



HILLINGDON
LONDON



Central & South Planning Committee

To Councillors on the Committee

John Hensley (Chairman)
Judith Cooper (Vice-Chairman)
Wayne Bridges
Neil Fyfe
Dominic Gilham
Brian Stead
Mo Khursheed (Labour Lead)
Janet Duncan

Date: WEDNESDAY, 4
SEPTEMBER 2013

Time: 7.00 PM

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

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

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

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=123&MId=1739&Ver=4>

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INVESTOR IN PEOPLE

Useful information for residents and visitors

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

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 13 August 2013 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and the Press

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

Non Major Application with a Petition

	Address	Ward	Description & Recommendation	Page
6	17 Maylands Drive, Uxbridge - 65665/APP/2013/1348	Uxbridge North	Conversion of garage to habitable use, single storey detached outbuilding to rear for use as a motorbike store/ workshop, alterations to rear patio and alterations to elevations (Part Retrospective). Recommendation: Refusal	7 - 18 103 -109

7	103 Park Road, Uxbridge - 32648/APP/2013/1142	Uxbridge North	Variation of condition 5 of planning permission ref 32648/APP/2010/1408 dated 04/02/2011 to extend the opening hours (Change of use from Class A1 (Shops) to Class A5 (Hot food takeaway) and installation of extraction flue to rear) Recommendation: Refusal	19 – 28 96 - 98
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Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
8	843 Uxbridge Road, Hayes - 630/APP/2013/1190	Botwell	Change of use from use class A1 (Shops) to use class A3 (Restaurants and Cafes) to include folding canopy to rear and folding outdoor shelter (Retrospective). Recommendation: Refusal	29 – 42 99 - 102
9	24 Ruffle Close, West Drayton - 69256/APP/2013/1601	West Drayton	Loft conversion to create accommodation in roof space, creation of side dormer, new windows to elevations and a roof light. Recommendation: Approval	43 – 50 110 -113

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 12 A to the Local Government (Access to Information) Act 1985 as amended.

10	Enforcement Report	51 - 60
11	Enforcement Report	61 - 72
12	Enforcement Report	73 - 84
13	Enforcement Report	85 - 94

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee	95 - 114
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HILLINGDON
LONDON

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

13 August 2013

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

	<p>Committee Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Dominic Gilham Brian Stead Janet Duncan</p> <p>LBH Officers Present: James Rodger – Head of Planning, Sports and Green Spaces Syed Shah – Highways Engineer Adrien Waite - Major Applications Manager Rory Stracey – Legal Advisor Danielle Watson – Democratic Services Officer</p> <p>Also Present: Cllr David Yarrow – Item 8</p>	
60.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Neil Fyfe and Councillor Mo Khursheed, there were no substitutes.</p>	Action by
61.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Brian Stead declared a non-pecuniary interest in Item 7, as the application was in his ward and remained in the meeting to discuss and vote on the application.</p>	Action by
62.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 24 JULY 2013 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 24 July 2013 were agreed as a correct record and signed by the Chairman.</p>	Action by
63.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no matters notified in advance or urgent.</p>	Action by
64.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda</i></p>	Action by

	<p><i>Item 5)</i></p> <p>It was confirmed that all items marked Part 1 would be heard in public and all Items marked in Part 2 would be heard in private.</p>	
65.	<p>LAND ADJACENT TO 203 WEST END LANE, HARLINGTON - 68869/APP/2013/573 (<i>Agenda Item 6</i>)</p> <p>Two storey, 3-bed, attached dwelling with associated parking amenity space involving installation of vehicular crossover to front (Resubmission).</p> <p>Officers introduced the report and outlined the changes as per the addendum.</p> <p>In accordance with the Council's constitution a representative of the petitioners and the agent addressed the meeting. The petitioner objecting to the proposal made the following points:-</p> <ul style="list-style-type: none"> • The boundary details were not correct. • The plot in question was a side garden for No 203, West End Lane. • Only detached property of its kind still existing in Harlington. • The plot had been put on separate deeds to give a false impression. • Parking was at full capacity in the area. • There were access issues with the Council owned field. • Previous application showed true boundary. <p>The applicant /agent made the following points:-</p> <ul style="list-style-type: none"> • Had provided the Committee with additional information to support their application. • Had used policy and guidance to measure floor space. • The generous ceiling height should have been taken into account. • The proposals did not include No 203, West End Lane as the application was a different site. • The reason for refusal could have been addressed by a condition. <p>Members discussed the application and questioned the true boundary of the application. Members were mindful of the loss of amenity space for the proposed site. Officers informed the Committee that land ownership was a private matter and that the applicant had served the correct certificate.</p> <p>The recommendation was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved – That the application be refused as per the officers' recommendation and addendum. Replace word 'bungalow' with '2 storey dwelling' in correction to reason 1 for refusal.</p>	<p>Action by</p> <p>Adrien Waite</p> <p>James Rodgers</p>

66.	<p>BISHOPSHALT SCHOOL, ROYAL LANE, HILLINGDON - 4277/APP/2013/1401 (<i>Agenda Item 7</i>)</p> <p>Relocation of bin storage area for temporary period.</p> <p>Officers introduced the report and outlined details of the application. The application sought temporary planning permission to relocate an existing bin store. A permanent relocation would be identified as part of the future redevelopment of the school.</p> <p>Members discussed the application and requested an additional condition regarding tree maintenance. Delegated authority was granted to the Head of Service for the final wording.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report including an amendment to condition 1 to include replanting of vegetation at the expiry of the three year period and an additional tree protection condition.</p>	<p>Action by</p> <p>Adrien Waite</p> <p>James Rodgers</p>
67.	<p>17 MAYLANDS DRIVE, UXBRIDGE - 65665/APP/2013/1349 (<i>Agenda Item 8</i>)</p> <p>Single storey detached outbuilding to rear for use as a gym and store (Retrospective).</p> <p>Officers introduced the report and outlined the changes as per the addendum.</p> <p>In accordance with the Council’s constitution a representative of the petitioners addressed the meeting. The petitioner supporting the proposal made the following points:-</p> <ul style="list-style-type: none"> • The outbuilding was intended to be used as a gym and children’s play area. • The outbuilding would not be occupied. • The noise impact would be minimum as the equipment used could not be heard within 5 metres. • There were other outbuildings, swimming pools and extended garages on the street. • The closest dwelling was 10 metres away. • Had erected fences 4 metres on to their own boundary. <p>A local Ward Councillor addressed the meeting and made the following comments:-</p> <ul style="list-style-type: none"> • No 17 Maylands Drive was on higher ground than No 15 Maylands Drive. 	<p>Action by</p> <p>Adrien Waite</p> <p>James Rodgers</p>

	<ul style="list-style-type: none"> • Had previously requested the Committee to make a site visit to see the impact on No. 15 Maylands Drive. • The application in question should be linked to other applications which were subject to enforcement. • Should not be able to build illegally. <p>Members discussed the item and agreed that the plans submitted with the application were confusing as they included buildings that were subject to enforcement. The legal officer present stated that the plans should reflect what was proposed.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be refused as per the officers’ recommendation, addendum and additional informative relating to accurate plans.</p>	
68.	<p>MENCAP, MOORCROFT SOCIAL CENTRE, HARLINGTON ROAD, HILLINGDON - 3043/APP/2013/1300 (<i>Agenda Item 9</i>)</p> <p>Replacement structure over existing enclosed pool.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officer’s report.</p>	<p>Action by</p> <p>Adrien Waite</p> <p>James Rodgers</p>
69.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>The recommendations as set out in the officer report were moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved:</p> <p>1. That the enforcement actions as recommended in the officer’s report be agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>Adrien Waite</p> <p>James Rodgers</p>

70.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>The recommendations as set out in the officer report were moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Members noted other outbuildings in the pictures provided to the Committee and requested that officers investigate further and report back at a later date.</p> <p>Delegate authority was granted to the Head of Service to undertake minor revisions to the wording of the enforcement notice.</p> <p>Resolved:</p> <p>1. That the enforcement actions as recommended in the officer’s report be agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>The report relating to this decision is not available to the public because it contains information which reveals that the authority proposes (a) to give under any enactment a notice under or by virtue of which requirements are imposed on a person; and (b) to make an order or direction under any enactment and the public interest in withholding the information outweighs the public interest in disclosing it (exempt information under paragraph 6 of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Action by</p> <p>Adrien Waite</p> <p>James Rodgers</p>
	The meeting, which commenced at 7.00 pm, closed at 8.25 pm.	

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

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Report of the Head of Planning, Sport and Green Spaces

Address 17 MAYLANDS DRIVE UXBRIDGE

Development: Conversion of garage to habitable use, single storey detached outbuilding to rear for use as a motorbike store/ workshop, alterations to rear patio and alterations to elevations (Part Retrospective)

LBH Ref Nos: 65665/APP/2013/1348

Drawing Nos: 17003 (As Built)
17004
17002
17003 (As Approved)
17001

Date Plans Received: 24/05/2013 **Date(s) of Amendment(s):**

Date Application Valid: 11/06/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a detached four bedroom dwelling, one of six arranged around the turning head of a residential close in north Uxbridge consisting of modern semi-detached and detached houses with garages and forming part of the designated North Uxbridge Area of Special Local Character.

No. 17 Maylands Drive forms a pair of detached dwellings with No.19, in terms of the original appearance, with the applicant dwelling being set marginally in front of No. 19. The pair of dwellings are set on northern side of the turning head and the applicant dwelling is set 1.2 metres from the boundary line shared with No.19.

The front and rear of the the application dwelling is set back approximately 4 metres behind No.15 Mayland Drive, with this neighbouring dwelling being on a ground level of 0.5 metres below that of the application dwelling.

No. 17 Maylands Drive has a large back garden (approx. 10 metres x 30 metres) with two recently erected outbuildings and is served by a vehicle driveway with the remainder of the sloping front garden being lawned. No. 21 Maylands Drive, the left hand one of the pair (Nos. 21/32) facing the turning head, has been extended on two storeys to the side and rear.

1.2 Proposed Scheme

Garage conversion:

The proposal involves conversion of the recently built part single storey side addition, from its original intended use as a motorcycle garage in to a bedroom. This element is set back from the front of the dwelling and has been finished with a steeper sloped roof that differs from the combined dummy pitched and sloped roof sections that were approved last year (and are still shown on the submitted plans).

Outbuilding (garage/workshop):

The second part of these retrospective proposals relates to the outbuilding erected to serve as a workshop and for motorcycle storage purposes. This flat roofed brick building, positioned beyond the patio wall alongside the boundary fence with No. 15 Maylands Drive, measures approximately 5.3 metres in length x 3.45 metres wide and increases in height from 2.3 metres (approx.) adjacent to the patio wall to 2.85m (at the garden end, as measured) due to the falling ground level. However, the plans submitted as part of this application for approval, indicate a lower overall height at both ends (2.0m to 2.4m).

Patio:

A raised patio or platform, with retaining brick wall surround and steps down to the garden, has also been constructed to the rear of the house, but has been extended compared to that shown on the submitted plans. It now measures 5.0 metres in depth x 9.75 metres in width and is approximately 750mm above the ground level of the garden which starts beyond the path to the garage.

Elevations:

In addition, the application seeks approval for a change to the rear elevation of the dwelling house, that differs from that approved. The rearward section of the two storey side/rear extension approved has been completed to a greater overall depth (measured by the Council's Enforcement Officer as 4.0 metres) than the 3.0 metres approved. It is noted that this dimension at first floor level appears to be unchanged on either the submitted floor plan or side elevation. The other change sought retrospectively to this elevation is to the section of ground floor extension roof which projects beyond the first floor and has been provided at a lowered angle.

The other principle differences noted to the rear two storey extension as built, though not expressly sought by this application, are to its overall width, which has been increased from that approved (by approx. 0.5 metre) and is noticeably closer to the existing first floor rear window and to its height where it joins the main roof of the original house (by approx. 0.25m).

Another change to the rear elevation of the house, concerning the increased height of the roof to the single storey rear extension adjacent to the boundary with No. 19 Maylands Drive, again is not proposed by this application but differs from that approved last year.

The outbuilding and all of the elevational alterations that have been undertaken to the house are finished externally in materials - brick walls, roof tile and upvc window/door openings - to match those on the original existing house. The patio walls are in similar brick and the remainder in concrete slab paving.

1.3 Relevant Planning History

65665/APP/2012/1543 17 Maylands Drive Uxbridge

Part two storey, part single storey side and rear extensions, front porch and conversion of roof space to habitable use to include 4 x side roof lights

Decision Date: 25-10-2012 Approved **Appeal:**

65665/APP/2012/872 17 Maylands Drive Uxbridge

Part two storey, part single storey side/rear extension, front porch and conversion of roof space

to habitable use to include 4 x side roof lights

Decision Date: 11-06-2012 Withdrawn **Appeal:**

65665/APP/2013/1349 17 Maylands Drive Uxbridge

Single storey detached outbuilding to rear for use as a gym and store (Retrospective)

Decision Date: 13-08-2013 Refused **Appeal:**

Comment on Planning History

Planning permission was granted to extend the application property (under ref. 65665/APP/2012/1543 in October 2012) on two storeys to the side and rear with a part single storey side addition to serve as a motorcycle garage.

This permission was implemented earlier this year and the extensions are now finished. At the same time a number of other additions and alterations were made to the application property, including the erection of another smaller outbuilding closer to the house, construction of an enlarged and raised patio, the conversion of the new garage into habitable accommodation and various alterations made to the elevations of this extended property.

These material changes compared to those approved under Ref. 65665/APP/2012/1543 have also been made the subject of Council Enforcement Notices prior to the current retrospective application.

The reasons for issuing the enforcement notices which are relevant to the outbuilding under consideration are set out below:

'a) the scale, form and architectural appearance of the extensions, garden buildings and enclosed raised platform fail to harmonise with the design features and architectural style predominant in the area and which contribute to the Special Local Character. The development is therefore contrary to Policy BE5 of the Hillingdon Local Plan Part 2 adopted in November 2012.'; and

'b) the cumulative affect of the garden buildings, raised platform and the single and two storey extensions, has resulted in a significant increase in the built up appearance of this site, resulting in a significant loss of amenity both for the occupiers of number 17 and number 19. The scale, siting, form and architectural appearance of the extensions, the garden buildings and enclosed raised platform result in a significant loss of residential amenity to neighbouring dwellings and fail to protect the privacy of neighbours. The development is therefore contrary to policy BE1 of the Hillingdon Local Plan Part 1 adopted in November 2012 and policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part 2 adopted in November 2012.'

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

4no. neighbouring occupiers were consulted (13.6.2013) and a site notice displayed on

17.6.2013. Two responses have been received and an additional four representations made against the proposal for the following reasons (summarised):

Patio/walls/garden levels

- creates overlooking/loss of privacy to kitchen (of No. 19) over boundary fences;
- has been built without permission at least 0.6m above garden level, which has also higher than original garden which had several steps down to it from the house;
- not shown on approved plans for extended house (which retained the garden);
- boundary planting (4no. trees shown on plan) would only create a high barrier and shadowing even if possible surrounded by concrete paths; Also, tree planting for privacy is not a satisfactory alternative to lowering the patio especially when tree cover is diminished in winter months.

Outbuilding

- excessively high (much more so than the demolished garage), large and dominant/overbearing, with a visual impact on gardens to both sides. Also set further back from the house than original garage;
- significantly higher relative to original ground level than the 2.4m shown on the plans;
- overshadows (loss of sunlight) to part of adjoining garden (of No. 15);
- access is currently only possible using the narrow alley between Nos.17 and 19 (not wide enough to wheel a motorbike down); The submitted alterations to the patio to allow access from the other side will still be via a narrow 1m wide alley;
- parking area available to front of house (no need for outbuilding);
- not built in position shown on plan adjacent to No. 15's garage;
- not necessary for motorbike and basic tools (larger than original car garage);
- will transfer vehicle noise to quiet rear garden area;
- potential noise nuisance from workshop;
- visual impact of external wall built in grey blockwork with brick borders;
- if granted, conditions regarding the days/hours of use (with time limits/quiet periods), to prevent its use as an ancillary dwelling (or for sleeping in), for commercial purposes or for the keeping of animals should be imposed.

Conversion of garage

- conversion by changing door to a window) was carried out before being used (thus never) as a garage;
- height of roof as built is greater than shown on approved or proposed plans.

Effect on character of area

- overdevelopment of site which does not respect the scale of adjacent buildings and open spaces to the detriment of neighbours/not in keeping with the general character of the neighbourhood.

