewage was a Building Control rather than Planning matter and car parking arrangements were stipulated by the London Plan. With regards to the tree preservation order, Officers explained that the TPO was far enough away from the property so that it was not a material planning consideration and therefore did not constrain development. Officers explained that it was their view that the proposal represented a overwhelming form of development although in its current form, it did not extend beyond the</p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>

	<p>existing building line.</p> <p>On being put to the vote, it was moved, seconded and agreed that the application be deferred for a site visit.</p> <p>Resolved -</p> <p>That the application be deferred for a site visit.</p>	
190.	<p>2 LINKSWAY, NORTHWOOD - 36910/APP/2013/2338 (<i>Agenda Item 8</i>)</p> <p>Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.</p> <p>At the start of the item, the Chairman provided an overview of the site visit which had recently taken place.</p> <p>Officers introduced the report and highlighted the changes as set out in the addendum.</p> <p>In discussing the item, the Committee noted the size of the proposal in relation to the application site. The Committee also raised a number of concerns which included the proximity of the proposal to neighbours, the arboreal considerations and the impact of the design on the street scene.</p> <p>In response, Officers confirmed that the character and design of the proposal was subjective. It was noted that the design did incorporate a degree of screening and Officers' views were that it was not harmful to the conservation area. In relation to the Committee's concerns about privacy, Officers confirmed that some measurements did breach the Local Authorities guidance concerning the 21 metre rule and, if necessary, some of the windows to habitable rooms could be conditioned to incorporate obscure glazing.</p> <p>Turning to the size of the application site, the Committee noted that some of the trees would overhang the property.</p> <p>On balance, the Committee agreed that the Officer recommendation of approval should be overturned and the application refused on the grounds of: privacy, bulk and dominance, the appearance of the street scene and the impact of trees.</p> <p>On being put to the vote, it was moved, seconded and agreed that the application be overturned and refused.</p> <p>Resolved -</p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>

	<p>Member Overturn - that the application be Refused for the following reasons:</p> <p>The proposed development by reason of its siting, design and positioning of habitable windows would result in a material and unacceptable loss of privacy to the residential property at no.3 Copse Wood Way and provide inadequate levels of privacy for the future occupiers of the development which would be detrimental to the residential amenity of its occupiers. The proposal would therefore be contrary to Policy BE24 of the Hillingdon Local Plan Part 2 - Saved Policies UDP (November 2012) and the adopted Residential Layouts SPD.</p> <p>The proposed development by reason of its size, bulk, design and proximity to 3 Copse Wood Way, would result in a overly dominant, visually intrusive and un-neighbourly form of development. Therefore the proposal would be contrary to Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.</p> <p>The proposed development by reason of its siting, size, scale, bulk, and layout would result in a incongruous and intrusive form of development that would be detrimental to the character, appearance and the visual amenities of the street scene and the wider Copsewood Estate Area of Special Local Character. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.</p> <p>Deferred from North Committee 6th March 2014</p>	
191.	<p>28 & 28A KINGSEND, RUISLIP - 5740/APP/2013/3520 (<i>Agenda Item 9</i>)</p> <p>Variation of condition 27 of Planning Permission Ref: 5740/APP/2008/1214 (Erection of a three storey building to contain 7, two-bedroom and 1, one-bedroom flats, together with associated parking and amenity space (Amendment to previous approval ref. 5740/APP/2007/1043 to allow for an additional flat at second floor level) to allow revised landscape scheme including a resiting of bin store to front and hardstanding treatment (Part Retrospective Application).</p> <p>Officers introduced the report and highlighted the changes set out in the Addendum.</p> <p>In accordance with the Constitution, a petitioner in objection to the proposal addressed the Committee. The following points were raised:</p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>

	<ul style="list-style-type: none"> • The bin storage should remain where it was originally approved at the side of the flats, away from public view. • The bin store had not been built and the wheelie bins were in the car park in contravention of Condition 6. • The flats should never have been built to their current size and provision should have been made for guest parking. • The Developers should be compelled to complete other outstanding works such as the drive way and landscaping. • At a previous Committee, a semi-mature tree of 16-18cm was approved. At present, the Developer had planted a tree of 5cm diameter at the front right hand side of the development. The tree should be replaced with one of the correct size. • It was unjust that the Developer had submitted multiple planning applications to circumvent the Committee's original intentions that the bin storage should not impact upon the street scene. <p>A representative of the applicant / agent did not attend the meeting.</p> <p>In relation to the application, the Committee requested Officers to provide further clarification about the side access to the site and whether there was sufficient room for the bins to be located at the side of the development. In response, Officers confirmed that multiple planning applications had meant that the design had evolved over time, and there was currently no other position to locate the bins than the front of the site.</p> <p>With regards to possible alternative locations for the bins, Officers confirmed that they could not be stored at the rear of the property as this would exceed the carrying distance set out in refuse collector's terms and conditions.</p> <p>On being put to the vote, it was moved, seconded and agreed that the application be Approved as per the Officer recommendation and the Addendum.</p> <p>Resolved -</p> <p>That the application be Approved as per the recommendation and the Addendum.</p>	
192.	<p>LAND ADJACENT TO WIDEWATER LOCK (BARN FARM), MOORHALL ROAD, HAREFIELD - 69682/APP/2014/32 (<i>Agenda Item 10</i>)</p> <p>Change of use of land to a residential caravan site for one Gypsy family, involving the siting of one static and one touring caravan, with associated parking for two vehicles, water treatment plant, hardstanding and landscaping works (Part retrospective application).</p> <p>Officers introduced the report and highlighted the changes as set out in the Public Addendum. Unusually, this item also had a Part 2 Addendum which contained a medical submission. The Chairman</p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>

asked that this was read by the Committee before Officers provided their formal presentation. It was noted that since the agenda had been published, a petition in support of the application had been received.

In accordance with the Constitution, a representative of the petition in support of the application addressed the Committee. The following points were raised:

- Officers had not conducted a site visit and so were not conversant with the site.
- A proper consultation had not taken place.
- The flood risk assessment had not been considered by Officers.
- The Environment Agency had requested that the item be deferred.
- The Health Statement submitted by the applicant had been ignored.
- Very special circumstances existed which had been ignored by Officers.
- There was an unmet need for a traveller pitch in the area.
- Contrary to Officer's observations, the site was sustainable.
- The site was located in a semi-rural location and any impact on the Green Belt could be overcome by adding screening.
- Article 8 of the Human Rights Act entitled persons to the right of family life.
- The applicant needed a place to live to so that they could access consistent health care.
- Given the high level of rainfall, it had not flooded in the area where the permission was sought.

In discussing the application, the Committee requested further information on whether there were any special circumstances present, the implications of the Human Rights Act, communication between the applicant and the Planning Department and the Flood Risk Assessment.

In response, Officers explained that the National Planning Policy Framework and Government's policy for traveller sites, March 2012 advised that the fundamental aim of Green Belt policy was to prevent urban sprawl. Officers explained that paragraph 87 stated that unless special circumstances were deemed to exist, development was considered to be inappropriate and harmful and should not be approved. In this case, Paragraph 14, specifically in relation to Green Belts stated that 'Traveller sites (temporary or permanent) in the Green Belt are inappropriate development'.

With regards to the Human Rights Act, Officers explained that Section 149 of the Equalities Act 2010 required the Council to have regard to these provisions to eliminate discrimination. In relation to planning decisions, the Committee were required to make a judgement as to whether a planning decision would affect human rights and any decision it took would need to be proportionate and achieve a fair balance between private interests and the public interest.

	<p>Addressing the petitioners' point about an alleged lack of communication between the applicant and the Planning Department, Officers confirmed that there had not been a site meeting in this case. Officers explained that a site visit had been proposed by Officers but at the time, the agent had been unwell. In this case, as no date was agreed upon, Officers had proceeded with processing the application. In relation to the Flood Risk Assessment, Officers explained that this had been submitted late and such a substantial document could not be considered less than 5 working days ahead of the meeting.</p> <p>Having considered the evidence presented to it, the Committee agreed that special circumstances did not exist and the application should be refused as per the Officer recommendation.</p> <p>It was moved, seconded and on being put to the vote agreed that delegated Authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application.</p> <p>Resolved -</p> <p>That Delegated Authority be granted to the Head of Planning, Culture and Green Spaces to refuse the application following consideration of the submitted FRA as set out in the addendum sheet.</p>	
193.	<p>37 MOOR PARK ROAD, NORTHWOOD - 4581/APP/2013/3765 <i>(Agenda Item 11)</i></p> <p>2 x two-storey, 5-bed detached dwellings with habitable roofspace with associated parking and amenity space, installation of vehicular crossover to front, installation of fence to front involving demolition of existing dwelling (Resubmission).</p> <p>Officers introduced the report and highlighted the changes set out in the Addendum.</p> <p>On being put to the vote, it was moved, seconded and agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be Approved as per officer recommendation and addendum, subject to the S106 Agreement</p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>
194.	<p>LAND REAR OF 81 - 93 HILLIARD ROAD, NORTHWOOD - 64786/APP/2013/1434 <i>(Agenda Item 12)</i></p> <p>2 x two storey, 3- bed detached dwellings with associated parking and amenity space, involving demolition of existing material shed,</p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>

	<p>office building and material storage shelter.</p> <p>This item was withdrawn from the agenda by the Head of Planning, Culture and Green Spaces.</p>	
195.	<p>MIDDLESEX STADIUM, BREAKSPEAR ROAD, RUISLIP - 18443/APP/2013/3732 (<i>Agenda Item 13</i>)</p> <p>Single Storey front extension</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>On being put to the vote, it was moved, seconded and agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be Approved as per the Officer recommendation.</p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>
196.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</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>Resolved –</p> <p>That delegated authority be granted to the Head of Planning, Culture and Green Spaces to serve an enforcement notice as per the report and addendum, following consideration of Flood Risk in respect of the associated application.</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>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>
197.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p>	<p>Action by</p> <p>Matthew Duigan &</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>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer’s report and as amended by the committee was agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Adrien Waite</p>
<p>198.</p>	<p>ENFORCEMENT REPORT (Agenda Item 16)</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>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer’s report and as amended by the committee was agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <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</i></p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>

	<i>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>	
	The meeting, which commenced at 7:30 pm, closed at 9.55 pm.	

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

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Report of the Head of Planning, Sport and Green Spaces

Address 23 - 25 SWAKELEYS ROAD ICKENHAM

Development: Change of use from retail (Use Class A1) a Mixed Use (sui generis) comprising elements of retail/restaurant and cafe use(Retrospective)

LBH Ref Nos: 62382/APP/2012/1252

Drawing Nos: Planning Statement
12/2638/3A
12/2638/2A
12/2638/1A
Location Plan to Scale 1:1250

Date Plans Received: 23/05/2012 **Date(s) of Amendment(s):**
Date Application Valid: 29/05/2012

1. **SUMMARY**

Retrospective planning permission is sought for a change of use from A1 retail to A1/A3 (shops, restaurant, cafe) for use as a Boulangerie and patisserie. The proposed change of use would enhance, rather than harm, the vitality and viability of Ickenham Village Local Centre and is therefore considered to comply with Policy 2.15 of the London Plan (2011) and the NPPF (2012)

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 12/2638/1A and 12/2638/2A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

2 COM23 **Hours of Use (Restaurant etc.)**

The premises shall only be used between the hours of 0700 and 2100 on Mondays to Saturdays and 0900 to 1800 on Sundays and not at all on Bank and Public Holidays. There shall be no staff allowed on the premises outside these hours.

REASON:

In order to ensure that the use remains appropriate to the town centre location and in order to safeguard the amenity of the occupants of surrounding properties in accordance with Policies S6, S12 and OE1 of the Hillingdon Unitary Development Plan.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
LPP 2.15	(2011) Town Centres
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

3 I53 Compulsory Informative (2)

The decision to GRANT/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.

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
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.
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LPP 7.15	(2011) Reducing noise and enhancing soundscapes

4 128 Food Hygiene

The Council's Commercial Premises Section should be consulted prior to the use of the premises so as to ensure compliance with the Food Safety Registration Regulations 1990, Hygiene (General) Regulations 1970, The Food Act 1984, The Health and Safety at Work Act 1974 and any other relevant legislation. Contact: - Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Telephone 01895 250190).

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located towards the eastern end of Swakeleys Road. It comprises two shops, Nos.23 and 25, on the ground floor of a two storey, brick built parade of shops. The adjoining unit to the east is a hairdressers, whilst the adjoining unit to the west is a bank. There are flats located on the first floor above the application properties. The unit is accessed from a service road to the south of Swakeleys Road which is a major distributor road providing good access for deliveries and emergency vehicle access.

The site lies within the Core Shopping Area of Ickenham Local Centre and the Ickenham Village Conservation Area as identified in the policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

Retrospective planning permission is sought for the change of use from A1 (Retail) to A1/A3 (shops/restaurant/cafe) for use as a boulangerie and patisserie with a coffee shop. both 23 and 25 have a seating area inside as well as a counter serving customers. No building works form part of this application to the shop front or to the rear of the property. Outdoor seating is provided and located on the pavement.

The bin store and recycling area are located to the rear of the property. The opening hours are shown to be Monday to Saturday 8am - 4pm and Sundays and Bank Holidays 9am - 2pm.

3.3 Relevant Planning History

25054/APP/2012/97 25 Swakeleys Road Ickenham

Change of use from Use Class A1 (Shops) to A1/A3 (Shops/ Restaurants and Cafes) for use as a boulangerie, patisserie and coffee shop (Retrospective)

Decision: 29-02-2012 Refused

62382/ADV/2007/8 23 & 25 Swakeleys Road Ickenham Middx
INSTALLATION OF INTERNALLY ILLUMINATED SIGNS.

Decision: 09-03-2007 Refused

62382/APP/2007/102 23 & 25 Swakeleys Road Ickenham
INSTALLATION OF REPLACEMENT SHOP FRONTS

Decision: 20-03-2007 Approved

Comment on Relevant Planning History

Planning application reference 25054/APP/2012/97 was refused for the following reasons:

1. The proposal fails to demonstrate that it would not (by reason of the loss of a retail unit) lead to the erosion of the retail function of the Ickenham's Core Shopping Area, harming its vitality and viability, contrary to Policy S9 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).
2. In the absence of any proposed mitigation measures regarding the control of noise and other emissions from the site in relation to the nearby residential properties, the application has failed to demonstrate that the development will safeguard the amenities of those properties. The proposal is therefore contrary to Policies OE1, OE3 and S6 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007).
3. The proposal has failed to provide adequate waste storage facilities, in a suitable location, in accordance with the Council's adopted standards, and therefore the proposal is contrary to policy S6 of the 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:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
LPP 2.15	(2011) Town Centres
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **29th August 2012**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 adjoining and nearby properties and Ickenham Residents Association have been notified of the application by means of a letter dated 30th May 2012. The application was advertised in the 8th August 2012 edition of the Uxbridge Gazette and a site notice also displayed on 1st June 2012. No response received.

A petition with 726 signatories was submitted as part of the application in support of the proposal.

Internal Consultees

Environmental Protection Unit:

In July 2012 the Council's EPU Team provided the following comment 'No objections subject to normal conditions for an A3 use'.

A discussion with the Council's EPU Team on the 22nd April 2014 indicated that the site has not generated any complaints to EPU in respect of noise or odour, despite having been in operation since at least August 2011 (2 years and 8 months). On this basis it was considered that the previously standard A3 use conditions would be unduly onerous and unnecessary and the development would be acceptable subject to a condition relating to the hours of operation.

Access officer:

The existing shop unit appears to provide level access from the pedestrian footway into premises. The plan, as proposed, includes an accessible toilet which seemingly complies with the standards as detailed in BS 8300:2009. The layout of the outdoor tables and chairs appear to maintain an obstruction-free corridor in excess of 2m wide.

Conclusion: no objection from an accessibility point of view.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S9 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) states that in local centre, including Ickenham, planning permission will only be granted for change of use from class A1 shops outside the core areas. The core area contains the minimum number and range of shops to enable the centre to carry out its role

of providing for the needs of people who do not live close to a town centre, thus reducing the need to travel to such a centre for goods and services that could be provided more locally. In order to ensure that they retain a strong retail core with more than just the bare minimum number of shops, the policies governing changes of use are more restrictive than those for town centres.

The previous application (Ref: 25054/APP/2012/97) was refused by the Local Planning Authority as on the basis of the information submitted and available at the time it appeared to the Local Planning Authority that the use fell principally within use Class A3. This assessment was based on the floorspaces shown dedicated to activities on the submitted floorplans (e.g. as more than 50% of the floorspace was dedicated to a seating area with tables and chairs also located outside the shop front).

The current application is accompanied by further information from the applicant and officers have undertaken additional site visits in order to inform the decision making process.

It is noted that Circular 03/2005 provided some useful guidance in relation to the assessment of such applications, relevant extracts are provided below:

'Primary purpose

12. The Courts have held that the first thing to consider in determining whether a material change of use has occurred (or will occur) is the existing primary use of the land. Each case will always be a matter for individual determination by fact and degree. In particular, local planning authorities will need to take into consideration more than just the amount of floor space occupied by the different uses. For example, in the case of a premises which incorporates restaurant use as well as pub or bar use, the local planning authority will need to determine whether the existing primary use of the premises is as a restaurant (A3), or as a drinking establishment (A4), or a mixed use. This will depend on such matters as whether customers come primarily to eat, or drink, or both. It is the main purpose of that use that is to be considered.'

'Mixed uses

13. Where the primary use of land or premises is a mixture of different uses, such mixed use does not fall into any of the classes set out in the amended Order. The use will therefore be sui generis.

14. Planning Permission is not always required for the change of use from one mixed use to another. The question is whether or not the change of use is material, in planning terms. Where the change of use does not amount to a material change, there will be no development, and no need to obtain planning permission.'

'Sandwich bars

34. As indicated above in paragraph 12, in considering where individual uses fall, it is the primary purpose that should be considered. A sandwich bar does not necessarily cease to be in the shops class merely because, for example, it also sells a limited amount of hot drinks, hot soup or food that is heated up. Similarly, it is possible for a few sandwich bar customers to eat on the premises, including at tables within or outside their establishments (e.g. on the forecourt) without involving a material change of use.

Provided that this is only an ancillary part of their business, the classification of the business as a sandwich bar would rightly remain in the A1: Shops use class where the

retail sales element is the primary purpose.'

'Coffee Shops

36. Coffee shops will need to be considered on a case by case basis. Whether their primary purpose is as a shop, i.e. premises for the sale of beverages to be taken away, or as a cafe, where the primary purpose is consumption of beverages on the premises, or indeed whether it is a mix of both uses.'

Circular 03/2005 was cancelled on the 6th March 2014 and replaced by the National Planning Practice Guidance (NPPG), accordingly it no longer forms a part of adopted national planning policy. However, the NPPG provides no advice on this matter, either compliant with or contrary to the previous Circular. Given the circular set out advice on the basis of court decisions, which would remain a material consideration it is considered that this is the correct basis on which to make an assessment of the proposal.

Having regard to this advice it is correct for the Local Planning Authority to take a view on whether the proposed use is in fact A1 or a mixed use (sui generis) having regard to the material facts before it.

In this respect the applicant has expressed the view in their supporting statement that the principal use of the premises is the sale of bread, cakes, sandwiches and coffee. The applicant has also advised that the percentage of the sales which are consumed on the premises are estimated to be approximately 30% (although this is not supported by any evidence base).

This must be considered alongside other available information including the following:

In addition to the sale of bread, cakes, sandwiches and coffee; the store also has areas dedicated to the display of other A1 goods which would clearly be for sale rather than for consumption on the premises including areas for the display of pictures/artwork and two general goods display cabinets.

Notwithstanding the aforementioned information, over 50% of the floor area is dedicated to persons eating goods on the premises.

Having regard to all of the information now available, officers are of the view that customers visit the premises to both consume goods on site and to buy goods for use elsewhere and accordingly that the use is a mixed use (sui generis).

On this basis the proposal would still result in the loss of an A1 use within the core area of Ickenham Local Centre, which if considered in isolation could be considered contrary to Policy S9 of the Local Plan Part 2: Saved Policies UDP. However, this policy was originally adopted in 1998 and has not been updated since, accordingly it is necessary to consider the development having regard to the particular circumstances of the case and other adopted policy documents.

However, it is apparent that the proposed shop continues to provide a substantial element of retail activity in the form of sales of general retail goods and the proposed unit provides a cake shop and patisserie which provides a useful local service and facility to people within the village of Ickenham. The value of this facility to local people is evidenced by the receipt of a very large petition in support of the application.

It has been accepted by the Local Planning Authority in the past that coffee shops which provide an element of on site eating/drinking can provide a valuable facility which can enhance the vitality of a shopping parade by increasing footfall, particularly in the light of

changes to shopping behaviour and the overall retail sector. An example of such a decision was the grant of permission for a coffee shop at 100-102 High Street Ruislip which is currently occupied by Costa (Ref: 12237/APP/2005/2255). Based on the information before the Authority, including the petition of support from customers it is considered that such an argument would also hold true in this case, with the proposed use serving to increase footfall and the vitality and viability of the centre overall.

Policy 2.15 of the London Plan adopted in July 2011 seeks to support developments which sustain and enhance the vitality and viability of centres. Further, the National Planning Policy Framework (NPPF) which was adopted in March 2012 seeks to support sustainable economic development, in particular development which provides for economic growth and enhance town centre vitality. When considered in this context the benefits of the development are considered to weigh in favour of granting permission in this particular case.

Overall, it is considered that the development would enhance, rather than harm, the vitality and viability of Ickenham Town Centre and would therefore be in compliance with Policy 2.15 of the London Plan and the NPPF.

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 falls within Ickenham Village Conservation Area, however no external changes are proposed. As such, the proposal is not considered to be detrimental to the character and appearance of the Conservation Area, therefore complying with Policy BE4 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

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 does not involve any external alterations to the building and would therefore not impact on the character and appearance of the Conservation Area. Therefore, the development complies with Policies BE4, BE13 and BE19 of the adopted UDP (Saved Policies September 2007).

