



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, 16
OCTOBER 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
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request. Please contact us for
further information.**

Published: Tuesday, 8 October 2013

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=123&MId=1741&Ver=4>

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INVESTOR IN PEOPLE

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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 4 September 2013 1 - 8
- 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	48 Pole Hill Road, Hillingdon 33924/APP/2013/1696	Hillingdon East	Single storey detached outbuilding to rear for use as garage. Recommendation: Refusal	9 – 16 102 - 106
7	11 Cedars Drive, Hillingdon 1985/APP/2013/197	Uxbridge North	Boundary wall to front and installation of steel gates (Part Retrospective). Recommendation: Had the item been referred to Committee the application would have been approved.	17 – 26 114 - 117

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
8	67 Berrydale Road, Hayes 64145/APP/2013/2176	Yeading	Single storey side extension (Part retrospective). Recommendation: Refusal	27 – 34 107 - 113
9	1b High Street, Cowley 69295/APP/2013/1803	Uxbridge South	Change of Use from A1 [Internet Cafe] to A2 [Estate Agents]. Recommendation: Approval	35 – 44 118 - 121
10	Holiday Inn, Sipson Road, West Drayton 6843/APP/2013/2182	Heathrow Villages	The installation of 2 x 1.2m microwave dishes, equipment cabinet (to be installed internally) free standing hand railing and ancillary equipment on the rooftop. Recommendation: Approval.	45 – 52 122 - 128

11	S106 Quarterly Monitoring Report up to 30 June 2013			53 - 56
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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.

12	Enforcement report	57 - 66
13	Enforcement report	67 - 84
14	Enforcement report	85 - 92
15	Enforcement report	93 - 100

Any Items transferred from Part 1

Any Other Business in Part 2

Plans for Central and South Planning Committee pages 101 - 128

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

4 September 2013

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors John Hensley (Chairman) Judith Cooper (Vice-Chairman) Wayne Bridges Dominic Gilham Brian Stead Mo Khursheed (Labour Lead) Janet Duncan</p> <p>Officers Present: James Rodger, Head of Planning, Sports and Green Spaces Matthew Duigan, Planning Service Manager Syed Shah, Principal Highway Engineer Tim Brown, Legal Advisor Charles Francis, Democratic Services</p>	
71.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Neil Fyfe, no substitute.</p>	
72.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Dominic Gilham declared a pecuniary interest in item 9. He left the room and did not participate in the item.</p> <p>Councillor Mo Khursheed declared a non-pecuniary interest in item 8. He participated in the item.</p>	
73.	<p>TO SIGN AND RECEIVE THE MINUTES OF 13 AUGUST 2013 (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>	
74.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>	
75.	<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>	

	<p><i>Item 5)</i></p> <p>All items were considered in Part 1 with the exception of items 10, 11, 12 and 13.</p>	
76.	<p>17 MAYLANDS DRIVE, UXBRIDGE - 65665/APP/2013/1348 (<i>Agenda Item 6)</i></p> <p>In accordance with the Council's constitution a representative of the petition received in support of the proposal was invited to address the meeting. The following points were raised:</p> <ul style="list-style-type: none"> • The patio was in keeping with local residences and addressed privacy issues. • The outbuilding was in keeping with other garages in the local area. • The outbuilding had no impact and would not be rented out for living accommodation. • A garden fenced had been erected to enhance privacy. • The ground level had not been raised at the boundaries. • The development was in keeping with the local area. • Advice had been sought from the Planning Department and the Planning Enforcement Team and both Departments could have done more to assist the applicant. • Enforcement officers had not measured correctly when they had assessed his property. • The plans which suggested that one of the upstairs rooms was a bedroom was incorrect. This was a bathroom and not a bedroom. <p>In discussing the application, Members enquired about the discrepancies in the levels, overlooking issues and access to the outbuilding. In response, officers confirmed that they had measured the levels and disagreed with the measurements provided by the applicant. However, officers were confident that they had interpreted the applicants' plans correctly and had taken accurate measurements. Officers confirmed that they believed that patio, walls and garden levels contributed to a degree of overlooking which meant that there was an issue of overlooking/loss of privacy to kitchen (of No. 19) over boundary fences. With regards to access to the outbuilding, Officers confirmed that access was provided by an alleyway which measured 1 metre in width.</p> <p>On balance, Members agreed that the proposal should be refused for the reasons listed in the officer report and specifically that the size, scale and bulk of the development was inappropriate for the character of the area. Members also had serious concerns about the degree of overlooking. As a result, the Committee agreed to amend refusal reason 2 as follows:</p> <p>"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</p>	<p>Action by</p> <p>James Rodger & Matt Dugan</p>

	<p>of their proximity to the boundary, and height of the patio, would be over dominant, visually intrusive and enable overlooking. This would significantly reduce the standard of amenities, (daylight, sunlight and privacy) currently enjoyed by the occupants of Nos. 15 and 19 May lands 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)."</p> <p>It was moved, seconded and on being put to the vote was agreed that the application be refused.</p> <p>Resolved –</p> <p>That the application be unanimously refused for the reasons set out in the officer report including the amendment to refusal reason 2 set out above.</p>	
77.	<p>103 PARK ROAD, UXBRIDGE - 32648/APP/2013/1142 (<i>Agenda Item 7</i>)</p> <p>In accordance with the Council's constitution a representative of the petition received in objection of the proposal was invited to address the meeting. The following points were raised:</p> <ul style="list-style-type: none"> • The Take a Way was situated in a residential area and as a result had caused nuisance through noise and disturbance mainly arising from gatherings of youths outside the premises until 2300 hours most days • The Take a Way had caused nuisance to local people from cooking smells emanating from the premises. • The Take a Way had generated disturbance from noise arising from deliveries and a recent refurbishment. • The Take a Way did not blend in with the local area and was incongruous with 100 year old cottages • The Take a Way was associated with local parking problems and there had been several cases of inconsiderate parking when customers had parked across the drive ways of local residents. • The amount of local litter had increased since the Take a Way had opened which had increased the risk of vermin. • The Take a Way was detrimental to the area and had a negative impact on local property prices. <p>The agent raised the following points:</p> <ul style="list-style-type: none"> • The applicant had installed sound insulation to reduce noise and disturbance to local residents and this work had been checked by Council officers. • The applicant had provided assurances that no amplified music would be played at the premises. • In relation to waste and disposal, the applicant already complied with existing regulations and a collection regime was already in place. • The business would no longer be viable if the hours of operation 	<p>Action by</p> <p>James Rodger & Matt Dugan</p>

	<p>were not extended further as per the application.</p> <ul style="list-style-type: none"> • If the hours of operation were extended, this would provide employment opportunities for up to an additional four members of staff. <p>The Committee agreed that the proposed increase in opening hours would be detrimental to the residential amenities of local residents due to increased noise and disturbance. It was moved, seconded and on being put to the vote agreed that the application be refused for the reasons set out in the officer report.</p> <p>Resolved –</p> <p>That the application be unanimously refused.</p>	
78.	<p>843 UXBRIDGE ROAD, HAYES - 630/APP/2013/1190 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and highlighted the changes as set out in the addendum.</p> <p>In accordance with the Council’s constitution a representative of the petition received in support of the proposal was invited to address the meeting. The following points were raised:</p> <ul style="list-style-type: none"> • A petition consisting of approximately 300 signatures had been raised in support of the application. • The Momtaz Shisha cafe premises were popular locally and other local business had benefited from the trade it attracted. • There already was a canopy on the premises when it was purchased. • The canopies in use to the rear of the premises did not require separate planning permission. • There were a number of empty shops locally. If the retrospective permission was not granted, it would mean there would be a further empty shop front. • The business provided employment for 5 members of staff. • Local residents had provided positive feedback. • The applicant had spent a considerable amount of capital improving the premises. <p>The applicant and the agent were the same person.</p> <p>In discussing the application, Members asked about the number of canopies and when these were folded back after use. Further enquiries concerned the current parking arrangements, hours of operation of the business and the number of customers the premises served in a typical day of trading. In response, the applicant informed the Committee that there were 3 canopies in operation and these were typically folded back between 11:30pm and 12:00pm. The applicant confirmed that most customers travelled by foot or by train and so parking issues did not usually arise. However, it was highlighted that there were 25 car</p>	<p>Action by</p> <p>James Rodger & Matt Dugan</p>

	<p>parking spaces on the parade of shops should these be required. The applicant also confirmed that the busiest time of day was between 5pm and 8pm and the premises served 25 to 30 people at peak periods.</p> <p>In discussing the application, Members agreed that the proposal 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. In addition, the proposal would result in an over intensification of the site and generate unacceptable levels of noise and general disturbance to the detriment of the amenities of nearby residents.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the officer report and addendum sheet.</p>	
79.	<p>24 RUFFLE CLOSE, WEST DRAYTON - 69256/APP/2013/1601 <i>(Agenda Item 9)</i></p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved as per the officer report and addendum.</p> <p>Resolved –</p> <p>That the application be approved as per the officer report and addendum sheet.</p>	<p>Action by</p> <p>James Rodger & Matt Dugan</p>
80.	<p>ENFORCEMENT REPORT <i>(Agenda Item 10)</i></p> <p>The recommendations as set out in the officer’s report was moved seconded and on being put to the vote were 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</i></p>	<p>Action by</p> <p>James Rodger & Matt Dugan</p>

	<i>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>	
81.	<p>ENFORCEMENT REPORT (Agenda Item 11)</p> <p>The recommendations as set out in the officer's report was moved seconded and on being put to the vote were 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>James Rodger & Matt Dugan</p>
82.	<p>ENFORCEMENT REPORT (Agenda Item 12)</p> <p>The recommendations as set out in the officer's report was moved seconded and on being put to the vote were 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>James Rodger & Matt Dugan</p>

83.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>The recommendations as set out in the officer's report was moved seconded and on being put to the vote were 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>James Rodger & Matt Dugan</p>
<p>The meeting, which commenced at 7.00 pm, closed at 8.30 pm.</p>		

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

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Report of the Head of Planning, Sport and Green Spaces

Address 48 POLE HILL ROAD HILLINGDON

Development: Single storey detached outbuilding to rear for use as garage

LBH Ref Nos: 33924/APP/2013/1696

Drawing Nos: Plan and photograph
PLAN
BLOCK PLAN
LP01

Date Plans Received: 20/06/2013

Date(s) of Amendment(s): 20/06/2013

Date Application Valid: 05/07/2013

24/09/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached bungalow located on a corner plot between Pole Hill Road and Harrow View. The brick and tile dwelling is set back from the road by over 10 metres by an area of soft landscaping. There is no vehicular crossover to the front of the property. There is an existing single storey extension to the rear. The rear garden boundary is surrounded by a fence. To the side of the property along Harrow View is a vehicular crossover with a side gate to access an area of hardstanding and does not have a pavement.

The property benefits from a single storey rear extension which was approved under application 33924/83/1484 in 1983.

The street scene is residential in character and appearance and the application site lies within the Development Area, as identified in the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

Retrospective planning permission is sought for an outbuilding at the rear of the garden to be used as a garage. The outbuilding measures 6.30m deep, 4.65m - 5.67m wide and have a flat roof 2.95m high with a floor area of 28sq.metres. The outbuilding is constructed of yellow brick. There is no vehicular crossover proposed as part of this application to serve the garage.

1.3 Relevant Planning History

33924/83/1484 48 Pole Hill Road Hillingdon

Single storey rear extension.

Decision Date: 10-11-1983

Approved

Appeal:

33924/APP/2013/1683

48 Pole Hill Road Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 2.9 metres, and for which the height of the eaves would be 2.5 metres

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

33924/APP/2013/61 48 Pole Hill Road Hillingdon

Conversion of roof space to habitable use to include 2 side dormers involving alterations to the roof of existing single storey extension(Application for a Certificate of Lawful Development for a Proposed Development).

Decision Date: 07-03-2013 Approved **Appeal:**

33924/APP/2013/755 48 Pole Hill Road Hillingdon

Single storey rear extension with habitable roofspace to include 2 side dormers involving part demolition of existing rear element

Decision Date: 21-06-2013 Refused **Appeal:**

Comment on Planning History

33924/APP/2013/1683 - Prior approval was refused for a single storey rear extension 6m deep.

33924/APP/2013/61 - In 2013 Lawful Development Certificate was granted for the erection of dormer windows.

33924/APP/2013/755 - Planning permission was refused for a single storey rear extension with habitable roofspace to include 2 side dormers involving part demolition of existing rear element for the following reason:

The proposed development, by reason of the size, bulk, scale and design of the proposed dormers combined with the dormers currently under construction, would represent an incongruous and visually intrusive form of development which would be detrimental to the character and appearance of the host dwelling, the street scene and the surrounding area generally, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

EXTERNAL CONSULTEES:

4 neighbours were consulted by letter dated 9th July 2013. A petition with 21 signatories was received objecting to the application. Three letters of representation were received with the following objections:

1. It is not a garage, but a habitable dwelling;
2. The building has already been erected. Water and electric services have been installed, back and front doorways are introduced and double glazed French doors. A small window has been installed directly over a soil pipe, thus indicating some sort of living abode.
3. An additional problem would arise from extra vehicle parking in the close if the property is turned into multiple occupation.
4. The boundary hedge has been removed and replaced with an oversized wooden fence.
5. The extension has a height of 3m, which is just too high.

Officer comment: Issues Nos. 1-3 could be dealt with by condition to ensure the outbuilding would not be used as a separate residential unit. Issue No.4 is not part of this application. All other issues are addressed in the main body of the report.

A Ward Councillor has requested that the determined at Committee.

INTERNAL CONSULTEES:

Highway Comments:

This is a retrospective application. The building is denoted on the drawings as an outbuilding. Considering the nature of the building including two double doors with double glazing and a double glazed window, and that the existing floor level is considerably higher than the adjacent ground level in front of the shutter door, the finished floor level will be even higher, the building does not appear to be designed and constructed for car parking purposes.

The application form states that a new or altered access to the highway is not proposed. The garage door is not located in front of the existing crossover, therefore an additional new crossover is necessary for the building to be used as a garage for parking a vehicle.

Notwithstanding the above, the applicant has not demonstrated that the turning and internal space requirements are satisfactory for the outbuilding to be used as a garage. We have considered multiple scenarios with different turning movements/angles and vehicle parking angles, which demonstrate that the layout of the outbuilding is unsatisfactory for car parking.

The road in front of the garage door is narrow, resulting in a substandard turning space of around 5.3m (around 4.7m road width + around 0.5m on the verge). Minimum turning requirement for a standard car parking space is 6m, generally a longer turning space is required for garages due to the restrictive movements.

Sightlines for a vehicle emerging from the outbuilding are totally blocked due to the outbuilding walls. Furthermore, for the existing vehicular access, sightlines to the east are blocked by the outbuilding. The absence of the requisite sightlines is considered to be prejudicial to highway safety.

Considering the issues discuss above, the proposal is considered to be contrary to the Council's policy AM7 of the Local Plan part 2.

Officer Note: The submitted application form clearly states that the intended use of the outbuilding is as a garage and the presence of a vehicular access door adjacent to the

highways is clearly indicative that the building is intended to be accessed by motor vehicles. Accordingly, the adequacy of the building to accommodate motor vehicles is a significant material consideration.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

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

LPP 5.3 (2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the detached garage 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 and the availability of parking.

Policy BE15 of the Local Plan state that extensions must be in keeping with the scale, form and architectural composition of the original building. BE19 also states that new developments should complement or improve the amenity and character of the area.

Section 9 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions sets out criteria to assess outbuildings against: the requirements are that the proposed should be set back 500mm from the boundaries and positioned as far away from the house as possible, the external materials should be similar to the existing house, that a flat roof should be no higher than 3m and that windows would only be permitted in elevation facing owners main house.

The outbuilding currently stands immediately adjacent to the side boundary adjoining No.50 Pole Hill Road and is 2.95m high with a flat roof. As there is no pavement, the outbuilding would abut the highway, contrary to the above guidance.

In respect of the scale of the building, the proposal at 28sq.m in footprint represents a size 20% that of the 137sq.m of the existing house. This is considered to fall within a scale subservient to that of the main house.