Other issues/concerns

- roof of single storey rear extension is dominant/not built in accordance with approved plans (now steeper and with rooflights);
- not going to be used as a family home (little garden space or access from either side of the house for the motorbike);
- all wood debris during construction was burned and buried (hence raised slope of garden land);
- breeze blocks, bricks and roof tiles left on pavement.

A Petition in support of the proposals (with 21 signatures) was received (on 9.8.2013) with

the following comments:

- patio is in keeping with local residences and addresses privacy issues;
- outbuilding (motorcycle/store) is in keeping with other garages in the street;
- outbuilding (gym/playroom with shower) has no impact and is not to be rented out for living accommodation;
- garden fence has been erected to enhance privacy;
- ground level has not been raised at both boundaries;
- precedent has not been set nor the character of the street/area changed;
- new families moving in require up to date living arrangements (objections are from single persons occupying 3 bedroom dwellings);
- in keeping with character of north Uxbridge (not over dominant).

North Uxbridge Residents Association (13.6.2013) - no comments.

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. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| AM14 | New development and car parking standards. |
| CACPS | Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007) |

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original building, the impact on the street scene and amenities of the surrounding residential area and the potential impacts on the amenities of the

neighbouring occupiers.

Within Areas of Special Local Character, all extensions and alterations are expected to respect the symmetry of the original building (Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies, November 2012). Furthermore, all development should harmonise with the existing street scene (Policy BE13) and complement the amenity and character of the residential area in which it is situated (Policy BE19).

The starting point is to consider how the extensions and alterations would appear in relation to the scale, form and proportions of the original property (UDP Saved Policy BE15). The visual impact of extensions and outbuildings on the street scene and surroundings is then assessed by reference to the Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement - Residential Extensions (December 2008) or HDAS. The primary aim of HDAS is that all extensions and alterations should appear subordinate to the original house. With regard to outbuildings, HDAS sets out the general criteria in terms of their use, position, size, form and dimensions. The specific impacts of these buildings on the amenities of the neighbouring occupiers in terms of their appearance, dominance and proximity to boundaries etc. are then also taken into account.

In the approved plans for extensions to this dwelling under ref. 65665/APP/2012/1543, the single storey side extension (sought by this application to be converted for habitable use) was set back from the front of the dwelling by 0.5 metres at ground level, with the first floor element some 4.5 metres back in order to retain the appearance of being subordinate to the original. The two storey extension was also set 1.0 metre inside the boundary with No. 15 and less than 4.0 metres in depth whilst the height of the new hipped roof was to be kept 0.5 metre below that on the original house.

Some elements of the current proposals are either to the rear of the property and situated directly behind the house (the patio) and only partly visible above the boundary fence with No. 15 (i.e. the motorcyle/workshop outbuilding). The converted garage addition to the side has been provided with a steeper roof (approval for which is not sought by this application) but is otherwise the same as approved.

The principle change in the immediate street scene is therefore the increase in the ridge height of the two storey side/rear extension as built. This ridge line has been raised to within 0.25 metre (approx.) of the main roof, due to the increased width of the extension at the rear and need to retain matching roof angles. Again, this change has not been expressly sought by the current application but is nonetheless the subject of an enforcement notice. Notwithstanding that the submitted plans do not accurately reflect this change, the overall impact still needs to be considered as part of the proposal.

This relatively minor change is nonetheless significant as it has reduced the set down of the roof line to about half that required by HDAS, with the effect that the extension does not appear fully subordinate to the original dwelling. The visual impact of this is exaggerated further due to the prominent higher position of No. 17, alongside the turning head of the cul-de-sac. It, therefore, has a detrimental impact on the street scene and fails to harmonise with the appearance, amenity and thus character of this uniformly laid out residential road. This part of the proposal is therefore considered contrary to Local Plan Policies BE5, BE13 and BE19 plus HDAS in these respects.

Turning to the visual impacts of the outbuilding, the design, intended use and footprint of the outbuilding (approx. 18.3 square metres) is of a scale and form which is ordinarily considered to be reasonably required for purposes ancillary to the residential use of the house. In particular, it meets the HDAS requirements for set-in from the boundary and height. However, the HDAS Guidance also requires outbuildings to be set to the rear of the gardens and this outbuilding fails in this regards. Furthermore, this structure can not be considered independently and in isolation from either the patio or from the other larger outbuilding (for a gym/playroom) recently constructed at the end of the garden, and for which permission has also been sought retrospectively under ref. 65665/APP/2013/1349 (this application was refused at planning committee on 13th August 2013). The proliferation of building works at the rear of the garden is considered to have had an unacceptable impact on the visual amenities and character of the surrounding area contrary to Local Plan Policies BE5, BE13 and BE19.

The other main consideration would be the impact to the amenities of the occupiers of the adjoining properties, with No. 15 most likely to be affected. The potential effects on the amount of natural daylight and sunlight (Hillingdon Local Plan: Part Two - Saved UDP Policy BE21), levels of privacy (Policy BE24) and general outlook arising from the bulk and proximity of the proposal (Policy BE20) are assessed below.

No. 15 Maylands Drive, is situated at a marginally lower ground level and separated from the original flank wall of No. 17 (the application property) by just over 6 metres. There are ground floor side windows in this property which serve (from front to rear), a staircase/hall, a kitchen and a living room (the back room) which also contains rear facing windows and doors to the garden. The rear garden runs in parallel and to the same depth as that at No. 17 and contains the original garage building.

Due to the bulk and raised height of the outbuilding, which has been erected on a concrete base on levelled off ground that is noticeably above that of the original sloped garden level at this point, and its position close to the boundary the amount of sunlight received to the garden of No. 15 would be reduced at certain times of the day whilst their general outlook is also impacted upon. This over dominance would result in a reduction in the current amenities of the neighbouring occupiers of No. 15 Maylands Drive and is thus contrary to Hillingdon Local Plan: Part Two Policies BE20 and BE21 in this regard.

With regard to their privacy, this is likely to be worsened for No. 15 by the proposal for a raised and extended patio which has now been constructed adjacent to the shared boundary. The proposed provision of screen planting in the form of trees between the side of the patio and the boundary would not prevent direct overlooking of the windows or garden and could not guarantee that adequate privacy is maintained all year round or indeed permanently in the future. Indeed, these landscape features on higher and levelled ground may be even more intrusive in terms of light and outlook.

In terms of safeguarding the residential amenities of adjoining occupiers, the proposals for the patio and outbuilding can thus be described as being intrusive and dominant with resulting detriment to the standard of amenities currently enjoyed by the occupiers of No. 15 Maylands Drive/. In addition, when considered in conjunction with other works described in the proposal that have been carried out on the application site (whether or not these have been correctly shown on the submitted plan) this building and the extended and raised patio area contribute to a significant increase in the built up appearance of the site and general loss of amenity to neighbours that would result.

No. 19 Maylands Drive, to the north, which has been extended by a conservatory, is one of three closely set pairs of detached dwellings that surround the turning head at the higher end of Maylands Drive. The quality and amount of daylight or sunlight received to the rear windows or garden of this property should not be affected by any of the proposals. However the privacy of these occupants may be compromised by the height of the patio and is not protected by the height of the boundary fence.

The development is therefore considered to be contrary to Hillingdon Local Plan - Part One Strategic Policy BE1 and Part Two Saved UDP Saved Policies BE20, BE21 and BE24.

Whilst there are no trees or other significant landscape features that would be removed or are likely to be threatened by the proposals, the applicant has suggested tree screen planting to the south boundary with No. 15 alongside the newly constructed patio. This is primarily for the purpose of protecting the privacy of neighbouring occupiers rather than the amenity value of the area per se, but would nonetheless represent some visual enhancement of the built upon rear garden. The eventual height of such tree planting, in the event that permission is granted for these retrospective proposals, would therefore need to be controlled and made the subject of a detailed planting and maintenance schedule by means of an appropriate condition(s). The proposals are thus in accordance with the aims of Local Plan Policy BE38 in this regard.

There would be parking provision for up to two vehicles maintained within the site, in addition to the motorcycle storage in the outbuilding, with two spaces in a new parking arrangement to the front of the house. This complies with the Council's standing advice and UDP Saved Policy AM14.

After the erection of the outbuilding there is over 220 square metres of garden space retained. Therefore, sufficient private outdoor amenity space has been retained, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012).

The built and proposed developments have had an unacceptable impact on the visual amenities of the surrounding area and the residential amenities of the neighbouring occupiers and is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey side/rear extension as built, due to its overall height, scale and bulk does not appear fully subordinate in proportion to the original dwelling and as a result would fail to harmonise visually with the existing street scene or complement the amenity and character of the surrounding residential area, which is part of the North Uxbridge Area of Special Local Character. It is therefore contrary to Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to the Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions December 2008).

2 NON2 Non Standard reason for refusal

The outbuilding and rear garden patio as extended, when considered in conjunction with

other works carried out to the application property, results in a significant cumulative increase in the built up appearance of this site and furthermore by reason of their proximity to the boundary, would be over dominant and visually intrusive. This would significantly reduce the standard of amenities, (daylight, sunlight and privacy) currently enjoyed by the occupants of Nos. 15 and 19 Maylands Drive. The development is therefore contrary to Policies BE1, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part One - Strategic Policies & Part Two - Saved Unitary Development Plan Policies (November 2012).

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.
 - BE5 New development within areas of special local character
 - BE13 New development must harmonise with the existing street scene.
 - BE15 Alterations and extensions to existing buildings
 - BE19 New development must improve or complement the character of the area.
 - BE20 Daylight and sunlight considerations.
 - BE21 Siting, bulk and proximity of new buildings/extensions.
 - BE22 Residential extensions/buildings of two or more storeys.
 - BE23 Requires the provision of adequate amenity space.
 - BE24 Requires new development to ensure adequate levels of privacy to neighbours.
 - BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
 - HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
 - AM14 New development and car parking standards.
 - CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
- 3 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies.

Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national

Part 1 Policies:

PT1.BE1 (2012) Built Environment

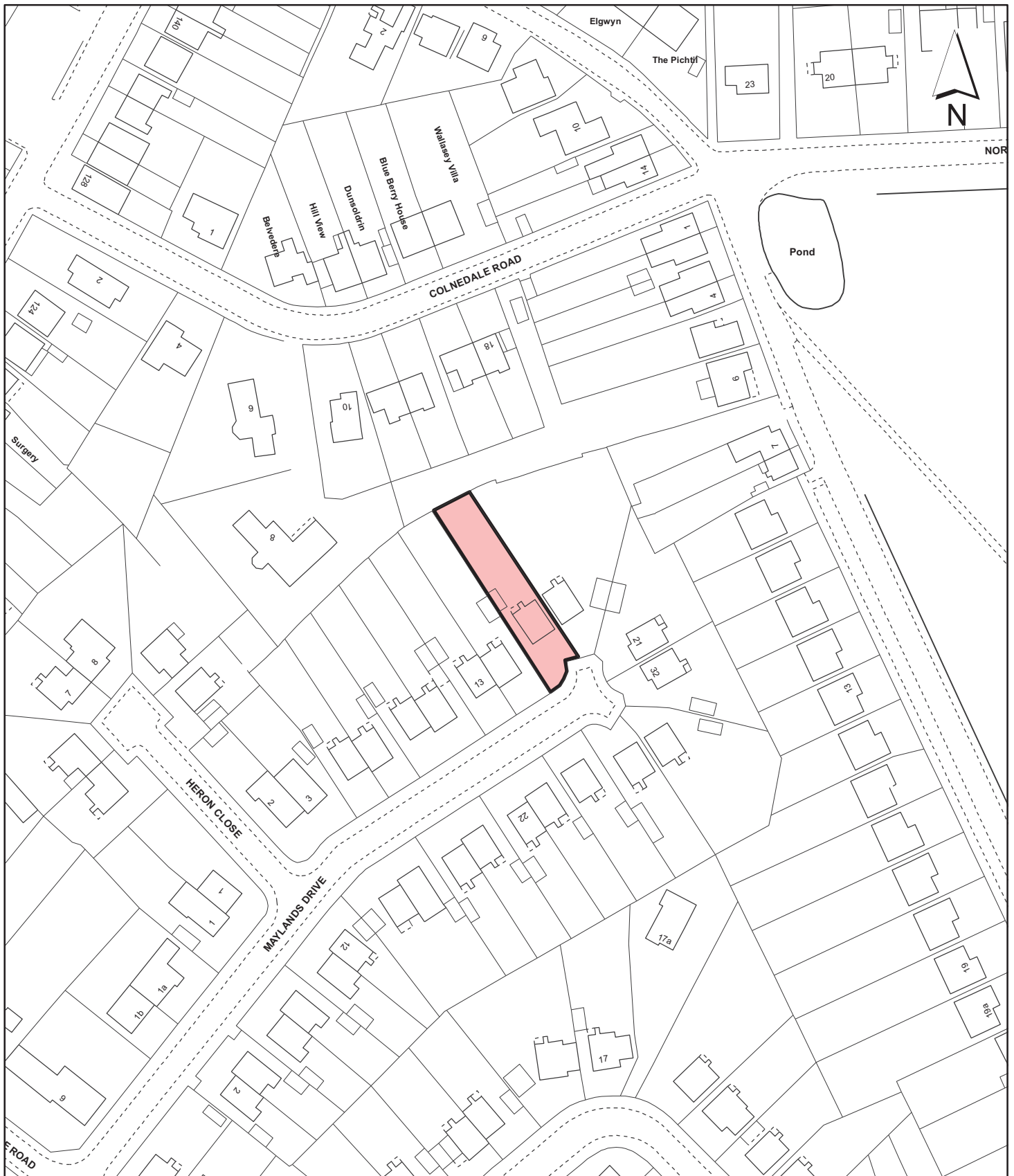
Part 2 Policies:



BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

guidance.

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">17 Maylands Drive Uxbridge</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">65665/APP/2013/1348</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p align="center">HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">Central & South</p>	<p>Date</p> <p align="center">August 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 103 PARK ROAD UXBRIDGE

Development: Variation of condition 5 of planning permission 32648/APP/2010/1408 (Change of use from Class A1 (Shops) to Class A5 (Hot food takeaway) and installation of extraction flue to rear) to extend the opening hours from 08.00 and 18.00 on all days to 10.30 and 23.30 (Mondays to Saturdays) and between 11.00 and 23.00 (Sundays)

LBH Ref Nos: 32648/APP/2013/1142

Drawing Nos: AULAKH/PLAN/01

Date Plans Received: 03/05/2013 **Date(s) of Amendment(s):**

Date Application Valid: 24/05/2013

1. SUMMARY

Planning permission was granted in February 2011 for the change of use from a shop to a take-away and the installation of a flue to the rear of the premises subject to a condition which restricts the hours of operation to between the hours of 0800 and 1800 on all days. There is an allowance of 30 minutes made outside of these times for setting and clearing up.

The proposal is to vary the current permitted opening hours of the take-away use to 1030 and 2330 (Mondays to Saturdays) and between 1100 and 2300 (Sundays). This change has been considered and whilst it may be reasonable to allow limited evening opening hours for part of the week in this edge of centre location, the introduction of late opening hours on all days of the week would clearly be unacceptable in what is primarily a residential area.

In particular there are identifiable potential associated problems of odours, noise and disturbance, that would be difficult to control and are likely to be exacerbated by introducing longer trading hours. The result would be to the detriment of the amenities and living conditions of adjoining and nearby residential occupiers who would no longer enjoy the use of their dwellings at all times.

The Council has previously taken enforcement action relating to an odour nuisance from the kitchen extraction system installed at these premises. However, the new owner has recently altered the height of the extraction flue and painted it black for which retrospective approval has now been granted and is thus considered satisfactory in terms of both its performance and appearance.

Nonetheless, there are other conditions which relate to the control of the take-away operations that have never been discharged including schemes for sound insulation, the control of amplified noise, the disposal, storage and collection of litter/waste, the arrangements for litter bins and accesses to the building to meet the needs of disabled persons. The Council's Planning Enforcement Team are currently investigating these issues. It is not considered that any extension of hours could be considered while such conditions remain outstanding.

The proposal is accordingly recommended for refusal as being detrimental to residential

amenities and thus contrary to Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policy OE1.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed increase in opening hours would be detrimental to the residential amenities of adjoining and nearby occupiers by reason of increased noise and disturbance. The proposal is thus contrary to Policy OE1 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north west side of Park Road and comprises the ground floor of a two storey terraced property with a two storey rear outrigger and a part single storey rear extension. It also incorporates an archway which provides vehicular access to lock-up garages to the rear of the yard and pedestrian access to 103a Park Road, which has its entrance door within the archway. An extraction flue, painted black, has been installed on the rear elevation above the ground floor roof venting over one metre above the eaves of the main roof.