7.08 Impact on neighbours

The first floor of the building is in residential use. Whilst no objections have been received from the flats immediately above the site, the Environmental Protection Unit have recommended restrictions on operating hours, hours for deliveries and collections, including waste collection and sound insulation scheme to be provided to specify the provisions to be made for the control of noise transmission to adjoining dwellings. This would overcome the previous reason for refusal. As such, this would comply with Policies OE1 and OE3 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 states that all proposals for development will be assessed against their contribution to traffic generation and their impact on congestion and the present and potential availability of public transport and its capacity to meet increased demand. There is no existing parking and the proposed use would not increase the need for parking.

Given the site's location in a Local Centre, it is considered the change of use would not intensify visits to the Local Centre so as to detrimentally affect the current parking provision. As such, this would comply with Policy AM7 and AM14 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

No external alterations are proposed in this application.

7.12 Disabled access

The shop front would have level access from the pedestrian footway into the premises and there is a disabled toilet within the site which complies with the standards as detailed in BS 8300:2009.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

The applicant has provided a plan to show the location of bin store and recycling area to the rear of the site, which would comply with the council's requirements.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

This application does not require an extract flue and EPU have suggested restricting opening hours. This would ensure no significant noise disturbance would occur to any neighbouring occupiers. Therefore, the development would comply with Policy OE1 and OE3 of the adopted UDP (Saved Policies September 2007).

7.19 Comments on Public Consultations

No comments received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Whilst no enforcement notice has been served, this is an unauthorised use and refusal of the application will result in the possibility of enforcement action being pursued.

7.22 Other Issues

No further issues for consideration in the determination of 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

The proposed change of use would enhance, rather than harm, the vitality and viability of Ickenham Village Local Centre and is therefore considered to comply with Policy 2.15 of the London Plan (2011) and the NPPF (2012).

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
Supplementary Planning Document 'Accessible Hillingdon'.
Supplementary Planning Document Noise.
The London Plan 2011.
National Planning Policy Framework (March 2012)
National Planning Practice Guidance (April 2014)

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes



Site boundary

For identification purposes only.

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Site Address

**23 - 25 Swakeleys Road
Ickenham**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

62382/APP/2012/1252

Scale

1:1,250

Planning Committee

North Committee

Date

May 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 11 THE BROADWALK NORTHWOOD

Development: Single storey rear extension

LBH Ref Nos: 16871/APP/2014/297

Drawing Nos: 1407-P-500A
1407-P-300A
1407-P-310A
1407-P-100
1407-P-110A
Design and Access Statement

Date Plans Received: 29/01/2014

Date(s) of Amendment(s): 28/01/2014

Date Application Valid: 03/02/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to No.11 The Broadwalk, which is a large, two-storey detached property located to the south side of The Broadwalk. There was a rear extension under construction at the time of the case officers site visit which is the subject of this application and the dwelling has previously undergone a two storey side extension.

The land to the front of the dwelling is mostly laid to hardstanding and provides space to park at least two cars within the curtilage of the site. To the rear is a garden area which provides amenity space to the occupiers of the property, the land in the rear garden slopes downhill away from the site.

The area is characterised by large detached houses with varied designs. To the west of the site lies No.13 The Broadwalk and to the east lies No.9 The Broadwalk, both of which are sizeable two storey detached dwellings.

The application property lies within the 'Copsewood Estate' Area of Special Local Character as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is also covered by TPO 395.

1.2 Proposed Scheme

The application seeks retrospective planning permission for a single storey rear extension. The extension is currently under construction with a large amount of the extension complete at the time of writing. The 'L' shaped extension measures 7.45m deep along the boundary with No.13 and reduced to 3.45m deep along the boundary with No.9. The extension has a flat roof measuring 3m to 4m high as the ground steps down into the rear garden. A green roof as well as three rooflights are proposed. The extension would comprise a family room and the materials match those of the existing dwellinghouse.

Revised plans were submitted showing the ground level to be raised, which appears to

reduce the height of the extension from ground level, however the overall height is still the same.

1.3 Relevant Planning History

16871/A/74/0190 Lingmoor, 11 The Broadwalk Northwood

Alterations and extensions to existing house to provide an additional living room, bedroom accommodation, sauna and games room and double garage

Decision Date: 12-08-1974 **Approved** **Appeal:**

16871/APP/2013/3187 11 The Broadwalk Northwood

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 4 metres

Decision Date: 03-12-2013 **Refused** **Appeal:**

16871/APP/2013/808 11 The Broadwalk Northwood

2 x single storey rear extensions including installation of terrace with habitable basement space

Decision Date: 31-05-2013 **Refused** **Appeal:**

16871/B/76/1070 Lingmoor, 11 The Broadwalk Northwood

Erection of a single storey extension with a flat roof

Decision Date: 20-05-1977 **Approved** **Appeal:**

16871/C/77/0425 Lingmoor, 11 The Broadwalk Northwood

Erection of 2 storey side extension

Decision Date: 16-05-1977 **Approved** **Appeal:**

16871/D/86/0015 Lingmoor, 11 The Broadwalk Northwood

Erection of a patio (Section 53 certificate)

Decision Date: 04-02-1986 **GPD** **Appeal:**

Comment on Planning History

16871/APP/2013/808 - 2 x single storey rear extensions including installation of terrace with habitable basement space. Refused on 31.05.2013 for the following reasons:

1. The proposal, by reason of its siting, bulk, excessive depth, height and design, would fail to appear as subordinate additions and result in an incongruous addition which would be detrimental to the architectural composition of the existing building and would harm the character and appearance of the Copsewood Estate Area of Special Local Character. The proposal is therefore contrary to Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed development, by reason of the rear terrace, would result in an unacceptable degree of overlooking and loss of privacy of the adjoining properties and gardens and such would constitute an un-neighbourly form of development, resulting in a material loss of residential amenity. The proposal is therefore contrary to Policies BE19,

BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

16871/APP/2013/3187 - Prior approval for the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 4 metres. Refused for the following reasons:

1. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the enlarged part, when considered in conjunction with the attached conservatory extension and two storey side extension, would be within 2 metres of the boundary of the curtilage of the dwellinghouse and the height of the eaves of the enlarged part would exceed 3 metres.

2. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the enlarged part of the dwellinghouse, when considered in conjunction with the attached conservatory extension and two storey side extension, would extend beyond a wall forming a side elevation of the original dwellinghouse and would exceed 4 metres in height, would have more than one storey and would have a width greater than half the width of the original dwellinghouse.

3. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the development has commenced ahead of the submission of the required information to the local planning authority.

4. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the proposal includes the provision of a raised platform.

5. The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the proposed development would unduly detract from the amenities of the adjoining occupiers, 9 and 13 The Broadwalk by reason of visual intrusion and overdomination.

The application is also a result of an enforcement complaint (ref.ENF/557/13/).

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

3 neighbouring properties have been consulted on 4th February 2014 and a site notice was also displayed on 11th February 2014. Two responses received with the following objections:

Overlooking:

1. The structure sticks out down the rear garden and is a tall structure overlooking gardens on both side;
2. Large windows to the rear will have impact on the privacy to No.9;
3. Possible access to the flat roof from the larger patio door, resulting in loss of privacy.
4. Lack of dense planting and loss of vegetation, which has been replaced with a boundary fence has increased overlooking;

Design:

5. The size and bulk of the development which is a visual intrusion and does not complement the house or the Copsewood ASLC;
6. The extension is an eyesore and is not well constructed;
7. It lacks character;
8. The single storey extension has been built on a completely new extended raised terrace and therefore this would not be considered as a single storey application.
9. No.11 is on higher ground than No.9. The new platform is therefore only just below the border fence with No.9.

Other issues:

10. Affect property prices;
11. Foundations were dug before planning permission was granted, which causes instability issues as the properties have been underpinned;
12. At no stage was a party wall agreement discussed;
13. Light nuisance from the rooflights as No.11 is elevated above No.9 and the flat roof is almost on a level with No.9's bedroom windows.
14. There was never an existing conservatory.

(Officer comment: Issue nos. 10, 11, 12 & 14 are not material planning considerations. All other issues are discussed in the main body of the report).

Northwood Residents Association: The size and bulk of the proposed extension would be in breach of Policies BE19 and BE21.

Trees and Landscape:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 395.

Significant trees/other vegetation of merit in terms of Saved Policy BE38 (on-site): There are several protected Birch trees in the rear garden, quite close to the rear of the house. No tree-related information has been provided to support this application, and therefore I cannot yet comment on its viability.

Recommendations: In accordance with BS5837:2012, a tree survey and tree constraints plan (and possibly a tree protection plan) should be provided to demonstrate that the scheme makes adequate protection and long-term retention of the protected Silver Birches to the rear of the house.

Conclusion (in terms of Saved Policy BE38): Please re-consult on receipt of the requested information.

External Consultees:

Thames Water: No Objection

Ward Councillor: Requests this application be determined at planning committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

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

LPP 3.5 (2011) Quality and design of housing developments

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 house, the impact on the visual amenities of the surrounding area and the ASLC and the impact on residential amenity of the neighbouring dwellings. As the application would not increase the number of bedrooms, parking provision does not need to be considered in this instance.

The depth of the extension at mostly over 4m and partly 7.5m in depth and finished height of the flat roof extension from ground level at up to 4m, as the garden slopes down into the

garden, would not be consistent with the relevant criteria for single storey rear extensions as set out in Section 3 of the HDAS: Residential Extensions. The extension, in terms of its overall bulk, height, excessive depth and size would fail to appear as subordinate addition and would be detrimental to the appearance of the original dwellinghouse.

The applicant has amended the scheme during the course of the application to increase the ground levels to reduce the visible built form of the extension, however, this has not overcome the main issue of the depth of the extension. Furthermore, the extension being proposed is very modern and block like in appearance. Whilst modern extensions can be successfully integrated into traditional dwellings, the overall size and design does not harmonise with the appearance of the dwelling and causes unacceptable harm to the character of the Area of Special Local Character. As such, the extension would be contrary to Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The applicant has referenced that extensions larger than HDAS have been permitted in the surrounding area. However, these have been permitted when they have successfully integrated within the dwelling and the current proposal is not considered to achieve this.

In terms of the impact on the neighbouring properties, the proposal would have windows facing the rear garden and side elevation of No.13 The Broadwalk. There is a boundary fence/wall between Nos.11 and 13, however, this drops down in height with the land and the hedge along the boundary adjoining No.9 has been removed. The extension would be within 1m of the boundary with No.9 The Broadwalk with a depth of 3.45m and would then increase to 7.45m.

It is considered that the proposal given its overall height and depth would result in an overbearing addition to the neighbouring dwellings and is an un-neighbourly form of development. Furthermore, the proposal would result in overlooking into the habitable room windows on the rear elevation of No.9 The Broadwalk and the rear garden/patio area of the adjoining properties, given the sizeable patio area being proposed at a raised height to the rear of the extension.

The overall excessive height and depth would be overbearing to adjoining properties. Therefore, the application proposal would constitute an un-neighbourly form of development and would be in conflict with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE19, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

Over 100sq.m of private amenity space would be retained, in accordance with paragraph 3.13 of the HDAS: Residential Extensions and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE23.

Whilst the proposal is part retrospective in nature, the trees and landscaping officer has raised concerns about the protected Birch Trees in the rear garden of the site. The lack of a tree survey or arboricultural impact assessment to show the protection of these trees is contrary to Policy BE38 of the Hillingdon Local Plan (November 2012).

Accordingly, this application is recommended for refusal for the reasons stated above.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its overall scale, bulk, excessive depth, height and design, would fail to appear as a subordinate addition and results in an incongruous addition which would be detrimental to the architectural composition of the existing building and would harm the character and appearance of the wider Copsewood Estate Area of Special Local Character. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its overall scale, bulk, height, depth and raised patio, would be detrimental to the amenities of adjoining occupiers by reason of overdominance, loss of outlook and loss of privacy/ overlooking. The proposal is therefore contrary to Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

In the absence of a Tree Survey, Tree Constraints Plan and Tree Protection Plan, the application 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).

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 guidance.

Part 1 Policies:

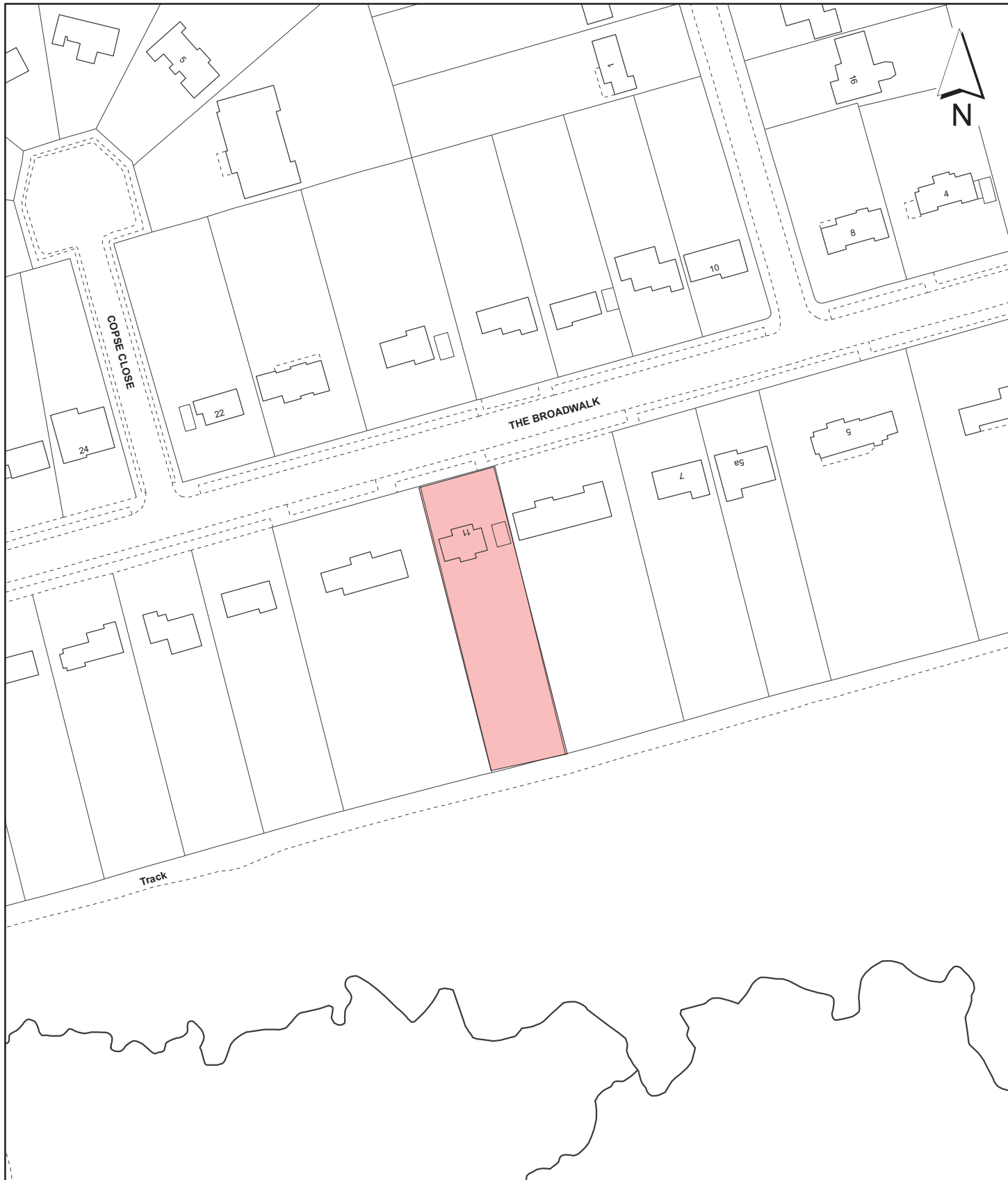
PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**11 The Broadwalk
Northwood**

Planning Application Ref:
16871/APP/2014/297

Planning Committee
North Committee

Scale
1:1,250

Date
May 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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 DUCKS HILL FARM DUCKS HILL ROAD NORTHWOOD

Development: Erection of a general purpose agricultural building

LBH Ref Nos: 5907/APP/2014/277

Drawing Nos: Design and Access Statement
2396/1A
2396/2
2396/4
2386/3

Date Plans Received: 27/01/2014

Date(s) of Amendment(s):

Date Application Valid: 06/02/2014

1. SUMMARY

The application seeks planning permission for a pitched and cantilever roofed, steel-framed, concrete panel and timber board clad agricultural building for livestock, machinery and hay storage. The proposed building is to be sited at the western end of a field reached by an unmade track and forming part of the existing 63 hectare farm unit, known as Ducks Hill Farm.

The proposal has been assessed primarily in terms of its potential impacts on the visual amenities of the surrounding area, which forms part of the designated Metropolitan Green Belt and within which buildings for such agricultural purposes are considered to be an appropriate form of development. Accordingly, it is considered that the building can be assimilated into its surroundings without harming the overall character of the locality.

As such therefore, it conforms to national, strategic and local adopted policies and guidance in respect of new buildings in countryside areas for agricultural uses and there are no other impacts identified that would result in unacceptable harm.

Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 B1 Time Limits

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2396/1A, 2396/2, 2396/3 and 2396/4 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external surfaces 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 COM12 Use Within Same Use Class

The building hereby approved shall be used for agricultural purposes in connection with Ducks Hill Farm and for no other purpose.

REASON

To ensure that the building is not used for purposes inappropriate to the Green Belt in accordance with Policies OL1 and OL4 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.

NPPF	National Planning Policy Framework
LPP 7.16	(2011) Green Belt
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
OL15	Protection of Countryside Conservation Areas
OE1	Protection of the character and amenities of surrounding properties

	and the local area
BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
AM7	Consideration of traffic generated by proposed developments.

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

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

4 I1 Building to Approved Drawing

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

5 I3 Building Regulations - Demolition and Building Works

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

3. CONSIDERATIONS

3.1 Site and Locality

Ducks Hill Farm is a registered agricultural holding comprising of agricultural buildings and fields situated on land to the west side of Ducks Hill Road (A4180) in Northwood. The 62.3 hectare curtilage within the applicant's ownership includes several large fields grazed by a suckler beef herd and other livestock and from which hay is made annually.

The farm is served by the main access road from Ducks Hill Road which then diverges in front of Ducks Hill Farmhouse, attached to which is a stable courtyard. A farm track runs north, in front of the stables, then turns left to provide gated access to various farm storage, machinery and livestock buildings sited on the northern boundary of the farm where it adjoins the residential developments of Kingfisher Close and Farm End (off Drakes Drive).

Immediately to the south of the farmhouse is a detached bungalow, known as The Horse Farm, and another stables yard. The farm track, gated here, runs south from the front of this yard area and passes in front of a large barn (an equestrian goods shop) before

turning south west to give access to various barns and storage sheds, and a menage area sited behind the shop. Further beyond this stables complex to the south west is Windy Ridge, the farmer's residence with associated outbuildings and chicken runs.

There is an open storage area to the west of Windy Ridge at the top of another track leading down to the south fields containing such farm equipment and machinery as a tractor, trailer, digger, plough and spreader in addition to a number of old shipping containers. This track finishes some 150 metres and lower down at the edge of the largest western end field.

To the north, the farm is adjoined by the residential cul-de-sac developments of Kingfisher Close and Farm End, which is accessed from Drakes Drive. To the south of the farm are two detached residential properties, Wynlie House and Ducks Hill Grange (Nos. 1/2). These buildings are over 250 and 300 metres (approx.) respectively from the application site.

The application site is located towards the top of Duck's Hill, where ground levels undulate but generally fall away to the west. The whole of the site and the adjoining farm land to south, north and west forms part of the Green Belt whilst the open parts of the farm form part of a Countryside Conservation Area. The original Ducks Hill Farmhouse is also Grade II Listed.

3.2 Proposed Scheme

The proposal is to erect a general purpose agricultural building in one of the fields (approx. 200m x 75m) situated at the end of the existing farm access track to the southwest of the farm complex.

The building would be traditionally constructed with a steel portal frame, fibre cement corrugated sheet roofing and vertical dark stained timber (north, south & west elevations) plus concrete panel perimeter walls secured to the stanchions. There would be a steel feed fence installed to the east elevation (facing the field) below the cantilever overhang roof.

It would be approximately 30.1 metres in overall length x 12.0m wide (including 1.5m roof overhang) x 5.65m high at the apex (4.3m to the eaves) and used to house livestock including suckler cows and calves (in the winter), for fattening of beef steers and storage of farm machinery, hay and straw in association with the agricultural use of Ducks Hill Farm and adjoining land. There are 4no. cows at present on the farm (end of February 2014), which are provided with shelter in one of the farm sheds towards the north boundary. These will in due course be increased to a herd of twenty beef cattle for accommodation in the new building.

The proposed building would be set in by approximately 5 metres from the western field edge and 18m back from the lane behind an area of hardcore forming a yard accessed via a break in the fence line. The hardcore would extend along the eastern elevation and a timber post and rail fence with field gate would enclose the whole area on two sides. A six metre wide gap would be formed in the existing field enclosure to provide access from the lane for vehicles/machinery but there are no other changes proposed to either the existing track surface, to the established field edge hedgerows or the post and wire fences.

3.3 Relevant Planning History

5907/APP/2006/3311 Ducks Hill Farm Ducks Hill Road Northwood

REDEVELOPMENT OF SITE TO PROVIDE 12 DWELLINGHOUSES IN FIVE BLOCKS WITH ASSOCIATED PARKING AND LANDSCAPING (INVOLVING DEMOLITION OF EXISTING BUNGALOW AND OUTBUILDING)

Decision: 08-03-2007 Refused **Appeal:** 31-01-2008 Dismissed

5907/APP/2006/3396 Ducks Hill Farm Ducks Hill Road Northwood
ALTERATIONS TO LISTED STABLE BUILDING TO PROVIDE REFUSE/CYCLE STORE AND CAR PARKING (APPLICATION FOR LISTED BUILDING CONSENT).

Decision: 31-05-2007 Refused **Appeal:** 31-01-2008 Allowed

5907/APP/2011/1882 Ducks Hill Farm Ducks Hill Road Northwood
Erection of 1 x five-bedroom and 2 x four-bedroom detached houses, alterations to Listed stable block to facilitate conversion into storage and garaging (works involve demolition of existing stable and storage buildings and removal of unauthorised caravans and external storage)

Decision: 22-12-2011 Refused **Appeal:** 24-12-2012 Dismissed

5907/APP/2011/1883 Ducks Hill Farm Ducks Hill Road Northwood
Alterations to listed stable block to facilitate conversion into residential storage and garaging (Application for Listed Building Consent)

Decision: 22-12-2011 Approved

5907/APP/2013/3200 Ducks Hill Farm Ducks Hill Road Northwood
Application for determination as to whether the prior approval of the authority will be required to the siting, design and external appearance of a proposed agricultural building (Application made under the Town and Country Planning General Permitted Development Order 1995 Schedule 2, Parts 6 and 7).