Due to its location abutting the highway, the building is very prominent in the streetscene and is out of character with the nature of the street, especially with no footway between the vehicle carriageway and the side boundary line of the site. It has been noted there are garages on the opposite side of the street, however these garages are much smaller in size and are set back from the carriageway by the footway. As such, the detached garage at the application site would be much more imposing and would have an unacceptable impact on the visual amenities of the surrounding area, contrary to Policies BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

With regard to the impact on the amenities on neighbouring properties, the outbuilding would be positioned as far away as possible from the existing house and would have a small window and door facing the rear elevation of the properties. As such, it is considered that the proposal would not have a material impact on the neighbouring properties. Therefore the proposal would comply with policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

239sqm of private amenity space would be retained in compliance with paragraph 5.13 of the HDAS: Residential Extensions and policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application form states the outbuilding would be used as a garage. HDAS: Residential Extensions states a garage should be set back at least 2.4m from the back edge of the roadway and use a roller shutter. The internal dimensions should allow at least 4.8m x 3m for a single garage. Whilst the garage would comply with these dimensions, the layout of the internal space in relation to the garage door is such that it would still not be easily capable of accommodating a motor vehicle. Further, it would not be set back 2.4m from the back edge of the roadway, contrary to the above guidance. The existing crossover is not located in front of the garage doors and a new crossover would therefore be required for the outbuilding to be used as a garage. The highways officer has objected to the proposal on the basis it would not enable safe access/egress or parking for a motor vehicle. However, the submitted plans do not show a proposed vehicular crossover serving the garage and would therefore not be able to use the garage to park cars. As such, the proposal would conflict with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In light of the above, it is considered the application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The outbuilding, by reason of its location abutting the highway, would be very prominent and imposing in the streetscene and is out of character with the nature of the street. As such, the detached garage would conflict with policies BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The garage; by reason of its overall design including insufficient set back from the roadway, substandard sightlines and inadequate manoeuvring space is inadequate to accommodate a motor vehicle and would lead to conditions prejudicial to highway and pedestrian safety.. As such, the proposal would conflict with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

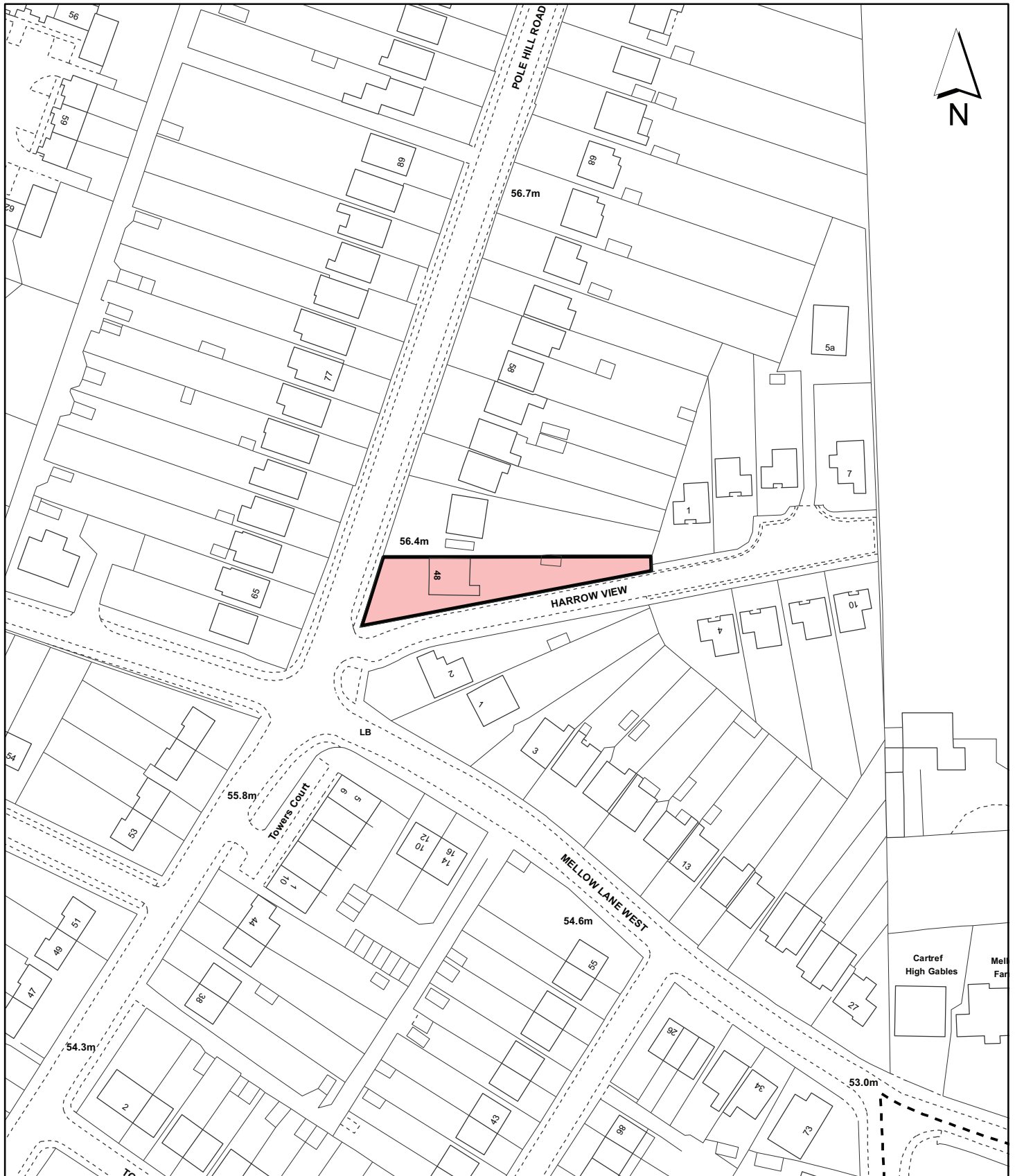
Part 2 Policies:

AM14 New development and car parking standards.
BE13 New development must harmonise with the existing street scene
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**48 Pole Hill Road
 Hillingdon**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
33924/APP/2013/1696

Scale
1:1,250

Planning Committee
Central and South

Date
**October
 2013**



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 11 CEDARS DRIVE HILLINGDON
Development: Boundary wall to front and installation of steel gates (Part Retrospective)
LBH Ref Nos: 1985/APP/2013/197
Drawing Nos: PS/11/2013/A
PS/11/2013/B Rev. 1

Date Plans Received: 25/01/2013 **Date(s) of Amendment(s):**
Date Application Valid: 29/01/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached bungalow that has been previously extended to the side and rear to produce a staggered layout with 3 bedrooms (2 bedrooms downstairs and 1 bedroom in the roof-space with 2 east facing rooflights). The bungalow has a 14.4m deep east facing rear garden, beyond which is the driveway to No.15 Bishops Close.

The property has a paved front and side driveway and single attached garage occupying a corner plot at the junction of Cedars Drive and Bishops Close, and is enclosed by a 1.8 (h) close boarded wooden fence along the boundary with Bishops Close opposite to Nos: 1, 2, 3, 4 and 5 Bishops Close, and a brick boundary wall and gates at a maximum height of 1.95m to enclose the paved front garden area.

A number of the properties within the immediate vicinity are enclosed by similar brick walls and steel gates, the include:

No.1 Bishops Close - Red brick wall with railings above and metal gate (slightly lower than that proposed)

No. 6 Cedar Drive - Red brick wall with railings above and metal gate (very similar design and scale to the proposed)

No. 14 Cedars Drive - Brick wall and gate (albeit much lower than the proposed)

No. 19 Cedars Drive - Brick wall and gate (albeit much lower than the proposed)

No. 27 Cedars Drive - Brick wall and gate (albeit much lower than the proposed)

The application site lies within the locally recognised Village Estate which is a developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks retrospective planning permission for the boundary wall to the front garden and the associated installation of steel gates. The wall has been constructed in buff coloured brick to match that used on the host dwelling and consists of brick piers at a maximum height of 1.95m with walls at a height of 1.23m, and steel gates across the vehicular and pedestrian access.

It is noted that the plans which are contained within the application do not precisely match the works which have been completed on site. The main differences being:

- 1) The detailing of the pillars in plans and as built;
- 2) The presence of a letter box in the as built which is not on the plans;
- 3) The presence of an entry keypad in the as built which is not on the plans;
- 4) The presence of lighting on top of the pillars in the as built which is not on the plans.

Given that it is the plans which are approved as part of an application it is considered that the proposal is in fact part-retrospective, approval of this application would not in effect give retrospective consent for any aspect of the works which is not in accordance with the plans which form part of the application. If members considered any of these aspects to be of concern this could be subject to further investigation and enforcement action if appropriate.

It should further be noted that additional hardstanding has been created within the front garden. This hardstanding does not form part of the application as it is not mentioned in the application form or shown on the submitted plans. Again, if members considered this aspect of works which have been carried out on site to be of concern this could be subject to further investigation and enforcement action if appropriate.

1.3 Relevant Planning History

1985/APP/2010/1024 11 Cedars Drive Hillingdon

Conversion of roofspace to habitable use to create additional level, involving raising of main roof height, single storey side extension, canopy to front and conversion of existing attached garage for habitable use.

Decision Date: 20-07-2010 Refused **Appeal:**

1985/APP/2010/2748 11 Cedars Drive Hillingdon

Single storey side/rear extension, conversion of attached garage to habitable space with alterations to existing elevations.

Decision Date: 02-02-2011 Approved **Appeal:**

1985/APP/2010/90 11 Cedars Drive Hillingdon

Raising of roof to provide first floor level, to include part two storey part first floor side extension with canopy to front, conversion of garage with first floor extension

Decision Date: 29-03-2010 Refused **Appeal:**

1985/APP/2011/1737 11 Cedars Drive Hillingdon

Raising of roof to provide habitable roof space to include a rear dormer, 2 front rooflights, 2 rear rooflights and 4 side rooflights

Decision Date: 22-09-2011 Refused **Appeal:**

1985/APP/2011/2486 11 Cedars Drive Hillingdon

Raising of roof to provide habitable roof space to include 2 rear dormers, 1 front dormer and 4 side rooflights

Decision Date: 19-12-2011 Refused **Appeal:** 14-MAR-12 Dismissed

1985/APP/2011/821 11 Cedars Drive Hillingdon

Raising of roof to provide habitable roof space to include a rear dormer, 2 front rooflights, 2 rear rooflights and 4 side rooflights.

Decision Date: 07-06-2011 Refused **Appeal:**25-AUG-11 Dismissed
1985/APP/2012/1738 11 Cedars Drive Hillingdon

Single storey side extension involving conversion of garage into habitable room, single storey rear extension and conversion of roof space to habitable use to include 2 x rear dormers, 1 x front dormer and 4 x side rooflights (Part- Retrospective)

Decision Date: 30-07-2012 Withdrawn **Appeal:**
1985/APP/2012/425 11 Cedars Drive Hillingdon

Single storey side extension involving conversion of garage into habitable room, front porch and conversion of roof space to habitable use to include 2 x rear dormers, 1 x front dormer and 4 x side rooflights.

Decision Date: 20-04-2012 Approved **Appeal:**
1985/APP/2012/440 11 Cedars Drive Hillingdon

Application for non-material amendment of planning permission Ref: 1985/APP/2010/2748 to remove kink from side elevation (Single storey side/rear extension, conversion of attached garage to habitable space with alterations to existing elevations.)

Decision Date: 02-04-2012 Approved **Appeal:**
1985/B/93/1338 11 Cedars Drive Hillingdon

Erection of a single-storey side and rear extension with pitched roof over

Decision Date: 11-10-1993 Approved **Appeal:**
1985/C/95/1445 11 Cedars Drive Hillingdon

Erection of a single storey side and rear extension (involving demolition of existing garage)

Decision Date: 07-03-1996 Approved **Appeal:**

Comment on Planning History

There is a lengthy planning history at the site relating to extensions. See above.

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

12 neighbouring properties were consulted by letter dated 31.1.13. A site notice was displayed which expired on 4.3.13. Two letters of objection and a petition of objection have been received raising concerns about the visual impact of the gates and walls, and highways safety issues.

Officer Note: The photographs submitted with the petition show steel gates which exceed the height of and are significantly different in design to that shown on the submitted plans.

A recent site visit has been undertaken and it is clear that this gate has been removed and replaced with one which closely coincides with that shown on the plans. The decision

should be taken having regard to what is shown on the submitted plans.

HIGHWAYS ENGINEER

No objection.

Although the visibility splays shown on the block plan are not correctly drawn , I have considered the proposals in light of the requisite visibility splays and do not have an objection on this aspect.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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.

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

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

LPP 3.5 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property and locality, the impact upon the amenities of adjoining occupiers, and the impact on highway safety.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

Paragraph 10.1 of the Council's Supplementary Planning Document HDAS: Residential Extensions requires front walls and enclosures to make a positive contribution to the street scene and must ensure adequate visibility for all vehicles entering and exiting the property. Walls and enclosures should not obstruct sight lines required for road and public safety. To ensure harmonisation with the existing street scene, applicants should ensure that the design and materials used and the height of any wall/enclosure must be in

keeping with the character of the area.

The boundary wall and proposed gates are considered to be in keeping with other enclosures within the nearby vicinity. There are examples of walls and railings/gates directly opposite the application site and to the side in Bishops Close. The development does not therefore conflict with the Council's policies and guidance in this respect.

Concerns have been raised by local residents that the proposed wall and gates impede visibility at the access from Bishops Close. The Council's Highways Engineer has reviewed the proposals and raises no objections in highways safety terms. As such the proposal is considered to have an acceptable impact on highway safety and the proposal accords with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for approval.

6. **RECOMMENDATION**

Due to an administrative error The Local Planning Authority has issued a decision on this application without the application being referred to the planning committee for consideration.

Officers consider that the decision was made having regard to all material matters and was correct, however given that the correct administrative procedures were not followed it is necessary for the Central and South Planning Committee to consider the matters of the case and reach a determination as to whether they would have approved the application.

It is recommended that the Committee resolve that, had the item been referred to the Committee the application would have been approved subject to the conditions set out below:

1 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PS/11/2013/A and PS/11/2013/B.

REASON

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

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5 (2011) Quality and design of housing developments

- 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.

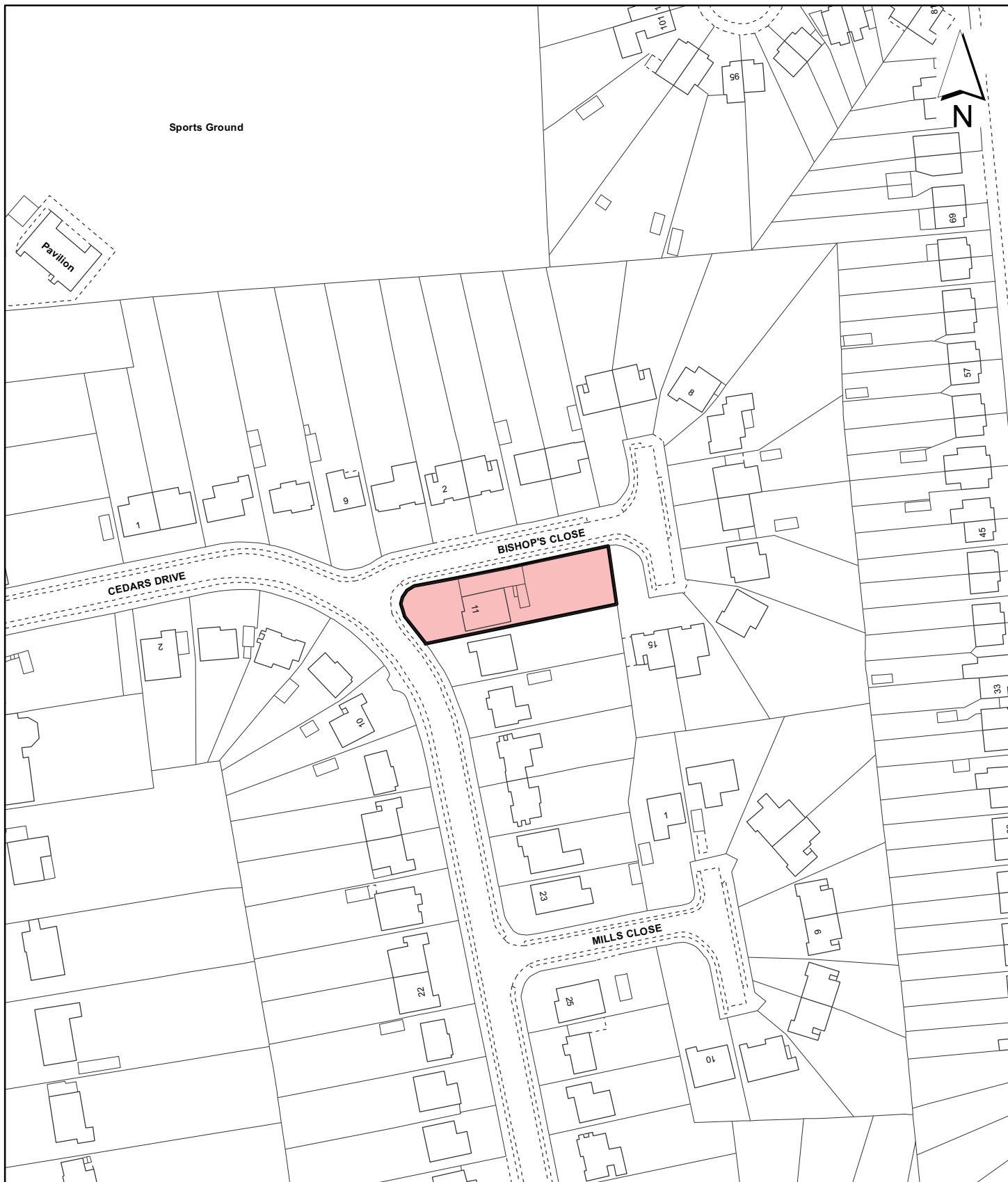
D) No bonfires that create dark smoke or nuisance to local residents.