To the southwest lies 101 Park Road, a ground floor retail unit with residential accommodation above, accessed from within the archway. To the northeast lies 105 Park Road, a two storey end of terrace property. The street scene is residential in character and appearance, comprising a mix of detached, semi-detached and terraced properties

and the application site lies within the North Uxbridge Area of Special Local Character, as identified in the adopted Hillingdon Local Plan. Nos. 101, 103 and 105 Park Road are locally listed buildings.

3.2 Proposed Scheme

The proposal is for extension of the permitted hours of operation to allow for the serving of customers between 1030 and 2330 hours (on Mondays to Saturdays) and between 1100 and 2300 hours (on Sundays). The applicant states that the business is suffering seriously due to the current limited opening hours in place, which are controlled under condition 5 of planning permission 32648/APP/2011/1408, dated 14th February 2011, which states:

The premises shall not be used for the preparation or sale of food between the hours of 1800 hours and 0800 hours. REASON: To prevent an increase in on-street demand for parking to the detriment of highway and pedestrian safety and to safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies AM2, AM7 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

Condition 11 of the permission states that no persons shall be permitted to be on the premises between the hours of 1800 hours and 0800 hours with an allowance of up to 30 minutes either side of these times for closing and opening. All other conditions would remain in place.

3.3 Relevant Planning History

32648/82/1493 103 Park Road Uxbridge
Change of use to Retail use 62sq.m.(P)

Decision: 27-01-1983 Refused

32648/APP/2008/1092 103 Park Road Uxbridge
CHANGE OF USE FROM CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) TO CLASS A5 (TAKEAWAYS) AND ERECTION OF AN EXTERNAL EXTRACTOR FLUE TO REAR/SIDE.

Decision: 08-07-2008 Refused

32648/APP/2010/1408 103 Park Road Uxbridge
Change of use from Class A1 (Shops) to Class A5 (Hot food takeaway) and installation of extraction flue to rear.

Decision: 04-02-2011 Approved

32648/APP/2012/1609 103 Park Road Uxbridge
Variation of condition 5 (Opening Hours) of planning permission ref 32648/APP/2010/1408 dated 04/02/2011 to extend the opening hours to 06.00 to 23.00 (Change of use from Class A1 (Shops) to Class A5 (Hot food takeaway) and installation of extraction flue to rear.)

Decision: 25-09-2012 Refused

32648/APP/2012/2545 103 Park Road Uxbridge

Details pursuant to condition 4 of Planning Permission 32648/APP/2010/1408 dated 04/02/2011 (Change of use from Class A1 (Shops) to Class A5 (Hot food takeaway) and installation of extraction flue to rear.)

Decision: 13-12-2012 Refused

32648/APP/2013/1350 103 Park Road Uxbridge

Details pursuant to condition 4 of Planning Permission 32648/APP/2010/1408 dated 04/02/2011 (Change of use from Class A1 (Shops) to Class A5 (Hot food takeaway) and installation of extraction flue to rear.)

Decision: 11-07-2013 Approved

32648/G/94/1070 103 Park Road Uxbridge

Change of use from Class A1 (Retail) to Class A2 (Financial and Professional Services) and erection of a single storey side extension

Decision: 14-12-1994 Approved

Comment on Relevant Planning History

A planning application (ref: 32648/APP/2008/1092) for the change of use from Class A2 (Financial and Professional Services) to Class A5 (Takeaways) and erection of an external extractor flue to rear/side, was initially refused in July 2008.

Planning permission was subsequently granted (under ref: 32648/APP/2010/1408) in February 2011 for the change of use from Class A1 (shop) to Class A5 (Hot Food Take Away) with an external extract flue above the roof of the part single storey rear extension, attached to the rear wall of the building projecting some 1 metre above the eaves of the main roof and bin stores along the rear section of the flank wall of the premises.

An application seeking to vary the hours of opening to between 0600 and 2300 hours (on all days) was refused (under ref: 32648/APP/2012/1609) in September 2012. Details of the extraction flue required by condition 4 of the take away permission (under ref: 32648/APP/2010/1408 dated February 2011) were approved under ref: 32648/APP/2013/1350 in July 2013.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

14 neighbouring and nearby occupiers were consulted (29.5.2013/3.6.2013) and a site notice displayed (31.5.2013). 13 representations together with a petition with 44 signatures have been received objecting on the following grounds:

1. Location:

- a. residential area
- b. plenty of hot food takeaways in the High Street

2. Noise & disturbance:

- a. noise disruption until 2300 hours all week (gathering of youths)
- b. will attract drunks from pub (possible fights/criminal behaviour)
- c. people sitting on garden walls eating
- d. will create excessive late night noise from cars stopping (doors banging etc.)

3. Odours:

- a. smell of cooked food permeates back gardens/open windows/washing
- b. odours are nauseating

4. Parking:

- a. parking limited to one bay (limited to residents permit or pay and display)
- b. inconsiderate parking across residents' drives (leads to double parking and potential accidents on busy road with fast traffic)
- c. increased demand for parking (inconvenient to residents) in Park Road and neighbouring streets.

5. Litter/Waste:

- a. food cartons and waste dumped on pavement/in front gardens/on the street etc.
- b. increase in rubbish (already overflows from the local shop)

6. Other:

- a. encourages students to eat unhealthy food
- b. cottages are locally listed (take away not in keeping with local character)
- c. increase in vermin (refuse sacks already ripped open by foxes at night)
- d. hours would deprive Right to Privacy of residents
- e. owner has failed to abide by conditions of use granted
- f. reduces house prices
- g. chimney flue is unsightly

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT:

Objection is raised to the requested hours of operation, in this primarily a residential area on that basis the noise generated from the use of the proposed premises between the hours of 0600 and 2300 hours on all days of the week would very likely cause a disturbance and be detrimental to the enjoyment and amenity of nearby residential properties. It may be reasonable to allow limited evening opening hours for part of the week.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The current use of the premises as a take away was established under the permission granted in February 2011 subject to various conditions requiring approval of details on a number of aspects of the operation prior to its commencement.

These details included a scheme for the control of noise and amplified music; the position and design of a chimney/extraction flue; the disposal and storage of waste and litter (including notices for customers and provision of litter bins); and the provision of suitable access to building entrances. With the exception of the odour extraction system, it is noted that none of these conditions have been sought to be discharged. However the use has recently re-commenced under new ownership and has already operated beyond the permitted hours, a matter that has been referred to the Council's Enforcement Team for investigation and monitoring.

The hours of operation (open to customers) and for the loading and unloading of vehicles (0800-1800 hours Mondays to Fridays & 0800-1300 Saturdays) were specified in separate conditions. The principle of extended opening hours has therefore been assessed below in terms of the potential impacts on the local area.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Not applicable to this application.

7.08 Impact on neighbours

Hillingdon Local Plan: Part Two - Saved UDP Policy OE1 states that permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties or the area generally because of noise and vibration or the emission of dust, smell or other pollutants.

The surrounding area is residential in character and appearance. There are residential properties above and adjacent to the application property. The extraction flue is located to the rear and projects above the eaves of the roof, thus designed to expel all cooking fumes away from the adjoining residential properties. The original installed flue was the subject of a nuisance investigation, but this has now been altered and is considered

satisfactory in both its performance and appearance.

The comments received from residents relate to several aspects of the take away use and operation including those which are subject to standard planning controls imposed by conditions. Notwithstanding these controls, the proposed extension of opening hours on all days of the week to include Sundays is likely to exacerbate any existing nuisances. Potentially therefore, residents could be further affected in particular by customer and vehicle noise late at night in an area which already sees many people leaving town on their way home.

In view of the number of objections received from residents in this out of town centre location, the absence of some details of the use and the advice of the Council's Environmental Protection Unit in these matters, the extension of hours sought is considered both excessive and unacceptable. Further consideration may be given in due course to extended opening hours on two or three nights of the week, but for these reasons the current proposal is considered contrary to Local Plan Policy OE1.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two - Saved UDP Policy AM7 considers whether the traffic generated by proposals is acceptable and in particular if it would prejudice the free flow of traffic or conditions of general highway or pedestrian safety.

Park Road is a Classified B road, and the site lies close to traffic lights. Traffic is normally free flowing and relatively fast in the vicinity of the site. The take away use undoubtedly generates additional traffic compared to that associated with the previous shop use.

That said, on street parking in the area is controlled during daytime hours, and a number of private crossovers exist in the immediate vicinity of the site. As the premises currently only has permission to operate between 0800 and 1800 hours, the existing parking restrictions within the lay by and in surrounding streets are self-enforcing. Outside of these times, when more of the limited on street parking becomes available the capacity exists for accommodating the number of customers likely to arrive by car, therefore, no objection is raised on this matter.

7.11 Urban design, access and security

Not applicable to this application.

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

Not applicable to this application.

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

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

With regards to third party comments these can be divided into those relating to the principal identified impact of having extended hours of operation adjacent to a residential area, particularly late evenings, which is customer noise and disturbance; and those making reference to other associated problems that are subject to separate controls such as air pollution, litter and parking. Those relating to planning matters are addressed elsewhere in this report.

The other comments on the reasons given for longer business hours and whether there is such a need in this location are noted though not they do no form material planning considerations in the determination of this application.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application

7.22 Other Issues

Not applicable to this application.

8. Observations of the Borough Solicitor

Not applicable to this application.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

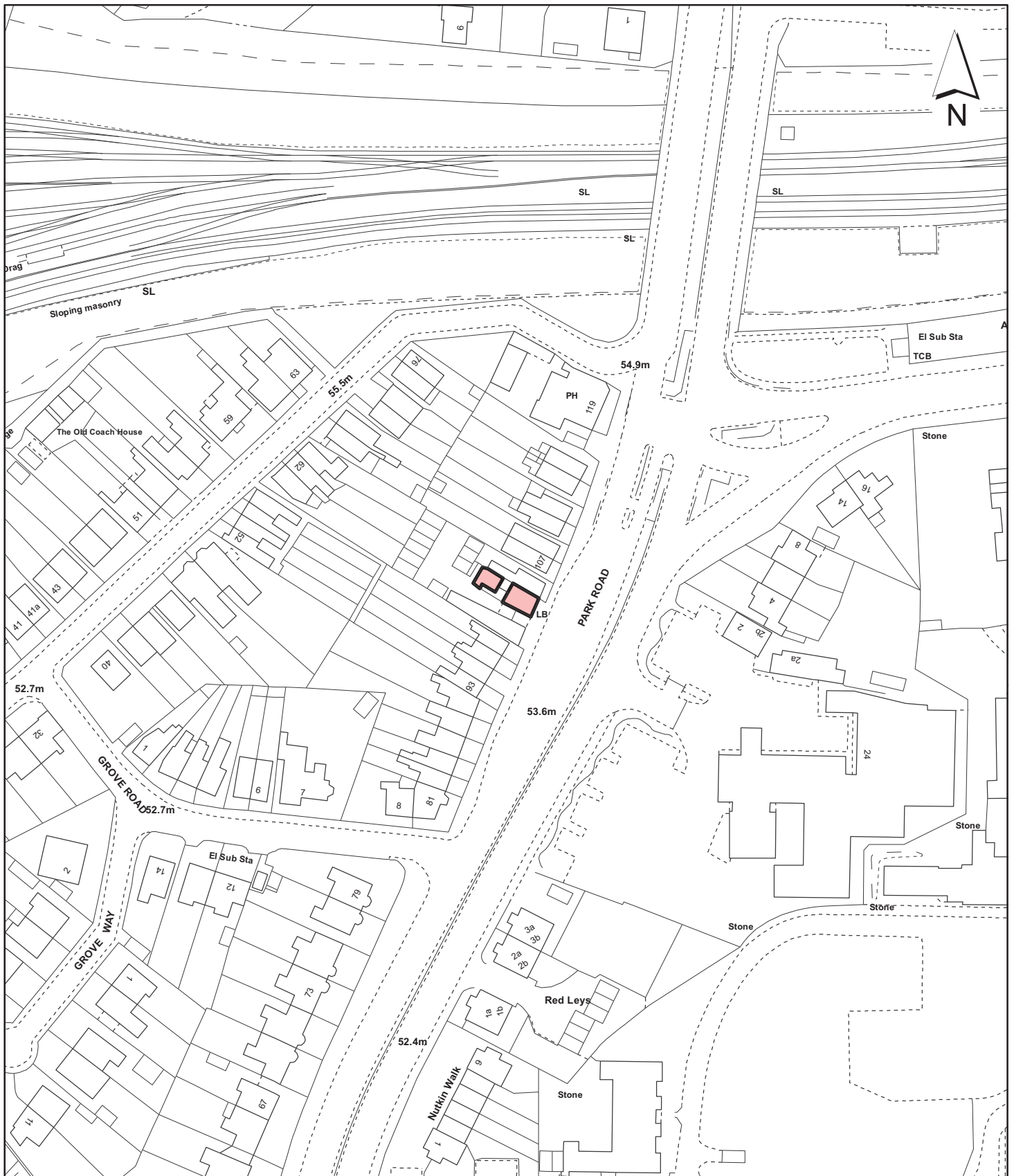
For the reasons outlined above, and that the development is contrary to the aforementioned policies of the Hillingdon Local Plan, this application is recommended for refusal.



11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework.

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">103 Park Road Uxbridge</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">32648/APP/2013/1142</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;">Central & South</p>	<p>Date</p> <p style="text-align: center;">August 2013</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address 843 UXBRIDGE ROAD HAYES

Development: Change of use from use class A1 (Shops) to use class A3 (Restaurants and Cafes) to include folding canopy to rear and folding outdoor shelter for use as 'shisha lounge (Sui generis) (Retrospective application).

LBH Ref Nos: 630/APP/2013/1190

Drawing Nos: ID/843UR/13A
ID/843UR/13B
Design and Access Statement

Date Plans Received: 09/05/2013 **Date(s) of Amendment(s):**

Date Application Valid: 14/05/2013

1. **SUMMARY**

Retrospective planning permission has been sought for a change of use of the ground floor premises from a retail (Class A1) unit to a cafe (Class A3) with a folding canopy and external sheltered seating area in the form of a marquee to the rear yard.

Since the application was submitted, the marquee described in the proposal has been removed in compliance with an enforcement notice served upon the applicant in April, who is now operating an "open air" shisha lounge. The Council is therefore taking further action in respect of the unauthorised material change of use being carried on at the premises but the proposal has been assessed nonetheless.

The change of use of the site has resulted in the loss of a retail unit to the front which is unacceptable in principle. It is also considered that the proposed marquee at the rear of the site, which is used when raining but removable, has led to an over-intensification in the use of the whole site resulting in harm to the amenity of nearby residents through increased noise disturbance and odour. It is also considered that the marquee is harmful to the visual amenity of the site and the surrounding area.

Accordingly, this re-submitted application is recommended for refusal reasons stated below:

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The change of use of the site by reason of the loss of a retail unit within this parade would erode the retail function and attractiveness of the area, harming the vitality and viability of the parade to the detriment of the Local Community. The proposal is therefore contrary to Policy S7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

2 NON2 **Non Standard reason for refusal**

The development results in an over intensification of the site and generates unacceptable levels of noise and general disturbance to the detriment of the amenities of nearby

residential properties and the quality of their living environment. The proposal is therefore contrary to Policies OE1, OE3 and OE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

3 NON2 Non Standard reason for refusal

The development by reason of its siting, design, layout, size, site coverage and materials, results in a cramped development of the site, which is visually incongruous and overdominant, therefore failing to harmonise with the established character of the surrounding area. The development is therefore contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

4 NON2 Non Standard reason for refusal

The development has failed to provide adequate cycle parking provision in accordance with the Council's adopted standards, and therefore the proposal is contrary to Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
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.
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
OE5	Siting of noise-sensitive developments
S7	Change of use of shops in Parades
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of a two storey block located on the south side of Uxbridge Road in Hayes near its junction with West Drayton Road. It comprises of No. 843, a ground floor commercial unit of 48 square metres currently in use as a sandwich and soft drink cafe / shisha cafe, with a registered HMO on the first and second floors (No. 841). The site falls within a designated shopping parade of seven units as identified in the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

To the rear of the building and within the site is an area of land (approx. 20 metres x 7 metres) most of which is covered by the sheltered seating area (marquee), which is also the subject of this application. Beyond the fenced rear boundary of the site and running behind the parade is an unmade private access from Uxbridge Road. At the front of the parade there are several parking bays within the service road that runs parallel to Uxbridge Road.