Decision: 25-11-2013 Refused

5907/Y/92/0350 Ducks Hill Farm Ducks Hill Road Northwood
Use of field for storage and redistribution of vehicle tyres (Appeal against Enforcement Notice; Application for planning permission deemed to have been made pursuant to Section 174 of the Town and Country Planning Act 1990)

Decision: 13-07-1992 Refused **Appeal:** 30-06-1992 Dismissed

Comment on Relevant Planning History

Application ref. 5907/APP/2006/3311 for the redevelopment of the site to provide 12 dwelling houses in five blocks with associated parking and landscaping (involving demolition of existing bungalow and outbuilding) was refused in March 2007. An appeal was subsequently dismissed in January 2008. At the same appeal, alterations to the listed stable building to provide refuse/cycle store and car parking (Application for Listed

Building Consent under ref. 5907/APP/2006/3396) were allowed.

The recent application (under ref. 5907/APP/2013/3200) which sought to establish whether the Council's prior approval was required for the siting, design and external appearance of this proposed agricultural building was refused in November 2013 as the building was to be used for the accommodation of livestock within 400 metres of the curtilage of a "protected" residential building.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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

Part 2 Policies:

- NPPF National Planning Policy Framework
- LPP 7.16 (2011) Green Belt
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL5 Development proposals adjacent to the Green Belt
- OL13 Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
- OL15 Protection of Countryside Conservation Areas
- OE1 Protection of the character and amenities of surrounding properties and the local area
- BE13 New development must harmonise with the existing street scene.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- AM7 Consideration of traffic generated by proposed developments.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4no. nearby/neighbouring occupiers were consulted including Ducks Hill Grange (nos. 1/2), Wynlie House and Windy Ridge (7.2.2014) and in addition, a site notice was displayed from 20.2.2014. There has been one objection received with the following comments (summarised):

Existing/Historical/Future Uses:

- Ducks Hill Farm is a 'farm' in name only (sheds/ warehouses and other buildings) and adjoins residential properties;

- Ducks Hill Farm's business (The Horse House) is listed as a sports goods company not agriculture. The building would therefore be - or very shortly become - a commercial store and thus outside the exemptions provided for 'agricultural' buildings;
- potential change of use of 'agricultural land' with concern that this is part of a plan to claim permission for commercial projects;
- agricultural buildings used for storage of hundreds of tyres in the past;
- previously applied for residential housing permission which belies the 'agricultural' status and although rejected one can assume this is still desired.

Impact on Area (Green Belt):

- Area is Green Belt and there is no reason for building on a greenfield site. There is a variety of sheds and storage areas and the desecration of virgin Green Belt for a warehouse style building is inappropriate and unnecessary;
- Building scale and mass unnecessary and inappropriate;
- Green Belt is an important protection against urban sprawl, providing a 'green lung' around towns and cities. Government commitment to safeguarding Green Belt and other environmental designations in the new National Planning Policy Framework.

Other:

- Building sheds on our party line (plus request to take 3ft of land at the back of our property).

These comments have been assessed under the relevant headings in the report below.

Internal Consultees

None undertaken.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within the Metropolitan Green Belt. The National Planning Policy Framework (March 2012) states (in paragraphs 87 to 89) that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

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.

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Accordingly, the London Plan (July 2011) under Policy 7.16 (Green Belt) states that the strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances but development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance.

The policies set out in the adopted Hillingdon Local Plan (November 2012) further endorse this national and strategic guidance. Part One - Strategic Policy BE1 states that all new developments should achieve a high quality of design .. appropriate to the identity and context of (the Borough's) landscapes and views .. and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Under Policy EM2, any proposals for development in Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test.

Part Two - Saved Unitary Development Plan Policy OL1 states that within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

Agriculture, horticulture, forestry and nature conservation; Open air recreational facilities; Cemeteries; The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified and the number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt.

Policy OL5 seeks to resist proposals for development that are adjacent to or conspicuous from the Green Belt if they would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Policy OL13 considers development associated with agriculture proposed within Countryside Conservation Areas, requiring details of such to be submitted for approval prior to commencement. Policy OL15 seeks to protect such areas from development and/or activities which would detract from the special character of these landscapes.

The general environmental effects of uses and associated structures are considered under Policy OE1 and will be refused where these are likely to become detrimental to the character or amenities of surrounding properties or the area generally because of siting, appearance, storage of vehicles, goods, equipment (etc.), traffic generation, noise and vibration or emissions of pollutants (etc.).

The proposal would meet the objectives and criteria for these national and strategic policies and as such is considered to be an appropriate form of development, for which very special circumstances do not have to be demonstrated. A more specific consideration of its visual impact on the immediately surrounding Green Belt area is given below however the principle of the proposal is considered to be acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The proposed building would be sited on significantly lower ground within the existing farm holding, below the visible horizon and merged against an immediate background of trees with fields, hedgerows and hillside beyond. From the application site, there are relatively few buildings or man-made structures evident to either the west, north or south and only a line of electricity pylons and the towers associated with the local shooting club that appear above the tree line.

It is considered therefore that a single span roof building of modest height, which is clearly designed for agricultural purposes and sited at this low elevation should not result in detrimental harm to the visual amenities of the surrounding area. In particular the proposed building would not look out of place or detract from its otherwise natural surroundings. As a result, the overall character of this area would thus be safeguarded and would retain its open, rural and countryside appearance.

7.07 Impact on the character & appearance of the area

The proposed siting for the building is approximately 340 metres from the nearest classified road (A4180, Ducks Hill Road). This part of the farm is noticeably lower in elevation than the main complex of buildings which itself is set back 75m inside the entrance off Ducks Hill Road. There is a fall of about 20 metres in the ground level height between the original farm house and the field where the building would be constructed.

Thus the proposed building would not be especially visible from the main road (if at all) and have no impact on the immediate street scene as such. Notwithstanding, the impact on the surrounding countryside has been assessed above in the context of its Green Belt location.

7.08 Impact on neighbours

Planning permission is required because the proposed building would be sited within 400m of several residentially occupied buildings outside of the farm unit, including Ducks Hill Grange (approx. 240m away), Wynlie House (310m) to the east on Ducks Hill Road and Kingfisher Close/Farm End off Drakes Drive (335-340m) to the north. The other dwellings at Windy Ridge (225m) and The Horse Farm (285m) are within the farm holding itself.

However, due to the separation distances from the lower field where the siting is proposed, none of these residential properties would be significantly affected in terms of the amenities of their occupants. The building would be visible beneath the western horizon where the land rises again significantly but not intrusive in terms of its bulk, use or appearance.

In this respect the proposed building is of a very traditional form and design and is intended to be used for a genuine agricultural related purpose in connection with the surrounding farm land. In the circumstances therefore, its position and use should not give rise to any new or overwhelming amenity concerns for those living near to Ducks Hill Farm.

Nonetheless, the principal objections received from adjoining occupiers that relate to the design, scale and necessity of the building and its intended future use are wider Green Belt/countryside issues that have been considered separately elsewhere in this report.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Vehicular access to the proposed building, as necessary, would be along the existing

internal farm tracks, which would not need be altered. The proposed use of the building for the housing of livestock would not result in any significant additional road traffic movements to those already undertaken in association with the existing agricultural activities of Ducks Hill Farm.

7.11 Urban design, access and security

The proposed building would be of a traditional form and framework design, with external cladding, typical of many such agricultural buildings in the wider countryside and Green Belt locations. In terms of its size and scale, these types of building because of the multiple nature of their use, (including storage of tall machinery and hay) and due to livestock welfare and general maintenance requirements (etc.) are necessarily open floored and thus flexible in layout, large in footprint and with a workable headroom height.

These buildings are designed for functional rather than aesthetic reasons. The general bulk and over-size scale that these buildings often present therefore, especially where standing apart from other groups of buildings within the same holding, means that the siting is a significant factor in assimilating them into their surroundings, although often this is dictated by practical reasons such as the layout of the farm and access to its fields.

The proposed building has been sited sufficiently away from the existing farm complex, but within sight and easy reach of the main house (Windy Ridge) specifically to avoid any amenity issues for nearby residents. The siting would allow easy transfer for the livestock to and from different fields, is secure behind gates and visible from the farm dwelling and accessible to vehicles. Its separation from the other activities, including the separate stables yards, operating within Ducks Hill Farm, would also avoid unnecessary conflict and congestion in that area.

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

No particular impacts on trees, other natural landscape features or ecological habitats/species have been identified as the whole of the application site is within an open field, and would involve no significant level changes in proximity to the field edges.

The proposed siting does not give rise to any concerns regarding impact on existing trees, with none proposed to be removed or potentially threatened by the construction of the building, its footprint or the laying out of a hardstanding yard.

Similarly, there are no ecological sites designated for protection in this immediate vicinity.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

No specific surface water flooding or drainage issues have been identified as the whole of the application site, which is part of an open field, is on well drained low lying land and there are no watercourses within the immediate vicinity.

The design of the proposed building allows for storm water collecting on the hardstanding from the roof of the building to be be drained towards an existing field side ditch for

soakaway during storm events, providing a very localised and sustainable drainage method to minimise the potential for any environmental damage.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The concerns raised about the future uses of the proposed building or diversification within the current agricultural holding are controlled by the Town and Country Planning (General Permitted Development) Order which considers new buildings and changes of use and generally permits such development as that proposed, subject to the criteria set out therein.

Green Belt designated land includes buildings that are associated with appropriate uses which by definition are deemed acceptable in such greenfield or countryside locations. The position and scale of the proposed building at Ducks Hill Farm, which consists of a large holding in highly visible and attractive countryside, is nonetheless considered to be necessary to the efficient operation of the farm.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

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 principle in terms of the location and potential impacts of the proposed development on the character of the surrounding area have been considered and found to conform to national, strategic and local adopted policies.

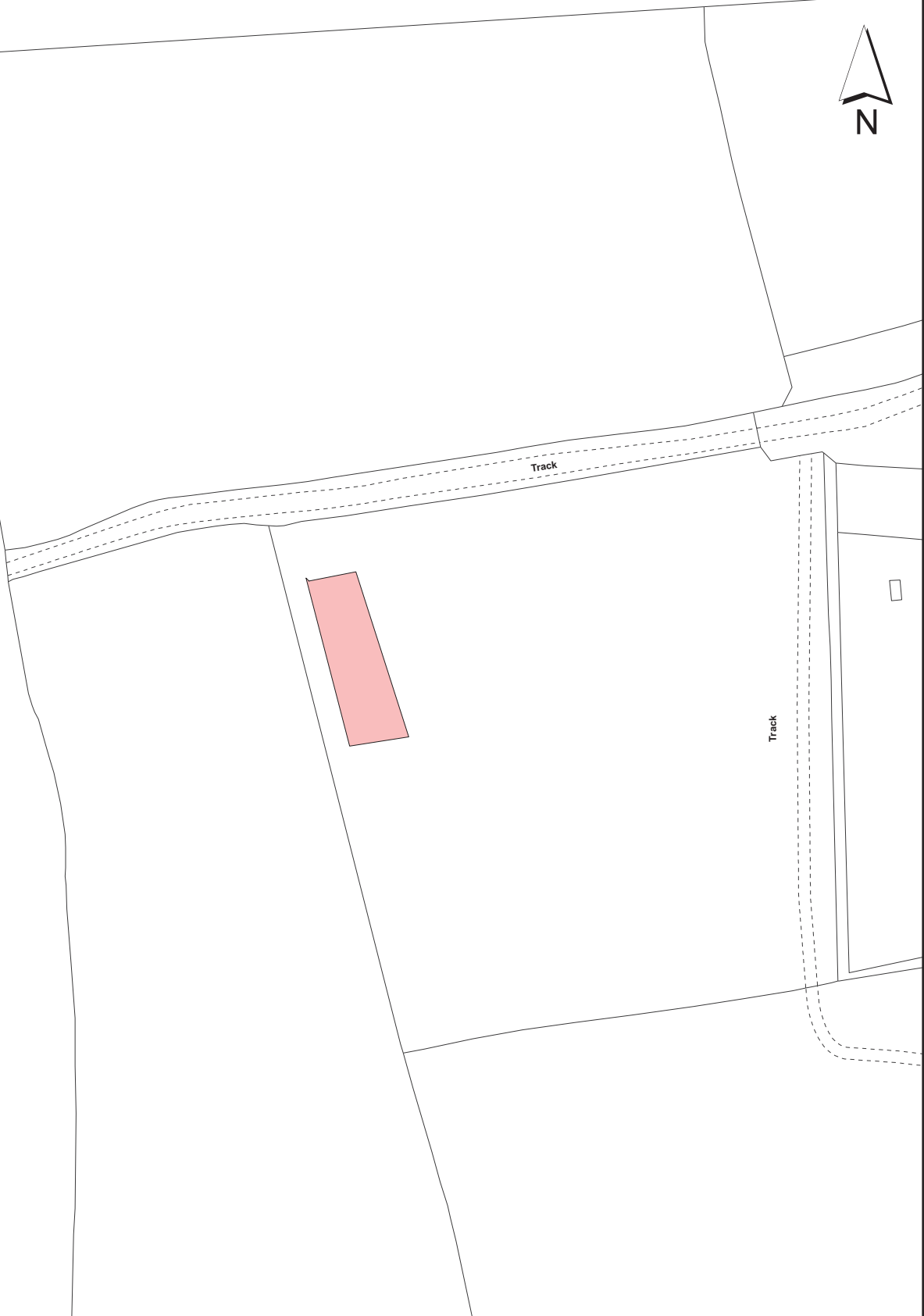
Therefore, the application is recommended for approval.

11. Reference Documents


Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010);

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Ducks Hill Farm
 Ducks Hill Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

5907/APP/2014/277

Scale

1:1,250

Planning Committee

North Committee

Date

May 2014



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 16 THE FAIRWAY RUISLIP MIDDLESEX

Development: Conversion of roof space to habitable use to include a rear dormer a side dormer, 1 side rooflight, conversion of roof from hip to gable end and installation of gable end window to front (Retrospective)

LBH Ref Nos: 61854/APP/2014/728

Drawing Nos: 16/007/4
16/007/1
16/007/5
16/007/6
Location Plan (1:1250)
16/007/3
16/007/2

Date Plans Received: 03/03/2014 **Date(s) of Amendment(s):**

Date Application Valid: 12/03/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two-storey semi-detached dwellinghouse located on the western side of The Fairway. It forms a pair with no. 14 The Fairway, each of which has a two storey projecting gable end in the principal elevation which creates a valley roof form between the dwellings. The dwellinghouse has a front driveway and rear garden, a rear dormer window, front/side dormer window and hip to gable conversion (without consent) and an existing rear extension.

The surrounding area is predominantly residential in character and appearance, consisting of mainly semi-detached style properties. It is noted that the appearance of the pair of semi-detached dwellings containing the application site is reflected in the design of Nos.10 and 12 The Fairway, these being the only examples of this style of dwelling within the immediate vicinity.

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

1.2 Proposed Scheme

The application seeks retrospective planning permission for a loft conversion incorporating a hip to gable roof conversion, rear dormer window, front/side dormer window and a side rooflight.

The front/side dormer has been built on the north facing side roofslope of the dwelling and is also attached to the principal roofslope. The dormer has a maximum height of 3.85 metres, is set 0.25 metres back from the front wall of the gable end and is 0.25 metres above the eaves. The dormer is built up to the ridgeline of the dwelling and has a maximum

depth of 2.58 metres, with a sloped roof design.

The rear dormer window has a sloped roof 2.5m high and set down 0.2m from the existing ridgeline of the main roof and 0.25m up from the eaves. The dormer is 2.1m deep and 6.7m wide. The dormer is set in from the sides of the roof by a minimum 0.7m. The materials match the existing property.

The proposal accommodates a 4th and 5th bedroom with an en-suite.

1.3 Relevant Planning History

61854/APP/2013/3558 16 The Fairway Ruislip Middlesex

Single storey side extension

Decision Date: 07-02-2014 **Refused** **Appeal:**

Comment on Planning History

61854/APP/2013/3558 - Single storey side extension was refused on 7 February 2014.

A enforcement case has also been opened against the application dwelling due to the unauthorised building work completed at the site.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 near neighbours and the South Ruislip Residents Association were consulted and a site notice displayed on 22 March 2014 giving 21 days to comment. 2 objections were received. In summary the objections are:

1. Property is now completely out of character and does not harmonise with the rest of the neighbouring properties.

2. The rear dormer completely dominates the building which now looks more like a block of flats than the rear of a semi detached house, completely over dominating the surrounding view from adjacent properties.

3. No 18 has now lost light and outlook (the extension is overshadowing). There is now no privacy at all at no 18. I would like to add that No 16 already has a large ground floor extension and large brick built out house - which may possibly be used for occupancy.

4. Conversion/extension has already been built causing considerable inconvenience and problems to me, my family and my property.

5. It is causing loss of light, loss of outlook and loss of privacy. It is domineering and overshadowing,

6. It is also an eyesore which does not fit it with the look of the surrounding properties/street.

7. When sitting on my patio/garden there is no sunlight in the morning anymore which there was previously. The property already has a large rear extension and an outbuilding which i suspect people are staying in.

8. A constant stream of people coming and going in this property at all times of the day/night with lots of vehicles parked there, leaving me wondering how many people live there and how many more extensions they will want to build.

9. The front roof extension has dramatically changed the appearance. It no longer has any symmetry with the attached house and looks out of place. The various extensions to this house have increased it's size disproportionate to the size of it's site. This is also causing problems with parking.

CASE OFFICER COMMENT: The issues with regards to the number of people living at the site is not a material planning consideration. The other issues are considered in the main body of the report.

Ward Councillor: Requests that the application is reported to committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

OE1 Protection of the character and amenities of surrounding properties and the local area

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues for consideration in determining this application relate to the impact on the character and appearance of the original dwellinghouse and surrounding area, impact on the residential amenity of the neighbouring occupiers and provision of

acceptable residential amenity for the application property. There are no parking issues related to this proposal.

Policy BE13 of the Local Plan requires that the layout and appearance must harmonise with the existing streetscene, policy BE15 states that extensions must be in keeping with the scale, form and architectural composition of the original building. BE19 also states that new developments should complement or improve the amenity and character of the area.

HDAS: Residential Extensions paragraph: 7.11 states that the conversion of a hip-end roof into a gable-end roof on the side of dwellinghouses will normally be considered unacceptable due to the unbalancing effect this has on the overall character and appearance of the dwellinghouse and the pair of semi-detached dwellings of which they form a part. The built development has resulted in an unbalancing of the pair of properties as No.14 The Fairway has a hipped roof. Therefore, the hip-to-gable conversion has led to an unbalancing of the appearance of the dwellings and also caused harm to the symmetry between the pair of semi-detached dwelling which flank the junction with Rydal Way.

Paragraph 7.2 of the Council's Supplementary Planning Document HDAS: Residential Extensions states that dormer windows to the front of properties will not be acceptable unless this is part of the original character of the area. Front dormers do not form part of the original character of the street and the position, overall size, scale, bulk and design of this element is considered to exacerbate the unbalancing effect between the pair of properties and is in itself detrimental to the overall character of the original property and the visual amenities of the street scene and the wider area.

Turning to the rear dormer, the Council's Supplementary Planning Document HDAS: Residential Extensions states in paragraph 7.4 that roof extensions should relate well to the proportions, roof forms and massing of the existing dwellinghouse and its neighbours. Paragraph 7.5 states that a roof extension should appear secondary to the size of the roof face within which it is set. Furthermore, HDAS: Residential Extensions paragraph 7.7 states dormer windows should be constructed in the centre of the roof and paragraph 7.8 states on large semi-detached dwellinghouses the dormer window should be set in at least 1m from the sides of the roof, 1m below the ridge line and 1m from the eaves. The dormer does not comply with these requirements and even if it was set in from all sides it is considered that it would still result in a dormer which would not relate well to the proportions, roof forms and massing of the existing dwellinghouse and would not appear secondary to the size of the roof face within which it is set. The position, overall size, scale, bulk and design of this element is considered to be detrimental to the overall character of the original property and the visual amenities of the street scene and the wider area.

The proposed roof alterations, by reason of their size, position and design are considered to be out of proportion with the existing building and not in keeping with the character and appearance of the pair of semi-detached dwellings and surrounding area. Therefore, the proposed development is considered contrary to Part 1 Policy BE1 and Part 2 Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012).

During the course of the application the applicant has referenced other developments on The Fairway as setting precedent. However, the extension at No.104 The Fairway cannot be seen from the application site and was not granted planning permission by the Council and could not be considered to set a precedent.

In terms of the impact on the neighbouring properties, the first floor rear windows overlook

the rear gardens of neighbouring properties. The dormer window provides views very similar to the views from the existing first floor windows. It is considered that the proposed rear dormer does not result in an unacceptable increase of overlooking into the rear gardens of neighbouring properties. In addition, the flank window serves a staircase and does not give rise to a demonstrable loss of privacy and could be conditioned to be obscure glazed. The proposal, therefore, accords with part 2 policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The location of the proposed extensions on the roof of the existing dwelling would ensure that no significant loss of light, outlook or sense of dominance occurs to the neighbouring occupiers. Therefore, the proposed development would comply with Policy BE20 and BE21 of the Hillingdon Local Plan (November 2012).

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 Policy 3.5 of the London Plan (July 2011).

The proposal would increase the number of bedroom to 5 in total requiring 100sqm of garden space. Approximately 150sq.m of private amenity space would be retained, compliant with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not result in loss of off-street parking and the proposal would comply with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies(November 2012).