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: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**11 Cedars Drive
Hillingdon**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
1985/APP/2013/197

Scale
1:1,250

Planning Committee
Central and South

Date
**October
2013**



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 67 BERRYDALE ROAD HAYES MIDDLESEX
Development: Single storey side extension (Part retrospective).
LBH Ref Nos: 64145/APP/2013/2176
Drawing Nos: 1:1250 Location Plan
1:500 Block Plan
1:100 Floor Plan
1:100 Rear Elevation
1:100 Side Elevation

Date Plans Received: 31/07/2013 **Date(s) of Amendment(s):** 31/07/2013
Date Application Valid: 06/09/2013

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north eastern side of Berrydale Road, at its junction with Broadmead Road. It comprises a one-bedroom two storey house on the southern end of a terrace forming a total of 8 properties which has its main frontage onto Coulter Close, a spur road accessed from Berrydale Road to the west of the terrace. This property, together with its neighbour, No. 66 comprise houses fronting Berrydale Road, whereas the other 6 properties in the terrace are flats/maisonettes with entrances either onto Coulter Close or in the case of the ground floor units, the amenity space at the rear.

No. 67 has erected a single storey extension without planning permission on its south eastern side elevation which equates to the rear of the terrace. This is set in marginally from the side boundary with No. 32 Coulter Close and projects 4.9m from the side of the house to cover the full width of the garden area. With a depth of 4.2m, the extension extends across most of the depth of the house and has a mono-pitched roof, 2.4m high at the eaves and 3.4m high where it attaches to the house. This extension provides a kitchen and small additional bedroom. The only outdoor amenity space remaining is a small yard area to the front of the property, enclosed by a 1.6m high wall.

The street scene is residential in character and appearance and lies within the 'developed area' as identified in the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

1.2 Proposed Scheme

This application proposes to reduce the projection of the extension at the side of the house to 2.0m and its depth to 4.3m. As it is not proposed to alter the height or pitch of the roof, the eaves height would increase to 3.1m on its south eastern elevation. The existing fenestration would be altered with one window facing front and a new door and window inserted to the garden elevation on the side facing Broadmead Road. Window and door frames would be upvc and all other external materials (brick, roof tiles) would match those

used on the existing house. The extension would provide a kitchen.

1.3 Relevant Planning History

64145/APP/2009/1813 67 Berrydale Road Hayes Middlesex
Single storey rear extension (Retrospective Application).

Decision Date: 29-10-2009 Refused **Appeal:**

64145/APP/2011/2204 67 Berrydale Road Hayes Middlesex
Single storey side extension (Retrospective)

Decision Date: 17-04-2012 Refused **Appeal:**

64145/APP/2011/858 67 Berrydale Road Hayes Middlesex
Single storey side extension (Part-Retrospective)

Decision Date: 19-07-2011 Refused **Appeal:**

64145/APP/2012/1534 67 Berrydale Road Hayes Middlesex
Single storey side extension (Part Retrospective)

Decision Date: 14-08-2012 Refused **Appeal:**

64145/APP/2012/2946 67 Berrydale Road Hayes Middlesex
Single storey side extension (Part retrospective).

Decision Date: 23-04-2013 Refused **Appeal:**02-JUL-13 Allowed

Comment on Planning History

Planning permission 1217DN/83/547 for the original housing estate removed permitted development rights for extensions, windows and garages to these properties.

In October 2009, a retrospective application 64145/APP/2009/1813 that sought to retain the as built extension was refused for the following reasons:

1. The existing single storey rear extension, by reason of its excessive length of projection and overall size, constitutes a disproportionate and unsympathetic addition, failing to appear subordinate to the scale, form and appearance of the original house. The extension is detrimental to the character and appearance of the original house and the visual amenities of the surrounding area generally. The development is therefore contrary to policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

2. The existing single storey rear extension, by reason of its overall siting in proximity to the side boundary with 32 Coulter Close, taken together with its length of projection beyond the rear elevation of that property, represents an overdominant/visually obtrusive form of development when viewed from the rear ground floor habitable room window on that property, compounded by a significant increase in overshadowing during the morning. As such the extension constitutes an un-neighbourly form of development, resulting in a material loss of residential amenity to the occupiers of 32 Coulter Close, contrary to policies BE20 and BE21 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007), as well as section 3.0 of the Hillingdon Design & Accessibility Statement

(HDAS): Residential Extensions.

3. The existing development, fails to maintain an adequate amount of private usable external amenity space for the occupiers of the existing property, resulting in overdevelopment of the site and poor living environment, detriment to the residential amenity of the existing occupiers as well as the character, appearance and visual amenities of the surrounding area. The development is therefore contrary to policy 4B.1 of the London Plan, policies BE19 and BE23 of the Councils adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

A second application, 64145/APP/2011/858 which proposed reducing the width of the extension to 3.0m was refused in August 2011 for the following reason:

1. The proposed development, fails to maintain an adequate amount of private usable external amenity space for the occupiers of the property, resulting in overdevelopment of the site and poor quality living environment, detrimental to the residential amenity of the occupiers as well as the character, appearance and visual amenities of the surrounding area. The development is therefore contrary policy 7.1 of the London Plan (July 2011) and policies BE19 and BE23 of the Councils adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

A third application, 64145/APP/2011/2204 which further reduced the width of the extension to 2.5m was refused in May 2012 for the following reason:

The proposed development fails to maintain an adequate amount of private usable external amenity space for the occupiers of the property, resulting in overdevelopment of the site and poor quality living environment, detrimental to the residential amenity of the occupiers. The development is therefore contrary policy 7.1 of the London Plan (July 2011), Policy BE23 of the Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

A fourth application, 64145/APP/2012/1534 which reduced the width of the extension to 2m was refused in August 2012 for the following reason:

1. The proposed development fails to maintain an adequate amount of private usable external amenity space for the occupiers of the property, resulting in overdevelopment of the site and poor quality living environment, detrimental to the residential amenity of the occupiers. The development is therefore contrary to Policy BE23 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The latest application 64145/APP/2012/2946 which reduced the width of the extension to 1.5m and depth to 2.5m was refused on 30/4/13 for the following reason:

1. The proposed development fails to maintain an adequate amount of private usable external amenity space for the occupiers of the property, resulting in overdevelopment of the site and poor quality living environment, detrimental to the residential amenity of the

occupiers. The development is therefore contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

A subsequent appeal was allowed by the Planning Inspectorate on the 2/7/13.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

7 neighbouring properties have been consulted and a site notice has displayed on the 11/9/13. No responses have been received.

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.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

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

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on the character and appearance of the original house, on the street scene and surrounding area and on the residential amenities of adjoining and existing occupiers of this property.

Having regard to the planning history on this site, Members have previously agreed that a 2.0m wide extension of this property was fully compliant with design guidance as regards

external dimensions and with such a depth, the proposal had overcome the reasons for refusal on previous applications for larger proposals of the extension which related to the impact of the extension upon the street scene and residential amenities of the neighbouring property.

This leaves the only outstanding reason for refusal agreed at committee being the lack of amenity space/overdevelopment of the site.

Paragraph 3.13 of HDAS states that for a two bedroom house (the smallest size of house specified) a minimum of 40sqm of usable garden space should be provided.

The Inspector on the previous scheme considered that a private amenity area of just under 36.0 sq. m represented a shortfall of 4 sq. m as compared to the Council's guidance and about 3 sq. m less than was originally available before the extension was built. The Inspector considered that the shortfall was not significant, particularly as the 40 sq. m standard related to a 2 bedroom house, whereas this is a one bedroom house for which there is no published guidance.

This proposal would now retain an amenity space area of 28.8 sq. m. It is considered that on balance, the shortfall of amenity space would now be significant and there would not be sufficient space to meet the needs of the existing and future occupiers of the property, contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development fails to maintain an adequate amount of private usable external amenity space for the occupiers of the property, resulting in overdevelopment of the site and poor quality living environment, detrimental to the residential amenity of the occupiers. The development is therefore contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

INFORMATIVES

1 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.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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

Standard Informatives

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

Part 1 Policies:

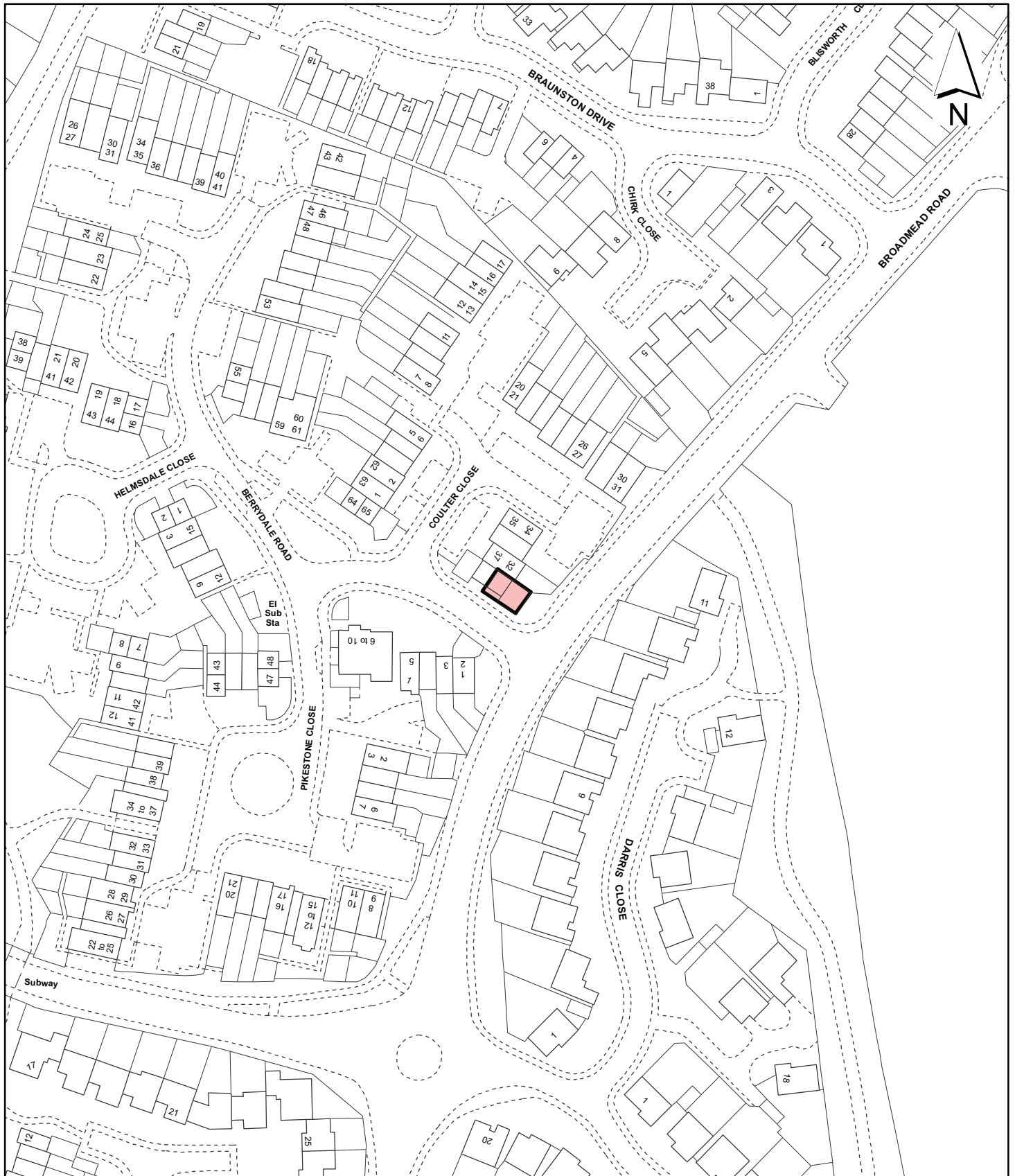
PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**67 Berrydale Road
Hayes**

Planning Application Ref:

64145/APP/2013/2176

Planning Committee

Central and South

Scale

1:1,250

Date

**October
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 1B HIGH STREET COWLEY
Development: Change of Use from A1 [Internet Cafe] to A2 [Estate Agents].
LBH Ref Nos: 69295/APP/2013/1803
Drawing Nos: MB/2011/2 - Location Plan
MB/2011/1 - Existing Ground Floor Plan
MB/2011/2 - Proposed Ground Floor Plan

Date Plans Received: 28/06/2013 **Date(s) of Amendment(s):**
Date Application Valid: 04/07/2013

1. SUMMARY

The application seeks planning permission for the change of use of No.1b High Street from A1 use (Internet Cafe) to A2 use (Estate Agents). As part of the proposal the wall between No.1a & 1b High Street would be opened up to form one unit, with the applicant already occupying 1a High Street.

Units 1a & 1b High Street were originally a single retail unit, which was split into two after consent was granted in 2005.

The proposed development would allow the expansion of a successful business and would result in the creation of 1 full time job and 1 part time job. The change of use of the unit would not undermine the retail functionality of the designated parade and would retain sufficient essential shop uses. Therefore, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers MB/2011/2 - Proposed Floor Plan and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
S7	Change of use of shops in Parades

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

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

4 147 **Damage to Verge**

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

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

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

5 **11** **Building to Approved Drawing**

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

6 **115** **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

7 **13** **Building Regulations - Demolition and Building Works**

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a ground floor mid-terrace retail unit, located on the eastern side of High Street, Cowley. The applicant has stated the last use of the building was A1 (internet cafe, however, the unit appeared vacant at the time of the site visit.

The unit has a blue metal framed shop front with two display windows either side of the entrance doorway. The front of the building has a lattice roller shutter with no fascia board above. The building is two storeys in height with residential premises above. The layout of the premises is a main retail floor space with a small kitchen and toilet to the rear of the building.

The property forms a terrace of four ground floor retail units on the southern side of the junction with Station Road, with the other units being the applicant's estate agency business (1a High Street) an off licence and a fast food takeaway (Units 2a & 2b High Street), with the fast food takeaway unit now being vacant.

Units 1a & 1b High Street were originally a single retail unit, which was split into two after consent was granted in 2005.

The terrace of four forms part of a designated retail parade, as identified in the Policies of the Hillingdon Local Plan (November 2012). The remainder of the parade is located on the northern side of Station Road and consist of four units which are in use as a cafe, hot food takeaway, newsagents and a hairdresser.

3.2 Proposed Scheme

The application seeks planning permission for the change of use of No.1b High Street from A1 use (Internet Cafe to A2 use (Estate Agents). As part of the proposal the wall between No.1a & 1b High Street would be opened up to form one unit, with the applicant already occupying 1a High Street.

The applicant has referenced the new permitted development to temporarily change the buildings use for two years. However, the application is for planning permission and not a Lawful Development Certificate and given that the building would be opened up into No.1a, the application could not be considered temporary.