The adjoining properties are occupied by a cafe (No. 839) and a retail shop (No. 847) at ground floor both with residential accommodation above (Nos. 837 & 845).

3.2 Proposed Scheme

Planning permission is sought retrospectively for the change of use of the ground floor from a retail unit (Class A1) to a cafe (Class A3), for a canopy attached to the rear of the main building and for retention of the marquee enclosure described above. The internal cafe floorspace comprises of a counter, a small seating area, a WC and store rooms.

There is a small shed attached to the rear wall of the building.

The marquee shelter for the outdoor seating area is approximately 6 metres wide, 12m deep, with a maximum height to the ridge of 3.75 metres and a small area of uncovered timber decking at one end. It provides a covered seating floor area of 73 sq. m. and has an estimated capacity for up to 50 people consuming food, drinking and/or shisha pipe smoking.

Both the canopy and marquee shelter are made of a green fabric material, the shelter being supported on a tubular frame with wheel and bracket footings, thus is not fixed but demountable and movable. There is plastic coated sheeting fixed to the posts on the outside of the boundary fences with both of the adjoining properties.

The proposal is to open the premises to customers from 1000 to 2200 hours on all days.

Within the rear part of the yard, which is accessible from the service road via a gate and along a passageway, is a small storage area for two refuse bins.

3.3 Relevant Planning History

630/A/88/3063 843 Uxbridge Road Hayes
Installation of internally illuminated projecting box sign.

Decision: 29-06-1988 Approved

630/APP/2001/1146 843 Uxbridge Road Hayes
CHANGE OF USE FROM SHOP TO A ONE- BEDROOM FLAT

Decision: 07-11-2001 Approved

630/APP/2004/1376 843 Uxbridge Road Hayes
CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (SHOP) TO CLASS C3
(RESIDENTIAL) AND CONVERSION OF WHOLE BUILDING TO A 10-BEDROOM HOUSE IN
MULTIPLE OCCUPATION.

Decision: 14-07-2004 Refused

630/APP/2005/1634 841-843 Uxbridge Road Hayes
CHANGE OF USE OF GROUND FLOOR FROM CLASS A1 (RETAIL SHOP) TO CLASS C3
(RESIDENTIAL) AND CONVERSION OF WHOLE BUILDING TO AN EIGHT-BEDROOM
HOUSE IN MULTIPLE OCCUPATION (ADULT ONLY)

Decision: 01-08-2005 Refused

630/APP/2008/3025 843 Uxbridge Road Hayes
Erection of a single storey detached outbuilding at the rear for use as a store room

Decision: 11-02-2009 Refused

630/APP/2009/1583 843 Uxbridge Road Hayes

Change of use from Class A1 (Shops) to use as a launderette (Sui Generis), and new plant room building at rear.

Decision: 25-08-2009 NFA

630/APP/2012/60 843 Uxbridge Road Hayes

Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurants and Cafes) and two signs including installation of sheltered outdoor seating, canopy and shed to rear (Retrospective application).

Decision: 17-04-2012 Refused

Comment on Relevant Planning History

The site was formerly used as a newsagent with rear amenity space prior to the current unauthorised use of the premises as a cafe and the associated erection of a canopy, wooden decking and marquee to the rear of the building being brought to the Council's attention in September 2011. The marquee/outbuilding was laid out as a permanent development with tables, chairs and television screens where customers consumed food/drink purchased in the shop and smoked shisha pipes.

The Central & South Planning Committee duly authorised the serving of enforcement notices to demolish the rear extension and remove the projecting advertisement box signs from the front elevation.

The planning application submitted to seek retrospective change of use of the premises and retention of the unauthorised structures and signs under ref. 630/APP/2012/60 was refused permission in May 2012 for the following reasons:

1. The change of use of the site by reason of the loss of a retail unit within this parade would erode the retail function and attractiveness of the area, harming the vitality and viability of the parade to the detriment of the Local Community. The proposal is therefore contrary to Policy S7 of the Borough's adopted Unitary Development Plan (Saved Policies September 2007);
2. The development results in an over intensification of the site and generates unacceptable levels of noise and general disturbance to the detriment of the amenities of nearby residential properties and the quality of their living environment. The proposal is therefore contrary to Policies OE1, OE3 and OE5 of the Hillingdon Unitary Development Plan (Saved Policies September 2007);
3. The development by reason of its siting, design, layout, size, site coverage and materials, results in a cramped development of the site, which is visually incongruous and overdominant, therefore failing to harmonise with the established character of the surrounding area. The development is therefore contrary to Policies BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007);
4. The development has failed to provide adequate cycle parking provision in accordance with the Council's adopted standards, and therefore the proposal is contrary to Policy AM7 of the Unitary Development Plan (Saved Policies September 2007);

5. The projecting signs by reason of their position and cluttered appearance constitute an intrusive and discordant feature out of keeping with the prevailing pattern of shop signage in this locality. The signs therefore cause harm to the character and appearance of the street scene, contrary to Policies BE27 and BE29 of the Unitary Development Plan (Saved Policies September 2007) and to the guidance within HDAS Supplementary Planning Document "Shopfronts and Signage".

The current proposals are different from this in that the marquee structure erected to the rear of the premises is not fixed, but is mounted on wheels/brackets and can thus be fully taken down or moved. The shelter has been removed since the current application was submitted in compliance with the Council's recent service of an enforcement notice.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- CACPS Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
- 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.
- 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
- OE5 Siting of noise-sensitive developments

S7	Change of use of shops in Parades
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 no. neighbouring and nearby occupiers were consulted (20.5.2013) and in addition a site notice was displayed on 22.5.2013. There have been two objections received with the following concerns and comments:

Parking

- there are seven shops and flats in the parade including a taxi cab office (No. 825), solar system sales (No. 831), a restaurant (No. 833), two cafes (Nos. 839 & 843), a spares supplier (No. 845) and a hairdresser (No. 851) all of which require more parking spaces;
- parking in Uxbridge Road and across cycle lane is a problem; driveway to No. 849 is constantly blocked by Shisha customers resulting in threatening behaviour and police being called.
- parking on Uxbridge Road (double yellow lines);

Anti-Social Behaviour

- nuisance, anti-social and destructive behaviour;
- cafe is open from 7pm to 2 or 3am (lock-ins after hours) with associated anti-social behaviour (including gambling, drugs, drinking) especially at weekends. Many individuals then drive away from the premises (one accident in summer of 2012 when driver hit a parked car which mounted the pavement)
- consumption of alcohol on premises (bottles dumped/smashed on driveway adjacent to No. 849);

Refuse/waste/litter

- rubbish dumped outside shop (at No. 849) including soft drink bottles, plastic cups and takeaway food packaging;
- blocked sewer overflows confirmed by Thames Water contractors as resulting from charcoals, fat deposits (probably from another restaurant in this row);

Environmental nuisance (odours/noise etc.)

- cafe is open from 7pm to 2 or 3am (lock-ins after hours) leading to noise, smell (pungent aroma of special form of hashish infused with tobacco and flavoured charcoals);
- windows have to be kept closed during summer months due to smell of smoked substances and excessive noise from the yard until early hours (including TV screens at high volume);
- abandoned vehicle outside shop with food waste/rubbish used by customers;
- problems with rats in cafe and at rear of premises.

Enforcement

- marquee erected in rear yard since May 2011; Existing marquee has been in place since January 2013 and has never been stowed away - it is fixed to the side fencing and the gap between this and the canopy permanently covered by fabric;

- original marquee was dismantled plus decking and furniture removed but replaced by the existing steel framed green canopy with tables (owner is now being prosecuted at court in June for failure to comply with EN);
- Momtaz shisha continues but has been refused permission and licence to operate as a cafe selling food and beverages and causes nuisance to business and community;

Other (Non-material considerations)

- existing cafe business has been relocated from further along Uxbridge Road due to complaints;
- unsafe electrical and gas connections to marquee;
- homeless person (illegal immigrant?) living in caravan using electricity from shisha cafe;
- adjacent property being re-developed - building work to install fridges (possibly as part of Momtaz cafe expansion?)

A petition (with approximately 300 signatures) has also been received in support of the proposal (on 24.7.2013). This describes the Momtaz Shisha cafe premises as the perfect place to meet people, relax, eat, drink and smoke shisha in a peaceful environment, providing a cultural service lacking in Hillingdon and bringing life to the area. The outside space is required in order to comply with smoking regulations and the cafe provides jobs for 5no. staff, bringing customers to other businesses in the area, including regular international and local students (from Brunel University). We want you ("the Council") to grant planning permission for the canopy and seating area use.

Internal Consultees

Highways Officer - No off street parking is indicated, however parking is available on Uxbridge Road in a lay by which forms part of the adopted public highway. No objections are raised on highway grounds.

Environmental Protection Unit - no further comments but has previously stated (under ref. 630/APP/2012/60) that unable to support the application for the following reasons:

1. Smoke free compliance - premises comprises a shelter to the rear which is deemed to be "smoke free" under the regulations made under the Health Act 2006. It is therefore not currently deemed lawful for the use proposed to be made of the sheltered outdoor seating;
2. Licensing Act 2003 requirements - premises does not hold a Premises Licence and is not required to do so whilst there are no alcohol sales, no late night refreshments, nor the playing of live or recorded music;
3. Noise - following opening in May or June of 2011, EPU received allegations of noise nuisance in August, September and October of 2011, with the premises allegedly opening until 0200 hours on occasion (no noise nuisance was witnessed and I note the proposed hours are no later than 2300 hours.
4. Fire Safety - London Fire Brigade have advised that the premises has been deemed to be broadly compliant with requirements as at an inspection on the 2nd February 2012.
5. Accommodation at 841 Uxbridge Road, above the premises - this is a house in multiple occupation (HMO) and not in fact for the sole use of staff at the premises.

In conclusion, support this proposal based on the proposed hours, the absence of amplified musical entertainments nor alcohol sales. However, the proposed outdoor sheltered sitting area is not compliant and therefore presents a public health hazard until remedial action is taken to bring it in to compliance. EPU therefore recommends refusal of this current proposal.

Access Officer- No objection, subject to informative with reference to the Equality Act 2010 which

seeks to protect people accessing goods, facilities and services from discrimination on the basis of a "protected characteristic", which includes those with a disability.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Local shopping parades serve an important role in providing convenience shopping that caters for the needs of local residents. Policy S7 of the adopted Hillingdon Local Plan : Part Two - Saved Unitary Development Plan Policies (November 2012) seeks to ensure that all residential areas are within half a mile of at least five essential shop uses, although not necessarily within the same parade.

For some local shopping areas the closure of just one essential shop may be so significant as to precipitate the closure of other shops and the ultimate demise of the centre as a whole. The Council thus seeks to protect vulnerable parades and corner shops which have a particularly important role for the local community and to provide opportunities for the establishment of new essential shop uses in existing class A1 premises. Ideally there should be no less than 3 (essential shops) in the smaller parades and a choice of essential shops in the larger parades.

The application site was one of three A1 retail units within the parade (a small parade of 7 units). This equated to 42.8% of the parade in retail use. The change of use of this site has resulted in only 28% of the parade now in Class A1 retail. This equates to only two A1 units remaining in the parade, one of which is a hairdresser and the other is a retailer selling parts for motor vehicles, neither of which are considered to be "essential" shops. Prior to its change of use the unit was used as a newsagent.

Moreover, the change of use of the site means that five adjoining units are not in retail use. There is already an existing take-away in the parade (No. 833-835) and a cafe (No. 837-839).

It is noted that prior to its change of use the newsagent was vacant, however, no evidence has been provided by the applicant to demonstrate that the site had been marketed as a retail unit for an extensive period of time and therefore the fact that it was vacant does not overcome the concerns set out above.

As such, the loss of this retail unit would harm local convenience shopping provision, contrary with Policy S7 of the adopted Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Hillingdon Local Plan: Part Two Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features in the area which the Local Planning Authority considers it desirable to retain or enhance.

The rear of the premises has been extensively developed by the erection of the rear canopy and marquee which has been furnished as a permanent area/room with tables, chairs and sofas. The development extends over the entire rear area of the premises and the overall design, use of materials and extensive scale fail to harmonise or compliment the original building.

The marquee and the other structures are considered to result in a visually intrusive development, which are detrimental to amenity and character of the area and contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, odour, parking, refuse, litter and general disturbance.

The nearest residential properties are above and adjacent to the application site. It is not proposed to install a ventilation duct to the rear of the property and the applicants state that the unit is used for the preparation and consumption of only cold food and drinks.

The marquee provides a large seating area with the potential to serve up to 50 customers at any one time. This has led to greater intensification of the use of the site compared to the previous use as an A1 retail unit meant that there would be fewer customers at any one time and they were restricted to within the main building.

Following the opening of the cafe in May or June of 2011, the Environmental Protection Unit received allegations of noise nuisance in August, September and October of 2011. Many other objections have also been received from residents in relation to the use of the site since then which have highlighted issues relating to noise and disturbance as well as odour, in addition to other incidents notified to the police.

No details of any mitigation measures have been provided with the application to demonstrate that the noise and odour generated from the site could be overcome.

As a result it is considered that the use of the site has a negative impact upon the amenity of nearby residents and occupants through increased noise and disturbance and odour. This is contrary to Hillingdon Local Plan: Part Two Policies OE1, OE3 and OE5 which strongly resist development which would have an adverse impact upon the amenity of residents through increased noise and odour.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The site is located within a sustainable location close to bus stops and many customers living nearby who are likely to walk to the cafe. The premises is part of a row of shops and flats with marked parking bays which could be utilised for deliveries, and patrons parking.

However, it is considered likely that the peak traffic and car parking associated with the site is likely to be outside the normal highway network peak periods and at times when other retail units have ceased trading. Given this and the availability of the car parking space outside the site, it is considered that no additional off-street parking spaces are required for the site.

The provision of cycle parking can not be secured by way of condition as there is no

available land to provide cycle storage. The absence of this provision on site is not considered acceptable and objection is raised to the scheme in this regard.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

The Council's Access Officer considers the development to be acceptable, involving a straightforward change of use with no material difference in terms of accessibility for disabled persons including wheelchair users. In this case, there are no accessibility improvements that could reasonably be required within the remit of planning and therefore the proposal is in accordance with the objectives of Hillingdon Local Plan: Part Two Policy AM13 in this regard.

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

No objection is raised in terms of refuse storage.

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

CVomplaints have been recieved in relation to noise, disturbance and odours from the use of the premises affecting residential amenity. These issues have been considered in full in section 7.08 of the report. In essence objection is raised to the scheme due to noise and odours.

7.19 Comments on Public Consultations

The issues and concerns raised by neighbours have been summarised elsewhere in this report and dealt with under the relevant headings and reason for refusal with the exception of those considered to be non-material planning considerations.

7.20 Planning obligations

None identified.

7.21 Expediency of enforcement action

Since the application was submitted, the marquee and associated equipment described in the proposal have been removed in compliance with an enforcement notice served upon the applicant, who is now operating an "open air" shisha lounge. The Council is therefore taking further action in respect of the unauthorised material change of use being carried on at the premises.

7.22 Other Issues

All material considerations have been assessed elsewhere in the report.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the

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

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

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

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

9. Observations of the Director of Finance

None.