To conclude, the proposals is detrimental to the character and appearance of the existing and adjoining properties, the streetscene and the surrounding area, contrary to adopted policy and guidance. As such, the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The hip-to-gable roof conversion, by reason of its size, scale, bulk and design, fails to harmonise with the architectural composition of the original building and results in a visual imbalance between this pair of semi-detached properties, 14 and 16 The Fairway. The proposal is thus detrimental to the character and appearance of the original and adjoining properties and the visual amenities of the street scene and the wider area. The proposal is therefore, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The front/side dormer, by reason of its size, scale, bulk, position and design is an incongruous and visually intrusive form of development, detrimental to the character and appearance of the original and adjoining properties and the visual amenities of the street scene and the wider area. The proposal is therefore, contrary to Policy BE1 of the

Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The rear dormer, by reason of its size, scale, bulk, position and design is an incongruous and visually intrusive form of development, detrimental to the character and appearance of the original and adjoining properties and the visual amenities of the street scene and the wider area. The proposal is therefore, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

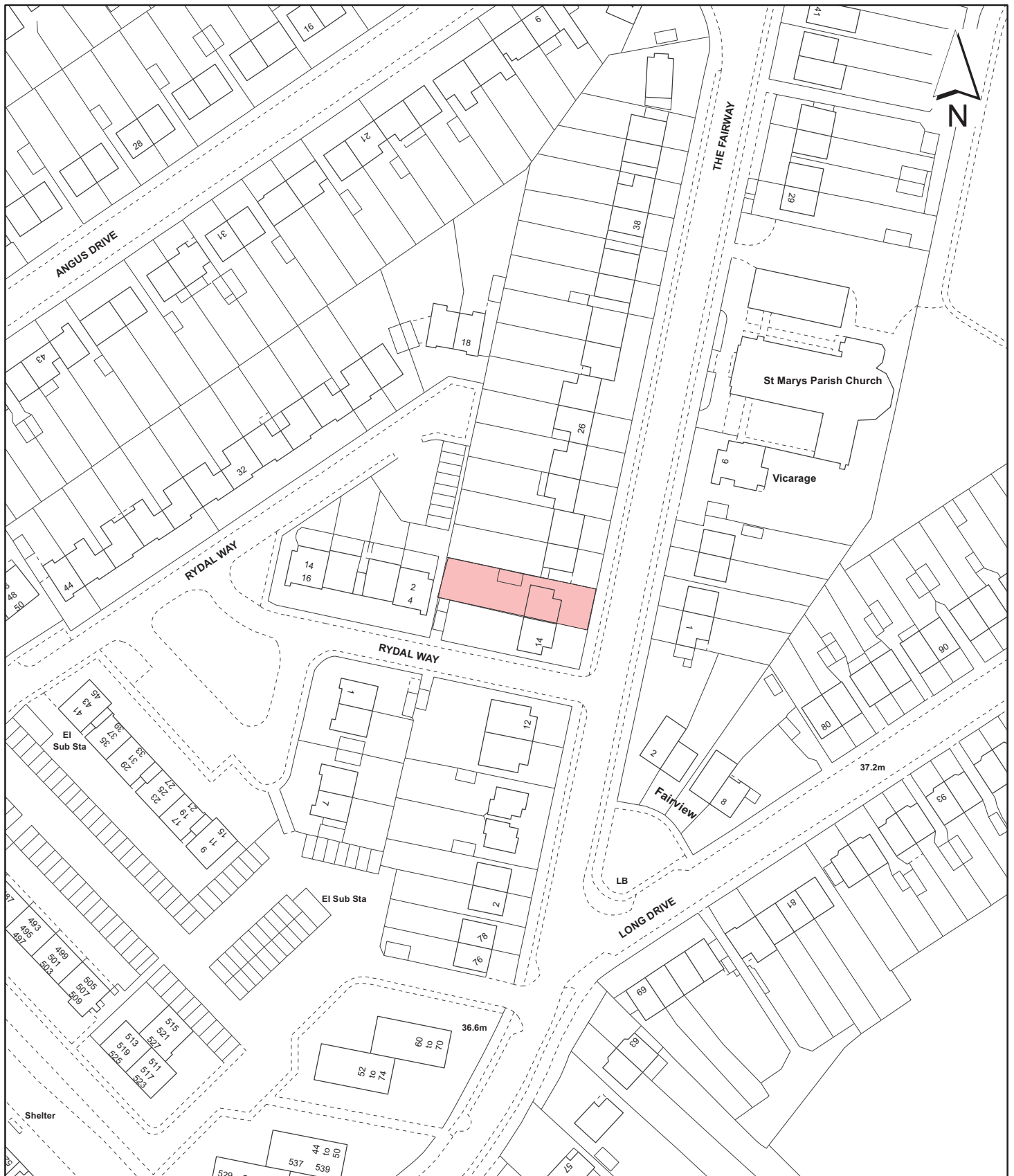
Part 2 Policies:

OE1 Protection of the character and amenities of surrounding properties and the local area
AM14 New development and car parking standards.
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings


BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

Contact Officer: Scott Hackner

Telephone No: 01895 250230



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Site Address

**16 The Fairway
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
61854/APP/2014/728

Scale
1:1,250

Planning Committee
North Committee

Date
May 2014



HILLINGDON
 LONDON

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Plans for North Applications Planning Committee

7th May 2014



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 23 - 25 SWAKELEYS ROAD ICKENHAM

Development: Change of use from retail (Use Class A1) a Mixed Use (sui generis) comprising elements of retail/restaurant and cafe use(Retrospective)

LBH Ref Nos: 62382/APP/2012/1252

Date Plans Received: 23/05/2012

Date(s) of Amendment(s):

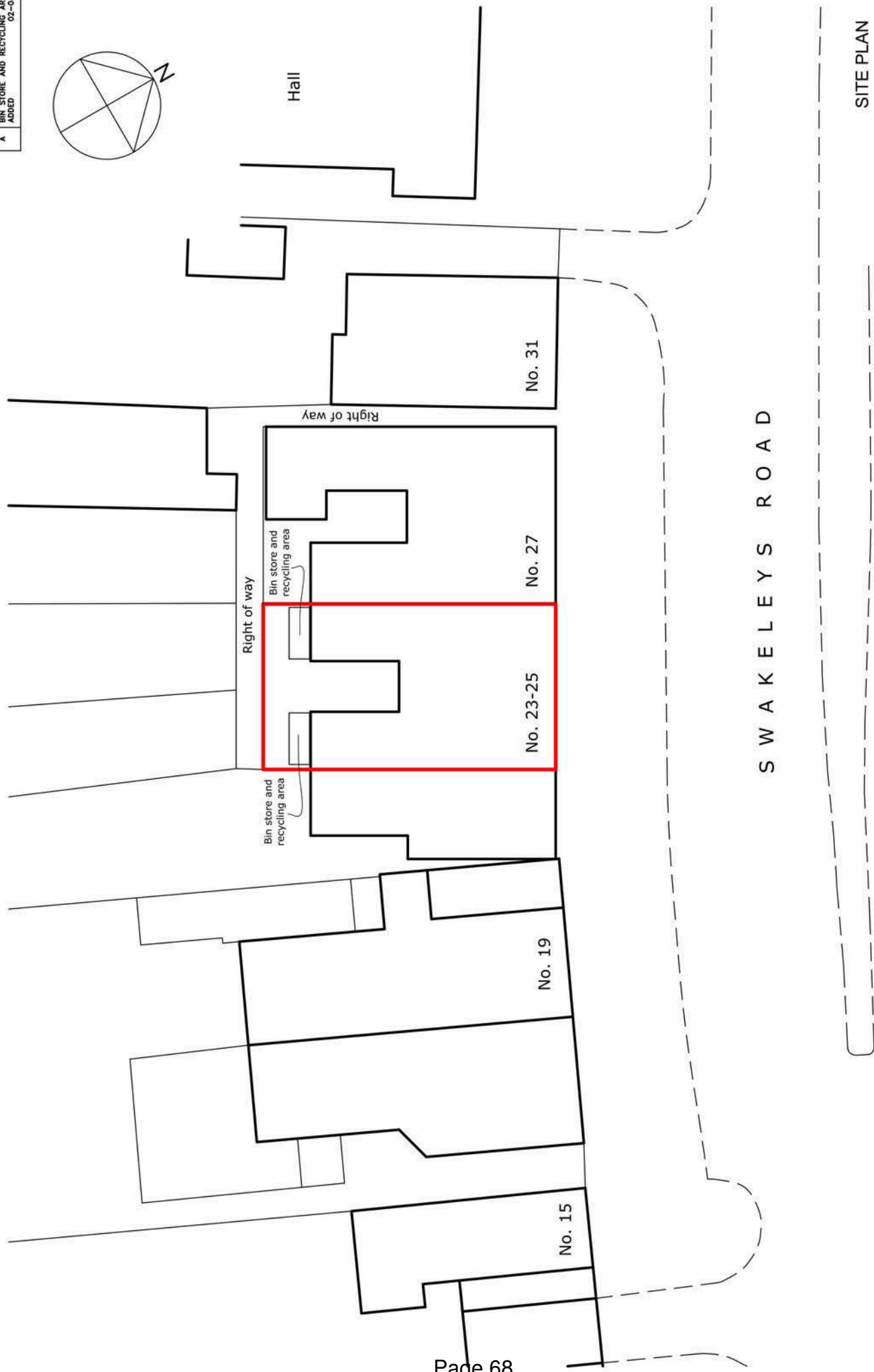
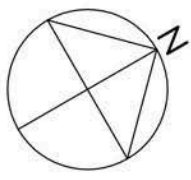
Date Application Valid: 29/05/2012



23-25 Swakeleys Road Ickenham Middlesex UB10 8DF

Scale - 1:1250 @ A4

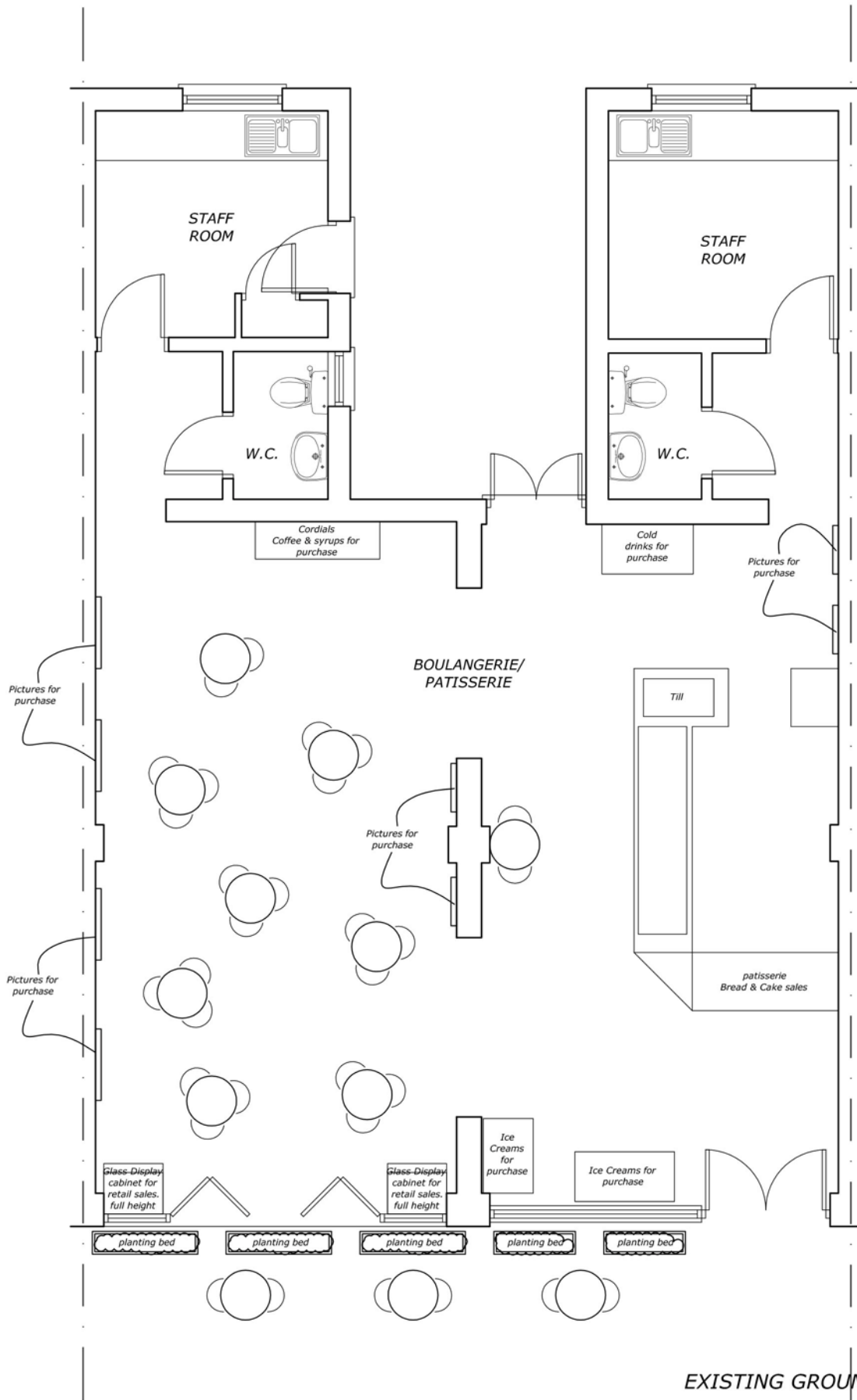
revisions
A
BIN STORE AND RECYCLING AREAS ADDED
02-04-12



S W A K E L E Y S R O A D

SITE PLAN

<p>Scale Bar</p> <p>1:200 @ A3</p>		<p>THE GILLETT MACLEOD PARTNERSHIP</p> <p>Chartered Architects & Town Planning Consultants</p> <p>1 High Road Old Eastcote Pinner Middlesex HA5 2EW Tel. 0208 868 1333</p>	<p>Dwg. No. 12/2638/3A</p> <p>Scale 1:200 @ A3</p> <p>Date 16/01/12</p> <p>Drawn by RJ</p>	<p>REVISION</p> <p>A</p> <p>1</p>
		<p>23-25 SWAKELEYS ROAD, ICKENHAM, UXBRIDGE, UB10 8DF</p>		

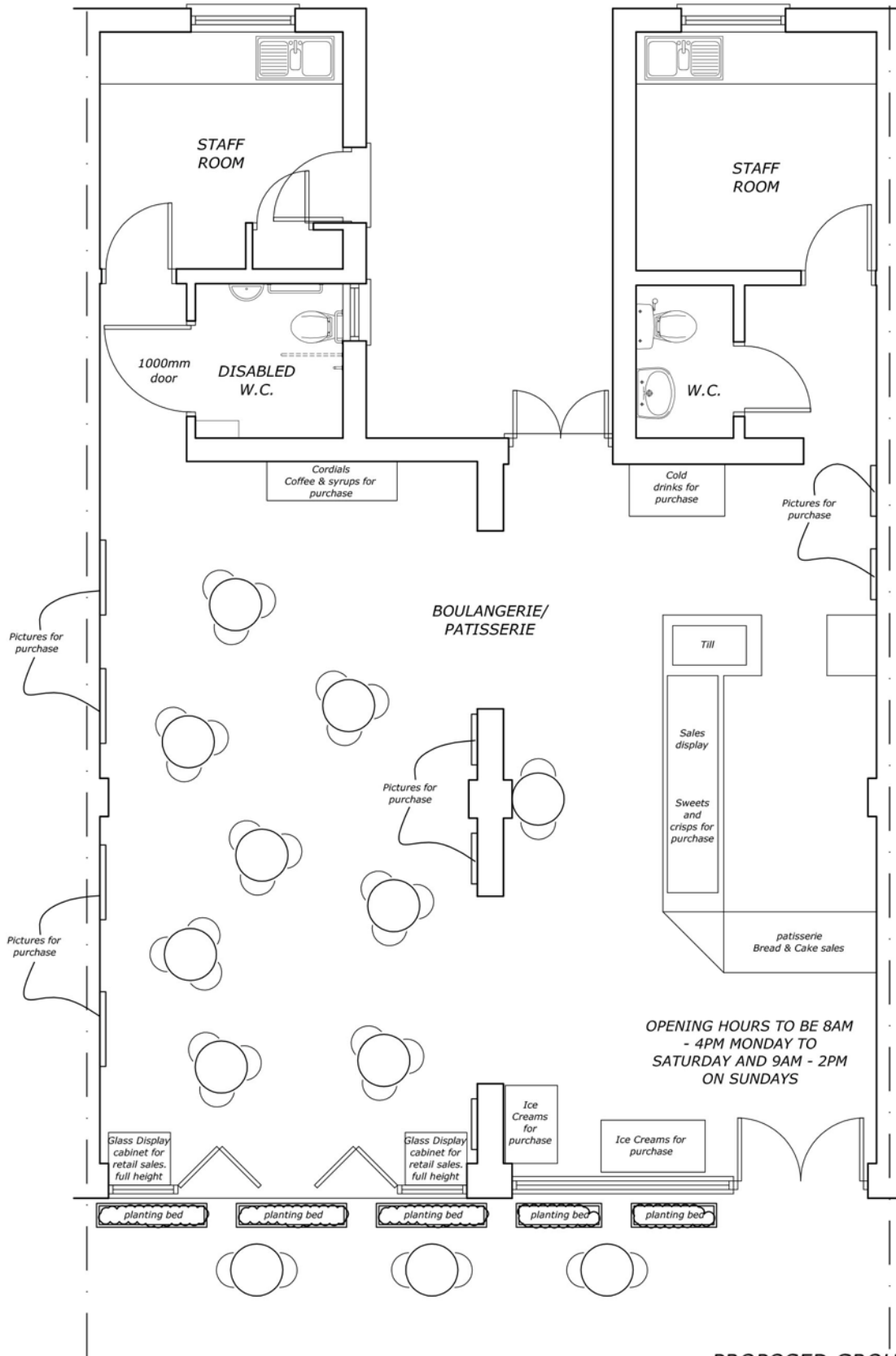


EXISTING GROUND FLOOR PLAN

23-25 SWAKELEYS ROAD, ICKENHAM, UXBRIDGE, UB10 8DF

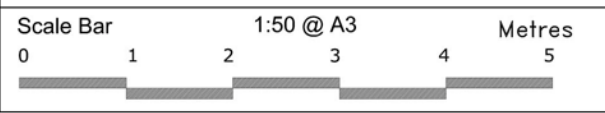
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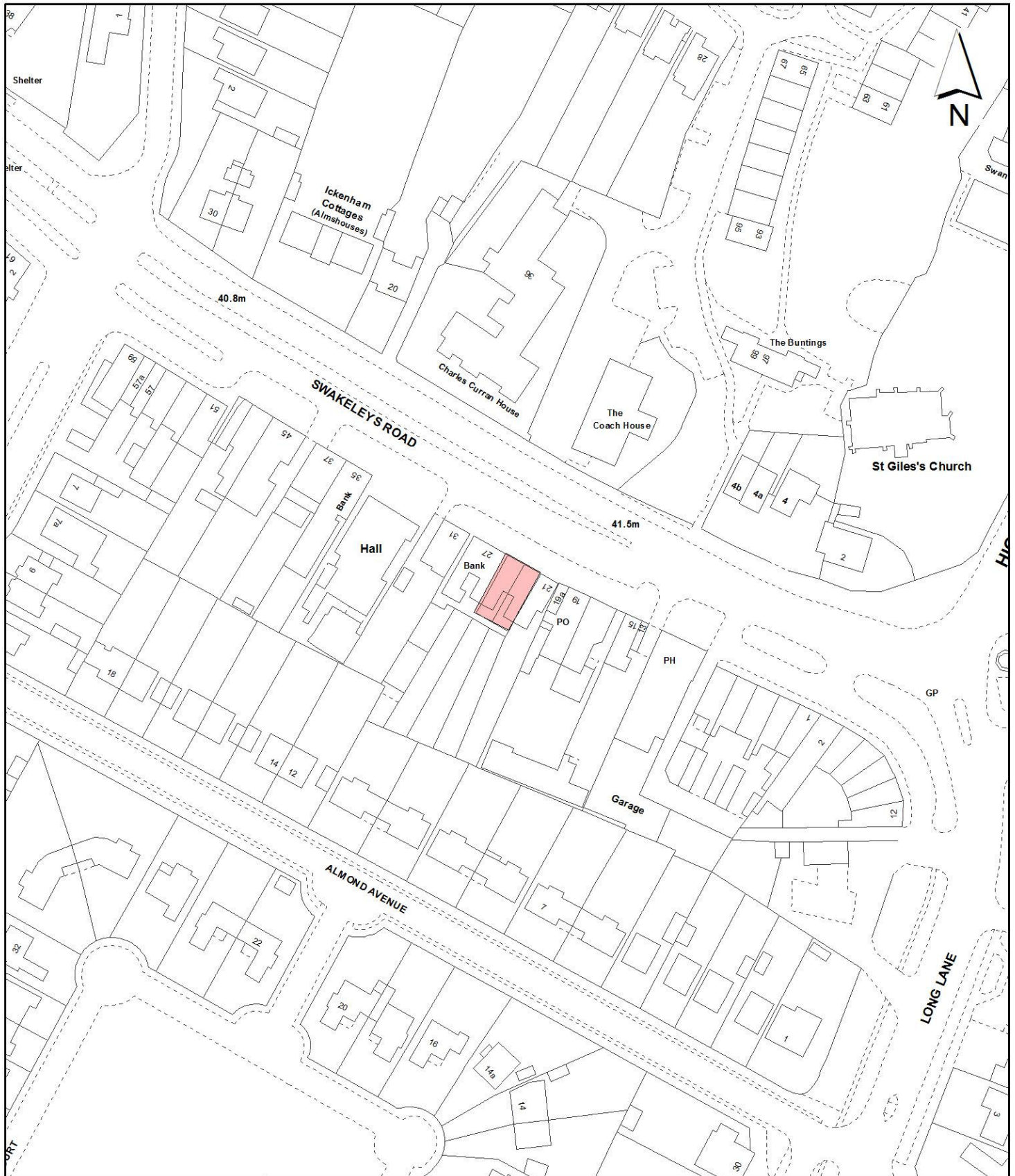



PROPOSED GROUND FLOOR PLAN

23-25 SWAKELEYS ROAD, ICKENHAM, UXBRIDGE, UB10 8DF



Drg. No.	12/2638/2 A	REVISION	A
Scale	1:50 @ A3		
Date	16/01/12		
Drawn by	RJ		



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	<p>Planning Application Ref:</p> <p align="center">62382/APP/2012/1252</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North Committee</p>	<p>Date</p> <p align="center">May 2014</p>	