3.3 Relevant Planning History

32500/APP/2004/2869 1 High Street Cowley Uxbridge

CHANGE OF USE OF PART OF THE GROUND FLOOR FROM CLASS A1 (RETAIL) TO CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) AND ALTERATION TO THE SIDE AND FRONT ELEVATIONS

Decision: 08-02-2005 Approved

32500/APP/2005/794 1 High Street Cowley Uxbridge

ERECTION OF FIRST FLOOR EXTENSION ABOVE EXISTING FLAT ROOF TO CREATE ADDITIONAL HABITABLE SPACE

Decision: 12-05-2005 Approved

32500/J/96/3072 1 High Street Cowley Uxbridge

Retention of an internally illuminated wall mounted advertisement sign

Decision: 12-09-1996 Approved

Comment on Relevant Planning History

Planning permission was granted under application reference 32500/APP/2004/2869 for the sub-division of No.1 High Street into two units, with unit 1a being transferred into A2 use for use as an Estate Agents.

At the time of granting consent it was noted that there were 7 shops within the parade of which 5 were A1 use and two non A1. Therefore, consent was granted as it was considered that an A1 use premises was retained by splitting the building.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE20 Daylight and sunlight considerations.

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

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

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

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

S7 Change of use of shops in Parades

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbouring occupiers were notified of the proposed development by way of letter on 8th July 2013. By the close of the consultation period 1 consultation response was submitted from the local resident living approximately 1km from the site who supported the application on the grounds of increased employment in the area.

Internal Consultees

Not applicable to this application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of a designated retail parade, consisting of the three adjoining retail units and the four retail units on the northern side of Station Road.

Planning permission was granted under application reference 32500/APP/2004/2869 for the sub-division of No.1 High Street into two units, with unit 1a being transferred into A2 use for use as an Estate Agents. At the time of granting consent it was noted that there were 7 shops within the parade of which 5 were A1 use and two non A1. Therefore, consent was granted as it was considered that an A1 use premises was retained by splitting the building. After the conversion, eight units were created with 5 were in A1 use and two in non A1.

Since the granting of this consent in 2005, the mix within the retail parade has dropped to four in A1 use and four in non A1 use. Policy S7 of the Hillingdon Local Plan states that the Local Planning Authority will only grant consent if the parade retains a sufficient essential shop use to provide a range and choice of shops appropriate to the size of the parade and the surrounding area is not deficient in essential shop uses. The explanatory notes for this Policy expands further and says that there should be no less than 3 shops within smaller parades retained in A1 use.

The granting of consent would result in the shopping parade having 7 shops with 3 in A1 use (hairdresser, news agent and off licence), 1 in A2 use (the applicant's estate agents), 1 in A3 use (Cafe) and 2 in A5 use (Hot Food Takeaway). Therefore, at least 3 shops would be retained.

The National Planning Policy Framework requires the economic, social and environmental impact of any application to be considered. The proposed development would allow the expansion of a successful business and would result in the creation of 1 full time job and 1 part time job. The existing unit, with a retail sales area of a maximum of 22 square metres is unlikely to find an A1 operator, given that an operator in a parade is likely to require a larger sales area to sustain a business. The conversion of the building back into one unit and its use in A2 use is considered of wider benefit to the surrounding area, than the vacant unit being retained in A1 use. Therefore, the proposed conversion and change of use of the premises is considered acceptable in principle.

7.02 Density of the proposed development

Not applicable to this application.

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

The site is not within a Conservation Area, Area of Special Local Character or Archaeological Priority Area.

7.04 Airport safeguarding

The proposal is for the change of use of the premises and would raise no airport safeguarding concerns.

7.05 Impact on the green belt

The application site is not within or adjacent the Green Belt and no comment is required.

7.07 Impact on the character & appearance of the area

The application does not propose to any alterations to the external facade of the building. The change of use would bring the vacant building back into use and would result in an

improvement in the appearance of the terrace of retail units. Therefore, the proposed development is considered to comply with Part 1 Policy BE1 and Part 2 Policies BE13, BE15 & BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The proposed application is for a change of use and would not increase the footprint of the building. Therefore, there would be no material harm to the residents living above the unit in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. The change of use to A2 is considered to not give rise to unacceptable increase in noise disturbance to the neighbouring occupiers. Therefore, the proposed development is considered to comply with Policies BE20, BE21, BE24 & OE1 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed development would not materially impact traffic flows or pedestrian safety in the area.

7.11 Urban design, access and security

The application site has no off-street parking spaces associated with the unit. Whilst the unit would not meet the Council's adopted parking standards, the existing unit does not comply with the standards. The proposed change of use to A2 is considered to not materially increase the parking demand associated to the 30 square metre unit to an extent that would require the provision of off-street parking. Therefore, the proposal is considered to comply with Policy AM14 of the Hillingdon Local Plan.

7.12 Disabled access

The existing retail unit is not designed to be wheelchair accessible and the proposal does not seek alterations to the building that would allow for wheelchair accessible facilities to be provided. Having regard to the existing situation and the scope of the application it is not considered any accessibility improvements are necessary for the development to comply with adopted planning policy.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

There are no tree, landscaping or ecology considerations with regards to this application.

7.15 Sustainable waste management

The proposed A2 use would continue to make use of the existing refuse storage facilities to the rear of the building which are currently utilised by Units 1a & 1b High Street.

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

The change of use to A2 is considered to not give rise to unacceptable increase in noise disturbance to the neighbouring occupiers. Therefore, the proposed development is considered to comply with Policy OE1 of the Hillingdon Local Plan (November 2012).

7.19 Comments on Public Consultations

No additional comments with regards to the public consultations.

7.20 Planning obligations

None required.

7.21 Expediency of enforcement action

None required.

7.22 Other Issues

No further issues for consideration.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The proposed development would allow the expansion of a successful business and would result in the creation of 1 full time job and 1 part time job. The change of use of the unit would not undermine the retail functionality of the designated parade and retain sufficient essential shop uses. Therefore, the application is recommended for approval.

11. Reference Documents

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

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**1B High Street
Cowley**

Planning Application Ref:

69295/APP/2013/1803

Planning Committee

Central and South

Scale

1:1,250

Date

**October
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 HOLIDAY INN HOTEL SIPSON ROAD WEST DRAYTON

Development: The installation of 2 x 1.2m microwave dishes, equipment cabinet (to be installed internally) free standing hand railing and ancillary equipment on the rooftop

LBH Ref Nos: 6843/APP/2013/2182

Drawing Nos: D&A
HIH / 02 Rev.E
HIH / 03 Rev.E
HIH / 04 Rev.E
HIH / 05 Rev.E
HIH / 01 Rev.E
SUPPLEMENTARY INFORMATION

Date Plans Received: 31/07/2013 **Date(s) of Amendment(s):** 31/07/2013

Date Application Valid: 12/08/2013

1. SUMMARY

The applicant seeks planning permission for the installation of two microwave dish antennae to the roof of the Holiday Inn.

The proposal would not result in a detrimental impact on the character and appearance of the street scene, or on the visual amenity of the adjoining Green Belt. The proposed development complies with Policies BE13, BE15, BE37 and OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (July 2011) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that planning permission is granted.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

Holiday Inn Site Plan Drg No.02RevB
Holiday Inn Northwest Elevation Drg No.03RevB
Holiday Inn Proposed Dish Details Drg No.04RevB

Holiday Inn Equipment Room Layout Drg No.05RevB

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

Any apparatus or structure hereby approved shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

INFORMATIVES

1 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

2 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8

(right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE37	Telecommunications developments - siting and design
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
LPP 7.16	(2011) Green Belt
NPPF5	

4

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at <http://www.aoa.org.uk/policy-safeguarding.htm>)

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a large multi-storey Holiday Inn Hotel located on the south eastern side of Sipson Road. The site is bordered to the north by the M4, to the east by the Heathrow Approach Road, to the south by the Heathrow Garden Centre and to the west by agricultural fields. The hotel has a number of existing antennae, plant and machinery on the roof of the building, which is set 35m above ground level. The application site is located within the Green Belt.

3.2 Proposed Scheme

The applicant seeks planning permission for the installation of two white steel 1.2m microwave dishes installed at a height of 38.6m on the roof of the Holiday Inn. There will also be one small green steel equipment cabinet (1mx1mx2m), which will be installed internally, and some 1.1m high free standing hand railing that will surround the dishes. The dishes will be fixed onto two freestanding support poles with one dish on each pole.

3.3 Relevant Planning History

Comment on Relevant Planning History

The roof of the Holiday Inn Hotel has a number of other telecommunication systems in operation. Previous telecommunication systems approved at the site include a 0.3m diameter transmission dish approved under Schedule 2, Part 24 of the Town and Country

Planning (General Permitted Development) Order 1995 dated 1st October 1996 (6843/CP/96/1443), the installation of an 8.5m high antenna and cabin dated 10th October 1996 (6843/CN/96/1354), the erection of 2 x microwave transmission dishes and associated structures dated 22nd June 2012 (6843/APP/2012/702) and the installation of 6 x microwave dish antennas dated 2nd July 2013 (6843/APP/2013/1278).

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.11 To facilitate the development of telecommunications networks in a manner than minimises the environmental and amenity impact of structures and equipment.

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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE37 Telecommunications developments - siting and design

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

OL5 Development proposals adjacent to the Green Belt

LPP 7.16 (2011) Green Belt

NPPF5

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 5 local owners/occupiers and Harmondsworth and Sipson Residents Association. A site notice was also displayed on the 04/09/13 (expired 25/09/13).

Heathrow Aerodrome Safeguarding:

We have assessed the application against safeguarding criteria and can confirm that we have no safeguarding objections to the proposed development.

However, we would like to make the following observations:

Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4,

NATS Safeguarding Office:

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

Internal Consultees

Environmental Protection Unit - No objections

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas.

The proposed two microwave dish antennae would be situated on top of the large multi-storey Holiday Inn Hotel, with the rooftop having a height above ground level of 35m. The proposed support poles would be set back from the edge of the roof, and close to the existing telecommunication equipment. As the proposed dishes are of a smaller size than the existing equipment, it is considered that, combined with the height above ground level, the proposed microwave dish antennae would not be highly visible and would not have a detrimental impact on the appearance of the surrounding areas. It is also considered that the proposed dish antennae would not lead to an unacceptable increase in the amount of rooftop development.

The proposed scheme therefore complies with Policy BE37 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

The application has been examined by the various safeguarding authorities who do not raise any safeguarding objections to the proposals.

7.05 Impact on the green belt

The application site is located within an area of Green Belt. Policy OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will only allow development in, or conspicuous from, the Green Belt if the siting, materials and design of the proposed development does not damage the visual amenities of the Green Belt. Policy 7.16 of the London Plan (July 2011) seeks to protect the Green Belt from inappropriate development.

The proposed dish antennae would be located on the roof alongside existing telecommunication equipment and would be coloured white in order to blend in with the existing equipment. As the dishes are smaller than the existing equipment, they would not be highly visible from the surrounding Green Belt and would not have a significant visual impact.

It is therefore considered that the small scale development on top of the 35m tall multi-storey hotel would not result in unacceptable harm to the visual amenities of the Green Belt. The scheme therefore complies with Policy OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) and Policy 7.16 of the London Plan (July 2011).

7.07 Impact on the character & appearance of the area

It is considered that due to the scale of the proposed dishes and their height above ground level, the proposal will not result in a detrimental impact on the character and appearance of the area, and complies with Policies BE13 and BE15 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies November 2012).

7.08 Impact on neighbours

The nearest residential properties are located approximately 200m north-west of the application site. At this distance, it is considered that the proposed development would not have a detrimental impact on the visual amenity of neighbouring properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Not applicable to this application.

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

Not applicable to 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

Health:

In terms of potential health concerns, dish antennae do not impact on emissions regulated by the ICNIRP (International Commissions for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The applicant seeks planning permission for the installation of two microwave dish antennae to the roof of the Holiday Inn.

The proposal would not result in a detrimental impact on the character and appearance of the street scene, or on the visual amenity of the adjoining Green Belt. The proposed development complies with Policies BE13, BE15, BE37 and OL5 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan (July 2011) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that planning permission is granted.

11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Planning Policies (November 2012)

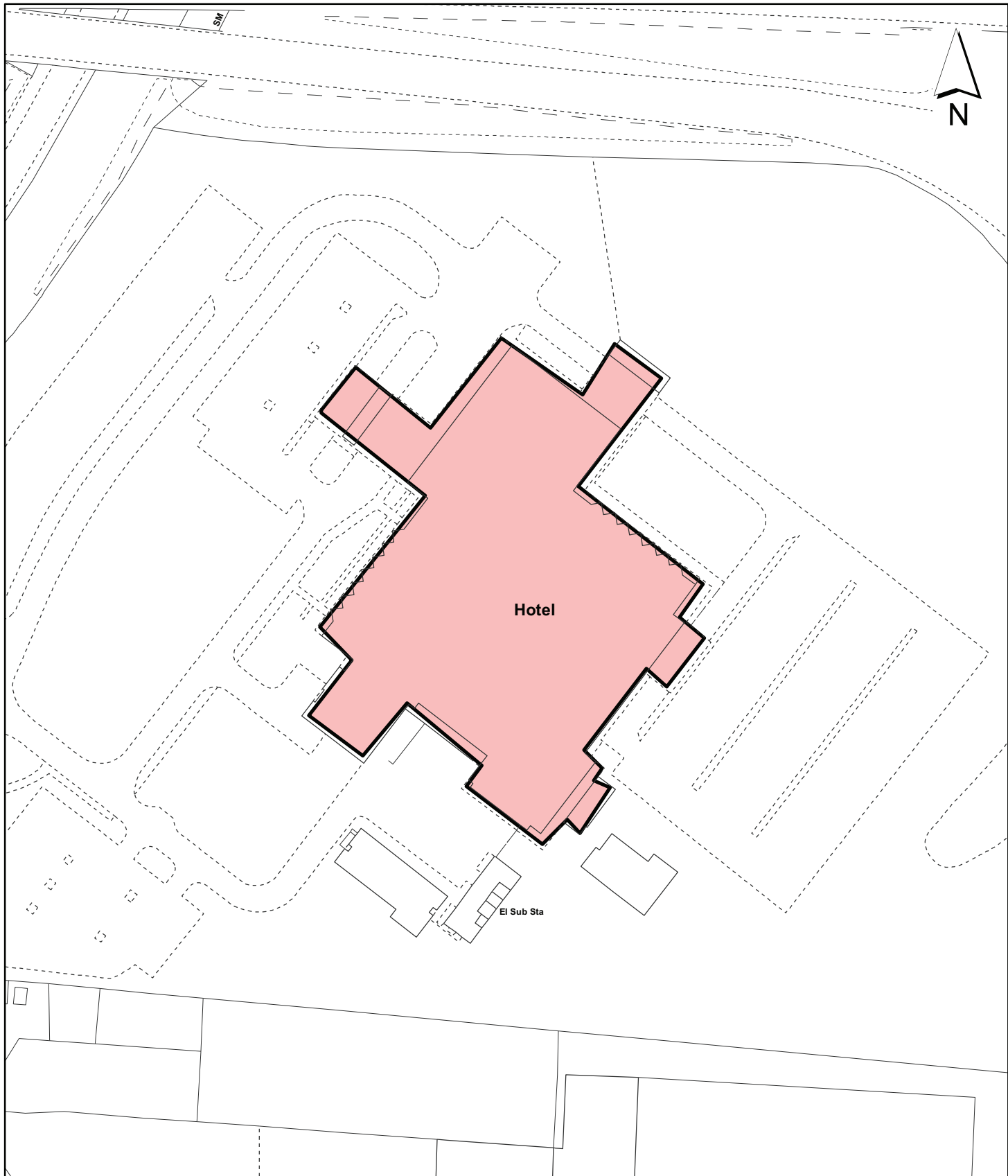
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)

National Planning Policy Framework (March 2012)

London Plan (July 2011)

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Holiday Inn Hotel
Sipson Road
West Drayton**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

6843/APP/2013/2182

Scale

1:1,250

Planning Committee

Central and South

Date

**October
2013**



HILLINGDON
LONDON

CENTRAL & SOUTH
PLANNING COMMITTEE

REPORT OF THE DIRECTOR OF RESIDENTS
SERVICES

16th October 2013

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 8145

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

SUMMARY

This report provides financial information on s106 and s278 agreements in the Central & South Planning Committee area up to 30 June 2013 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance required local planning authorities to consider how they could inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution. Although Circular 05/05 has now been replaced by the National Planning Policy Framework (March 2012), this is still considered to be good practice.
2. The information contained in this report was reported to Cabinet on 26th September 2013 and updates the information received by Cabinet in June 2013. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the Central & South Planning Committee area up to 30 June 2013, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of July 2013 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/13' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund

amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/03/13" and "Total Income as at 31/06/13".