10. CONCLUSION

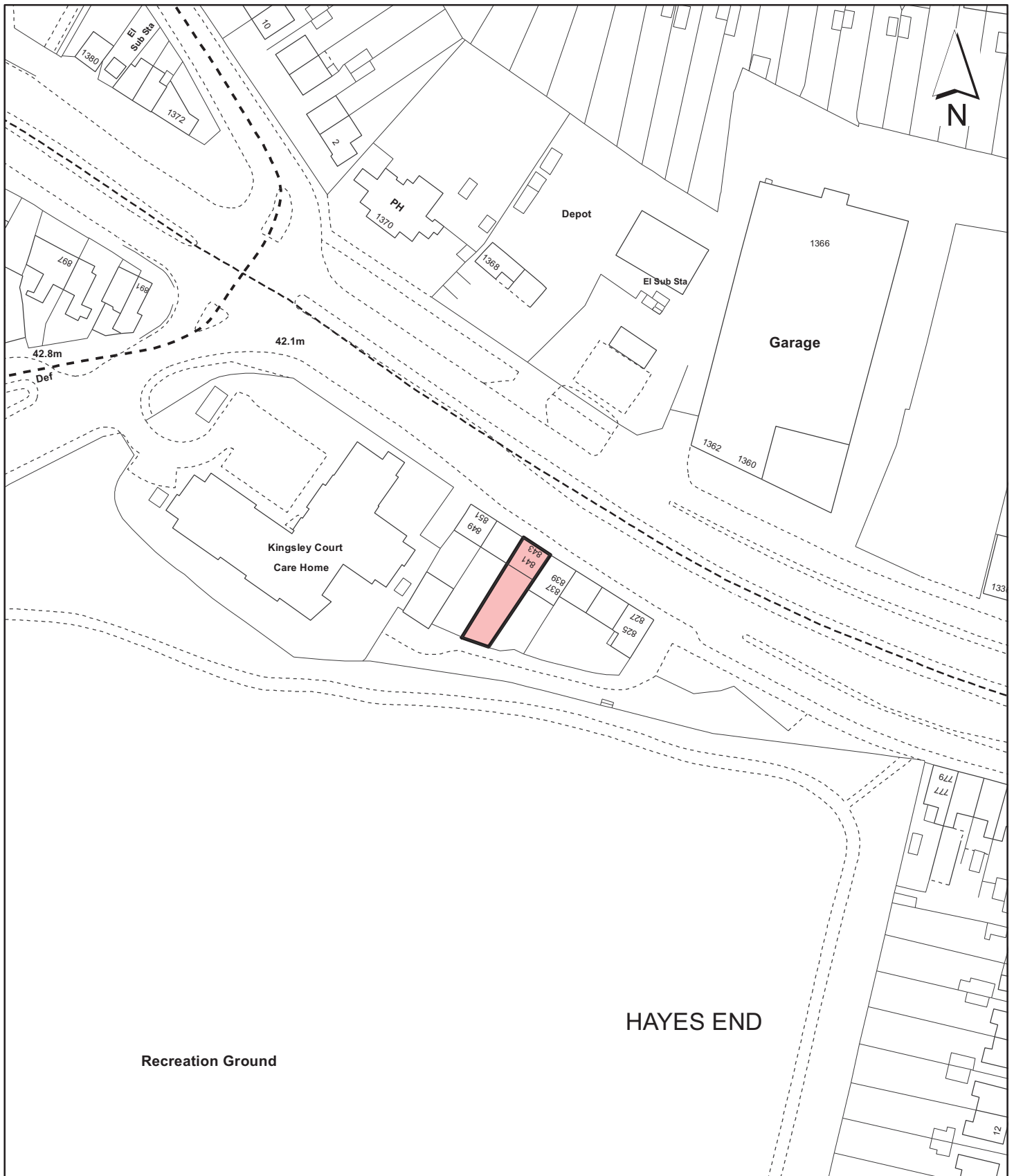
The change of use of the site has resulted in the unacceptable loss of a retail unit which is unacceptable in principle. It is also considered that the marquee to the rear of the site has led to an over intensification of the site resulting in harm to the amenity of the nearby residents through increased noise and disturbance and increased odour. It is also considered that the marquee is harmful to the visual amenity of the site and the surrounding area. The development is therefore contrary to Hillingdon Local Plan: Part Two Policies S7, BE13, BE19, OE1, OE3 and OE5.

11. Reference Documents


Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2011).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
843 Uxbridge Road Hayes	
Planning Application Ref:	Scale
630/APP/2013/1190	1:1,250
Planning Committee	Date
Central & South	August 2013

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 24 RUFFLE CLOSE WEST DRAYTON

Development: Loft conversion to create accommodation in roof space, creation of side dormer, new windows to elevations and a roof light.

LBH Ref Nos: 69256/APP/2013/1601

Drawing Nos: 2K13/3/1 Rev B

Date Plans Received: 13/06/2013 **Date(s) of Amendment(s):** 25/07/2013

Date Application Valid: 17/06/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey end of terrace dwelling located at the end of the cul-de-sac, Ruffle Close. The property is set off a small parking forecourt, off the main highway of Ruffle Close, which contains 6 terraced dwellings with associated parking spaces.

The 3 bedroom dwelling has a rear garden and two allocated parking spaces. To the rear and side of the dwelling is a private garden area which acts as the amenity space for the occupiers of the property.

To the north, adjacent to the site is an area of publically accessible open space (approx 200sqm in area), and larger areas of publically accessible open space exist a short distance from the site to the north (50m from the site and approx 1,700sqm in area) and to the east (the park is approximately 120m from the site and is over 8,300sqm in area).

1.2 Proposed Scheme

The application seeks full planning permission to convert the loft space to create 2 additional bedrooms. Windows (including a dormer) and roof lights would be inserted into the roof to facilitate the proposal.

1.3 Relevant Planning History Comment on Planning History

No previous planning applications 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

Site Notice: Erected: 23rd July 2013. Expired 20th August 2013.

3 neighbouring occupiers were notified of the proposed development. No consultation responses received from any neighbouring occupier.

The Tree Officer has raised no objection to the proposal.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- 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.

5. MAIN PLANNING ISSUES

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

Overlooking:

The proposed dormer faces to the north and would not overlook any neighbouring properties. The windows proposed in the west elevation would not overlook any habitable room windows. The window facing the front of the property would overlook the road/close and is similar to the many windows facing the front street (no objection is raised in terms of overlooking).

Appearance:

The window in the east elevation is considered to relate acceptably (in visual terms) to the

rest of the front of the house. The dormer is designed to provide adequate head room for the stairs leading to the loft area. The size and design of the dormer are such that it is not considered that it would cause such harm to the appearance of the area or main house and to warrant refusal of the application. Dormers are a common feature in this particular close.

The alterations to the facades in the west elevation would not be visible from the public domain and the level of harm to the appearance of the dwelling and the visual amenities of the surrounding area would not be considered so great to be considered contrary to Policy.

Living conditions:

It is considered that all the proposed habitable rooms, and those altered by the development, would have an adequate outlook and source of natural light, therefore complying with Policies BE20 of the Local Plan Part 2.

Amenity Space:

The existing dwelling benefits from 87sqm of amenity space. The Council's guidance indicates that 100sqm of space should be provided for dwelling with 4 or more bed rooms.

The existing garden is less than this size. To understand if the short fall of amenity space would be acceptable, officer's considered the proximity of areas of publically accessible open space. In this case within 200m of the site are 3 areas of open space, one of which is immediately adjacent to the site, and one is a park of over 8,300sqm of space. Given there is an existing garden at the dwelling, and given the close proximity of open space to the site, it is not considered that the proposal would result in such harm to future occupiers as to warrant refusal of the application.

Parking:

The proposed development would not alter the parking spaces allocated to the occupiers of the application property in front of their principal elevation. Therefore, the development would comply with adopted Car Parking Standards.

The proposed development would have an acceptable impact on the visual amenities of the surrounding area and the residential amenity of the neighbouring occupier and is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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 HH-M2 External surfaces to match existing building

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

REASON

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

3 HH-OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 HH-RPD1 No Additional Windows or Doors

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

REASON

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

INFORMATIVES

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

AM14 New development and car parking standards.

AM7	Consideration of traffic generated by proposed developments.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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.

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

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

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

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

6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your

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

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

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

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

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

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

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**24 Ruffles Close
West Drayton**

Planning Application Ref:

69256/APP/2013/1601

Planning Committee

Central & South

Scale

1:1,250

Date

**August
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

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Plans for Central & South Planning Committee

4th September 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 103 PARK ROAD UXBRIDGE

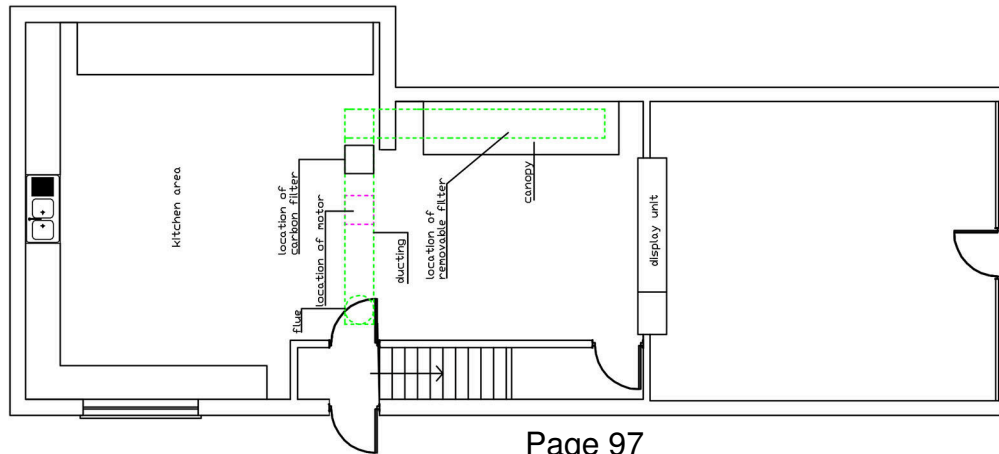
Development: Variation of condition 5 of planning permission 32648/APP/2010/1408 (Change of use from Class A1 (Shops) to Class A5 (Hot food takeaway) and installation of extraction flue to rear) to extend the opening hours from 08.00 and 18.00 on all days to 10.30 and 23.30 (Mondays to Saturdays) and between 11.00 and 23.00 (Sundays)

LBH Ref Nos: 32648/APP/2013/1142

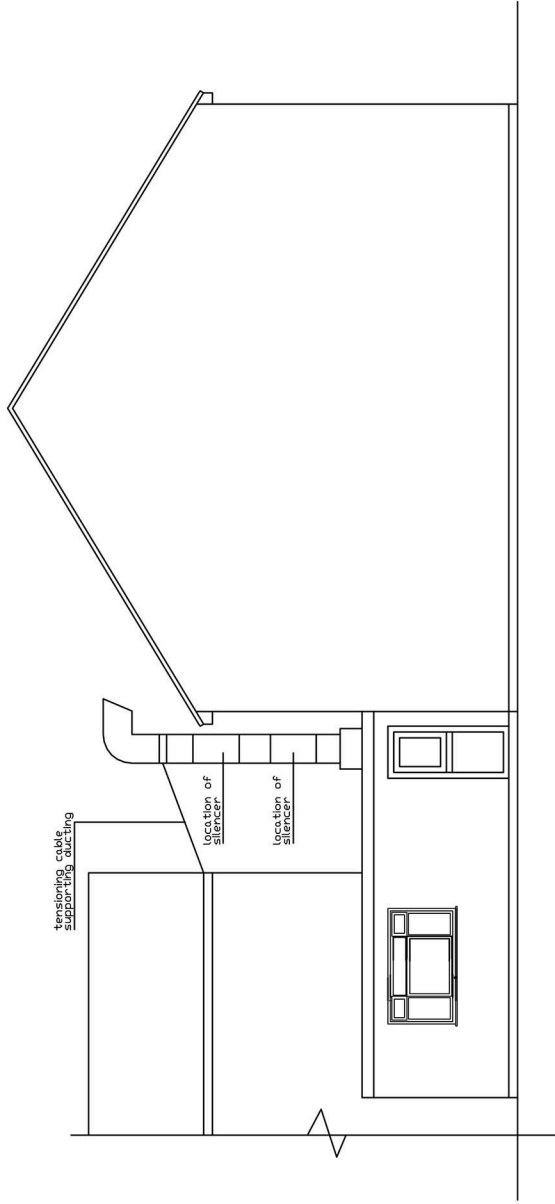
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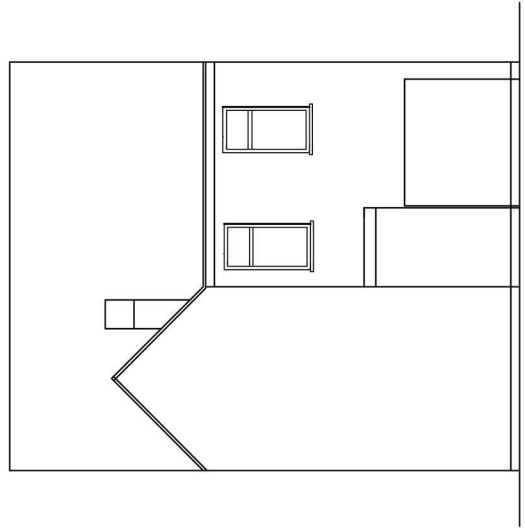
Date Application Valid: 24/05/2013



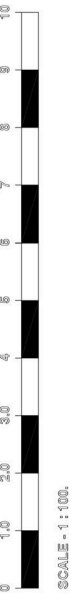
EXISTING GROUND FLOOR PLAN



EXISTING SIDE ELEVATION



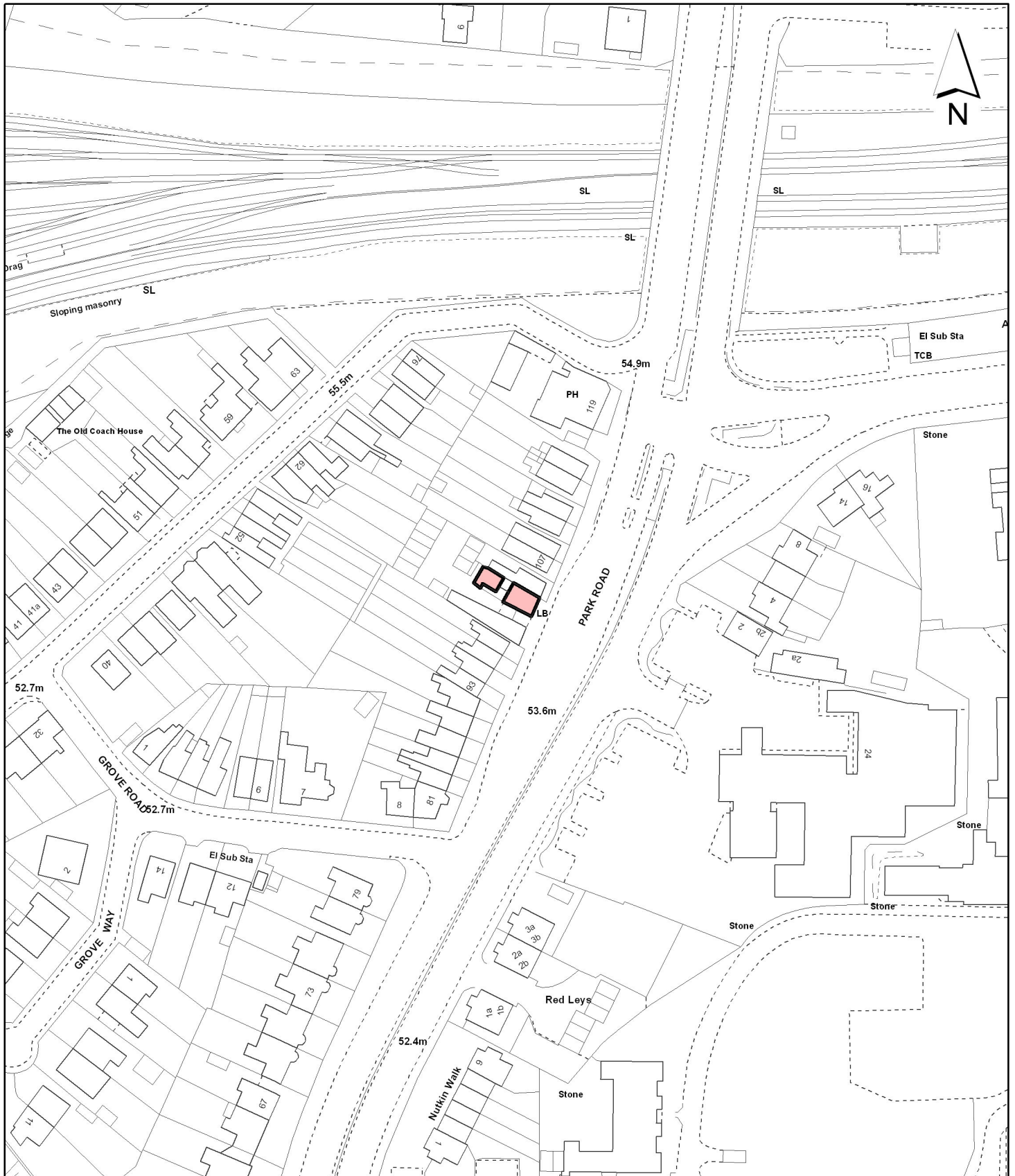
EXISTING REAR ELEVATION



MCS DESIGN
 Mechanical & Electrical Design
 53 Westmead, Windsor, NSW 2783

mob: 0798931224
 tel: 0753 869117
 fax: 0753 869117
 email: hakeem@mcsm.com

Client:	MR. SURINDER AULAKH
Site:	103 PARK ROAD UMBRIDGE, URB INW
Project:	VARIATION OF CONDITION OF EXTRACTOR FAN DETAILS
Title:	EXISTING ELEVATIONS AND FLOOR PLAN
Status:	VARIATION OF APPROVED CONDITION
Drawing number:	AULAKHPLAN001
Scale:	1:100 @ A3
Date:	04/04/2013



Notes

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Site Address

**103 Park Road
Uxbridge**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

32648/APP/2013/1142

Scale

1:1,250

Planning Committee

Central & South

Date

**August
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 843 UXBRIDGE ROAD HAYES

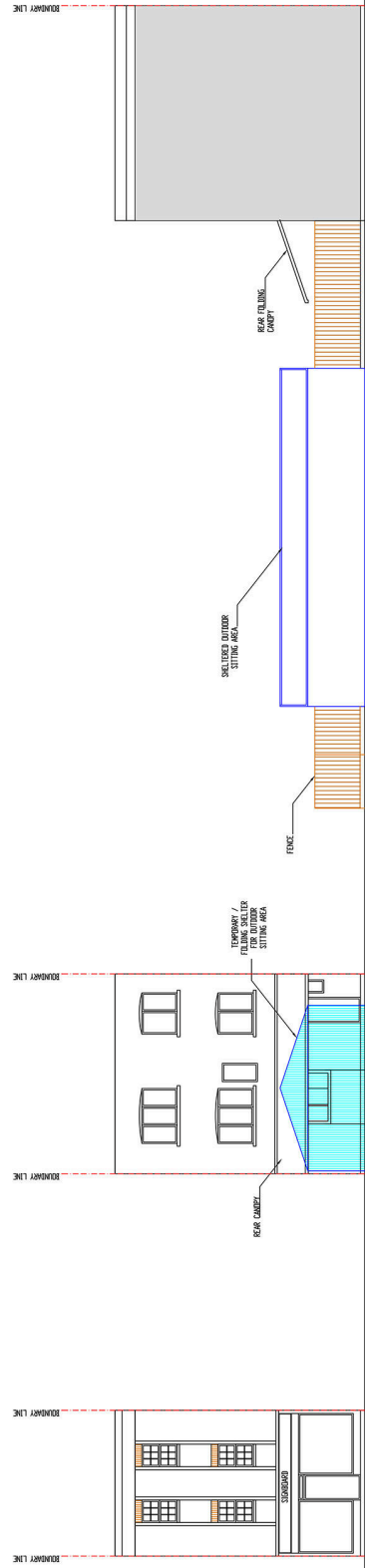
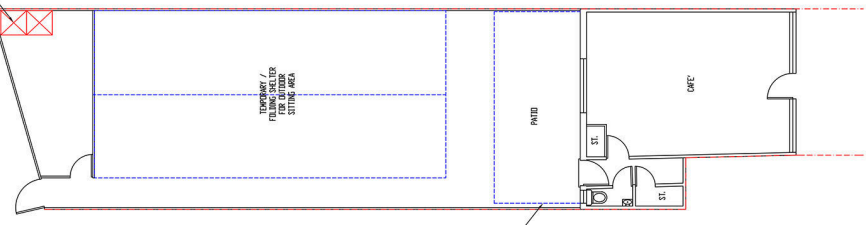
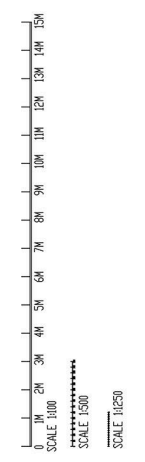
Development: Change of use from use class A1 (Shops) to use class A3 (Restaurants and Cafes) to include folding canopy to rear and folding outdoor shelter for use as 'shisha lounge (Sui generis) (Retrospective applictaion).

LBH Ref Nos: 630/APP/2013/1190

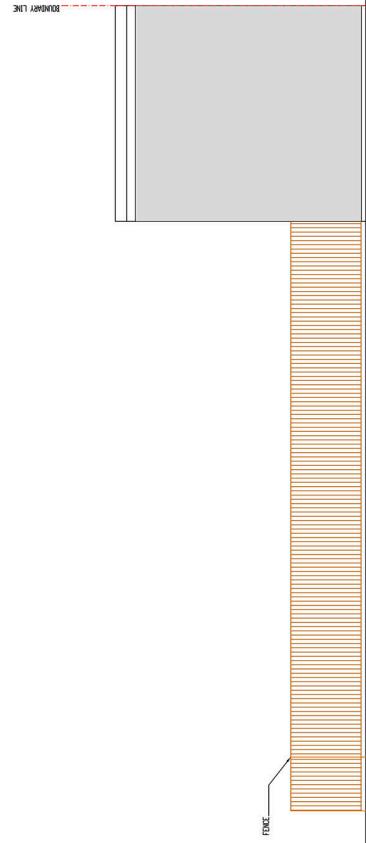
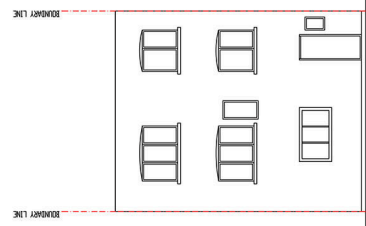
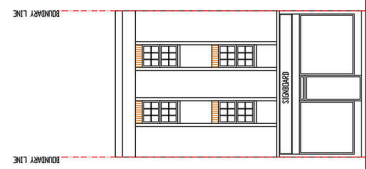
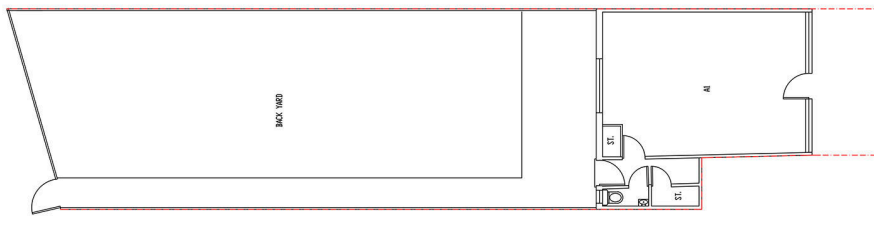
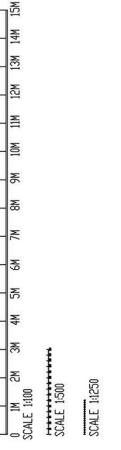
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Date(s) of Amendment(s):

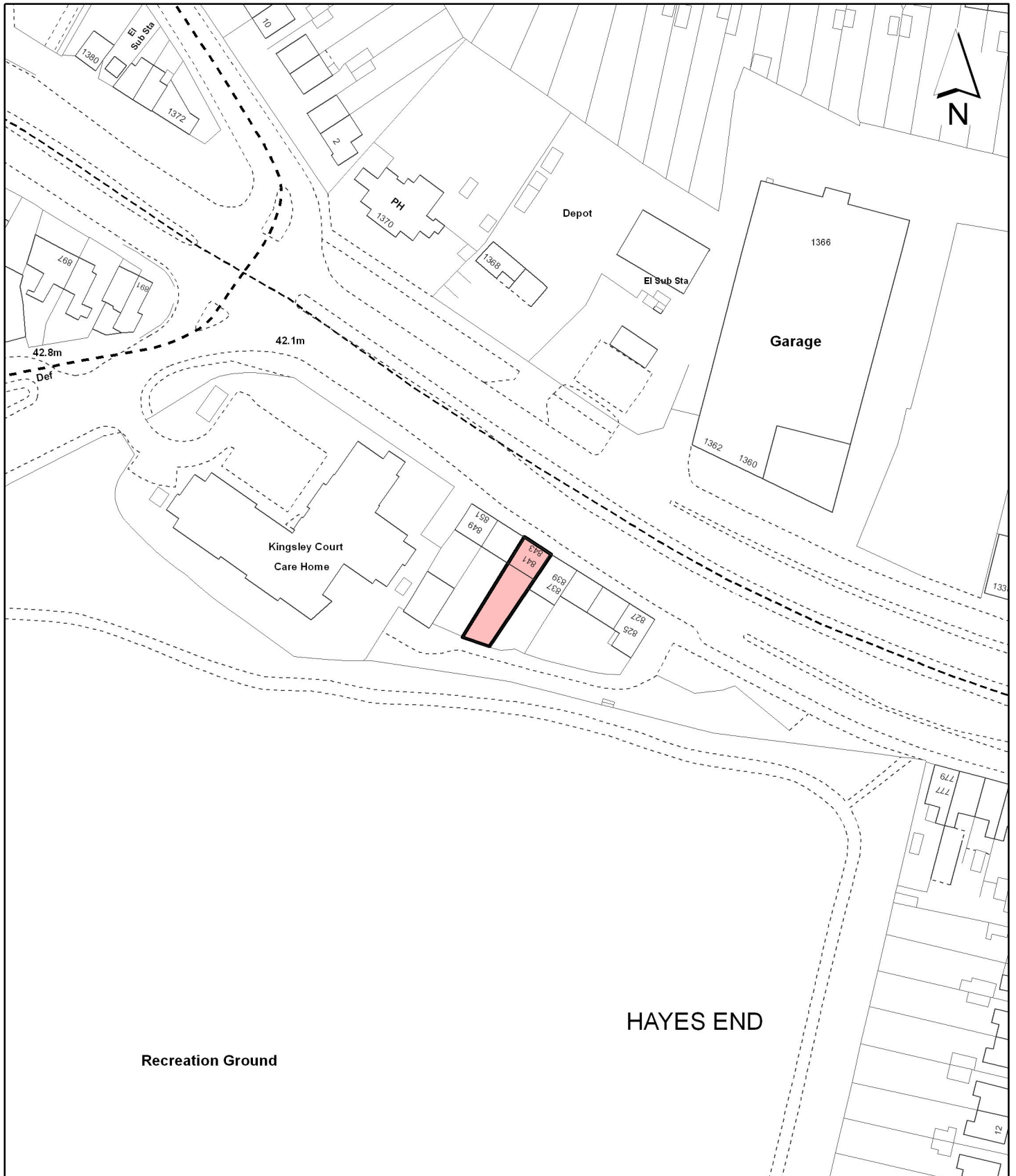
Date Application Valid: 14/05/2013





IMPERIUM DESIGNS LTD 07534433882 / 0752847462 info@imperiumdesigns.net
SITE ADDRESS: 843 UXBRIDGE RD HAYES UB4 8HZ
DESCRIPTION: RETROSPECTIVE APPLICATION FOR CHANGE OF USE A1 TO A3, TEMPORARY FOLDING SHELTER FOR REAR OUTDOOR SITTING AREA AND REAR FOLDING CANOPY
REVISIONS:
DATE: MAY 2013
SCALE 1:100 ; 1:200 ; 1:1250 @ A1
DRAWING NUMBER: ID/843UR/13A



IMPERIUM DESIGNS LTD 07534433882 / 07528471462 info@imperiumdesigns.net	SITE ADDRESS: 843 UXBRIDGE RD HAYES UB4 8HZ	DESCRIPTION: RETROSPECTIVE APPLICATION FOR CHANGE OF USE A1 TO A3, TEMPORARY FOLDING SHELTER FOR REAR OUTDOOR SITTING AREA AND REAR FOLDING CANOPY	REVISIONS:
DATE: MAY 2013			SCALE 1:100 ; 1:200 ; 1:1250 @ A1
DRAWING NUMBER: ID/843UR/13B			



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	<p>Planning Application Ref:</p> <p align="center">630/APP/2013/1190</p>	<p>Scale</p> <p align="center">1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p align="center">Central & South</p>	<p>Date</p> <p align="center">August 2013</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 17 MAYLANDS DRIVE UXBRIDGE

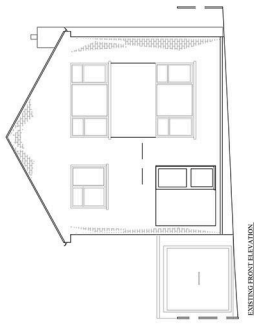
Development: Conversion of garage to habitable use, single storey detached outbuilding to rear for use as a motorbike store/ workshop, alterations to rear patio and alterations to elevations (Part Retrospective)

LBH Ref Nos: 65665/APP/2013/1348

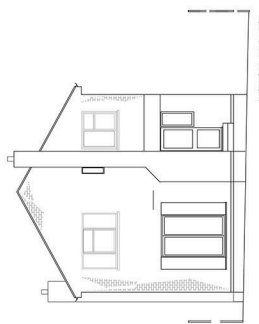
Date Plans Received: 24/05/2013

Date(s) of Amendment(s):

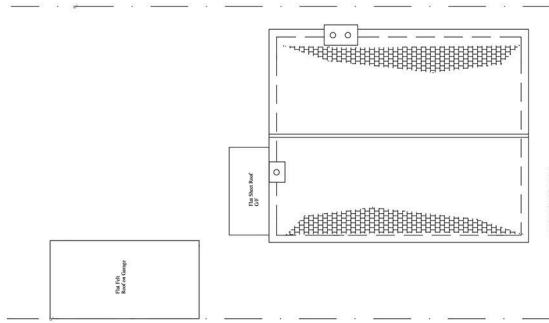
Date Application Valid: 11/06/2013



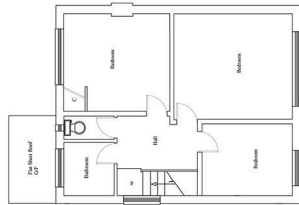
EXISTING FRONT ELEVATION



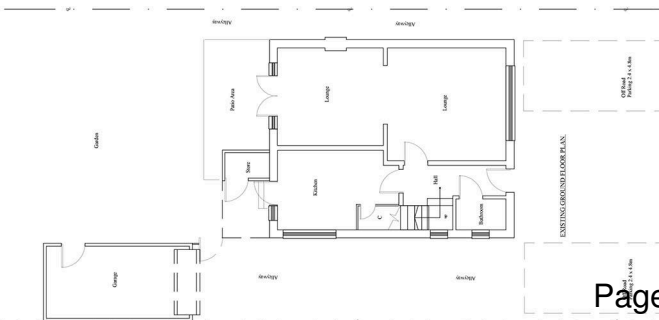
EXISTING SIDE ELEVATION



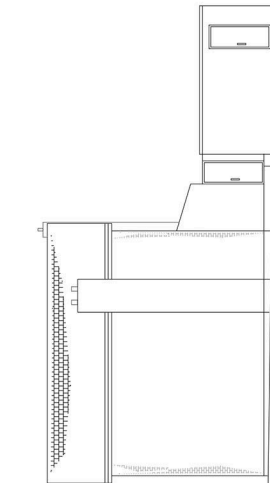
EXISTING ROOF PLAN



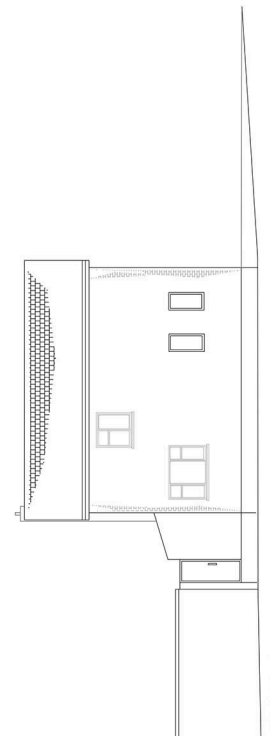
EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



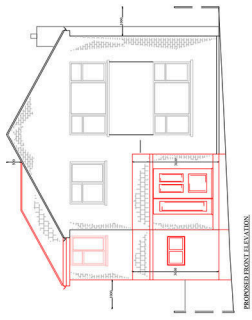
EXISTING REAR ELEVATION



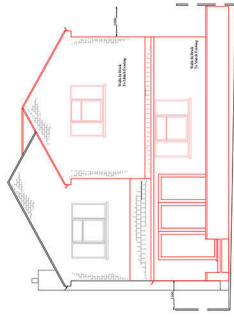
EXISTING FRONT ELEVATION

- Notes:**
1. All dimensions are in feet and inches.
 2. All elevations are to the finished surface.
 3. All elevations are to the finished surface.
 4. All elevations are to the finished surface.
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 20. All elevations are to the finished surface.

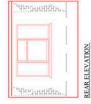
Title		Project	
Pre Existing Plans & Elevations		17 Noyah Drive	
Drawn By		Date	
ASB		May 13	
Rev. No.		Rev. No.	
17902		17902	
Scale		Scale	
1/100 @ A1		1/100 @ A1	



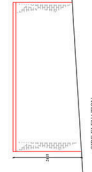
PROPOSED FRONT ELEVATIONS



PROPOSED REAR ELEVATIONS



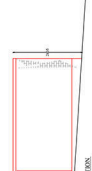
REAR ELEVATIONS



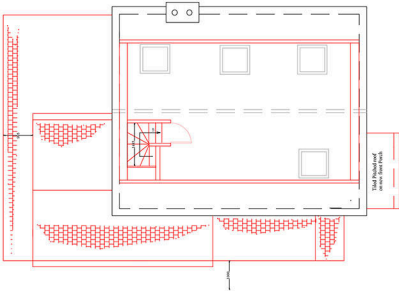
SIDE ELEVATIONS



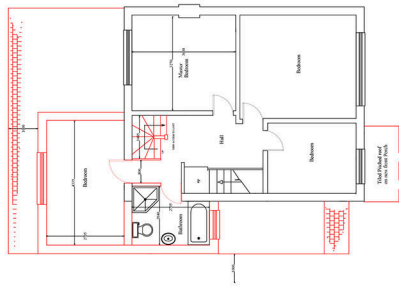
PROPOSED ELEVATION OF 3000 BULKHEADS GARAGE BUILDING



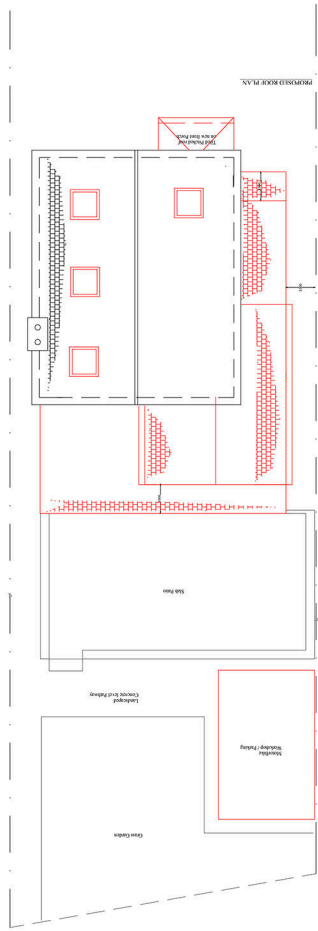
SIDE ELEVATIONS



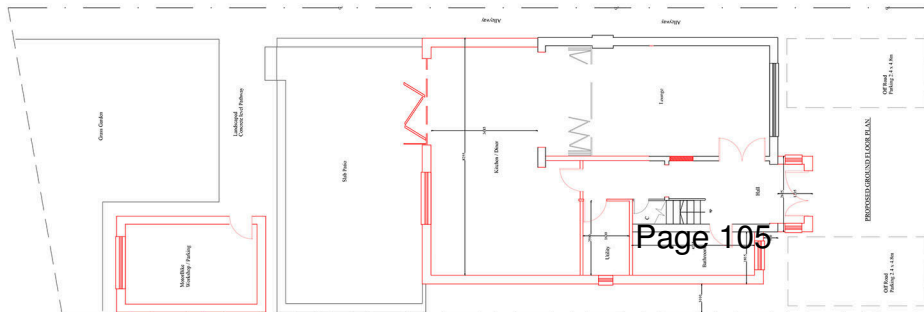
PROPOSED FIRST FLOOR PLAN



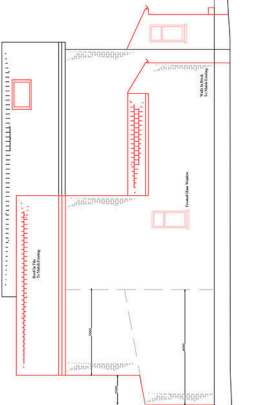
PROPOSED SECOND FLOOR PLAN



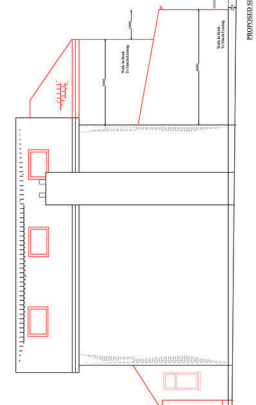
PROPOSED SITE PLAN



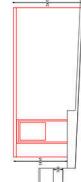
PROPOSED GROUND FLOOR PLAN



PROPOSED SIDE ELEVATIONS



PROPOSED SIDE ELEVATIONS



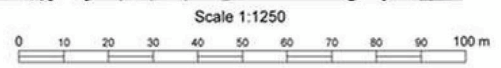
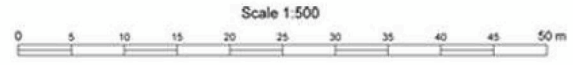
PROPOSED SIDE ELEVATIONS

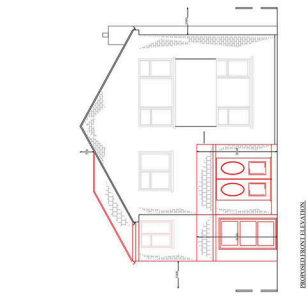
Title	Proposed Plans & Elevations	Project	17 Mayhanks Drive
Drawn	ASB	By	ASB
Date	May 13	Scale	1/100 @ A1
		Sheet No.	17003
		Drawn No.	17003
		Drawn	ASB

- Notes
- 1 All concrete to be 1:2:4 mix by volume
 - 2 All dimensions are in millimeters
 - 3 All materials used to be half hour fire resistance and used to manufacturers instructions
 - 4 All new gullies to be roddable and back inlet type.
 - 5 New walls bonded to existing using 'Furfix' or similar profiles.
 - 6 The contractor to check all dimensions before commencement of works and inform the Client of any discrepancies.
 - 7 All works to be carried out in accordance with Building regulations and British Standards, all in approval of the L.A engineer.

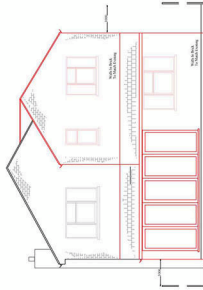
- 8 All new glazing below 1000 from floor level to be toughened safety glass to BS6206.
- 9 All structural timber to be tannalised VERMIN
- 10 Any proposed works likely to be affected by landfill gas to have 0.25 ZEDCOR polymer thermoplastic with ZEDCOR DPM jointing system across the cavity at DPC level with cavity trays over, the floor slab to be vented using herringbone land drains out to air bricks.

Title Location/Block Plans			Project: 17 Maylands Drive Uxbridge UB8 1BH	
Date May 13	Drawn By ASB	Rev No	Drg No 17001	Scale 1/1250 & 1/500

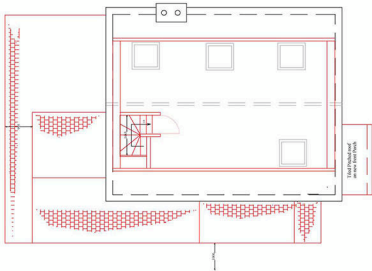




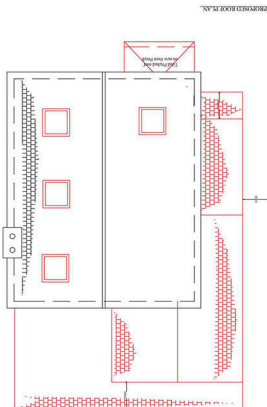
FRONT ELEVATION



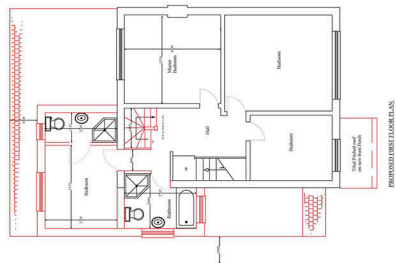
SIDE ELEVATION



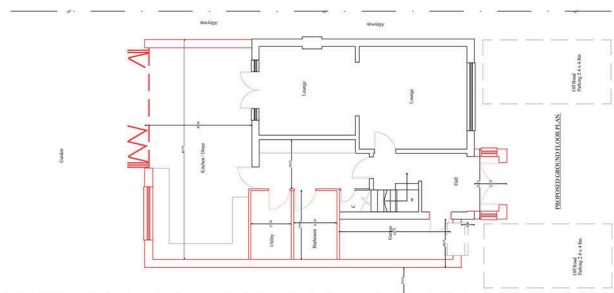
FIRST FLOOR PLAN



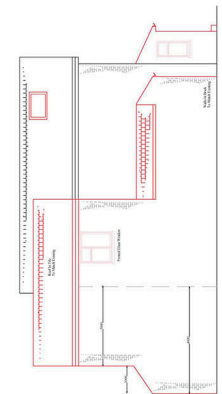
SECOND FLOOR PLAN



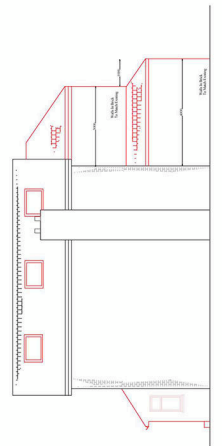
FIRST FLOOR PLAN



PROPOSED LOT LAYOUT PLAN



REAR ELEVATION

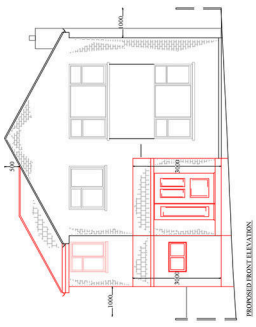


REAR ELEVATION

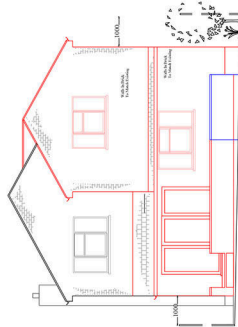
1. All dimensions are 1/2" = 1'-0" unless otherwise noted.
 2. All dimensions are to the center of the wall unless otherwise noted.
 3. All dimensions are to the center of the window or door unless otherwise noted.
 4. All dimensions are to the center of the window or door unless otherwise noted.
 5. All dimensions are to the center of the window or door unless otherwise noted.
 6. All dimensions are to the center of the window or door unless otherwise noted.
 7. All dimensions are to the center of the window or door unless otherwise noted.
 8. All dimensions are to the center of the window or door unless otherwise noted.
 9. All dimensions are to the center of the window or door unless otherwise noted.
 10. All dimensions are to the center of the window or door unless otherwise noted.

File	Proposed Plans & Elevations	Project	17 Mayhams Drive
Date	Drawn By	Drawn No.	Drawn Date
Sep 12	ASB	17003	11/09 @ AI
URB 1001			

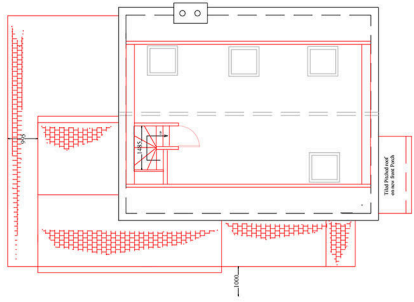
approved under application reference:
 65665/APY/202/1543



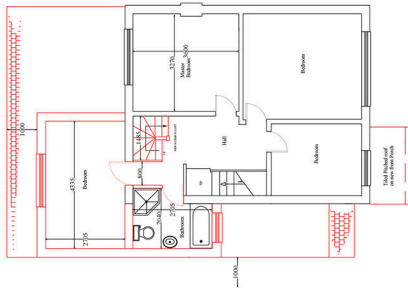
PROPOSED FRONT ELEVATION



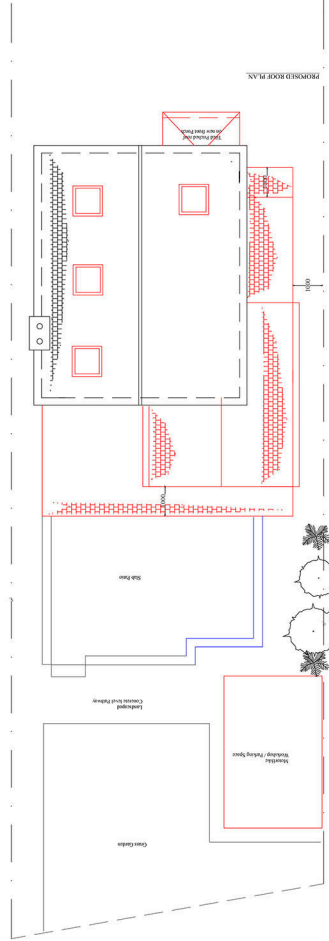
PROPOSED SIDE ELEVATION



PROPOSED FIRST FLOOR PLAN



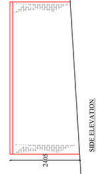
PROPOSED SECOND FLOOR PLAN



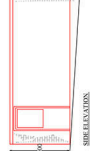
PROPOSED ROOF PLAN



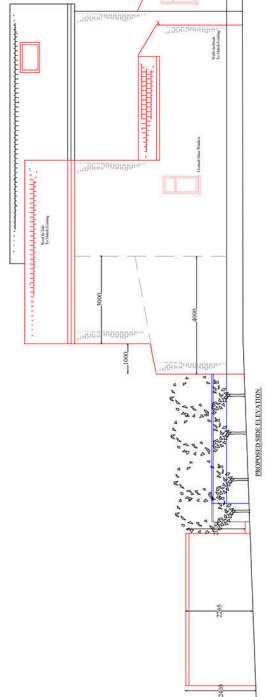
PROPOSED REAR ELEVATION



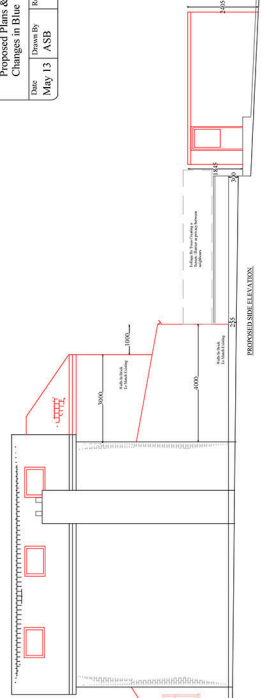
PROPOSED SIDE ELEVATION



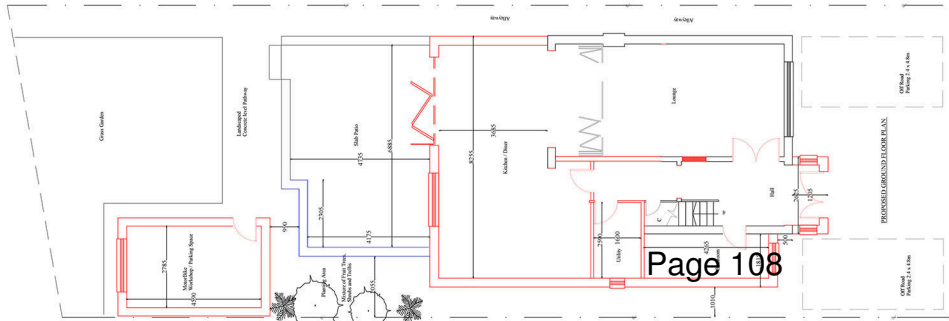
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

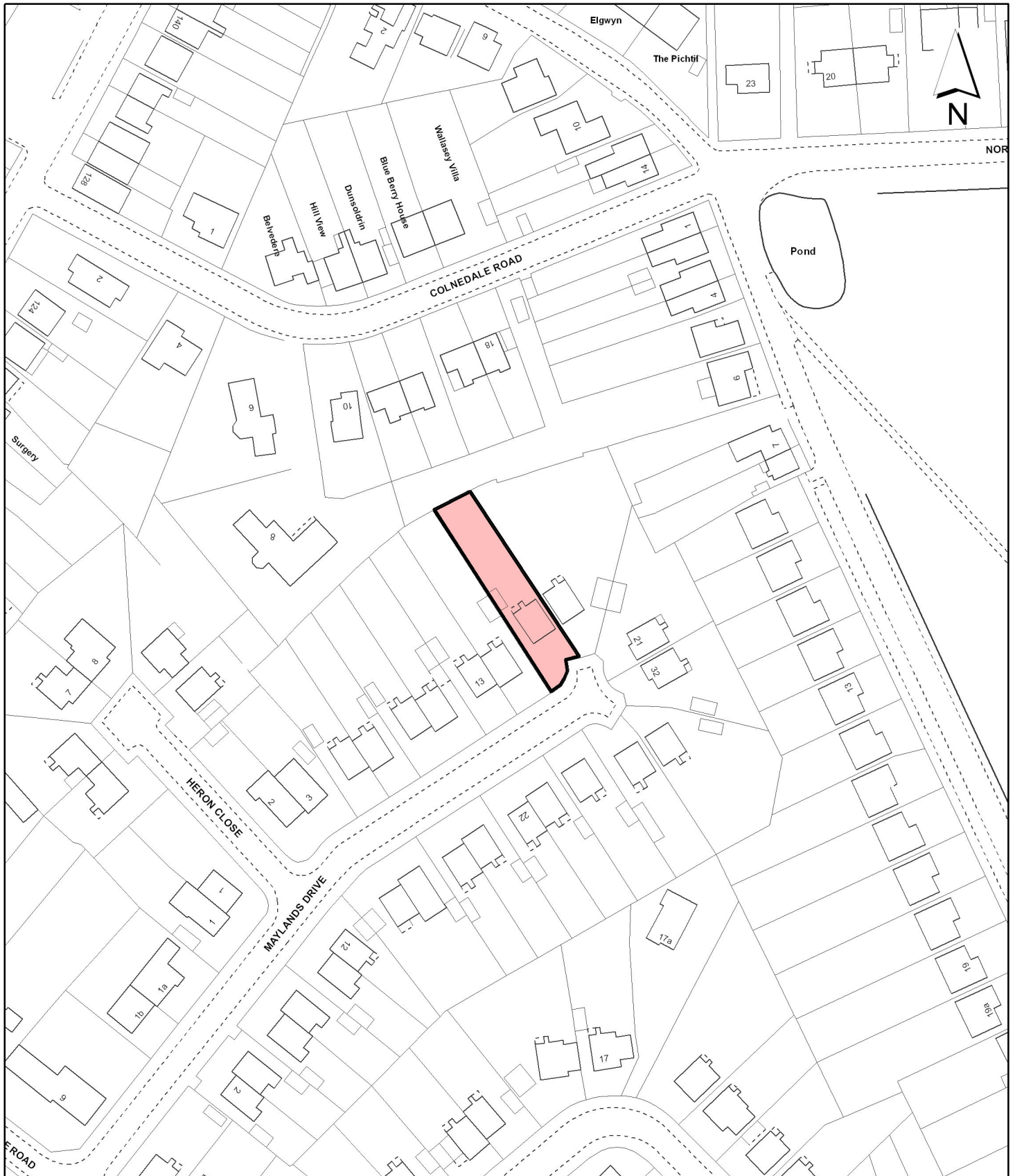


PROPOSED SIDE ELEVATION



PROPOSED GROUND FLOOR PLAN

Title	Proposed Plans & Elevations	Project	17 Maylands Drive
	Changes in Blue	Location	Unbridge
	ASB	Drawn by	UBS 1BH
	ASB	Scale	1/100 @ A1
File No	17004	Drawn by	ASB



Notes

 Site boundary

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Site Address

**17 Maylands Drive
Uxbridge**

Planning Application Ref:

65665/APP/2013/1348

Planning Committee

Central & South

Scale

1:1,250

Date

**August
2013**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 24 RUFFLE CLOSE WEST DRAYTON

Development: Loft conversion to create accommodation in roof space, creation of side dormer, new windows to elevations and a roof light.

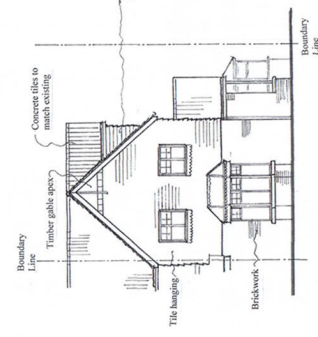
LBH Ref Nos: 69256/APP/2013/1601

Date Plans Received: 13/06/2013

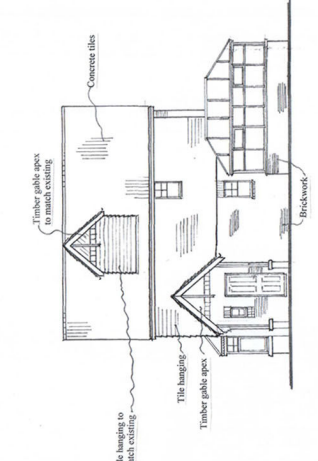
Date(s) of Amendment(s): 25/07/2013

Date Application Valid: 17/06/2013

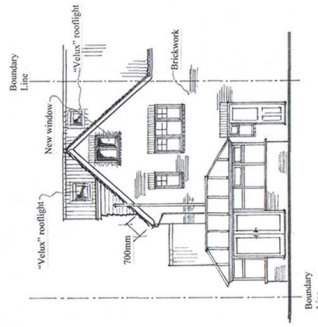
Scale bar for all elevation drawings only



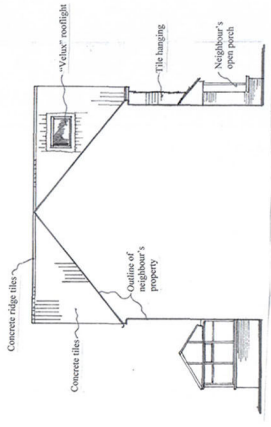
FRONT ELEVATION



SIDE ELEVATION

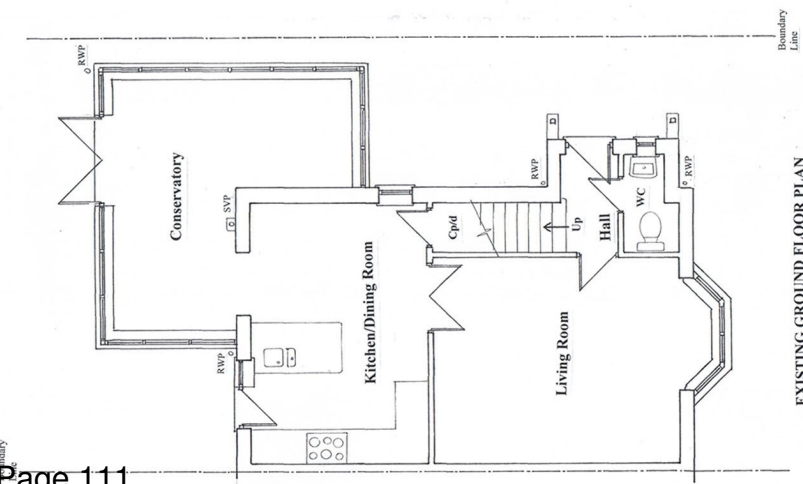


REAR ELEVATION

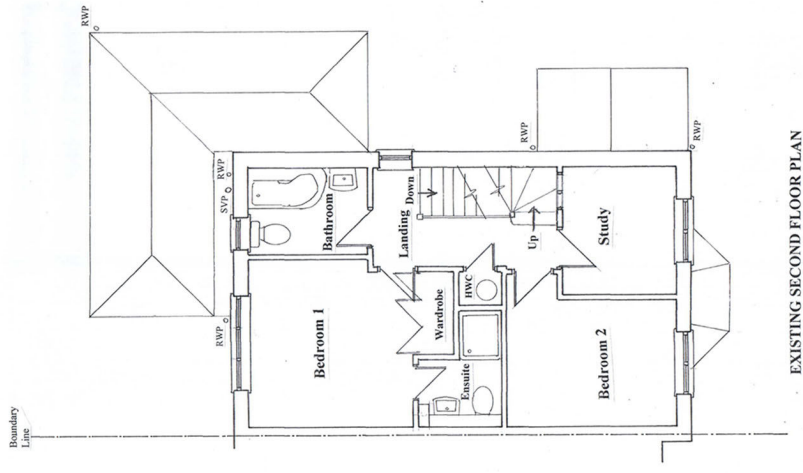


SIDE ELEVATION

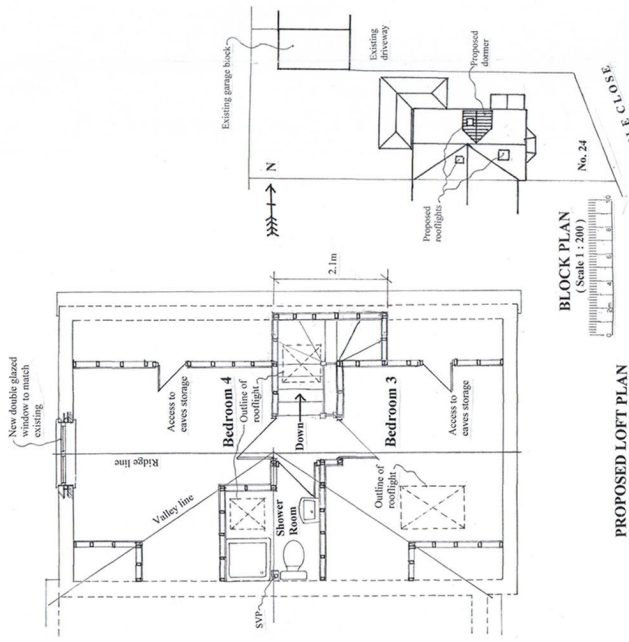
Scale bar for all floor plans only



EXISTING GROUND FLOOR PLAN (with New Staircase to Loft)



EXISTING SECOND FLOOR PLAN (with New Staircase to Loft)



PROPOSED LOFT PLAN

BLOCK PLAN (Scale 1:200)

No. 24



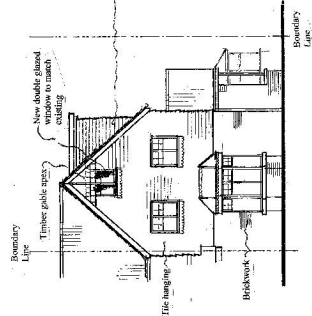
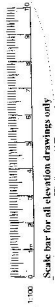
LOCATION PLAN (Scale 1:1250)

LOW WORDS TO THE HOUSE RECEIVED 13 JUN 2013 PLANNING & TRANSPORTATION OFFICE

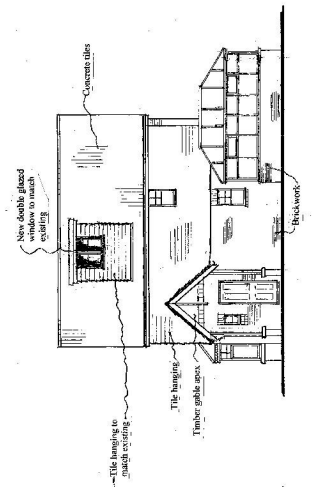
Loft Conversion at 24 RUFFLE CLOSE, WEST DRAYTON.

Plans & Elevations.

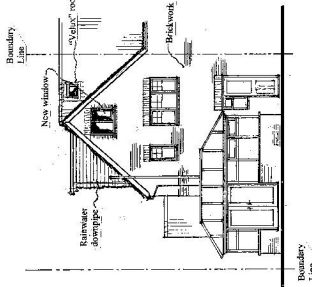
1:50/1:100 April, 2013 reference no. 2K13/31



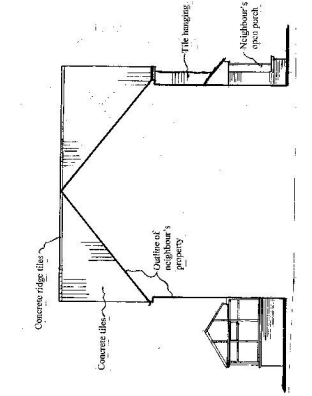
FRONT ELEVATION



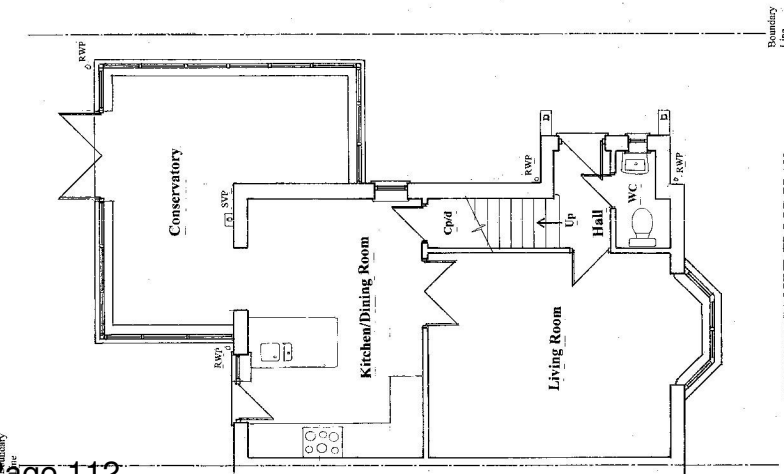
SIDE ELEVATION



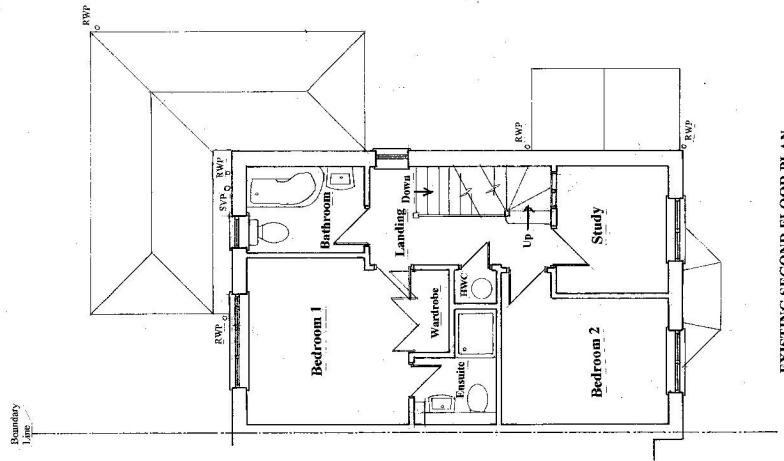
REAR ELEVATION



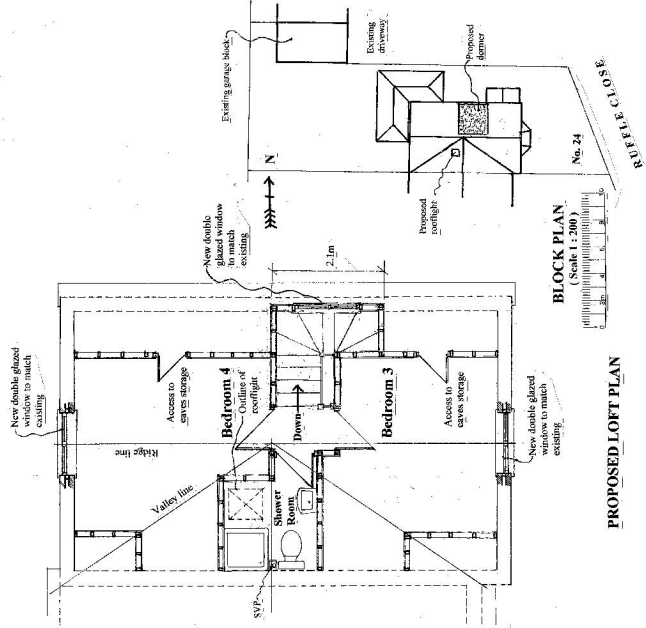
SIDE ELEVATION



EXISTING GROUND FLOOR PLAN

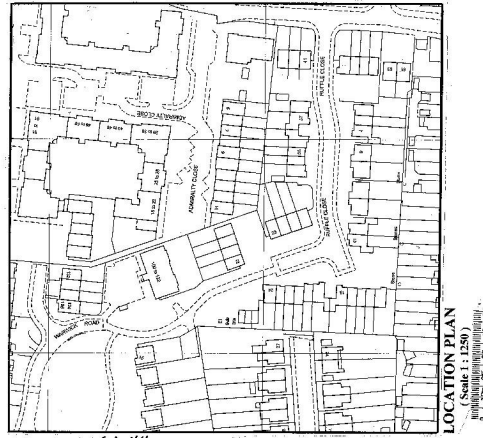


EXISTING SECOND FLOOR PLAN (with New Staircase to Loft)



PROPOSED LOFT PLAN

BLOCK PLAN (Scale 1:200)




LOCATION PLAN (Scale 1:1250)

Revision B-Dormer window Filled, sealed.
 Revision A-Dormer Roof & Fasciation, Angled.
 Job
**Loft Conversion at
 24 RUFFLE CLOSE,
 WEST DRAYTON.**
 drawing
 Plans & Elevations.
 scale
 1 : 50 / 1 : 100
 date
 April, 2013.
 reference no. 2K1597 (Rev. B)



Notes

 Site boundary

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Site Address

**24 Ruffles Close
West Drayton**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
69256/APP/2013/1601

Scale
1:1,250

Planning Committee
Central & South 13

Date
August 2013



HILLINGDON
LONDON

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