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 11 THE BROADWALK NORTHWOOD

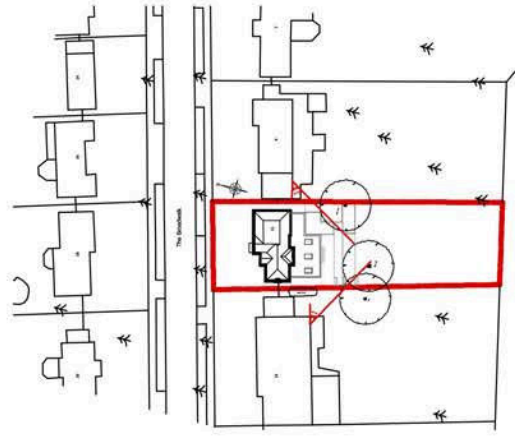
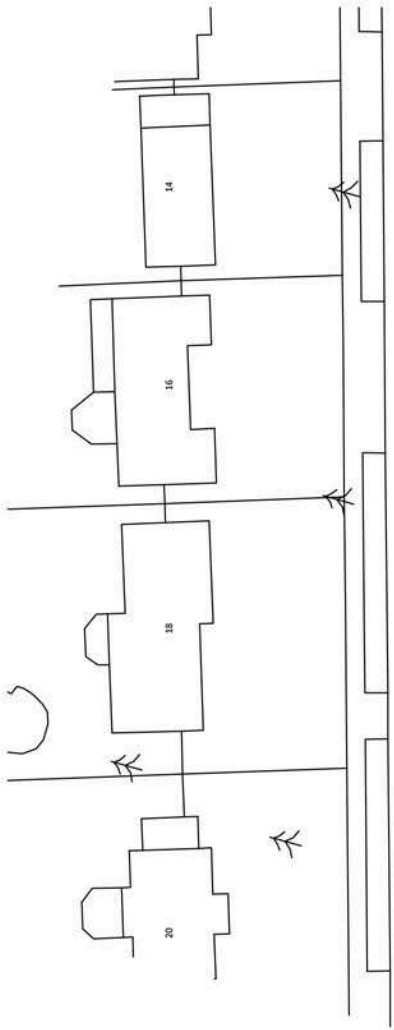
Development: Single storey rear extension

LBH Ref Nos: 16871/APP/2014/297

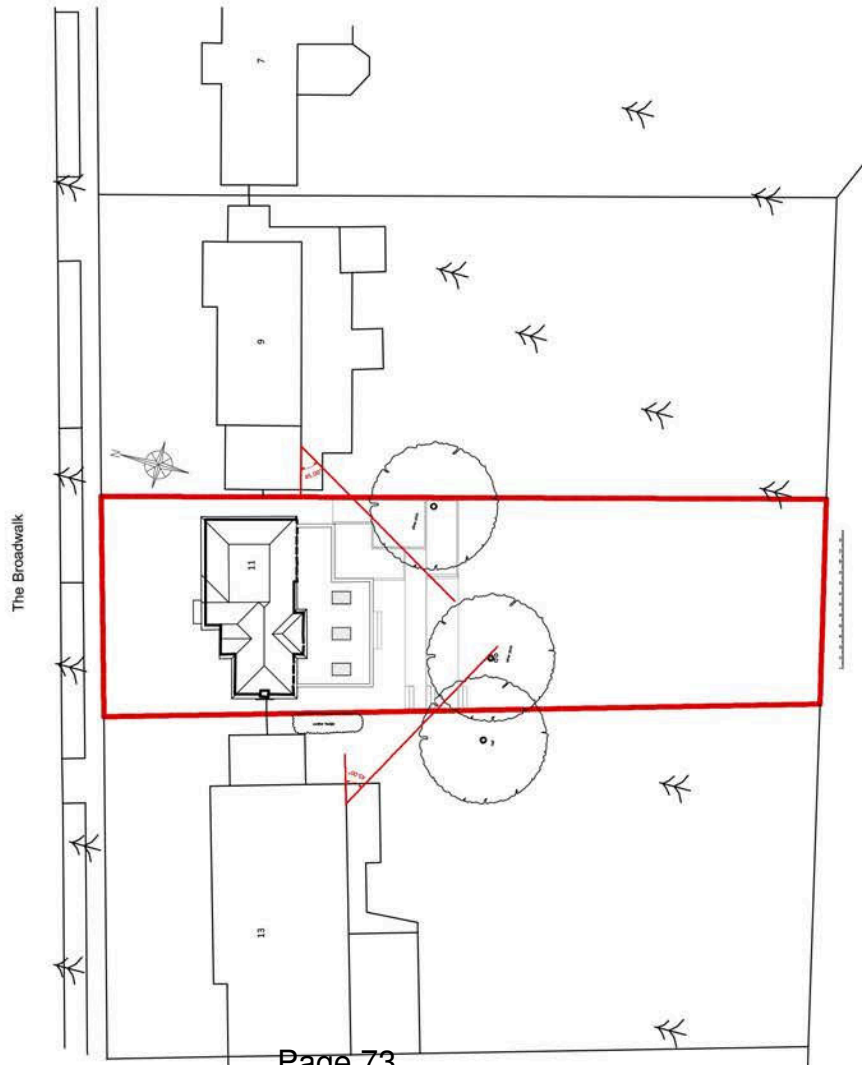
Date Plans Received: 29/01/2014

Date(s) of Amendment(s): 28/01/2014

Date Application Valid: 03/02/2014



location plan 1:1250



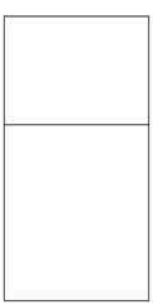
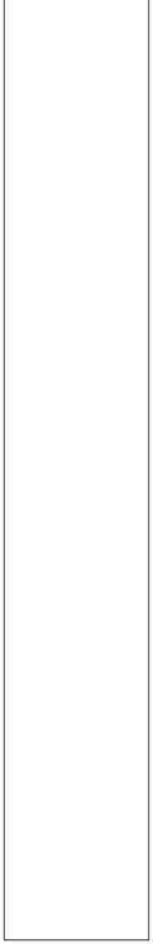
site plan 1:500

LOCATION & SITE PLAN			
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JAN 2014	AS NOTED	500	A
1407	P		

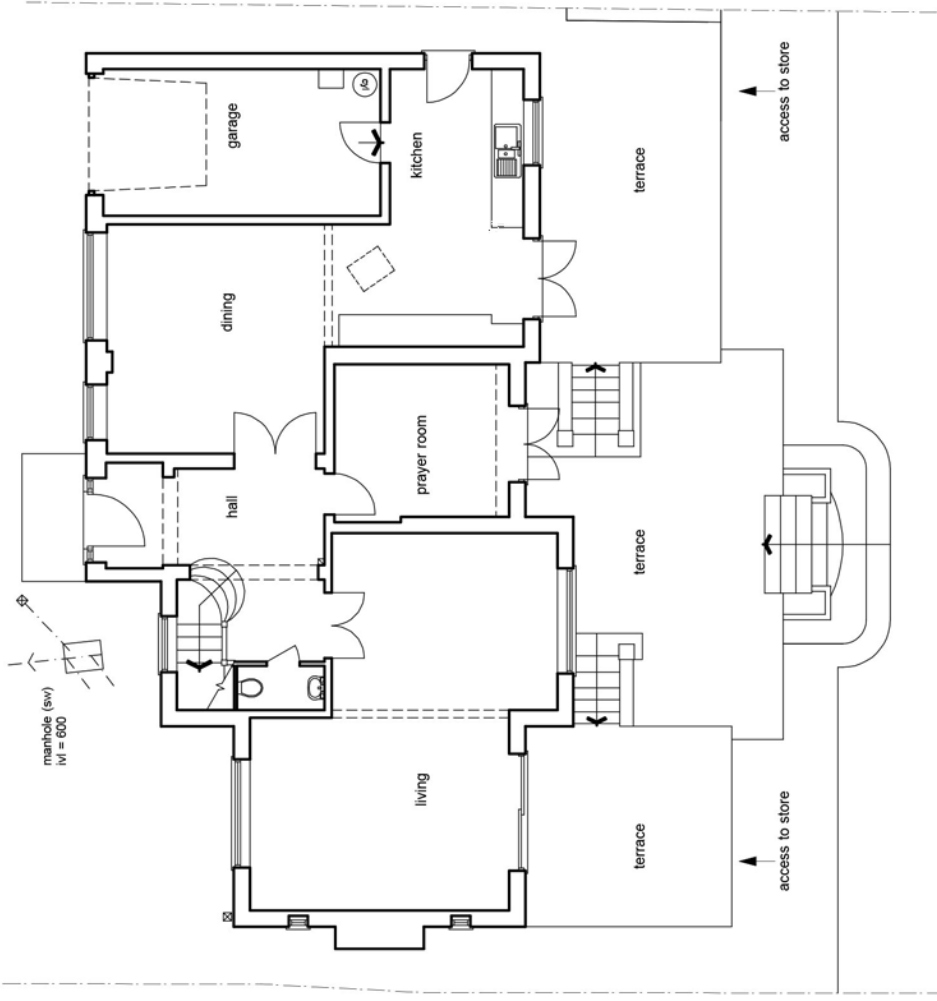
11 THE BROADWALK
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F: 020 7351 4151
www.andraosassociates.com

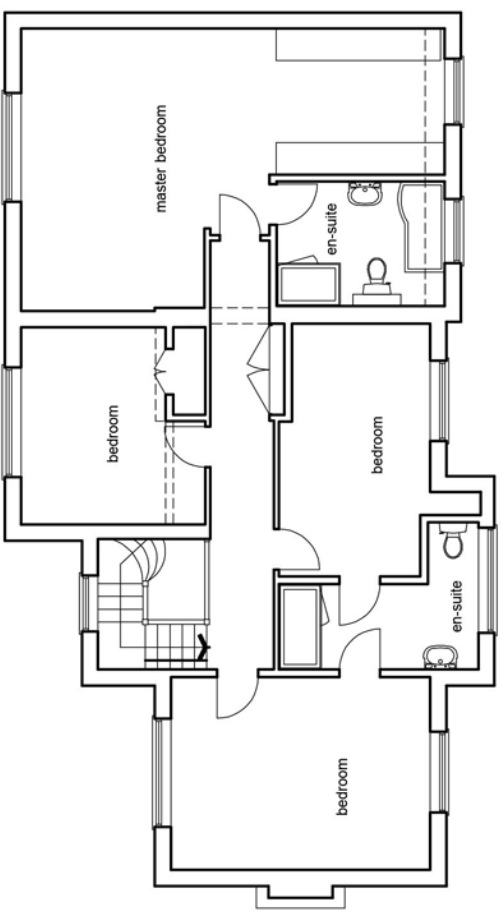
andraos associates



manhole (f/w)
IV = 750



manhole (sw)
IV = 600



existing ground floor plan

EXISTING PLANS			
PP	PP	PP	PP
JAN 2014	1:100 & A3		
1407	P		100

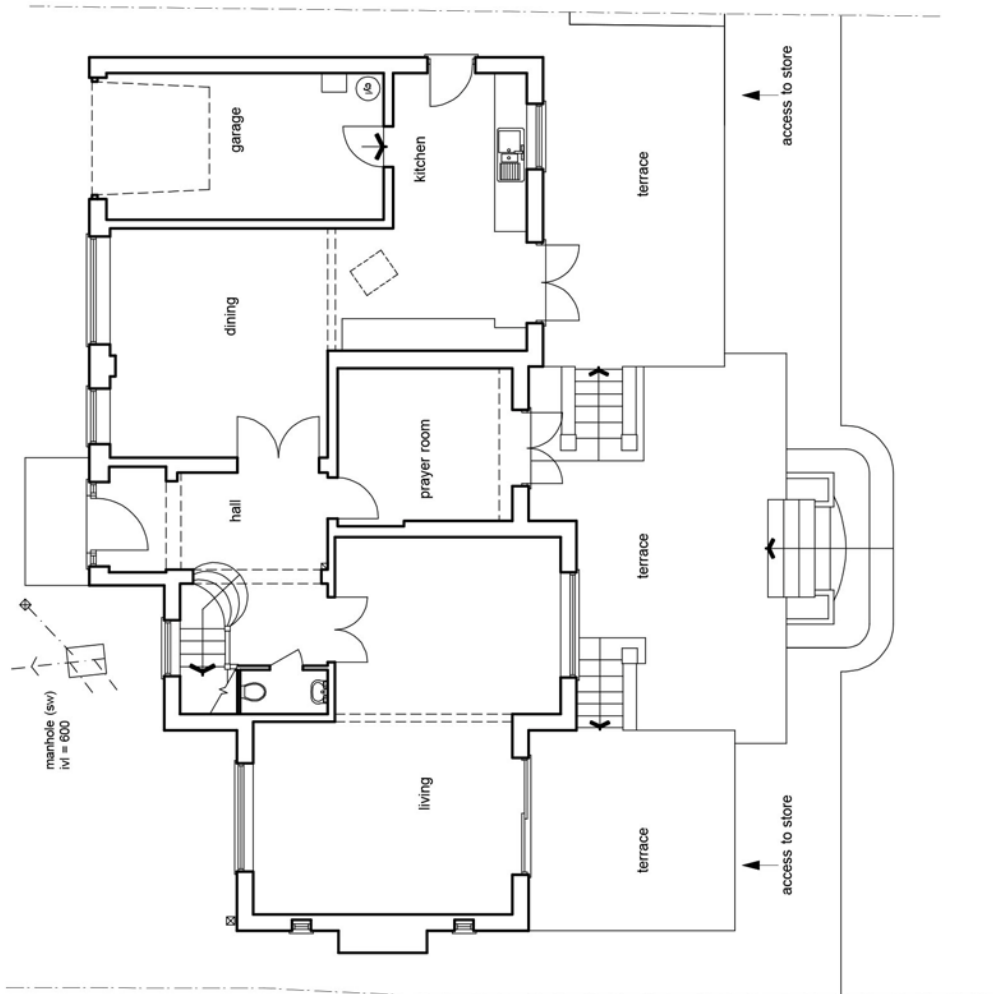
11 THE BROADWALK
HAS 2XF
PROPOSED REAR EXTENSION

30 Harbour Yard
London SW10 0XD
T: 020 7351 5050
F: 020 7351 4151
www.andraassociates.com

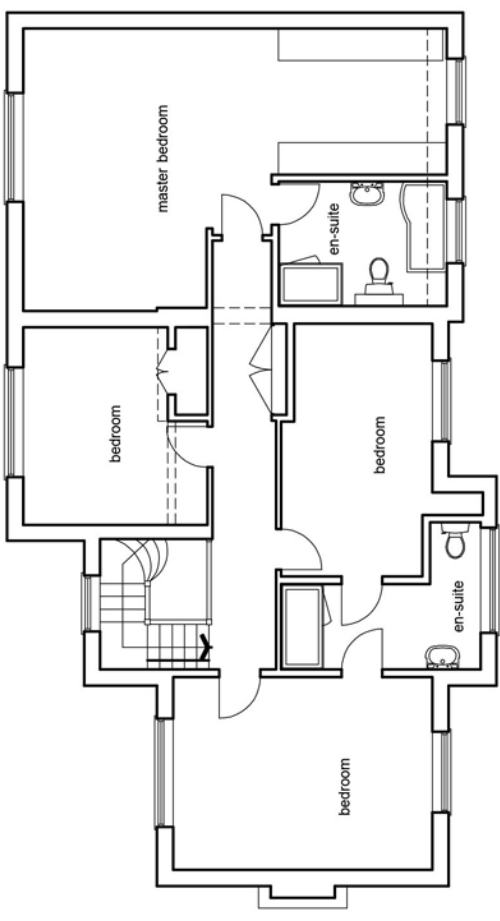
andra associates

manhole (fw)
IV = 750

manhole (sw)
IV = 600



existing ground floor plan



existing first floor plan



The drawing is copyright. Contractors must check all dimensions on site. Only figured dimensions are to be used. Discrepancies must be reported immediately to the architect before proceeding.

30 Harbour Yard
London SW10 0XD
T. 020 7351 5050
F. 020 7351 4151
www.andraassociates.com

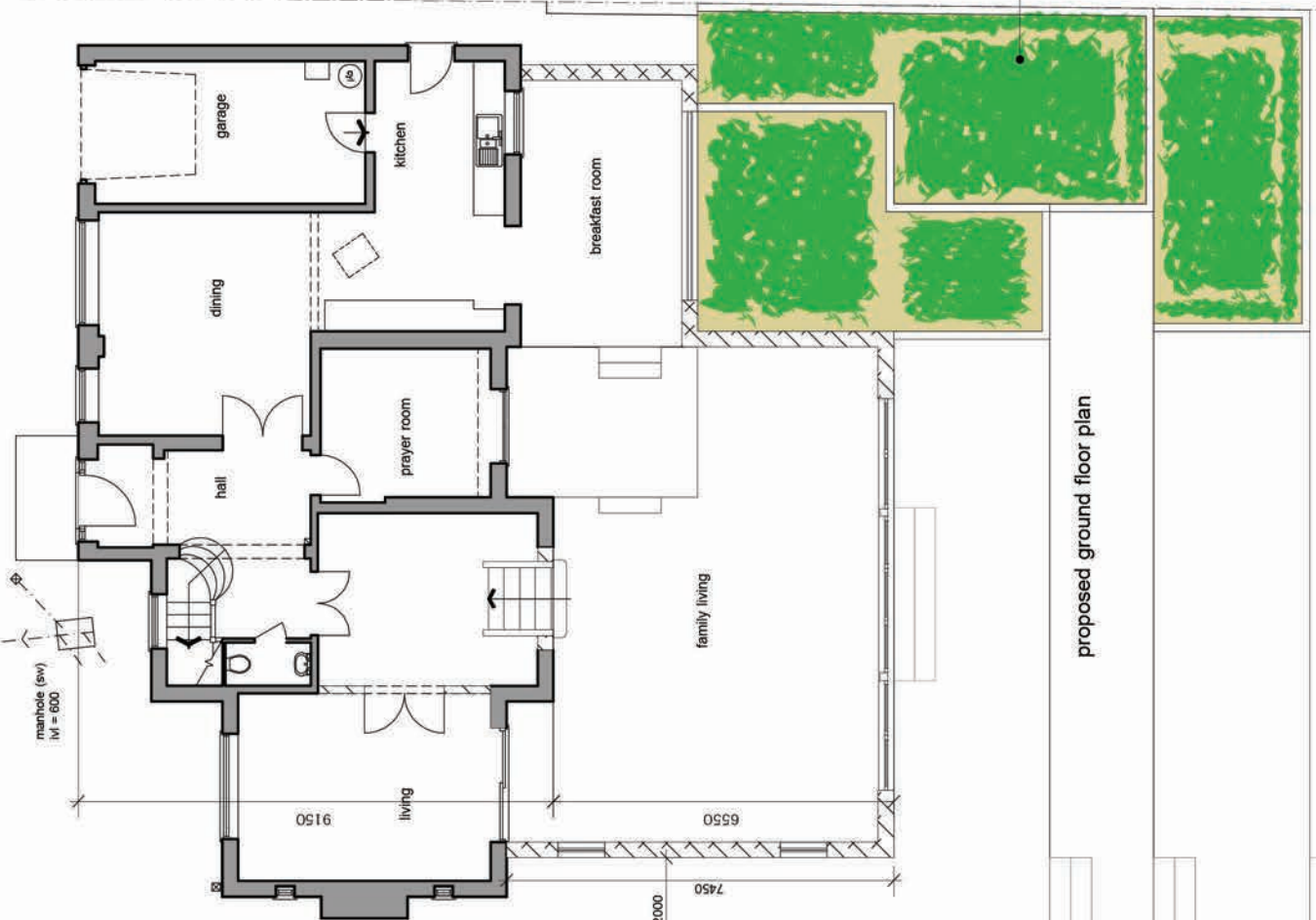
andra associates

11 THE BROADWALK
HAS 2XF
PROPOSED REAR EXTENSION

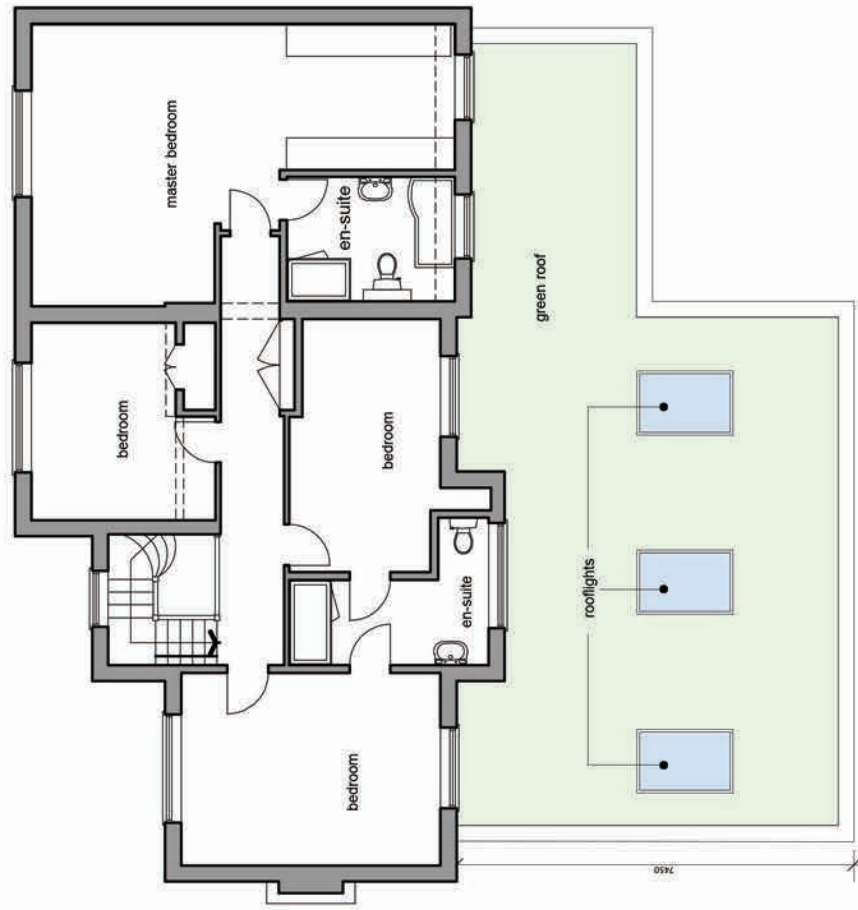
EXISTING PLANS			
Drawn by	Checked by	Approved by	Number
PP	PP	PP	100
Date	Scale	Project	
JAN 2014	1:100 & A3	1407	
Sheet	Page	Number	
	P	100	

manhole (fw)
M = 750

manhole (sw)
M = 600



proposed ground floor plan



proposed first floor plan

rev A: landscaping incorporated to indicate reduced impact of massing of proposed extension.