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

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2013. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 'Planning Obligations' (deleted)
District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
DCLG National Planning Policy Framework (March 2012)
Planning Obligations Supplementary Planning Documents Adopted July 2008.
Cabinet Report December 2002/ March 2003/ October 2003/ January 2004/ June 2004/
September 2004/ November 2004/ March 2005/ July 2005/ October 2005/ December
2005/ March 2006/ July 2006/ August 2006/ September 2006/ November 2006 / March

2007 / July 2007 / September 2007/ December 2007/ March 2008/ June 2008 /
September 2008 / December 2008/ March 2009/ June 2009/ September
2009./December 2009./ March 2010/ June 2010/ September 2010/ December 2010/
March 2011/ June 2011/ September 2011/ December 2011/ March 2012/ June 2012/
Sept 2012/December 2012/ March 2013/ June 2013/ September 2013.

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By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

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

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

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Plans for Central & South Planning Committee

16 October 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 48 POLE HILL ROAD HILLINGDON

Development: Single storey detached outbuilding to rear for use as garage

LBH Ref Nos: 33924/APP/2013/1696

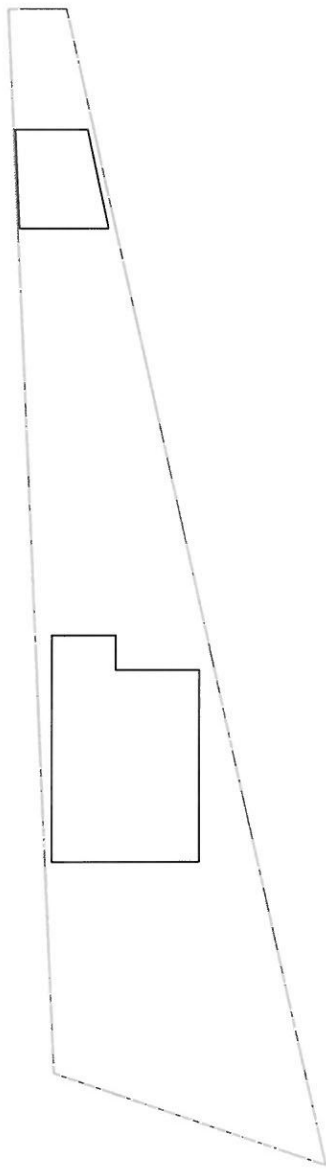
Date Plans Received: 20/06/2013

Date(s) of Amendment(s): 20/06/2013

Date Application Valid: 05/07/2013

24/09/2013

Scale Bar

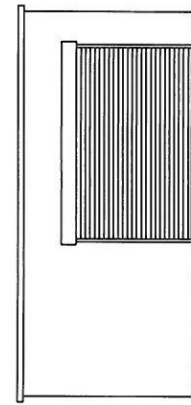
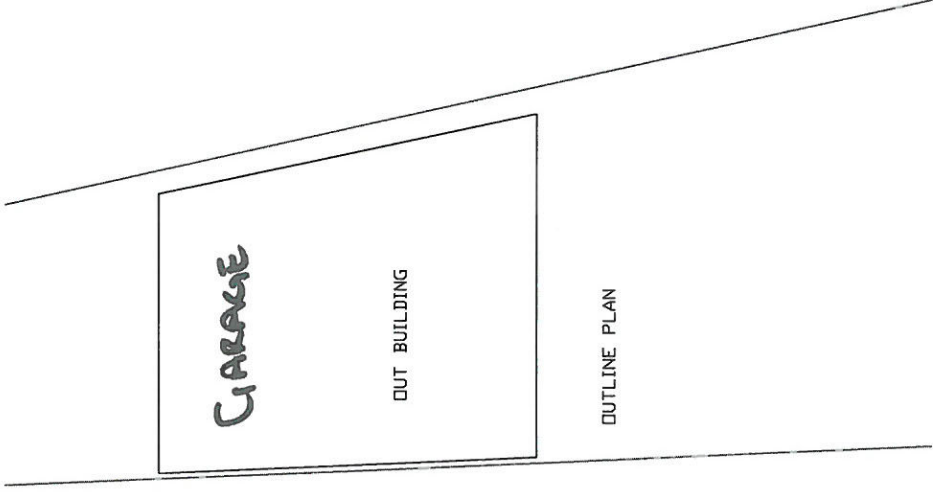
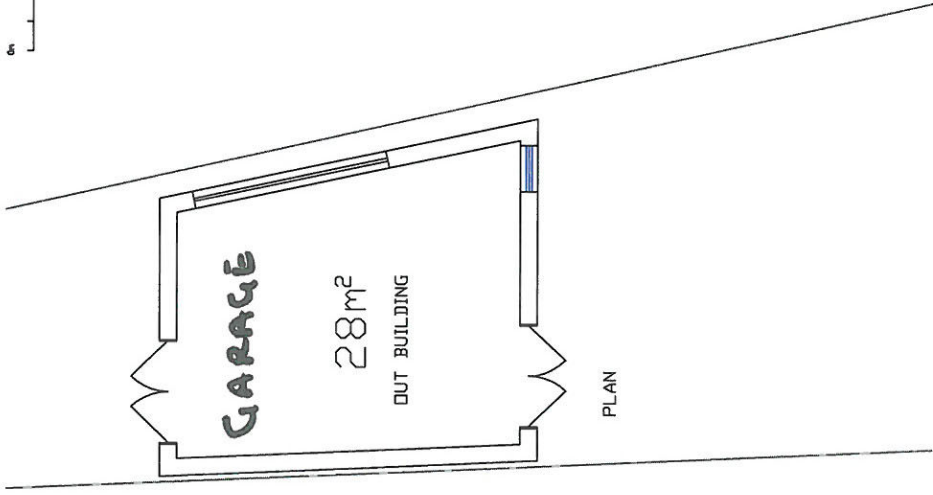
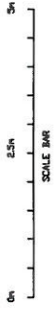


OUTLINE PLAN

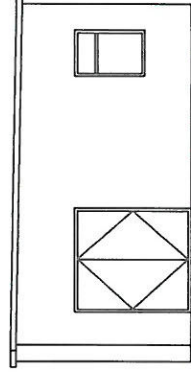
SCALE 1:500

48 Pole Hill - Block Plan

CLIENT: MR HUSSAIN
 JOB TITLE:
 48 POLE HILL ROAD
 HILLINGDON
 MIDDX
 SCALE: 1:125 @ A4



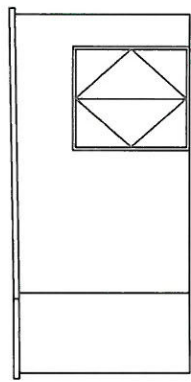
EXISTING - RIGHT SIDE ELEVATION



EXISTING - FRONT ELEVATION

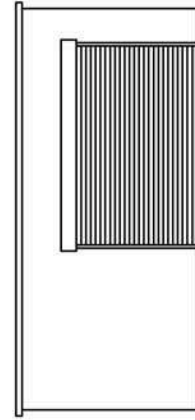
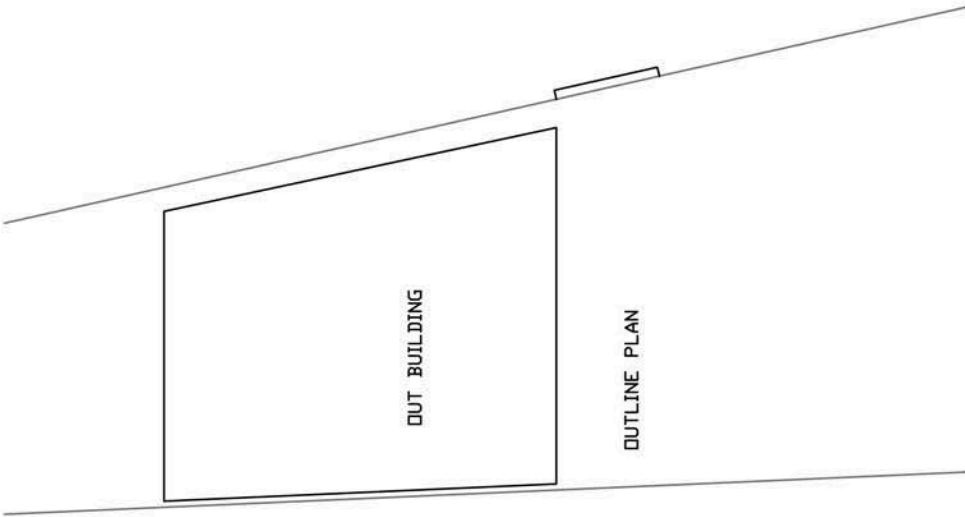
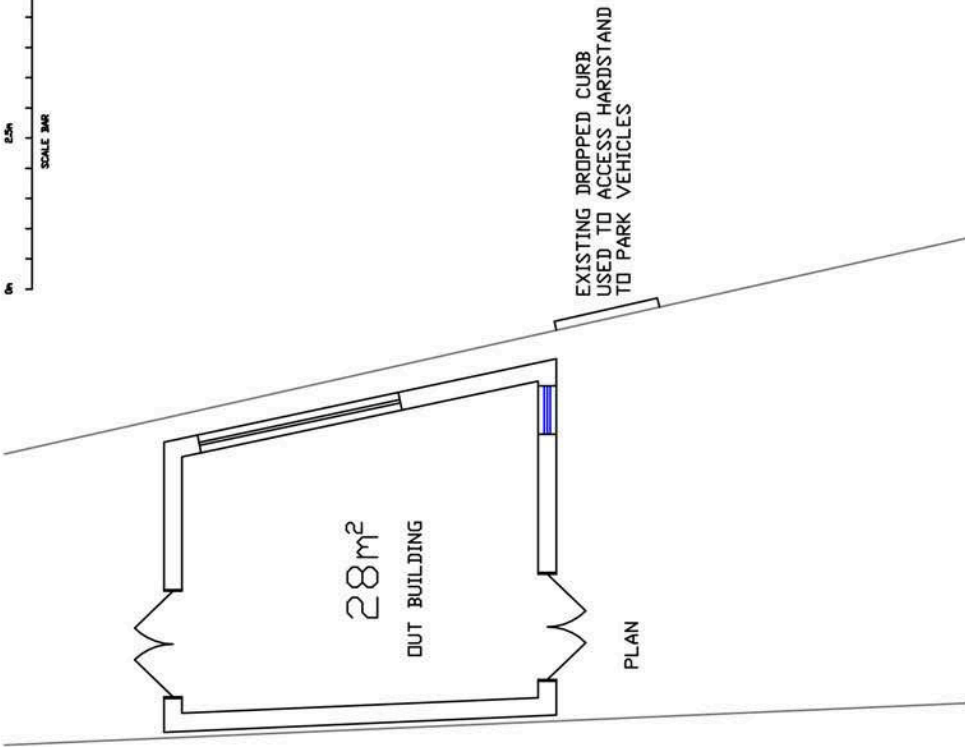


EXISTING - LEFT SIDE ELEVATION

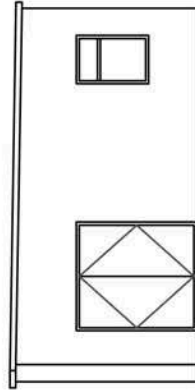


EXISTING - REAR ELEVATION

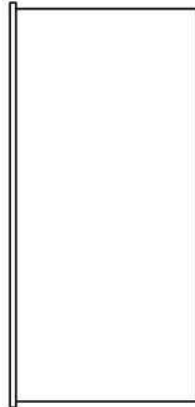
CLIENT: MR HUSSAIN
 JOB TITLE:
 48 POLE HILL ROAD
 HILLINGDON
 MIDDX
 SCALE: 1:125 @ A4



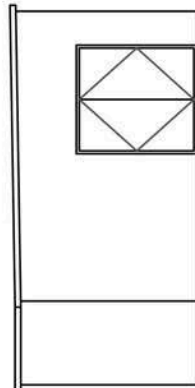
EXISTING - RIGHT SIDE ELEVATION



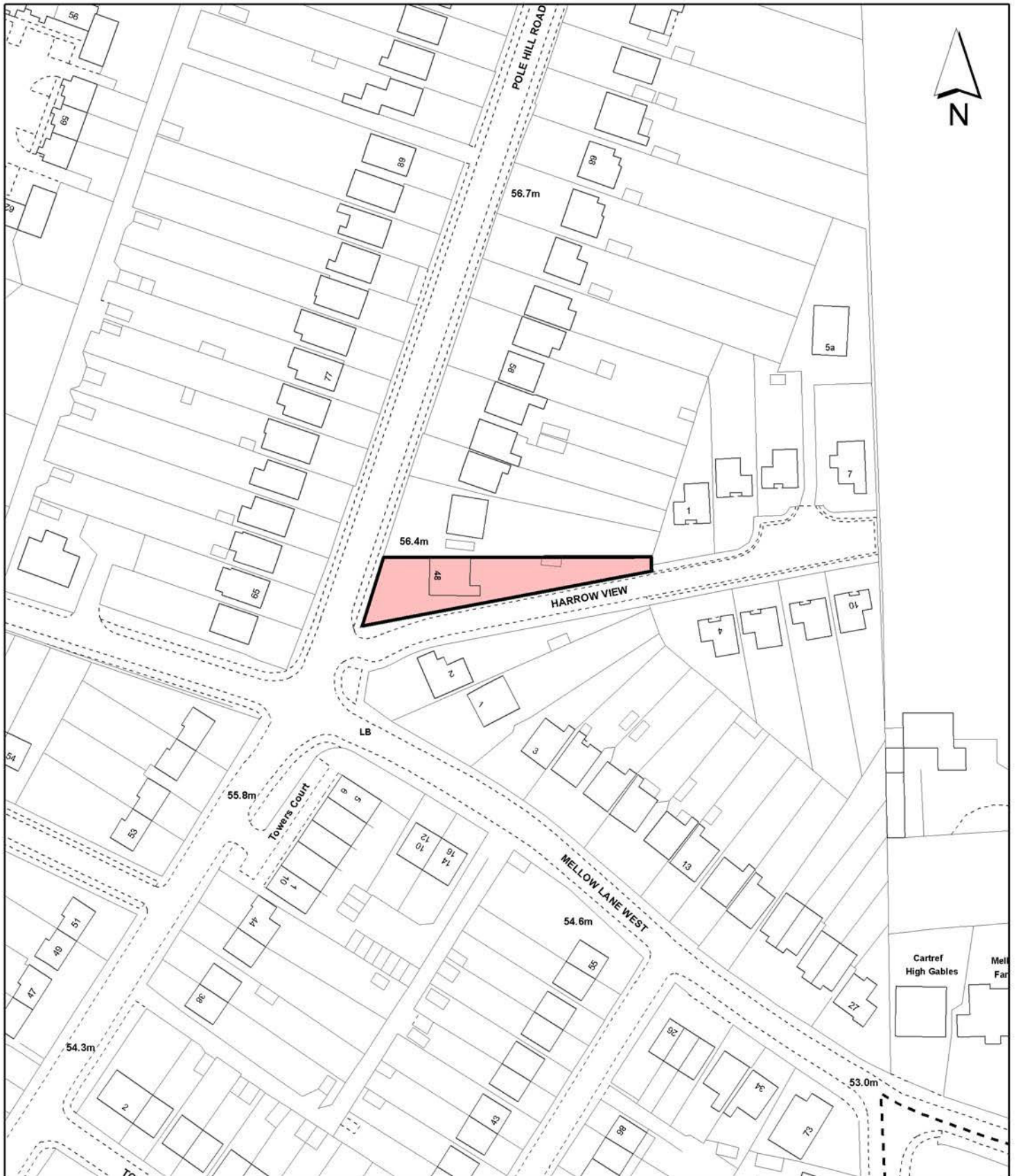
EXISTING - FRONT ELEVATION




EXISTING - LEFT SIDE ELEVATION



EXISTING - REAR ELEVATION



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Site Address	
48 Pole Hill Road Hillingdon	
Planning Application Ref:	Scale
33924/APP/2013/1696	1:1,250
Planning Committee	Date
Central and South	October 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 67 BERRYDALE ROAD HAYES MIDDLESEX

Development: Single storey side extension (Part retrospective).