Scale	1:100 & A3
Date	JAN 2014
Author	PP
Checked by	PP
Approved by	PP
Project	1407
Sheet	P
Number	110
Revision	A

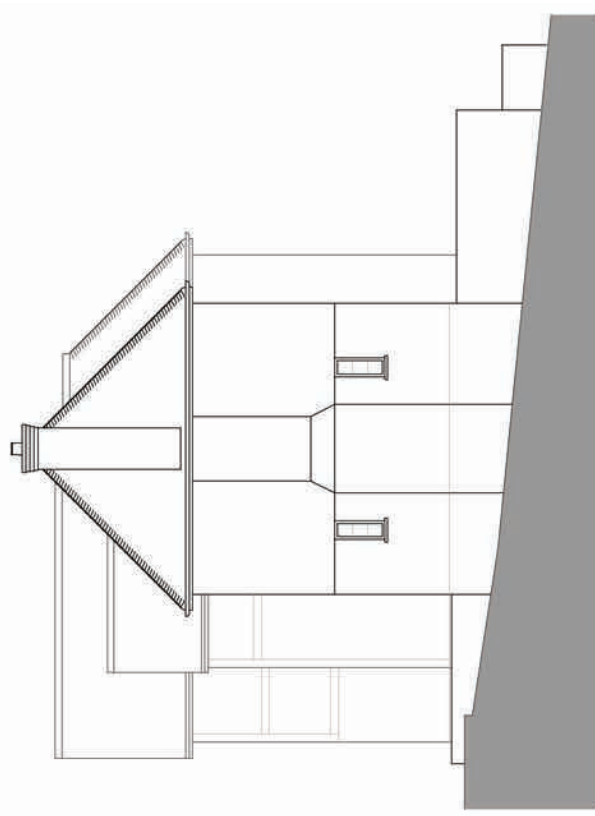
11 THE BROADWALK
HAG 2XF
PROPOSED REAR EXTENSION

30 Harbour Yard
London SW10 0XD
T: 020 7351 5050
F: 020 7351 4151
www.andraoassociates.com

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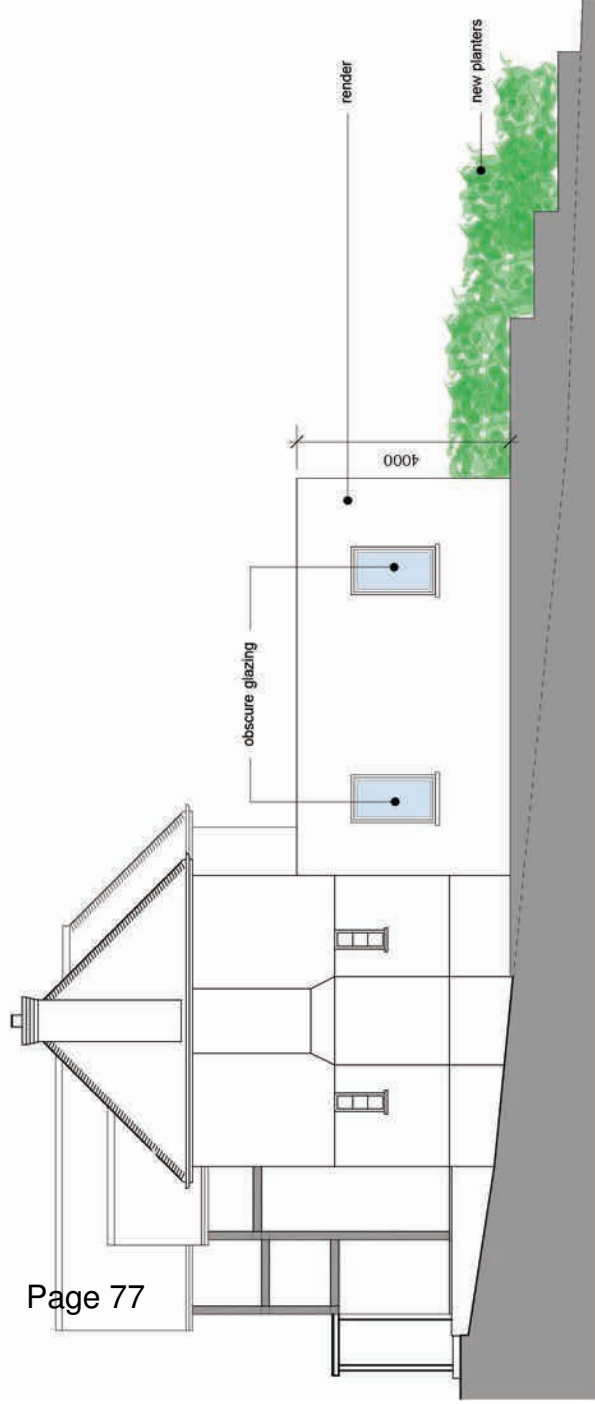
existing rear elevation



existing west elevation



proposed rear elevation



proposed west elevation

rev A- landscaping incorporated to indicate reduced impact of massing of proposed extension.

EXISTING & PROPOSED ELEVATIONS 1	
PP	PP
JAN 2014	1:100 & A3
1407	P 310 A

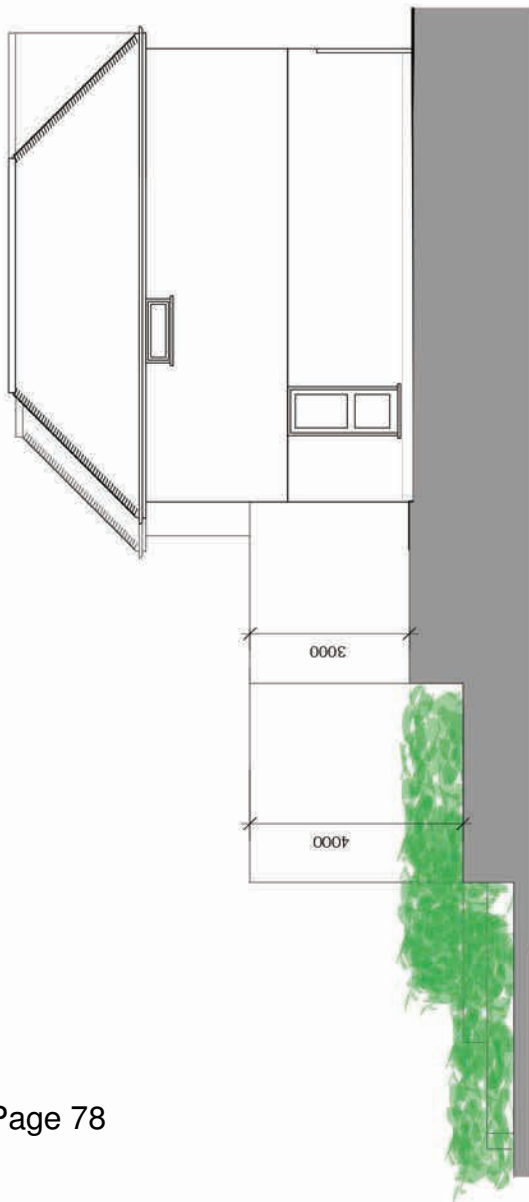
11 THE BROADWALK
HAG 2XF
PROPOSED REAR EXTENSION

30 Harbor Yard
London SW10 0XD
T: 020 7351 5050
F: 020 7351 4151
www.andraassociates.com

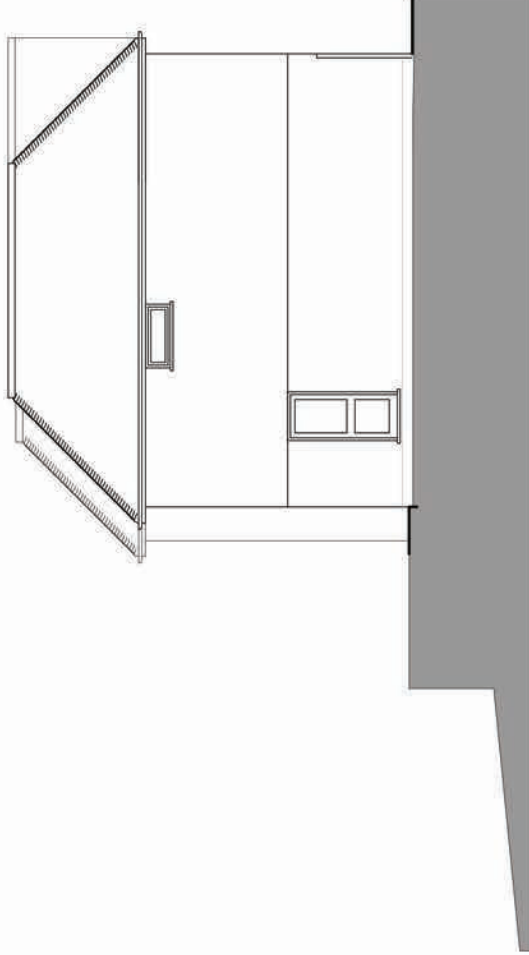
andra associates



existing and proposed front elevation



proposed east elevation



existing east elevation



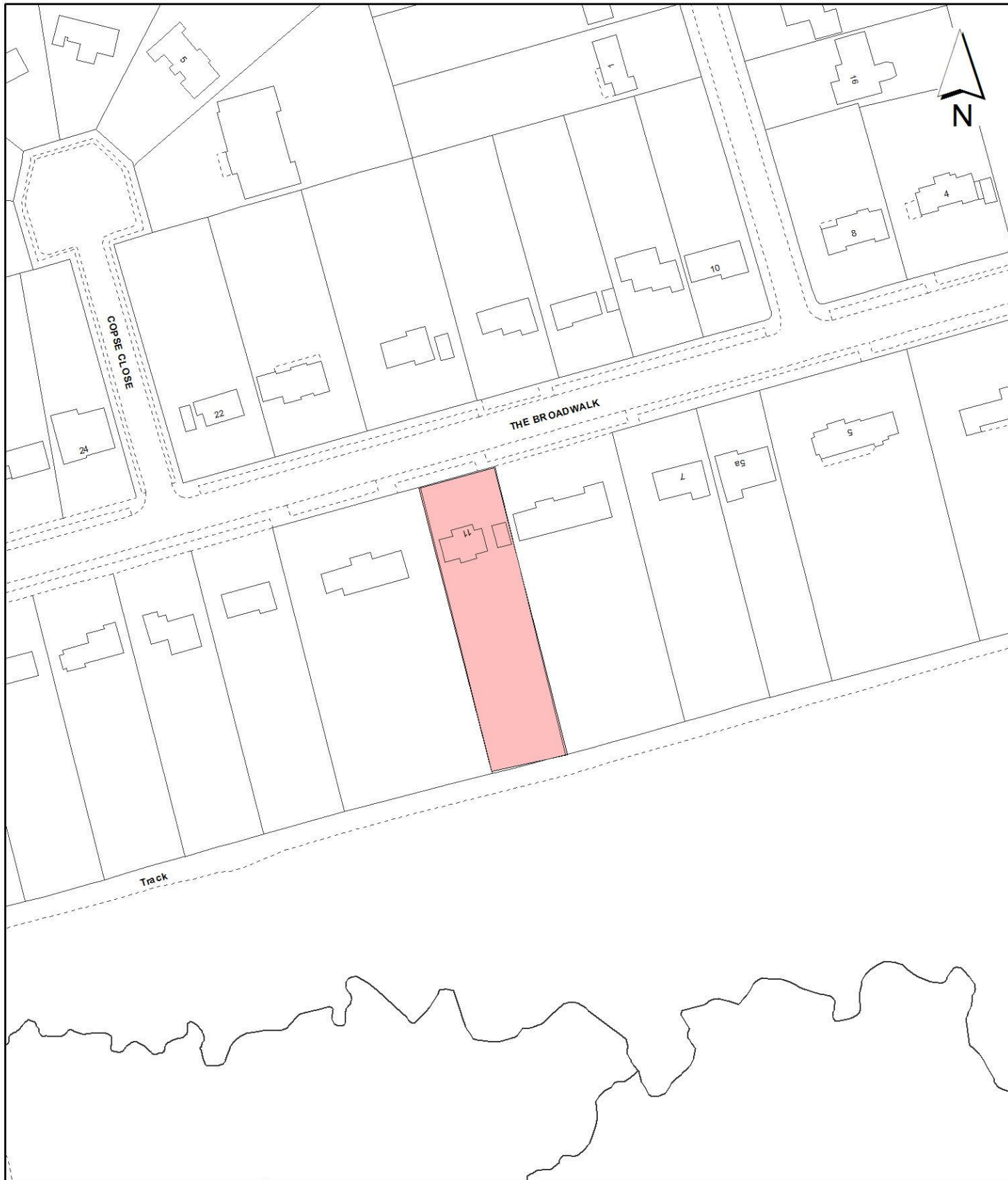
rev A:- landscaping incorporated to indicate reduced impact of massing of proposed extension.



30 Harbour Yard
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11 THE BROADWALK
HAG 2XF
PROPOSED REAR EXTENSION

EXISTING & PROPOSED ELEVATIONS 2	
PP	PP
JAN 2014	1:100 & A3
1 407	P 300 A



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	<p>Planning Application Ref:</p> <p style="text-align: center;">16871/APP/2014/297</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 <p style="text-align: center;">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;">North Committee</p>	<p>Date</p> <p style="text-align: center;">May 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address DUCKS HILL FARM DUCKS HILL ROAD NORTHWOOD

Development: General purpose agricultural building

LBH Ref Nos: 5907/APP/2014/277

Date Plans Received: 27/01/2014

Date(s) of Amendment(s):

Date Application Valid: 06/02/2014

Proposed general purpose agricultural building on land at Ducks Hill Farm, Ducks Hill Road, Northwood, Middlesex. HA6 2SP.

Scale: 1 : 2500.

Drng. No: 2396/LA.

Date: 15.10.2013.

30.10.13. Rev. A.
Building relocated.

TON BORO OF HILLINGDON RECEIVED

27 JAN 2014

PLANNING & TRANSPORTATION GROUP

OS MasterMap 1250/2500/10000 scale

11 October 2013. ID: MDP-00264672

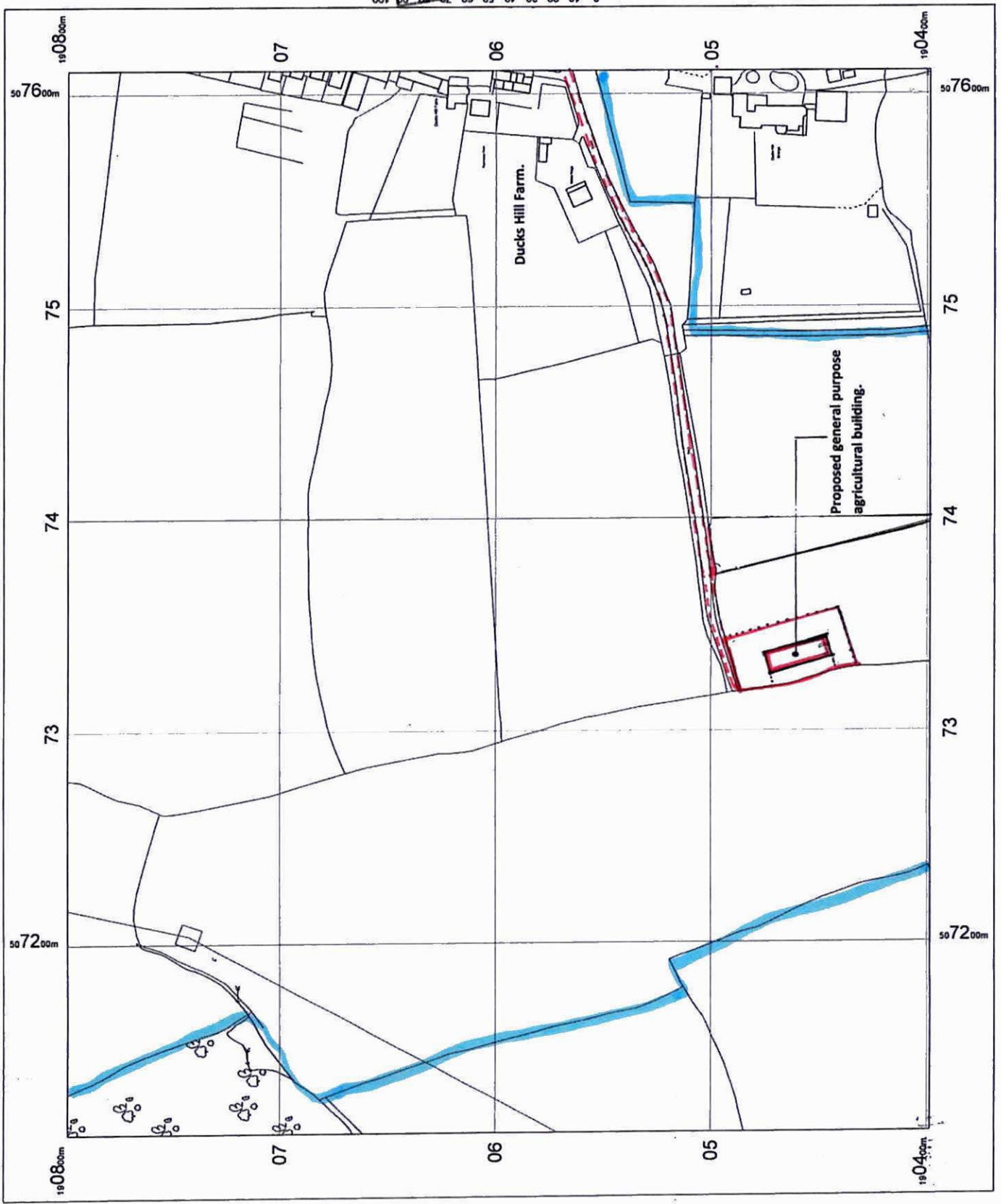
www.mapdataportal.co.uk

1:2500 scale print at A4. Centre: 507361 E, 190598 N

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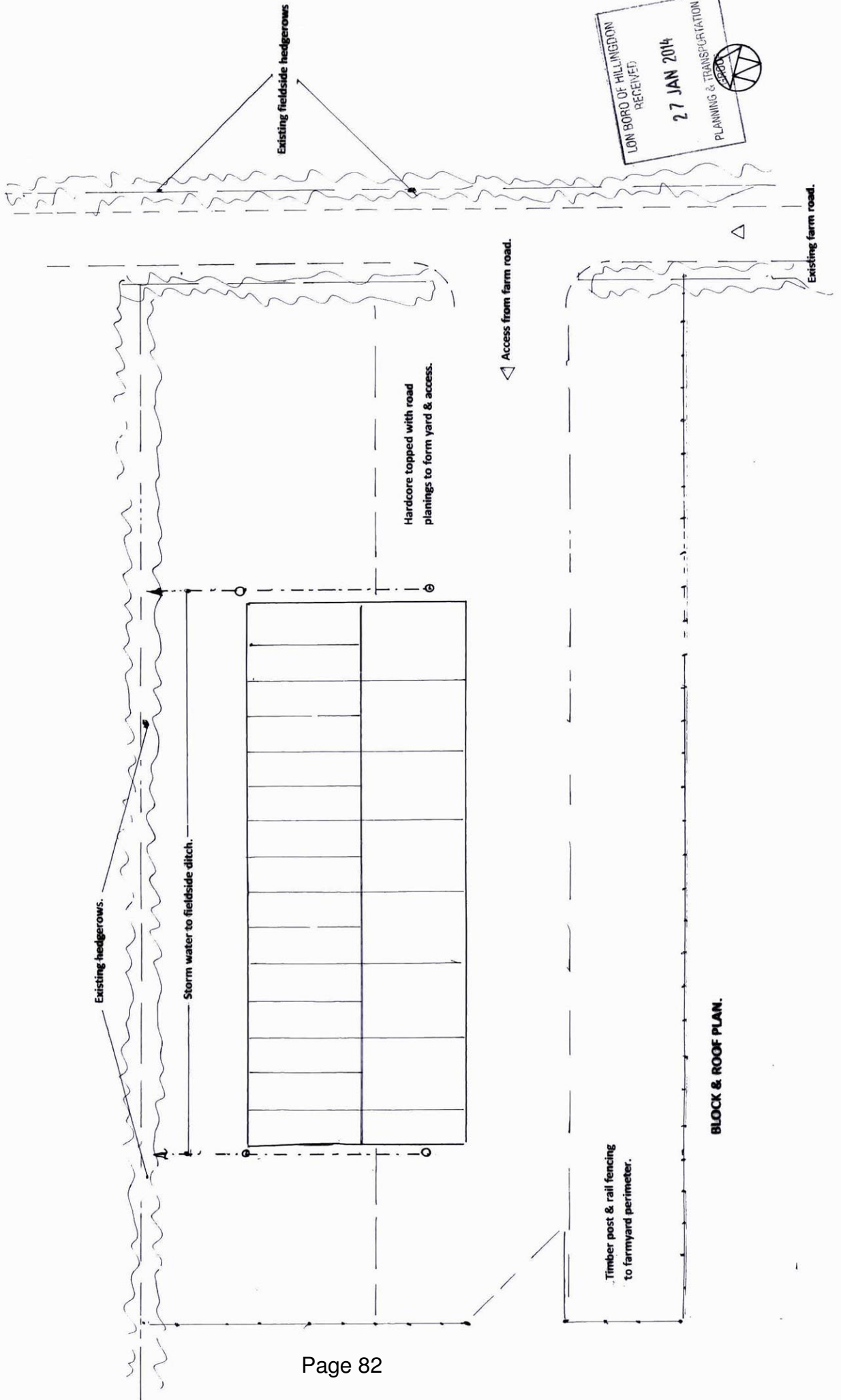


MAPS@
AWORTH
SURVEY CONSULTANTS



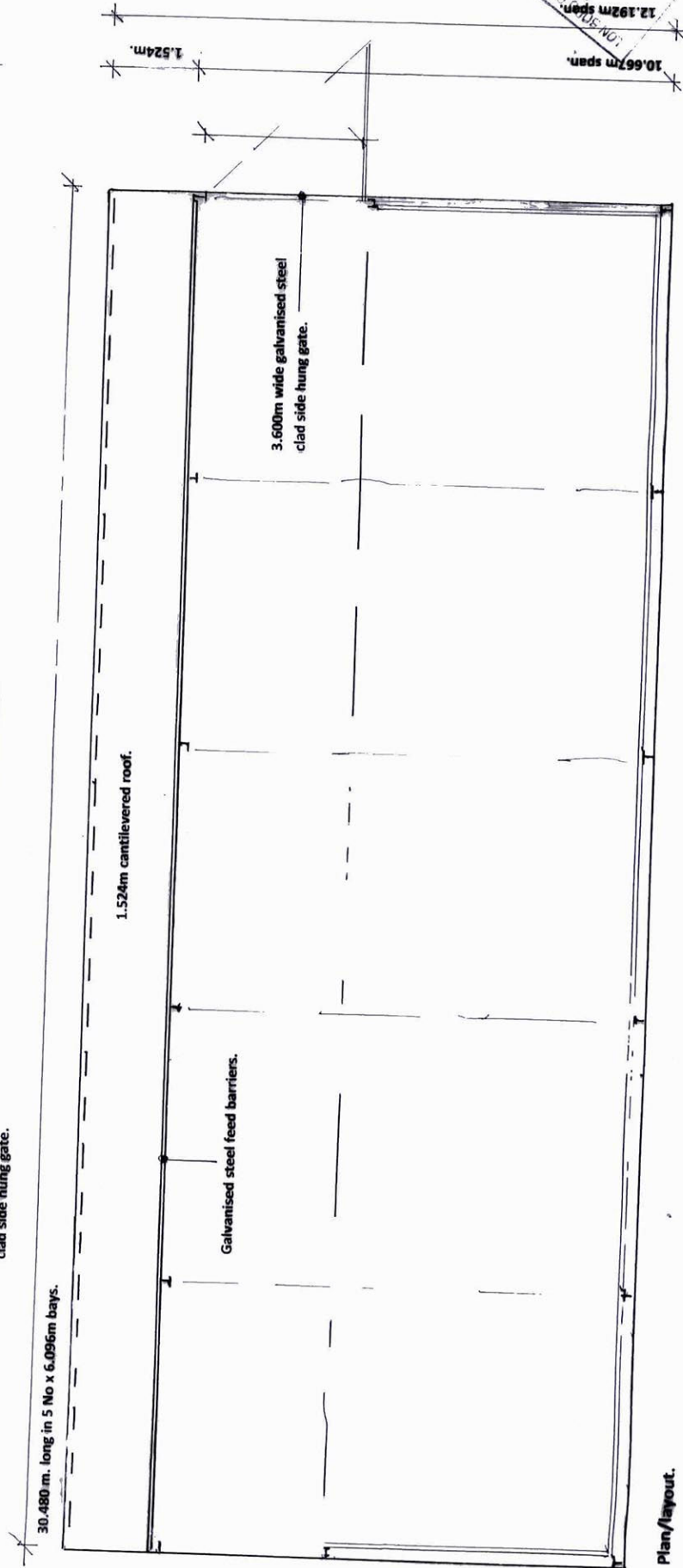
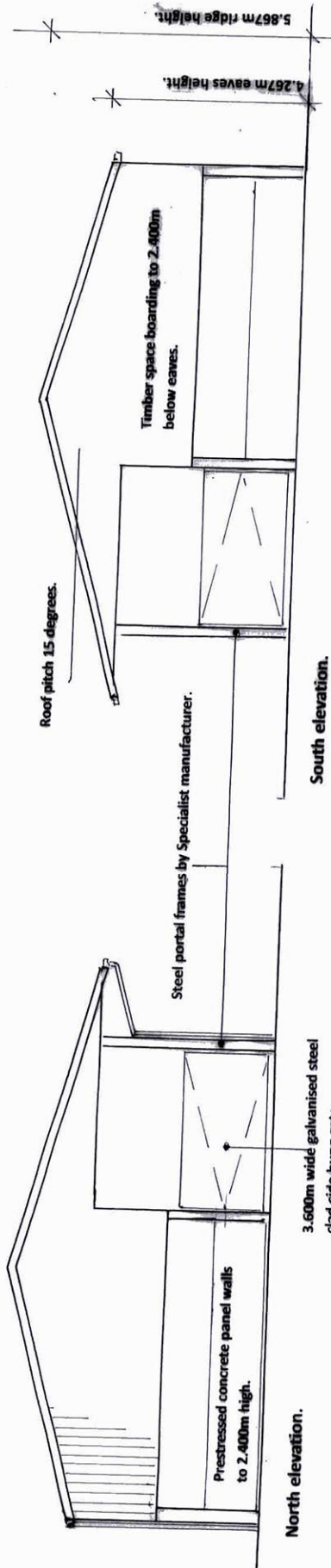
PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING ON LAND AT DUCKS HILL FARM,
DUCKS HILL ROAD, NORTHWOOD, MIDDX. HA6 2SP.

Drg. No: 2396/4. Scale: 1 : 200. Date: 10.1.2014.



**PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING ON LAND AT DUCKS HILL FARM,
DUCKS HILL ROAD, NORTHWOOD, MIDDX. HA6 2SP.**

Scale: 1 : 100. Drg. No: 2396/2. Date: 15.10.2013.

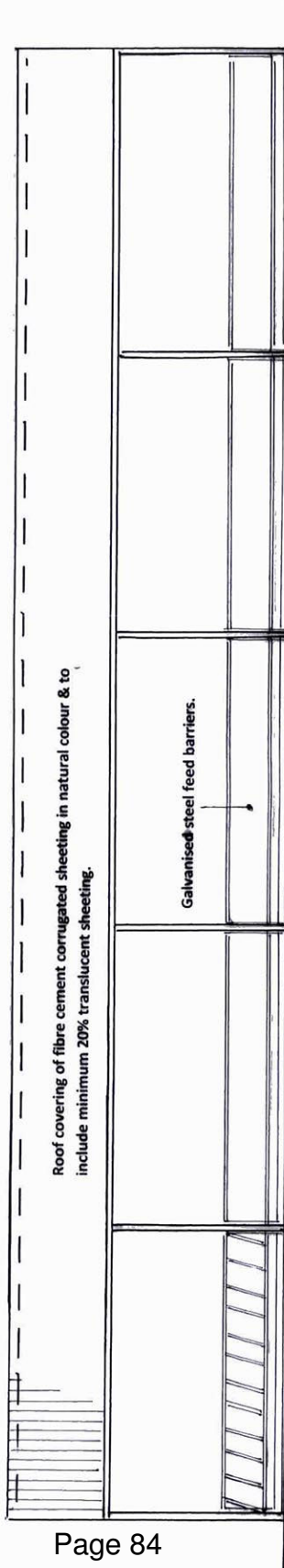


Plan/layout.

27 JAN 2014
PLANNING & TRANSPORTATION GROUP
COUNCIL OF HILLINGDON RECEIVED

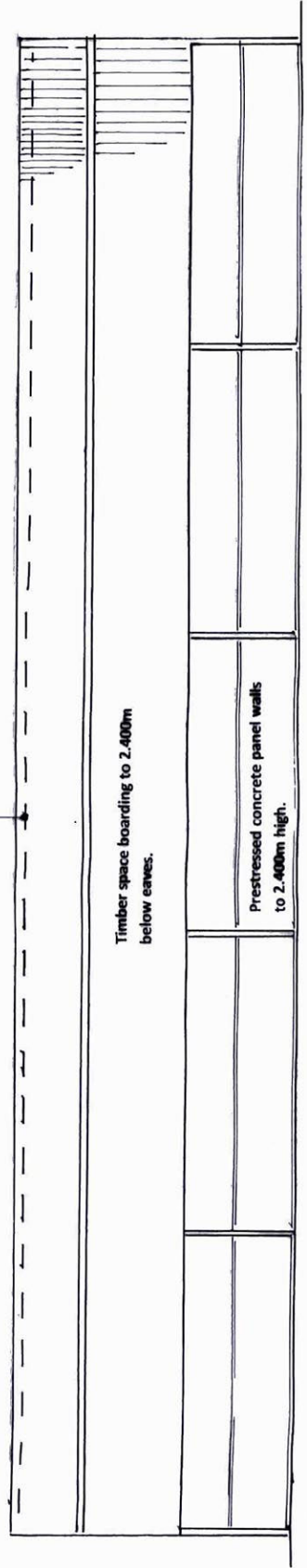
PROPOSED GENERAL PURPOSE AGRICULTURAL BUILDING ON LAND AT DUCKS HILL FARM,
DUCKS HILL ROAD, NORTHWOOD, MIDDX. HA6 2SP.

Scale: 1 : 100. Drg. No: 2386/3. Date: 15.10.2013.

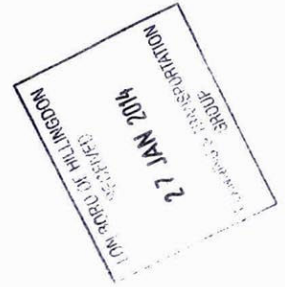


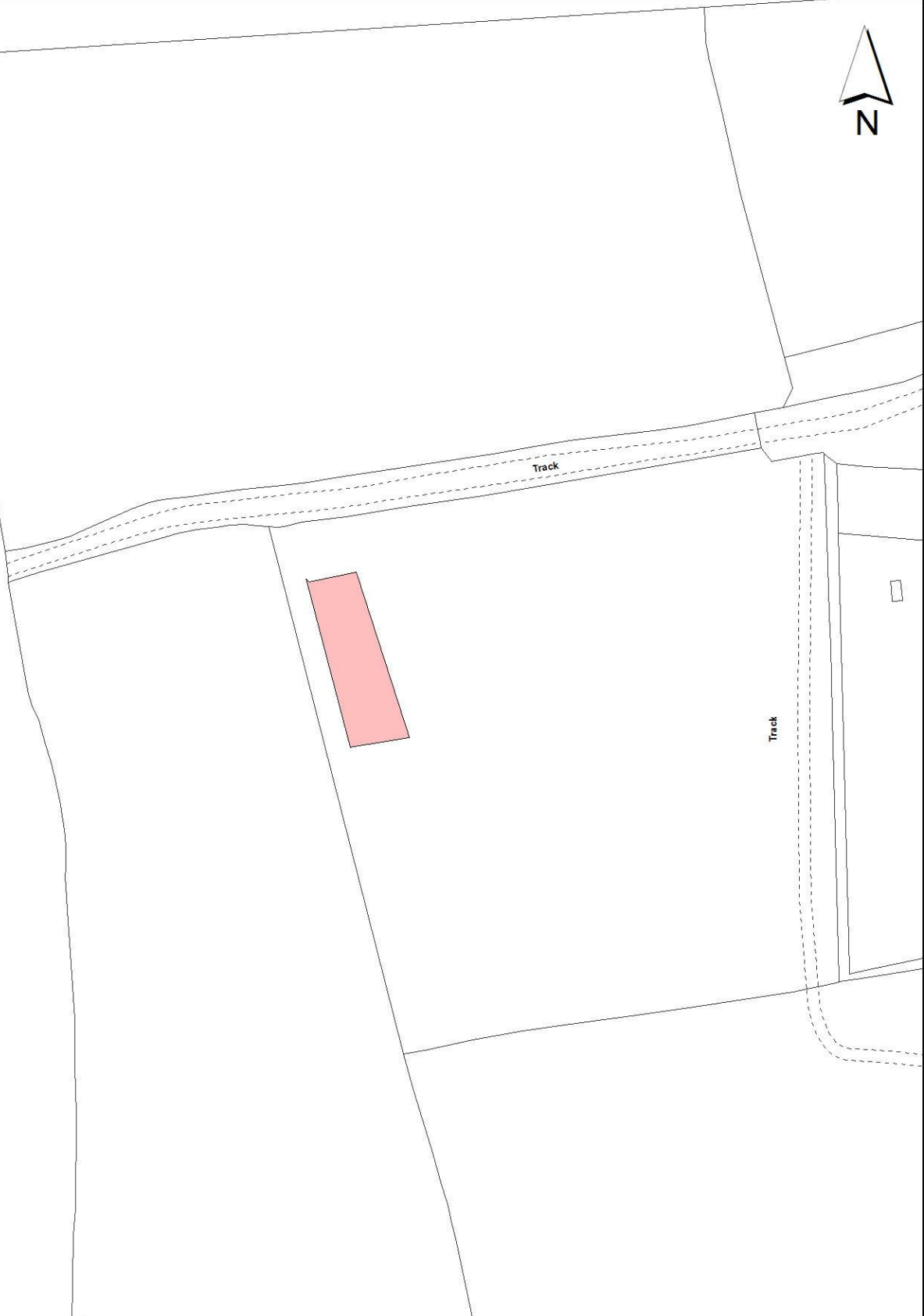
West elevation.

Continuous crown cranked ventilating ridge over.



East elevation.





Notes

 Site boundary

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Site Address

**Ducks Hill Farm
Ducks Hill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

5907/APP/2014/277

Scale

1:1,250

Planning Committee

North Committee

Date

May 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 16 THE FAIRWAY RUISLIP MIDDLESEX

Development: Conversion of roof space to habitable use to include a rear dormer a side dormer, 1 side rooflight, conversion of roof from hip to gable end and installation of gable end window to front (Retrospective)

LBH Ref Nos: 61854/APP/2014/728

Date Plans Received:	03/03/2014	Date(s) of Amendment(s):	03/03/0014
Date Application Valid:	12/03/2014		03/03/2014
			12/03/0014

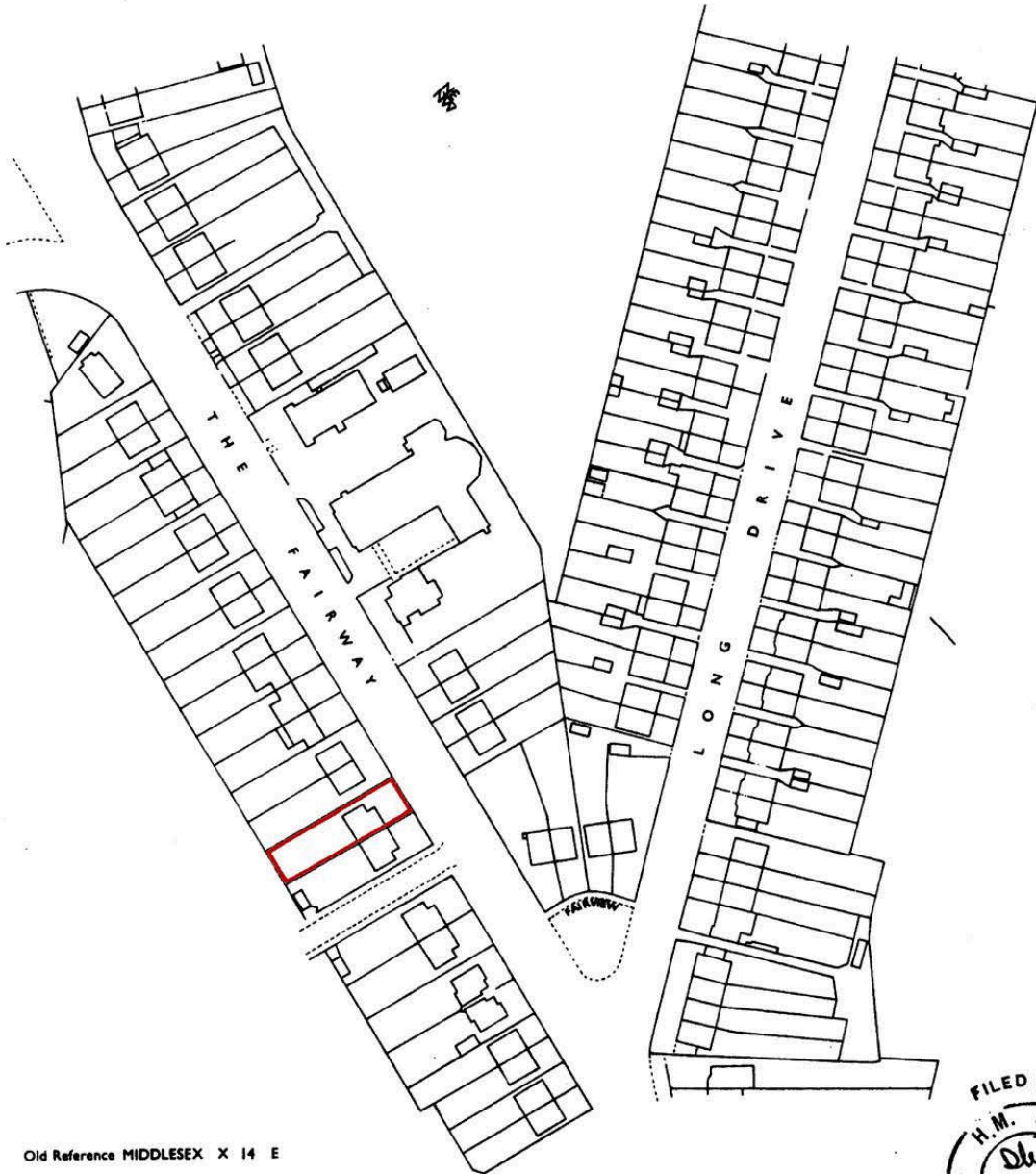
H. M. LAND REGISTRY GENERAL MAP

NATIONAL GRID PLAN TQ 1185
GREATER LONDON

SECTION J

Scale 1/1250

BOROUGH OF HILLINGDON



Old Reference MIDDLESEX X 14 E

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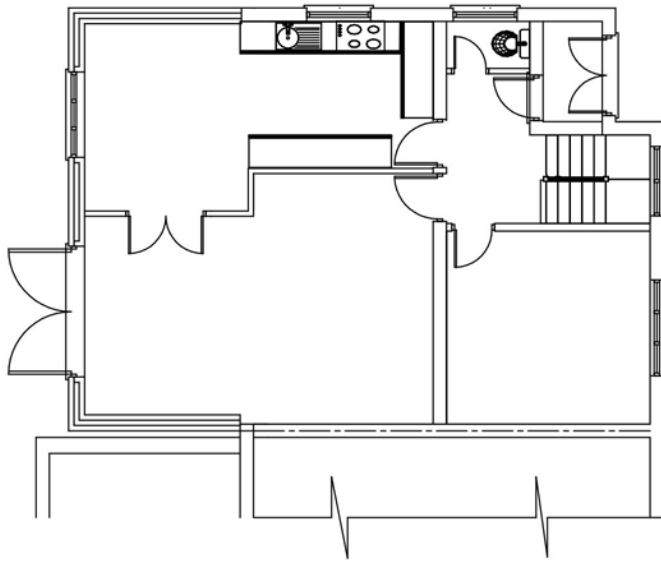
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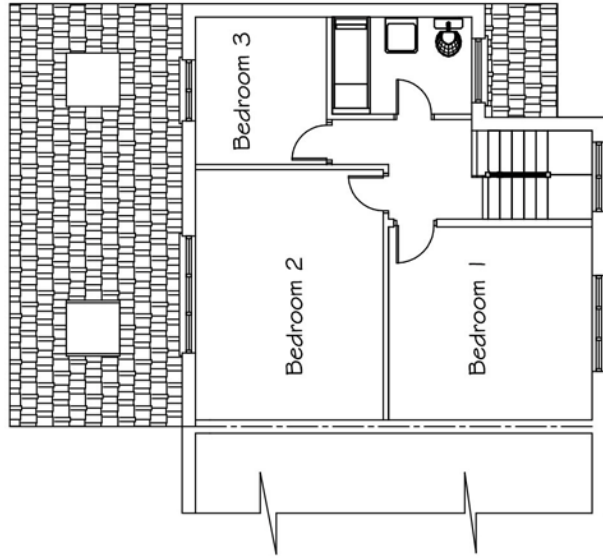
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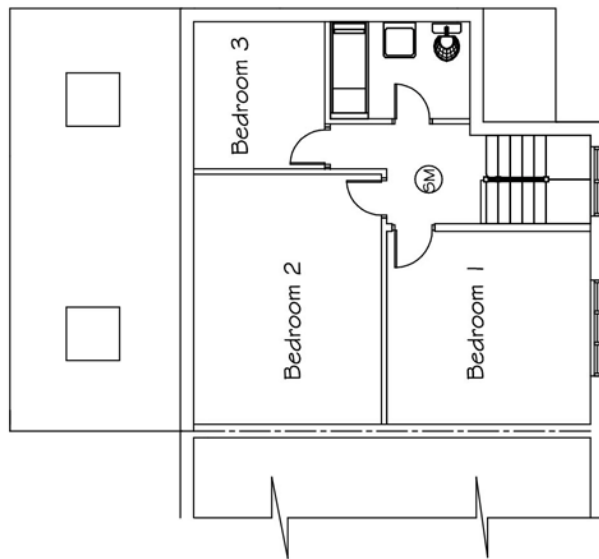
Existing Ground Floor Plan
Scale 1:100