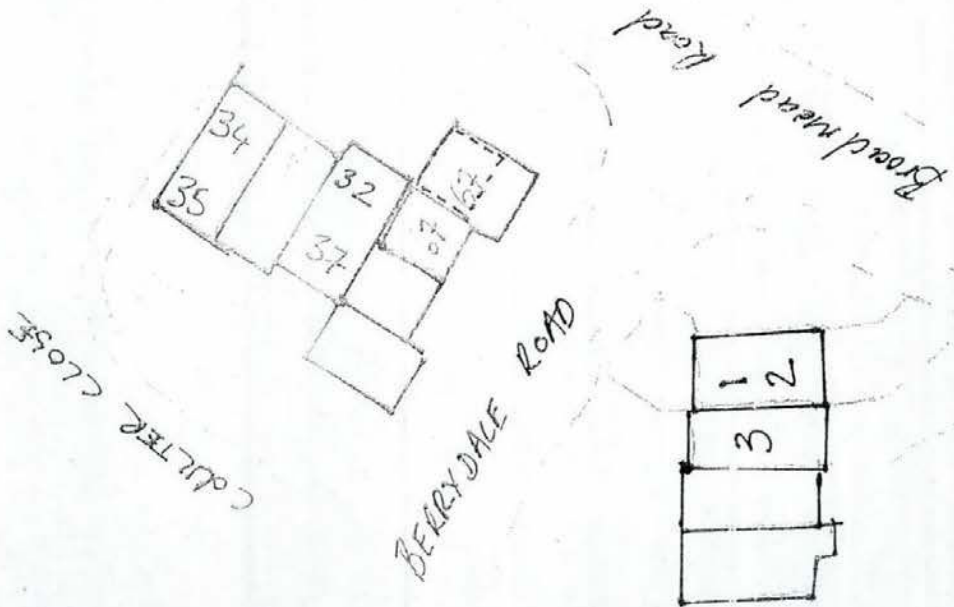
LBH Ref Nos: 64145/APP/2013/2176

Date Plans Received: 31/07/2013

Date(s) of Amendment(s):

Date Application Valid: 06/09/2013

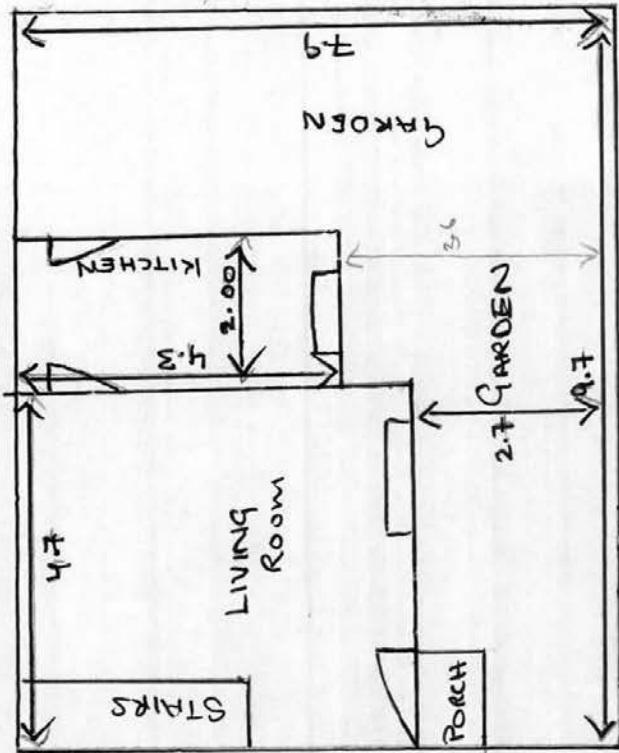
67 Berrydale Road
 HAYES
 UB4 9QP
 SCALE 1:500
 Mr & Mrs MAH



SITE LAYOUT
 (BLOCK PLAN)

LON BORO OF HAMPSTEAD
 RECEIVED
 31 JUL 2013
 PLANNING & REGENERATION
 01.01

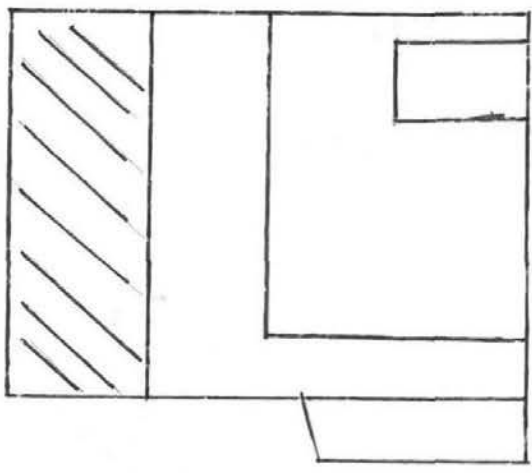
67 Berrydale Road
Hayes UB4 9QP
MR & MRS NICHOLSON
Scale 1:100



floor plan

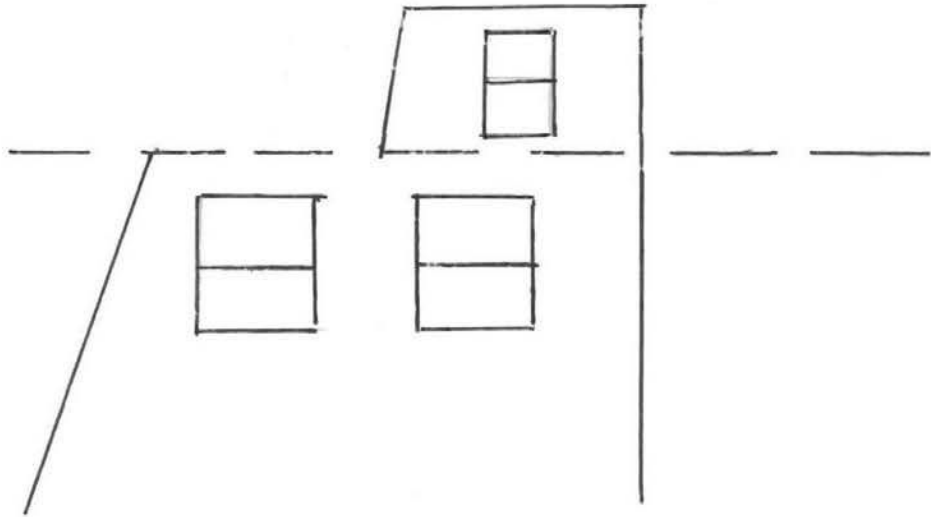
67 Berrydale Road
Hayes UB4 9QF
MR & MRS NIALA
Scale 1:100

LON BORO OF HAYES
RECEIVED
31 JUL 2013
PLANNING & ENVIRONMENT
SERVICES

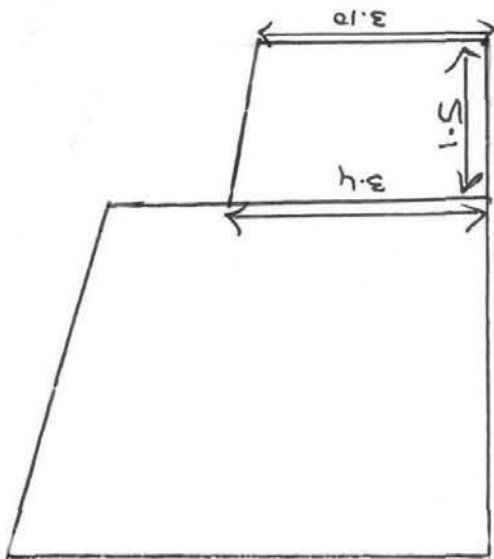


Rear Elevation.

67 Berrydale Road
Hayes UB4 9QP
MR & MRS Miah
Scale 1:100



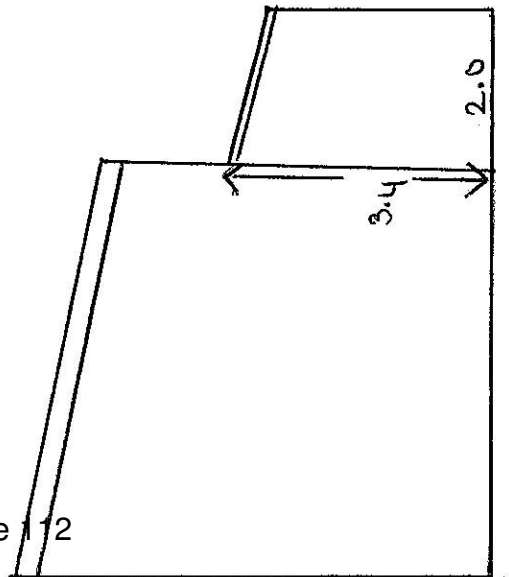
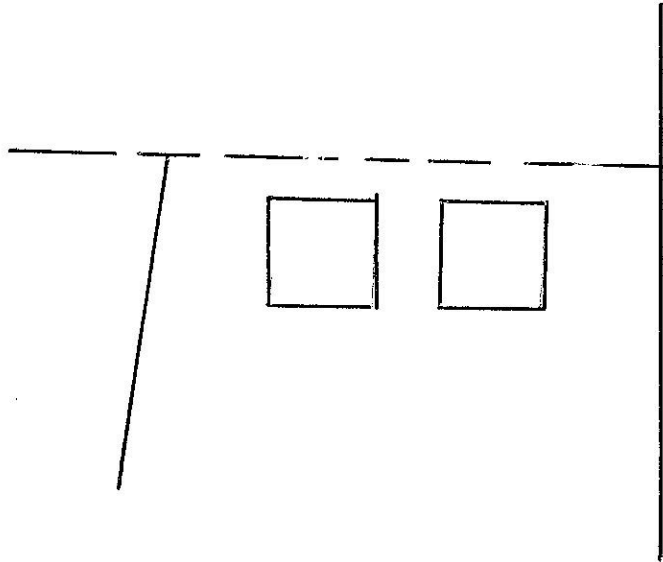
LONDON BOARD OF ARCHITECTURE
RECEIVED
31 JUL 2013
PLANNING & DESIGN GROUP



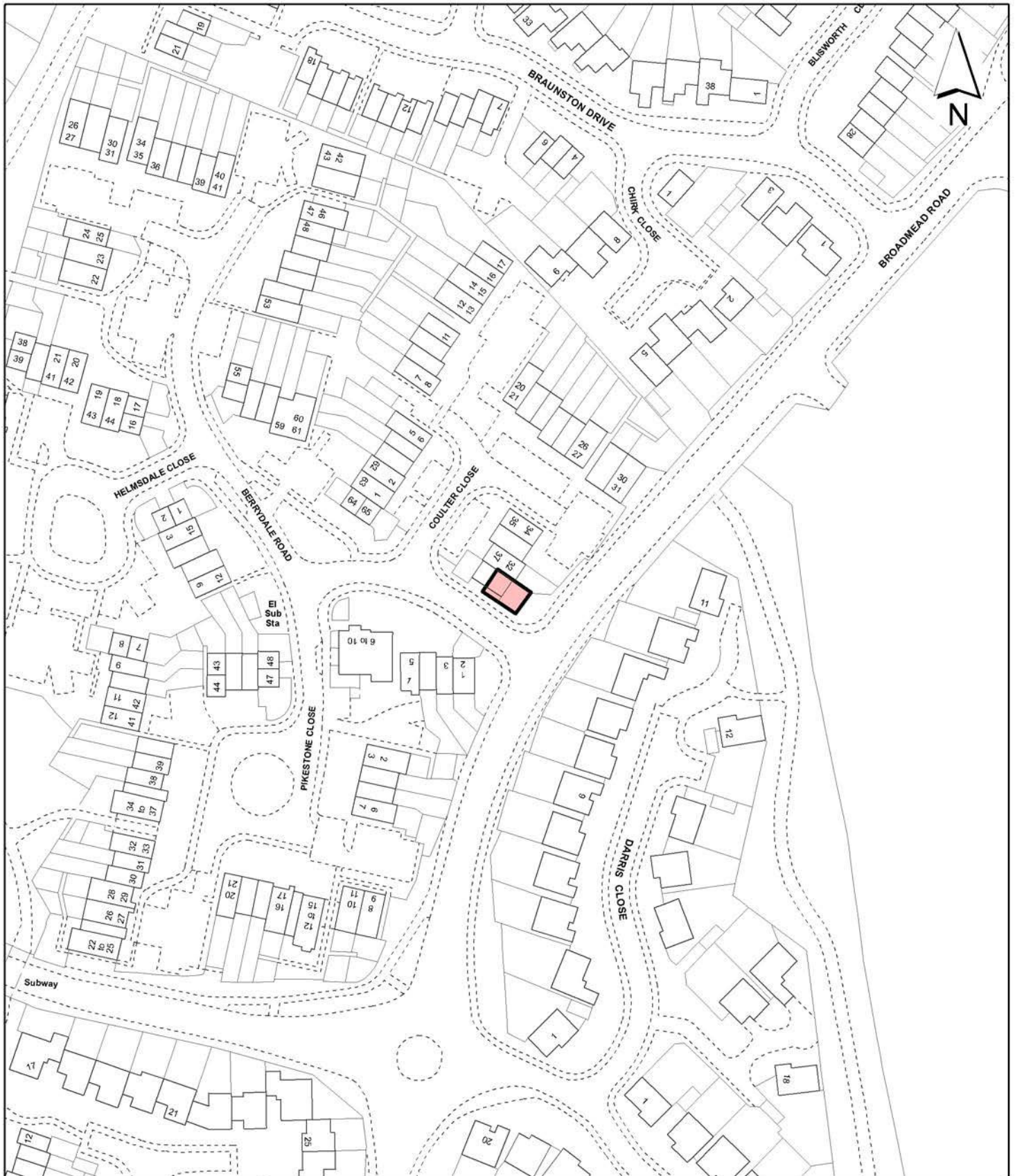
Side elevation.

67 BERRYDALE ROAD
HAYES UB4 9QP
your Ref 64145/APP/2013/2176

LOW BOROUGH OF WILMINGTON
RECEIVED
16 AUG 2013
PLANNING & TRANSPORTATION
GROUP



Side Elevation
Scale 1:100



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Site Address

**67 Berrydale Road
Hayes**

Planning Application Ref:

64145/APP/2013/2176

Planning Committee

Central and South

Scale

1:1,250

Date

**October
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 11 CEDARS DRIVE HILLINGDON

Development: Boundary wall to front and installation of steel gates (Part Retrospective)

LBH Ref Nos: 1985/APP/2013/197

Date Plans Received: 25/01/2013

Date(s) of Amendment(s):

Date Application Valid: 29/01/2013



VISIBILITY SPLAY DIAGRAM
(SCALE 1:500)

NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE	SCALE	DRAWN BY	CHECKED BY
1	11-03-2013	1:500 @ A1	PS	PS

AMENDMENT TO GATE HEIGHT

DATE: 24-01-2013
DRAWN BY: PS
CHECKED BY:
DRAWING NUMBER: PS112013B

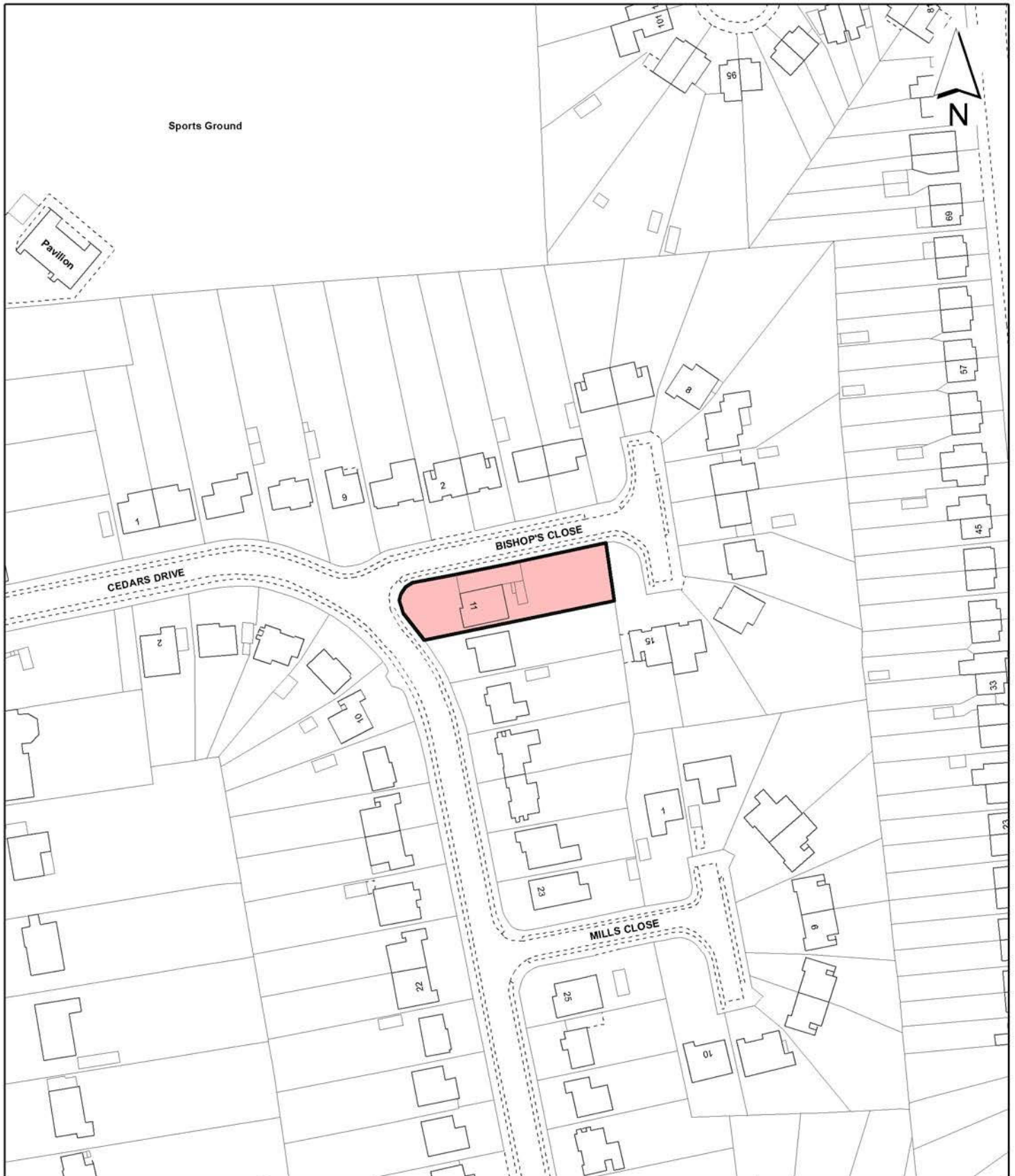
SITE ADDRESS:
11 CEDARS DRIVE
HILLINGDON
UB10 0JT

THE WHITE HOUSE DESIGN LTD
CONSULTING CIVIL AND STRUCTURAL ENGINEERS
7 PROGRESS BUSINESS CENTRE
WHITTLE PARKWAY SLOUGH BERKSHIRE SL1 6DQ
TEL: 01628 660 444
FAX: 01628 660 555

DESCRIPTION
RETROSPECTIVE PLANNING APPLICATION FOR FRONT BOUNDARY WALL & STEEL GATES

Measurements to be checked on site and not scaled from this drawing.
Discrepancies to be reported to The White House Design Ltd.
Works to be agreed with adjoining neighbours prior to commencing.
Agreed in writing with The White House Design Ltd.





Notes

 Site boundary

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Site Address

**11 Cedars Drive
Hillingdon**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
1985/APP/2013/197

Scale
1:1,250

Planning Committee
Central and South

Date
**October
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1B HIGH STREET COWLEY

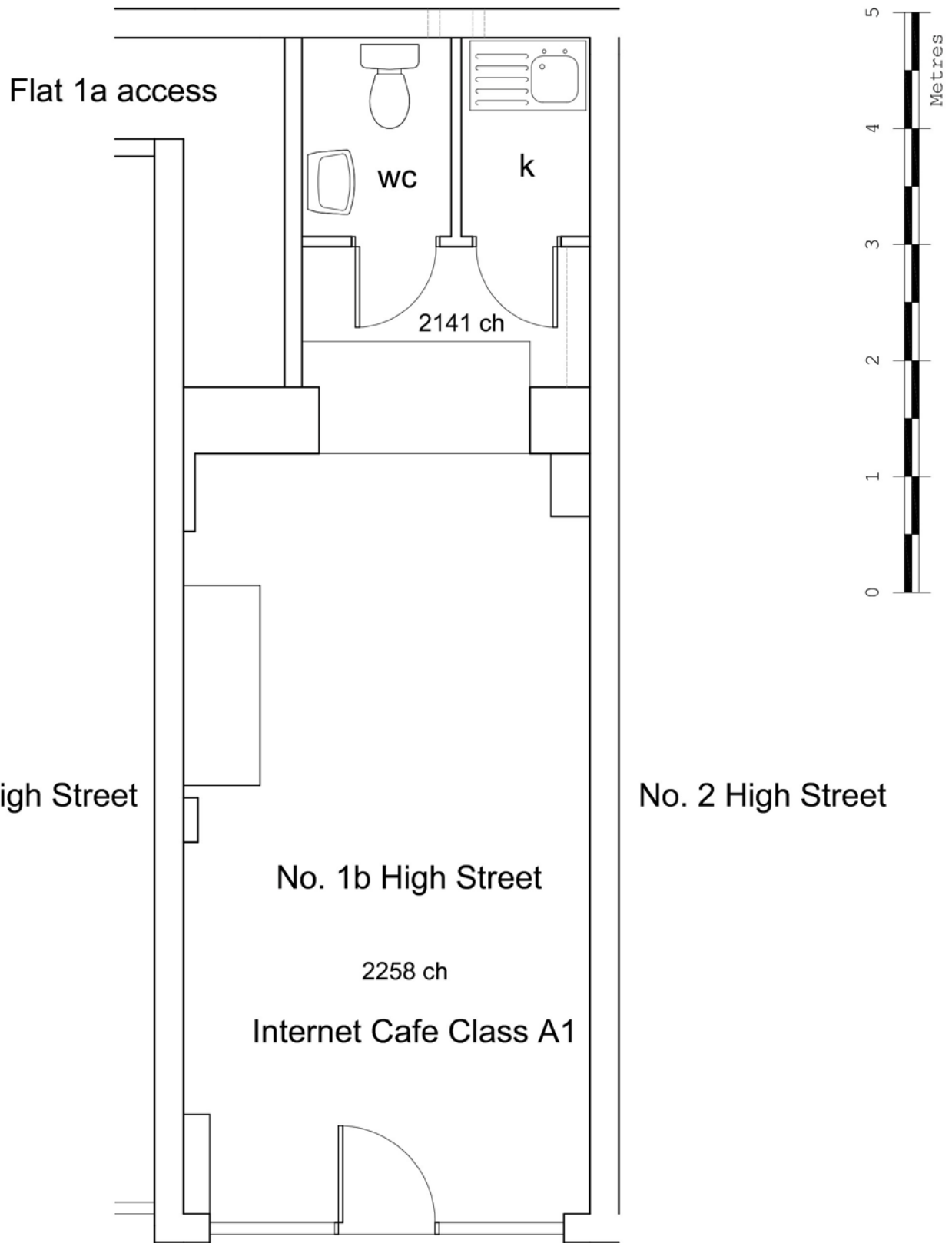
Development: Change of Use from A1 [Internet Cafe] to A2 [Estate Agents].

LBH Ref Nos: 69295/APP/2013/1803

Date Plans Received: 28/06/2013

Date(s) of Amendment(s):

Date Application Valid: 04/07/2013

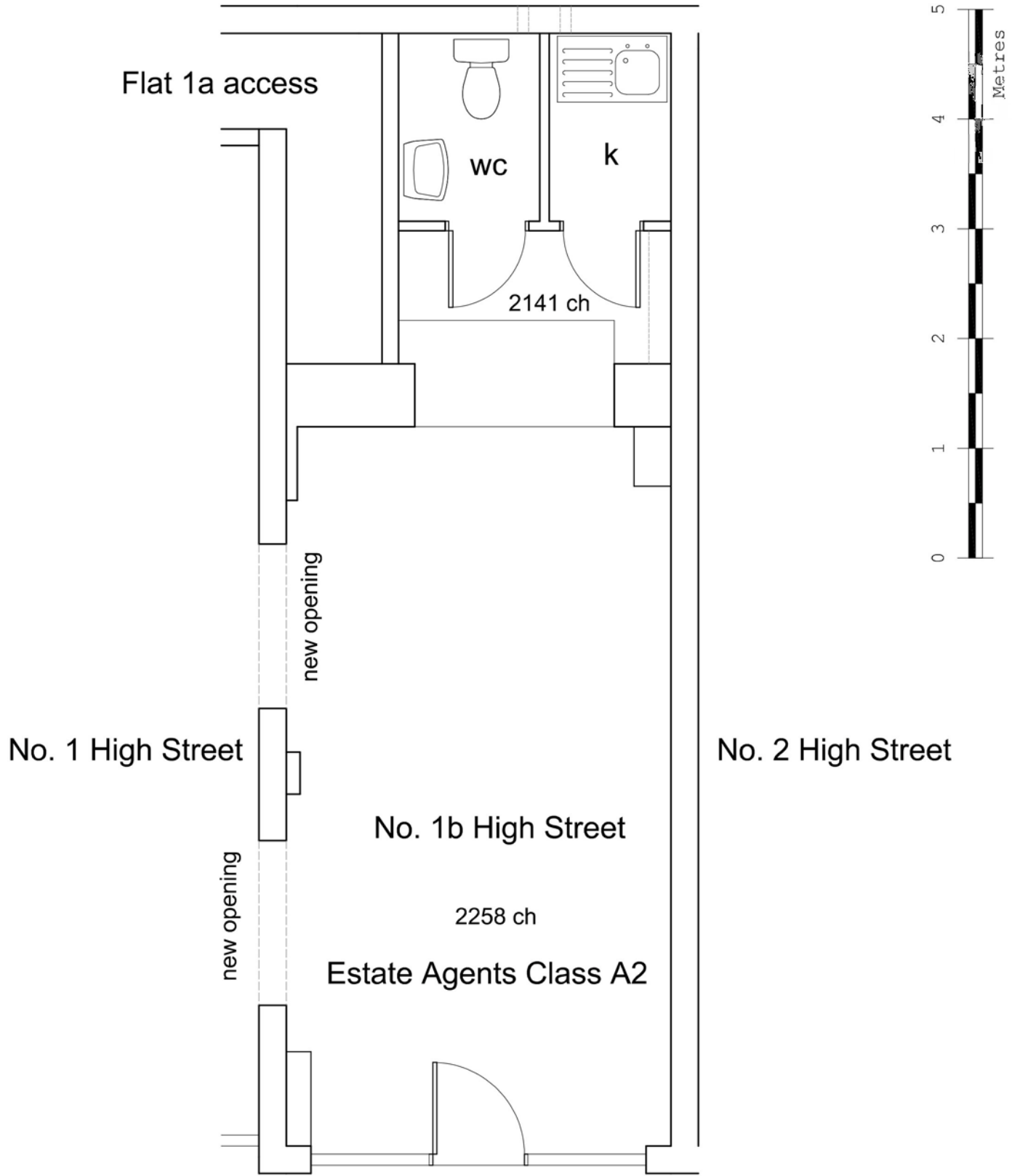


EXISTING GROUND FLOOR PLAN

1:50 @ A4

MB / 2011 / 1

1b HIGH STREET, COWLEY UB8 2EB



PROPOSED GROUND FLOOR PLAN

1:50 @ A4

MB / 2011 / 2

1b HIGH STREET, COWLEY UB8 2EB



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Site Address

**1B High Street
Cowley**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
69295/APP/2013/1803

Scale
1:1,250

Planning Committee
Central and South

Date
**October
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HOLIDAY INN HOTEL SIPSON ROAD WEST DRAYTON

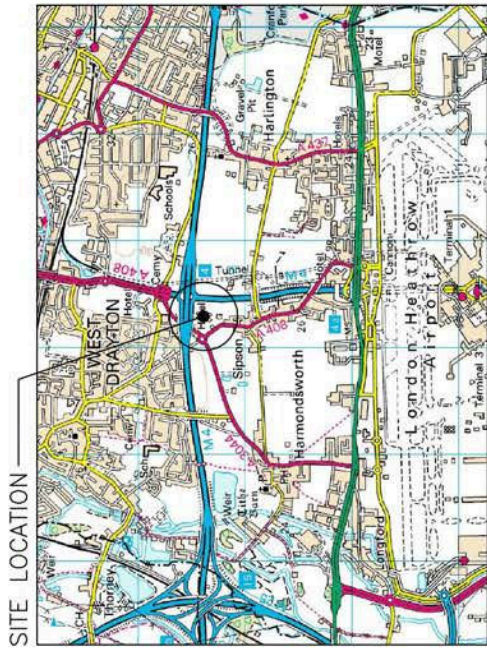
Development: The installation of 2 x 1.2m microwave dishes, equipment cabinet (to be installed internally) free standing hand railing and ancillary equipment on the rooftop

LBH Ref Nos: 6843/APP/2013/2182

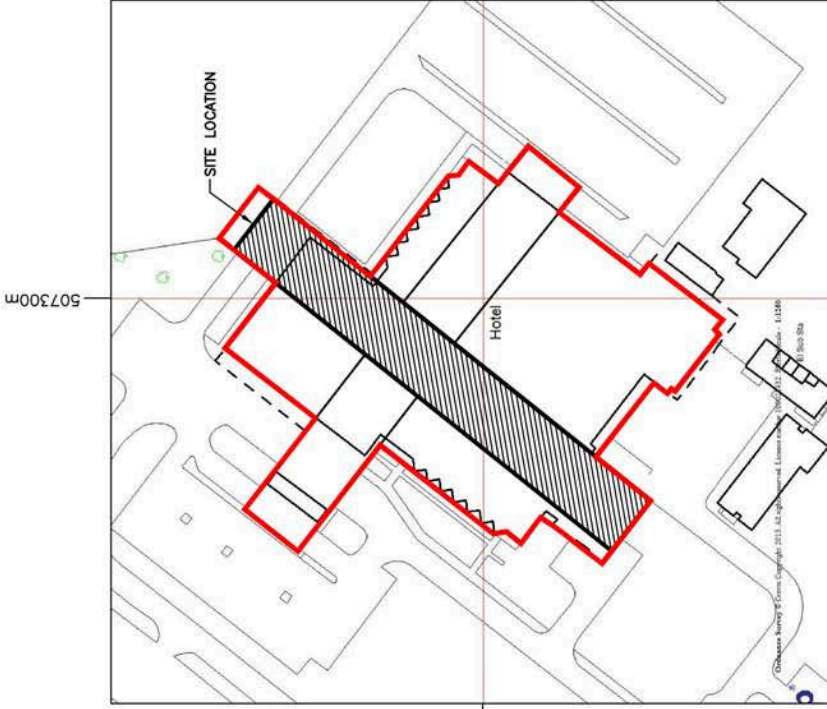
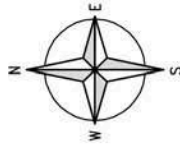
Date Plans Received: 31/07/2013

Date(s) of Amendment(s): 31/07/2013

Date Application Valid: 12/08/2013



SCALE 1:50000



SCALE 1:1250

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SITE NGR:
507287 E / 178398 N

SITE DIRECTIONS:
LEAVE THE M4 AT JUNCTION 4 AND THEN TURN RIGHT AT THE ROUNDABOUT ONTO THE A408. AT THE NEXT ROUNDABOUT TURN LEFT ONTO HOLLOWAY LANE (A408). AT THE NEXT ROUNDABOUT TURN LEFT ONTO SIPSON ROAD (A408). THE SITE ENTRANCE WILL BE LOCATED ON THE LEFT.

SITE ADDRESS:
HOLIDAY INN
SIPSON ROAD
LONDON
UB7 0JU

MSV: DATE: 04/07/13 BY: NC

Wessex House,
Wimborne,
Dorset,
BH21 1PB
Tel: (01202) 856800
Fax: (01202) 856801

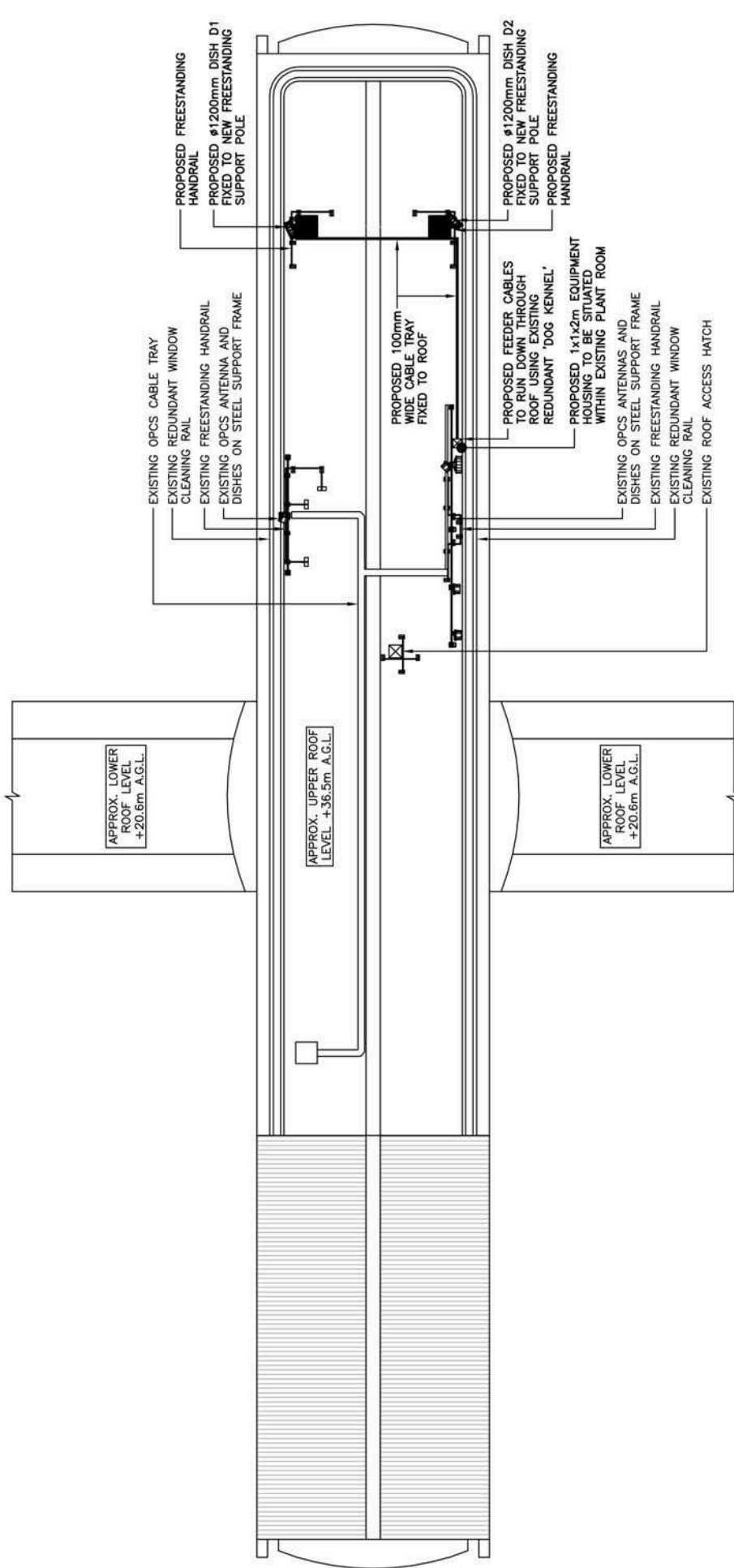


HOLIDAY INN
SIPSON ROAD
LONDON
UB7 0JU

REV	DATE	DESCRIPTION	BY	CHK
A	15/07/13	FOR ISSUE	BB	NC
B	10/08/13	REVISED TO LPA COMMENTS	BB	NC

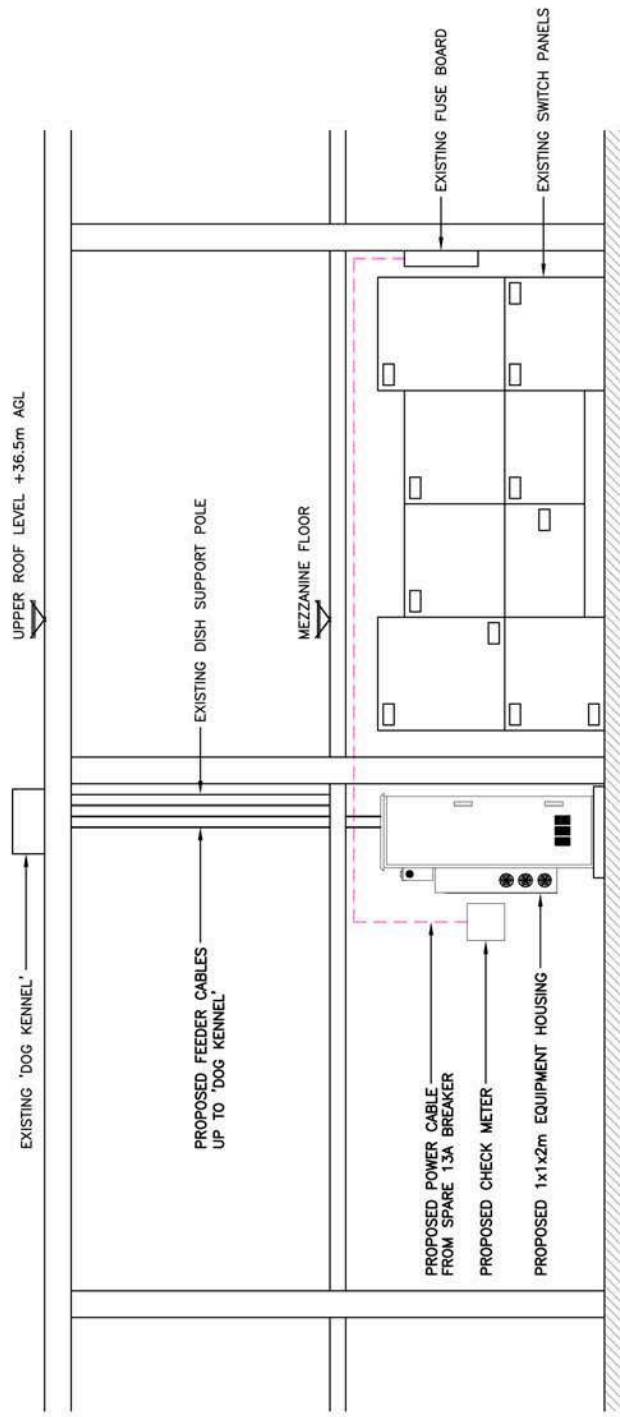
HOLIDAY INN SITE LOCATION MAPS	
SCALE	DRAWING STATUS
AS SHOWN @ A3	INFORMATION

Site No. **HIH / 01** Drg No. **REV B**



0m 2m 4m 6m 8m 10m
Scale Bar - 1:300

Wessex House, Wimborne, Dorset, BH21 1PB Tel: (01202) 856800 Fax: (01202) 856801		HOLIDAY INN SIPSON ROAD LONDON UB7 0JU		HOLIDAY INN SITE PLAN		Site No. HIH / 02		Drg No. B	
				SCALE 1:300 @ A3		DRAWING STATUS INFORMATION			
REV	DATE	DESCRIPTION	BY	CHK	BB	NC	BB	NC	REV
A	15/07/13	FOR ISSUE	BB	NC					
B	10/08/13	REVISED TO LPA COMMENTS	BB	NC					



HOLIDAY INN EQUIPMENT ROOM LAYOUT		Site No.	HIH / 05	REV	B
SCALE	1:50	DRAWING STATUS	INFORMATION	Drig No.	REV
	⊕ A3				

REV	DATE	DESCRIPTION	BY	CHK
A	15/07/13	FOR ISSUE	BB	NC
B	10/08/13	REVISED TO LPA COMMENTS	BB	NC

HOLIDAY INN
SIPSON ROAD
LONDON
UB7 0JU

Wessex House,
Wimborne,
Dorset,
BH21 1PB
Tel: (01202) 856800
Fax: (01202) 856801

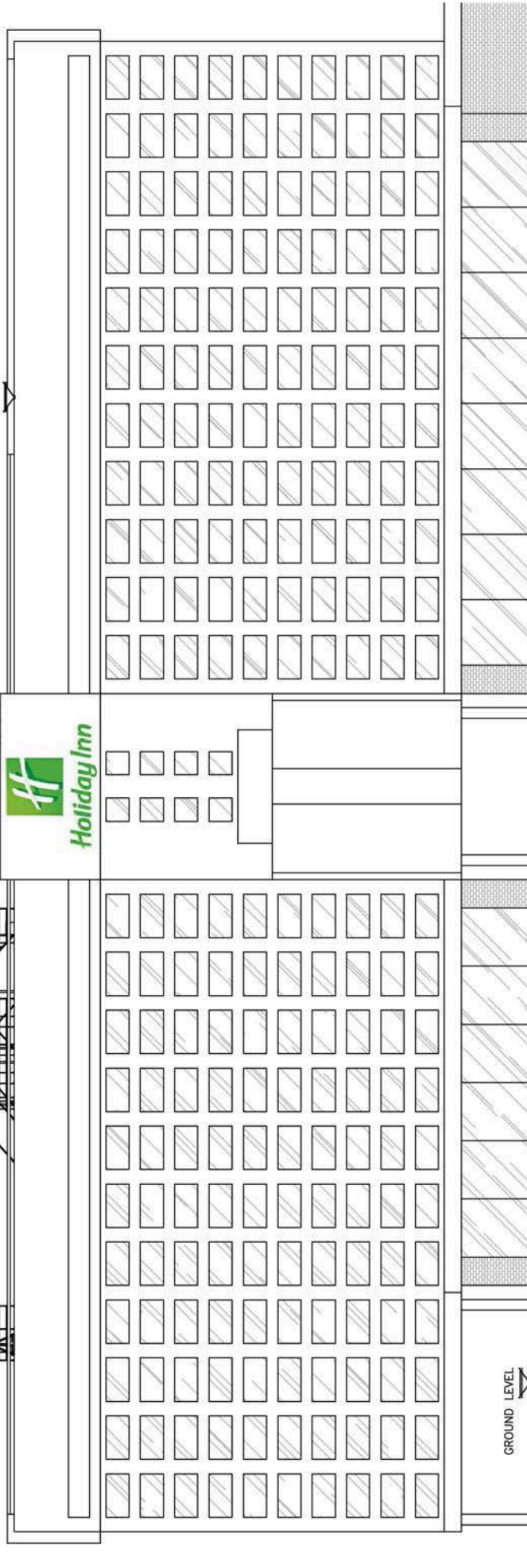


PROPOSED #1200mm DISH D1 FIXED TO NEW FREESTANDING SUPPORT POLE (D2 BEHIND). PROPOSED FREESTANDING HANDRAIL TO BE INSTALLED IN FRONT

G. OF PROPOSED DISH D1
+38.6m AGL

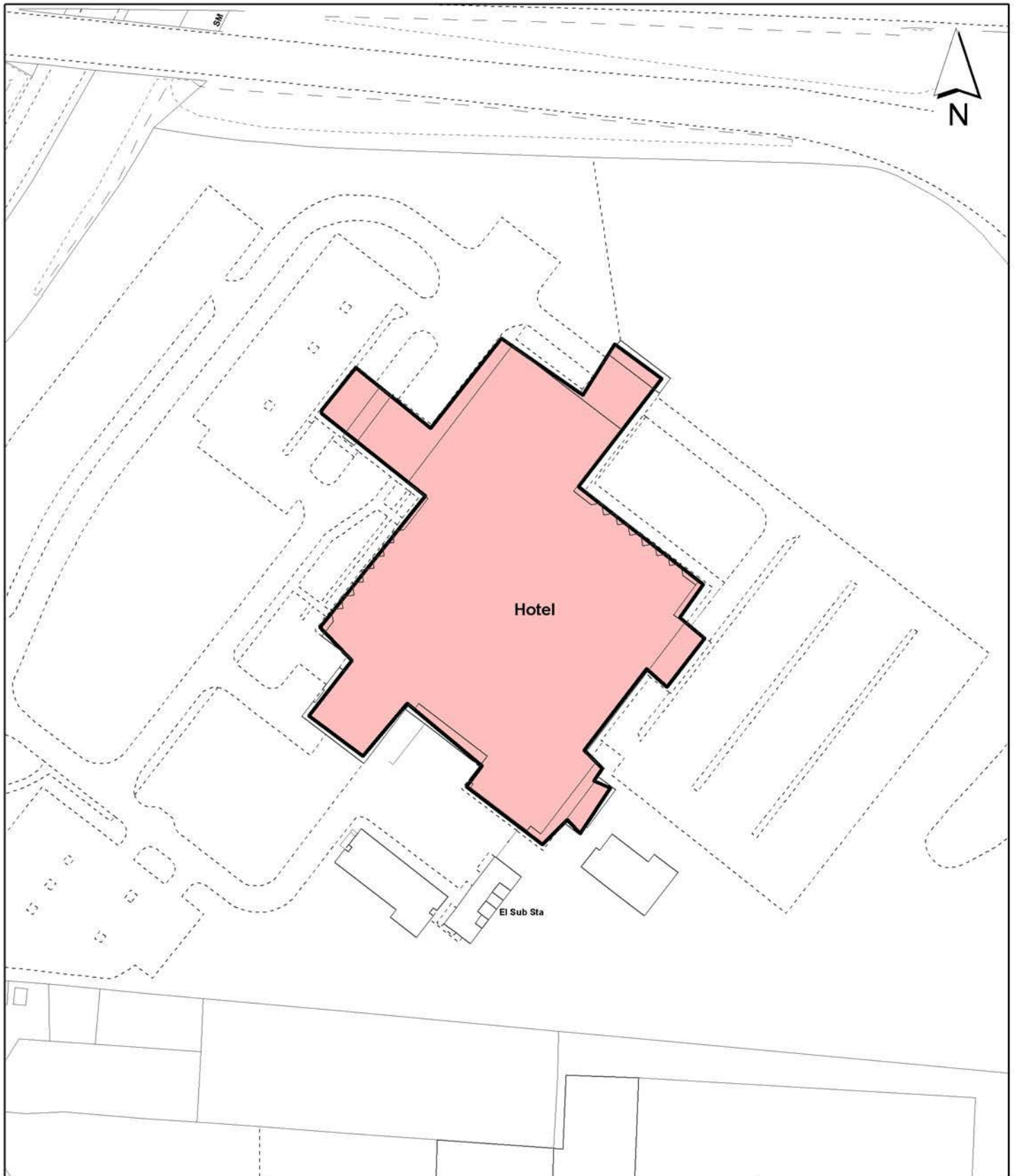
EXISTING OPCS ANTENNAS AND DISHES ON STEEL SUPPORT FRAMES BOTH SIDE OF ROOF

APPROX. ROOF LEVEL +36.5m AGL




0m 2m 4m 6m 8m 10m
Scale Bar - 1:300

<p>Wessex House, Wimborne, Dorset, BH21 1PB Tel: (01202) 856800 Fax: (01202) 856801</p>		<p>HOLIDAY INN SIPSON ROAD LONDON UB7 0JU</p>		<p>HOLIDAY INN NORTH WEST ELEVATION</p>		<p>Site No. HIH / 03 Drg No. REV B</p>	
<p>1:300 A3</p>		<p>DRAWING STATUS INFORMATION</p>		<p>SCALE</p>		<p>BY CHK BB NC BB NC</p>	
<p>FOR ISSUE REVISED TO LPA COMMENTS</p>		<p>DATE A 15/07/13 B 10/08/13</p>		<p>DESCRIPTION REVISED TO LPA COMMENTS</p>		<p>FOR ISSUE REVISED TO LPA COMMENTS</p>	



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Site Address

**Holiday Inn Hotel
Sipson Road
West Drayton**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

6843/APP/2013/2182

Scale

1:1,250

Planning Committee

Central and South

Date

**October
2013**



HILLINGDON
LONDON