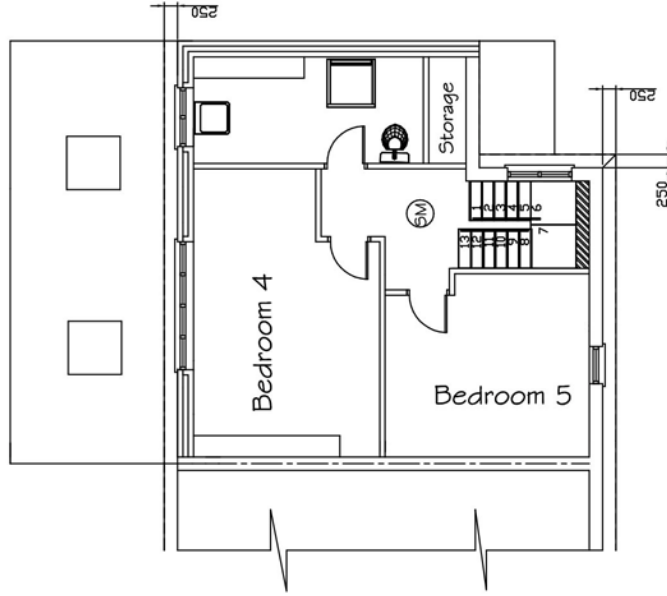
Existing First Floor Plan
Scale 1:100



ARYA DESIGNS	
16 THE FAIRWAY, RUISLIP, MIDDLESEX, HA4 0RY	
EMAIL - hareer.arya@gmail.com	
16 The Fairway	Date: 20/2/2014 A
Job	
Client	Mr. A. J. Ismat
Drawing	Existing Ground and First Floor Plans
Date	April 2013
Scale	As Shown
Proj. No.	16/007/2

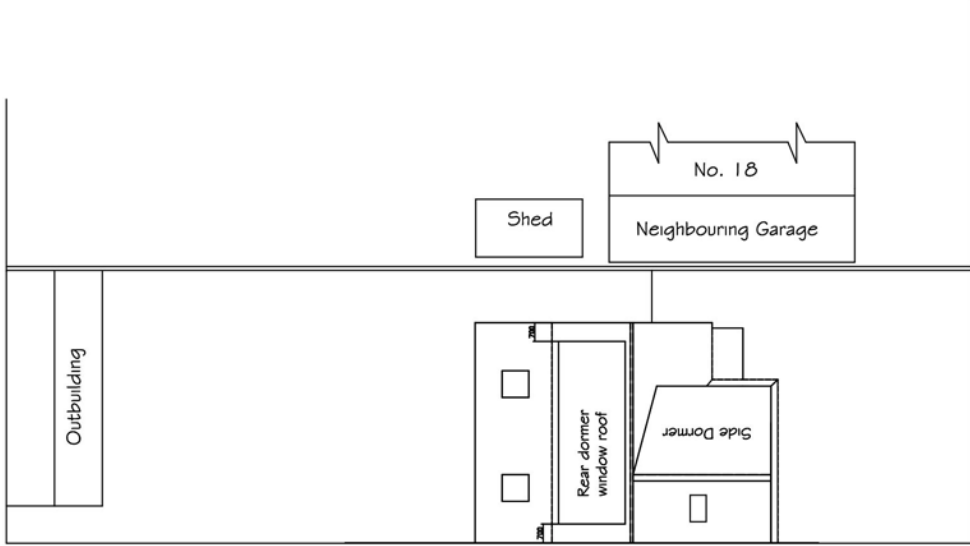


Proposed First Floor Plan
Scale 1:100

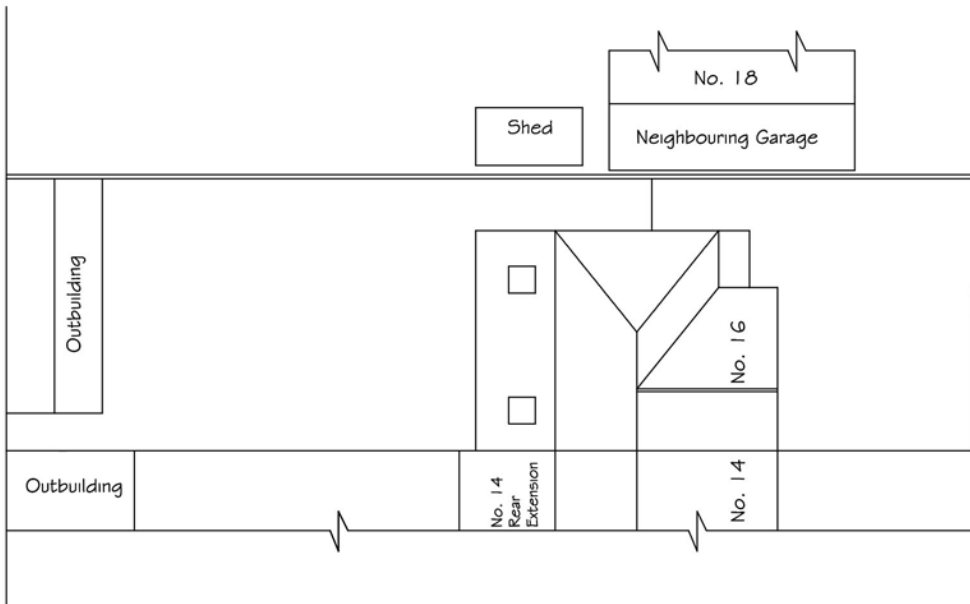


Proposed Loft Plan
Scale 1:100

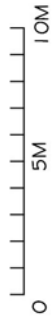
ARYA DESIGNS 16 THE FAIRWAY, RUISLIP, MIDDLESEX, HA4 0RY EMAIL - hareer.arya@gmail.com		Date 20/2/2014	Revision A
Job 16 The Fairway			
Client Mr. A.J Ismat			
Drawing Proposed First Floor and Loft Plan			
Date July 2013	Scale As Shown	Sup. No. 16/007/3	



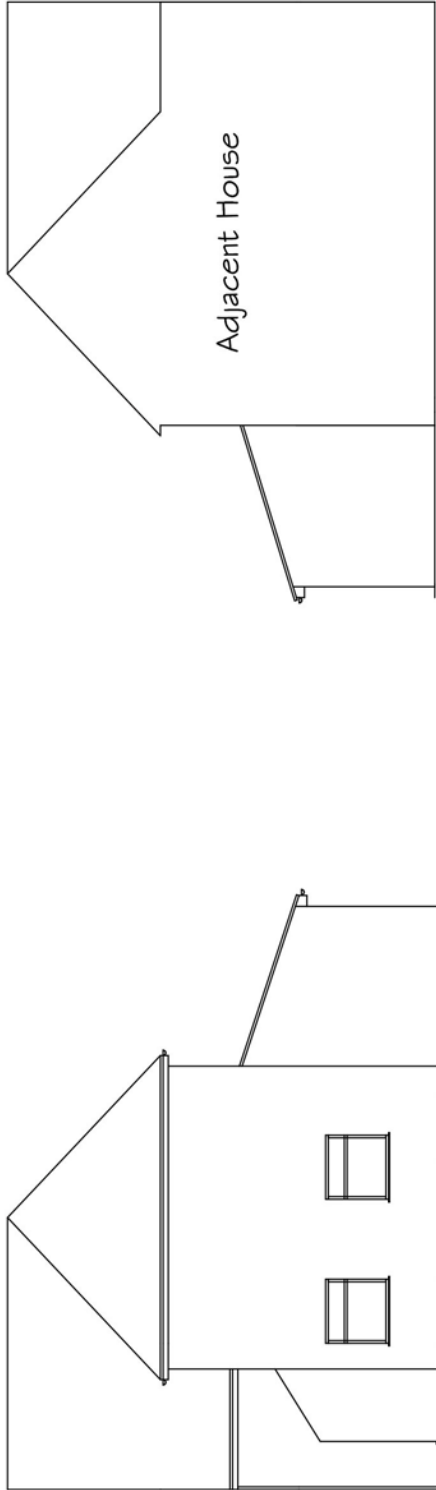
Proposed Roof Plan
Scale 1:200



Existing Site Plan
scale 1:200

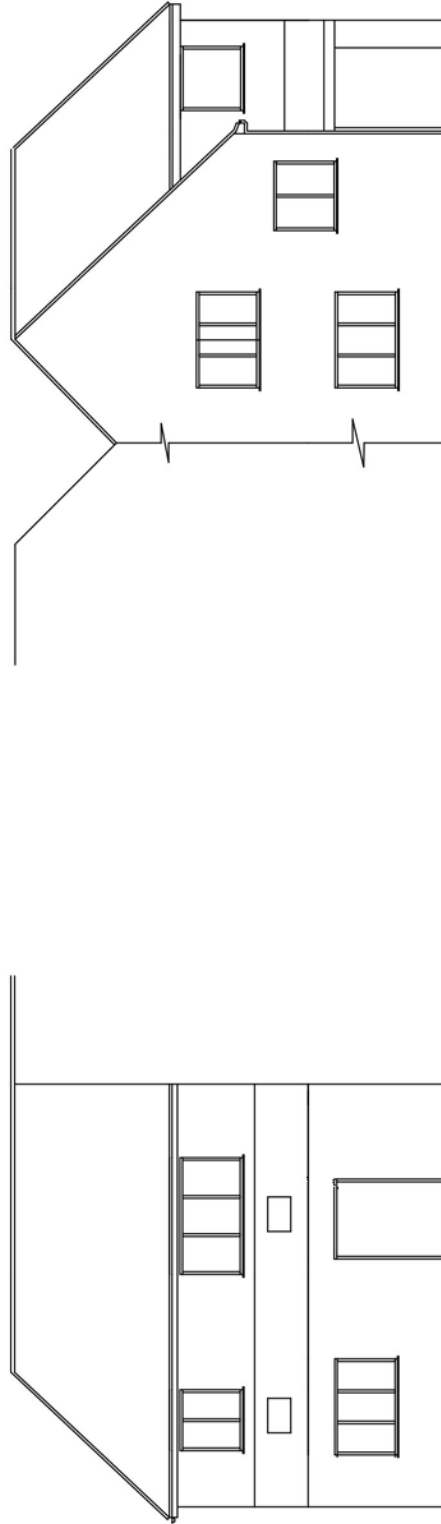


<p>ARYA DESIGNS 16 THE FAIRWAY, RUISLIP, MIDDLESEX, HA4 0RY EMAIL: HAREER.ARYA@GMAIL.COM</p>		<p>Date: 20/2/2014 Revision: A</p>
<p>Job: 16 The Fairway</p>		
<p>Client: Mr. A. J. Ismat</p>		
<p>Drawing: Proposed Site and Roof Plan</p>		
<p>Date: July 2013</p>	<p>Scale: As Shown</p>	<p>Proj. No: 16/007/1</p>



Existing Side Elevation
Scale 1:100

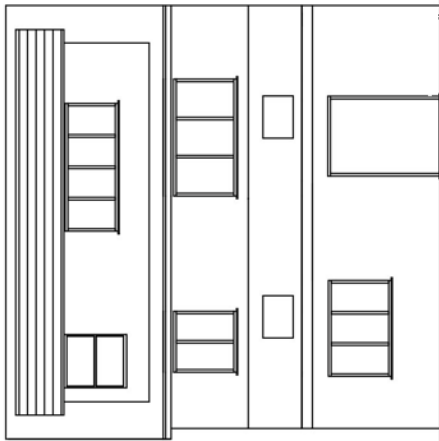
Existing Side Elevation
Scale 1:100



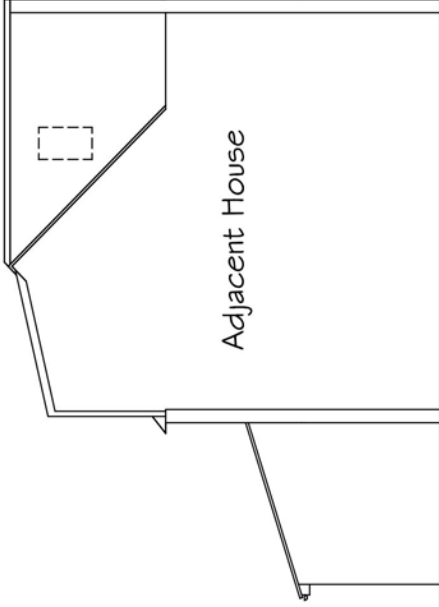
Existing Front Elevation
Scale 1:100

Existing Rear Elevation
Scale 1:100

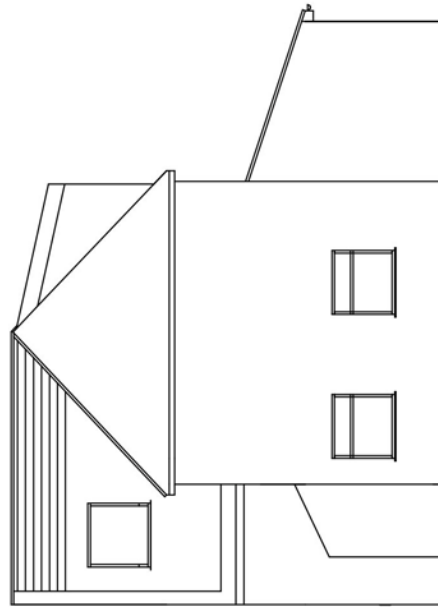
ARYA DESIGNS 16 THE FAIRWAY, RUISLIP, MIDDLESEX, HA4 0RY EMAIL - hareer.arya@gmail.com		Date	Revisions
Job	16 The Fairway		
Client	Mr. A. J. Ismat		
Drawing	Existing Elevations		
Date	July 2013	Scale	As Shown
		Proj. No.	16/007/4



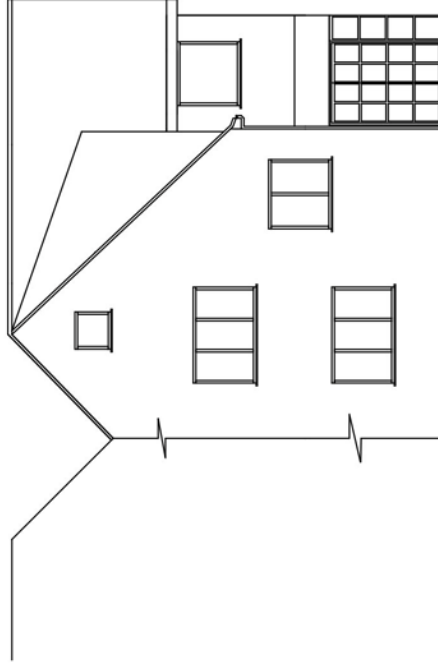
Proposed Rear Elevation
Scale 1:100



Proposed Side Elevation
Scale 1:100

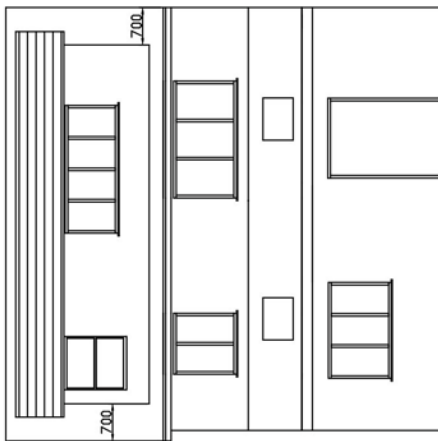


Proposed Side Elevation
Scale 1:100

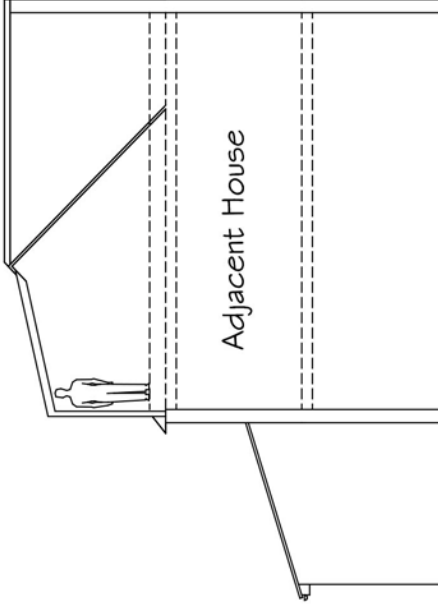


Proposed Front Elevation
Scale 1:100

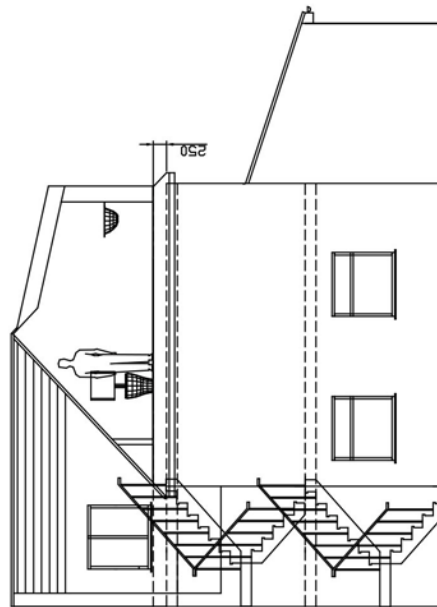
ARYA DESIGNS 16 THE FAIRWAY, RUISLIP, MIDDLESEX, HA4 0RY EMAIL - hareer.arya@gmail.com		Date 20/07/2014	Revision A
Job 16 The Fairway			
Client Mr. A.J. Ismat			
Drawing Proposed Elevations			
Date July 2013	Scale As Shown	Proj. No. 16/007/5	



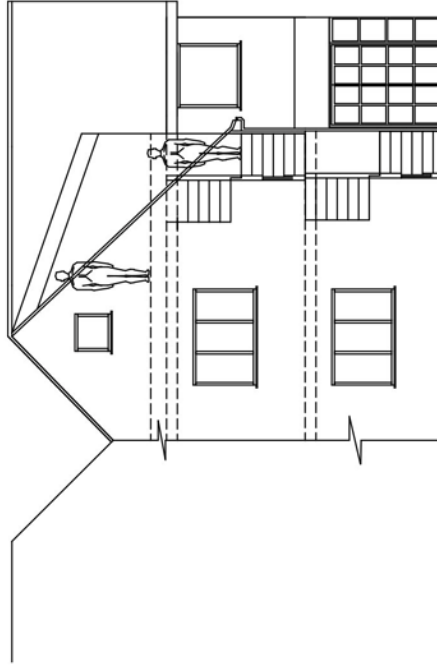
Proposed Rear Elevation
Scale 1:100



Proposed Side Section
Scale 1:100

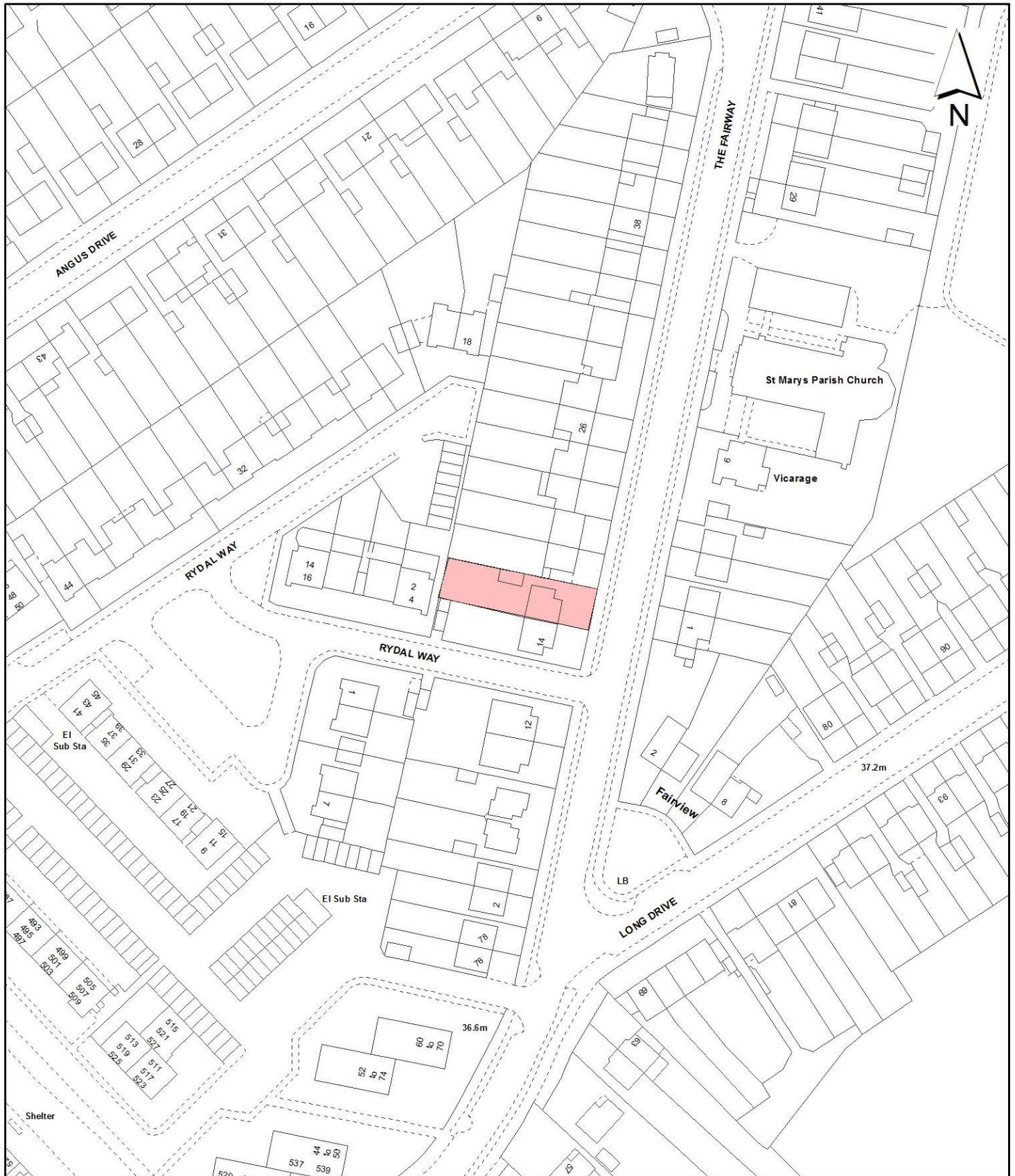


Proposed Side Section
Scale 1:100



Proposed Front Section
Scale 1:100

ARYA DESIGNS 16 THE FAIRWAY, RUISLIP, MIDDLESEX, HA4 0RY EMAIL - hareer.arya@gmail.com		Date	Revisions
Job	16 The Fairway		
Client	Mr. A.J. Ismat		
Drawing	Proposed Section		
Date	Feb 2014	Scale	As Shown
		Proj. No.	16/007/6



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Site Address

**16 The Fairway
Ruislip**

Planning Application Ref:

61854/APP/2014/728

Planning Committee

North Committee

Scale

1:1,250

Date

May 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON