



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 22 APRIL 2014

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

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

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CIId=123&Year=2014>

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INVESTOR IN PEOPLE

Useful information for residents and visitors

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more people who live, work or study in the borough, 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 Matters that have been notified in advance or urgent
- 4 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
5	115 The Greenway, Uxbridge 21611/APP/2013/3445	Brunel	Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) and demolition of existing outbuilding to the rear. Recommendation : Approval	1 - 14 166 - 168
6	48 Pole Hill Road, Hillingdon 33924/APP/2014/360	Hillingdon East	Single storey detached outbuilding to rear for use as storage (Part Retrospective). Recommendation : Refusal	15 - 24 169 - 173
7	Land Adjacent 18 Colnedale Road Uxbridge 69634/APP/2013/3671	Uxbridge North	3-bed detached dwelling (Outline application for access and scale). Recommendation : Refusal	25 - 44 174 - 176

Non Major Application without a Petition

	Address	Ward	Description & Recommendation	Page
8	Lords Builders Merchants Dawley Road Hayes 43554/APP/2013/3779	Botwell	Variation of condition 5 (Storage Heights) of planning permission Ref: 43554/APP/2013/1028 dated 17/10/2013 to increase the height building materials can be stored (Single storey detached shed, raising of roof of existing warehouse and alterations to cladding). Recommendation : Approval	45 - 60 177 - 182
9	44 Derwent Drive Hayes 6810/APP/2014/411	Charville	Single storey rear extension. Recommendation : Approval	61 - 70 183 - 187
10	8 Pole Hill Road Hillingdon 57736/APP/2013/2065	Hillingdon East	Two storey rear extension for use as a 4 bed self contained dwelling, alterations to existing dwelling to include additional windows and roof alterations. Recommendation : Refusal	71 - 84 188 - 194
11	23 Victoria Avenue Hillingdon 12211/APP/2014/238	Hillingdon East	Two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage. Recommendation : Approval	85 - 98 195 - 198

12	Land adjoining 43-44 Fairey Avenue Hayes 69055/APP/2014/37	Pinkwell	Demolition of existing garage blocks and erection of a two storey, detached building containing 4 x 2-bedroom, self contained flats with associated parking and amenity space involving the installation of a cycle and bin store to front (Resubmission). Recommendation : Approval subject to a S106 Agreement	99 - 120 199 - 207
13	Unit 3, The Arena Stockley Park Stockley Road Yiewsley 68933/APP/2013/3242	Yiewsley	Installation of 2 retractable awnings to entrance. Recommendation : Approval	121 - 130 208 - 213

OTHER REPORTS

14 S106 Quarterly Monitoring Report 131 - 154

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.

15 Enforcement Report 155 - 164

Any Items transferred from Part 1

Plans for Central and South Planning Committee 165 - 214

Report of the Head of Planning, Sport and Green Spaces

Address 115 THE GREENWAY UXBRIDGE

Development: Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) and demolition of existing outbuilding to the rear

LBH Ref Nos: 21611/APP/2013/3445

Drawing Nos: TG PA 01 Rev. D
Design and Access Statement

Date Plans Received: 20/11/2013 **Date(s) of Amendment(s):** 20/11/2013

Date Application Valid: 29/11/2013

1. SUMMARY

Planning permission is sought for the change of use of No.115 The Greenway from retail (Use Class A1) to hot food takeaway (Use Class A5). It is noted that an unauthorised outbuilding to the rear of the premises which was the subject of an enforcement notice, has been removed during the course of the application.

The application site is located on the northern side of The Greenway within the developed area of Uxbridge as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The site does not fall within a designated Town Centre, Local Centre or Parade.

The Council's Highways Officer has raised no objections to the proposal, given the authorised use of the site which would create a similar requirement for parking and would not detract from highway safety.

Conditions would need to be imposed on any consent granted to mitigate against noise and disturbance generated by the proposal. Hours of use would also need to be constrained by way of a condition.

Accordingly the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM1 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 92 of the Town and Country Planning Act 1990 (As Amended).

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 TG PA 01 D 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 COM16 Scheme for control of impacts

Notwithstanding the approved plans, the development shall not begin until a scheme which specifies the provisions to be made for the control of noise, vibration, fumes and odours emanating from the site (including odours and fumes from cooking) has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include replacement/enhanced flue and fume/odour extraction measures (over those that are currently existing at the site), as well as measures to control vibration and such combination of physical and administrative measures and other measures as may be approved by the Local Planning Authority.

Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM17 Control of site noise rating level

The rating level of the noise emitted from the site shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the boundary of the nearest noise sensitive premises. The measurements and assessment shall be made in accordance to the latest British Standard 4142, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

REASON

To safeguard the amenity of the surrounding area in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM21 Sound insulation /mitigation

The development shall not begin until a scheme for the control of noise transmission to the adjoining premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the Local Planning Authority. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON:

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Refuse/Waste

No development shall take place until a scheme detailing the method of disposal, storage and collection of litter and waste materials, generated by the business and/or discarded by patrons, has been submitted to and approved in writing by the Local Planning Authority.

The details shall include a description of the facilities to be provided and the methods for

collection of litter within and in the vicinity of the premises. The approved scheme shall be implemented in full thereafter.

REASON

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM24 Hours of use Hot Food Takeaways

The premises shall not be used for the preparation or sale of food outside the hours of:-
- 11am to 11pm Mondays to Saturdays
- 11am - 10pm on Sundays, Public and Bank Holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 COM25 Loading/unloading/deliveries

There shall be no loading or unloading of vehicles, including the collection of refuse outside the hours of 09.00 to 18.00, Monday to Friday, and between the hours of 09.00 and 13.00 on Saturdays. No loading, unloading is to be undertaken on Sundays, bank or public holidays.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Notice

A notice shall be displayed permanently and prominently within the premises requesting that customers dispose of their litter responsibly.

REASON

To ensure the satisfactory disposal of litter in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with policy Policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

including the London Plan (July 2011) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
S6	Change of use of shops - safeguarding the amenities of shopping areas

3 115 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.

4 125A The Party Wall etc. Act 1996

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

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

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining

owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

5 I27 **Hot Food Takeaways/restaurants - late night opening**

If the premises are to be open after midnight on any night (for which an application for planning permission is required), registration with the Council is required pursuant to the Night Cafes Act. For further advice and information contact:- Commercial Premises Section, 4W/04, Civic Centre, High Street, Uxbridge (Telephone 01895 250190).

6 I28 **Food Hygiene**

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

7 I44A **Prevention of Litter**

You should ensure that your premises do not generate litter in the streets and nearby areas. Sections 93 and 94 of the Environmental Protection Act 1990 give local authorities the power to serve 'Street Litter Control Notices' requiring businesses to clear up the litter and implement measures to prevent the land from becoming littered again. By imposing a 'Street Litter Control Notice', the local authority has the power to force businesses to clean up the area in the vicinity of their premises, provide and empty bins and do anything else which may be necessary to remove litter. Amendments made to the 1990 Act by the Clean Neighbourhoods and Environment Act 2005 have made it immediately an offence to fail to comply with the requirements of a Street Litter Control Notice, and fixed penalties may be issued as an alternative to prosecution.

Given the requirements of the Clean Neighbourhoods and Environment Act 2005, you are advised to take part in Defra's Voluntary Code of Practice for 'Reducing litter caused by Food on the Go', published in November 2004.

Should you have any queries on the above, please contact the Environmental Enforcement Team within the Environment and Consumer Protection Group on 01895 277402 at the London Borough of Hillingdon.

8 I47 **Damage to Verge**

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

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

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

9

The Equality Act 2010 seeks to protect people accessing goods, facilities and services

from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

10 125 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

11

It is recommended that developers install a properly maintained fat trap on all catering establishments. We further recommend, in line with best practice for the disposal of Fats, Oils and Grease, the collection of waste oil by a contractor, particularly to recycle for the production of bio diesel.

Failure to implement these recommendations may result in this and other properties suffering blocked drains, sewage flooding and pollution to local watercourses. Further information on the above is available in a leaflet, 'Best Management Practices for Catering Establishments' which can be requested by telephoning 01923 898 188.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of The Greenway within the developed area of Uxbridge as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

At the time the application was submitted the site consisted of a two storey semi-detached building comprising of two retail units with separate first floor flats above. The application property currently comprises a vacant retail unit. The adjoining unit comprises a newsagent and off-licence.

Since the submission of the application it is noted that the detached outbuilding to the rear of the application property, which was the subject of an enforcement notice, has been demolished and the debris removed from the site.

To the rear of the site is the private access road which give access to the parking courtyard for Orchard Court, which is located to east of the building.

The application site was previously operated as a Shisha Lounge without consent. This was closed in December 2012 after enforcement action and the unit has remained vacant since.

3.2 Proposed Scheme

The application seeks planning permission for the change of use from A1(shop) to A5

(Hot Food Takeaway). No external alterations are proposed under this application with it being proposed to utilise the existing extract flue to the rear.

The Applicant seeks opening hours of 11am to 11pm Monday to Saturday and 11am - 10pm on Sundays. The Design and Access Statement confirm that approximately 70% of the orders are expected to be delivered to customers, with the remaining orders being taken on site and that it is anticipated that 3 full time and 2 part time staff will be employed at the premises.

The submitted amended plans identify the existing outbuilding which is to be demolished. This building is the subject of an enforcement notice which was upheld at appeal. A photograph has since been submitted to confirm that the outbuilding has been removed.

3.3 Relevant Planning History

21611/APP/2006/1919 115 The Greenway Uxbridge

USE OF PREMISES AS HOT FOOD TAKEAWAY AND CAFE (CLASS A3 / A5)
(APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE)

Decision: 22-09-2006 Refused

Comment on Relevant Planning History

The following planning history is considered to be of relevance to this application:

21611/APP/2006/1919:

USE OF PREMISES AS HOT FOOD TAKEAWAY AND CAFE (CLASS A3/A5)
(APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN EXISTING USE) -
Refused for the following reason:

The applicant has not demonstrated that the use of the premises as a hot food takeaway/restaurant (classes A3 and A5) has been operating for a continuous period of 10 years prior to the date of this application.

An enforcement notice was also served (reference ENF/549/10 on 19 December 2011 in respect of the erection of a plastic UPVC clad outbuilding covering most of the rear garden of the premises. The notice required demolition of the outbuilding and the removal of the building materials and debris. An appeal against the enforcement notice was dismissed on 19 October 2012 and the enforcement notice upheld.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.E5 (2012) Town and Local Centres

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
S6	Change of use of shops - safeguarding the amenities of shopping areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

18 neighbouring properties were consulted by letter dated 2.1.2.13 and a site notice was displayed which expired on 1.1.14. 8 letters of objection including a petition of objection with 23 signatures have been submitted raising concerns about:

1. Increased traffic
2. Inadequate parking and increased demand for parking within the locality
3. Increased noise and disturbance
4. Litter
5. No need for additional take-way in this locality
6. Health concerns to school students being located opposite a school and attracting unhealthy food choices for students.

The above objections are considered within the main body of the report.

Internal Consultees

HIGHWAYS OFFICER:

There is no parking provision for the existing A1 use and no parking is provided for the proposed A5 use. Both A1 and A5 use classes have similar parking standards, therefore lack of parking is not considered to mount to a reason for refusal.

It is proposed that the takeaway would predominantly involve deliveries via mopeds which can be parked to the side of the unit.

Customers to the takeaway would be largely from the local area and it will also attract customers travelling by car. The location of the takeaway is not considered to be fully satisfactory from customer parking point of view because of its close proximity to a pedestrian crossing and the on-street parking restrictions, where customers will most likely be wanting to park. Also, The Greenway is a Classified Road, where the free flow of traffic takes precedence. However, the nearby side road, Merryfields, may provide customer car parking opportunities during evenings and weekends, which are known to be the busiest periods for takeaways.

Overall, it is considered the the proposal would not result in highways impact such that a refusal of the application on highways grounds could be sustained.

ACCESS OFFICER:

As the application appears to be for a straightforward change of use with what are deemed to be minor internal alterations, no accessibility improvements could reasonably be required within the remit of planning.

However, the following informative should be attached to any grant of planning permission:

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

Conclusion: acceptable

ENVIRONMENTAL PROTECTION UNIT

We have concerns due to the proximity of the nearby residents to the extraction system from the proposed hot food takeaway shop which may result in odour and noise/vibration complaints. The applicant has not provided details about the proposed extraction system in terms of odour and noise control.

Furthermore, the applicant has not provided details about noise management from the operation of the hot food takeaway as this is likely to result in noise disturbance to nearby residents.

PLANNING OFFICER COMMENT: The concerns raised are noted and are common concerns with applications relating to hot food takeaways. It is considered that the scheme could be made acceptable subject to the imposition of conditions to control noise transmission, hours of operation, hours for deliveries and servicing and a condition to ensure that an adequate flue/fume extraction system is in place, as well as to ensure refuse storage is adequate.

Relevant conditions are recommended.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is not located within any protected parade and thus there is no objection to the principle of the loss of the retail unit, particularly given that the adjoining unit accommodates a newsagent/convenience store to meet the very local needs of adjoining residents. As such the principle of the change of use is acceptable subject to compliance with other policies in the plan as set out below.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

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. Similarly policies BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that development will not be permitted if the appearance fails to harmonise with the existing street scene or other features of the area. Policy BE19 also aims to ensure that new development within residential areas complements or improves the amenity of the area.

The proposal does not include any alterations to the external appearance of the building and as such it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Local Plan policies BE1, BE13 and BE15.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

With applications relating to hotfood takeaways, impacts to residential neighbours are a key concern, particularly in relation to noise and disturbance and odour.

The Environmental protection officer has raised concern about these issues and therefore to ensure the proposal is not contrary to Policies OE1 and OE3 of the Hillingdon Local Plan Saved UDP Policies (November 2012), conditions are necessary to ensure that amenity is not adversely impacted.

It is important to note that the National Planning Policy Framework at paragraph 186 states that Local planning authorities should approach decision-taking in a positive way, and at paragraph 187 that Local planning authorities should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

The Planning Practice Guidance (2014) notes that when used properly, conditions can enhance the quality of development and enable development proposals to proceed where it would otherwise have been necessary to refuse planning permission, by mitigating the adverse effects of the development.

On balance, it is considered that in this case, with conditions to control impacts that the development could be made acceptable. Conditions are therefore recommended to control noise transmission, hours of operation, hours for deliveries and servicing, and a condition to ensure that an adequate flue/fume extraction system is in place, as well as to ensure refuse storage is adequate.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) precludes development whose traffic generation is likely to prejudice the free flow of traffic or conditions of general highway and pedestrian safety. The Council's Highways Officer has confirmed that there is no parking provision for the existing A1 use and no parking is

provided for the proposed A5 use. Both A1 and A5 use classes have similar parking standards, therefore lack of parking is not considered to amount to a reason for refusal.

The Highways Officer has further advised that it is proposed that the takeaway would predominantly involve deliveries via mopeds which can be parked to the side of the unit. Customers to the takeaway would be largely from the local area and it will also attract customers travelling by car. The location of the takeaway is not considered to be fully satisfactory from customer parking point of view because of its close proximity to a pedestrian crossing and the on-street parking restrictions, where customers will most likely be wanting to park. Also, The Greenway is a Classified Road, where the free flow of traffic takes precedence. However, the nearby side road, Merryfields, may provide customer car parking opportunities during evenings and weekends, which are known to be the busiest periods for takeaways.

The Highways Officer has concluded that the proposal would not result in highways impact such as refusal of the application on highways grounds could be sustained. and as such it is considered that the proposal would comply with Policy AM7 of the Hillingdon Local plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

No issues raised.

7.12 Disabled access

The Council's Access officer has raised no objection to the application proposal given that it is for a change of use of an existing commercial building.

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

Noise and air quality issues have been discussed in the Neighbour Impact section of this report. While the EPU officer has raised concern over the existing extract system, this could be overcome by requiring via a condition that adequate fume/odour extraction systems be provided.

The Environmental Protection Officer has also raised concerns about the likely noise concerns given hours of operation. However it is also important to recognise that hours of operation can be constrained via planning conditions. Noise from deliveries can be controlled to times of day and days of the week when this would be least disturbing to residents.

7.19 Comments on Public Consultations

A number of objections have been raised in connection with parking, road safety and noise and disturbance which have been addressed in the report above.

Objections have also been raised by local residents in terms of the appropriateness of another take-away within this area and especially opposite a school which would

encourage unhealthy food choices to the students. The principle of the change of use of this application property which is not located within a local parade or town centre is not restricted by policies within the adopted Local plan and the market forces for each business proposed are not a matters that can be controlled under 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

While the application fails to show the location of a refuse store within the site, the demolition of the outbuilding has resulted in sufficient space for a bin store to be located. The applicant could then arrange for the bins to be presented to the front of the premises at the time of collection. Therefore, this would not be considered as grounds for refusal.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The Council's Highways Officer has raised no objections to the proposal, given the authorised use of the site which would create a similar requirement for parking and would not detract from highway safety.

Conditions are recommended to ensure that there are not any unacceptable impacts on the occupants of nearby residential properties in terms of noise, disturbance and odour.

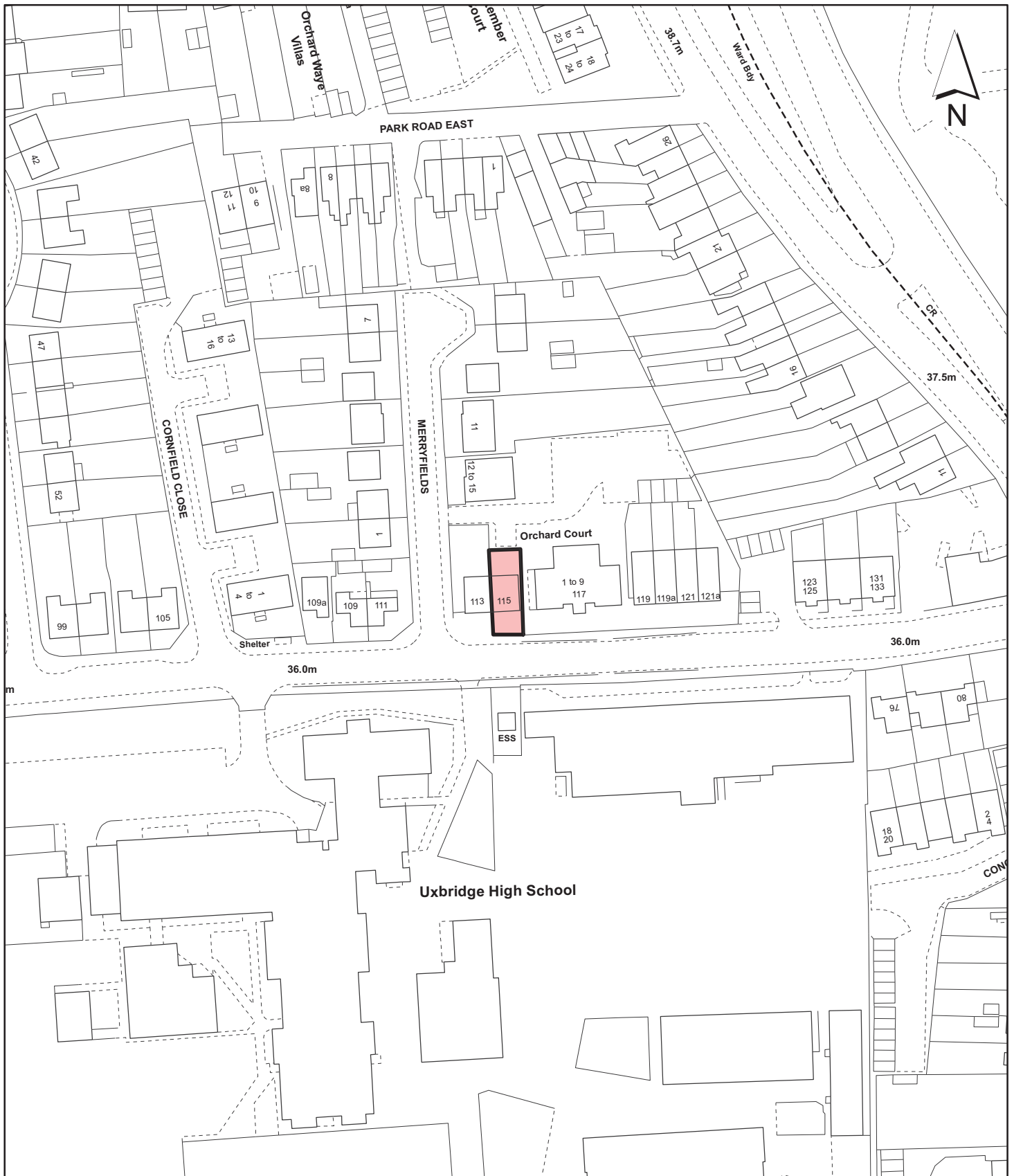
The application is considered acceptable in principle and on balance, subject to conditions is recommended for approval.

11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**115 The Greenway
 Uxbridge**

Planning Application Ref:
21611/APP/2013/3445

Planning Committee
Central and South

Scale
1:1,250

Date
April 2014

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



HILLINGDON
 LONDON

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 storage (Part Retrospective)

LBH Ref Nos: 33924/APP/2014/360

Drawing Nos: Proposed Floor Plan and Elevations
Block Plan to Scale 1:500
LP01

Date Plans Received: 03/02/2014 **Date(s) of Amendment(s):**

Date Application Valid: 13/02/2014

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 for storage. The outbuilding measures 6.30m deep, 4.65m - 5.67m wide and has 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.

It should be noted that the sole difference between the previously refused application ref: 33924/APP/2013/1696 relating to this outbuilding and the current one being considered is that the stated use of the outbuilding is for storage and not a garage as was considered in the refused application. The refused application is discussed further in the next section of this report.

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:** 19-NOV-13 Dismissed

33924/APP/2013/1696 48 Pole Hill Road Hillingdon

Single storey detached outbuilding to rear for use as garage

Decision Date: 16-10-2013 Refused **Appeal:** 20-JAN-14 Dismissed

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:** 18-OCT-13 Dismissed

33924/APP/2014/266 48 Pole Hill Road Hillingdon

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 3.5 metres, and for which the height of the eaves would be 2.5 metres

Decision Date: 07-04-2014 Refused **Appeal:**

33924/APP/2014/287 48 Pole Hill Road Hillingdon

Single storey rear extension with habitable roofspace to include 2 x side dormers.

Decision Date: 25-03-2014 Refused **Appeal:**

Comment on Planning History

Retrospective Planning Application ref: 33924/APP/2013/1696 for a single storey detached outbuilding to rear for use as a garage was refused planning permission on 17/10/2013 for the following reasons:

1. 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. The garage; by reason of its overall design including insufficient set back from the roadway, substandard sightlines, level of the internal floor 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).

A subsequent Appeal was dismissed on the 20/01/2014 with both reasons for refusal being upheld.

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.

An Enforcement case (ref ENF/190/13) relating to the unauthorised outbuilding is currently being pursued by the Enforcement team.

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:

9 neighbours were consulted by letter dated 13th February 2014. Two petitions objecting to the proposal have been received from the same resident, one with 13 signatures and the other with 22 signatories. The following objections have been raised:

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. This application is just a stalling tactic because the building was to be demolished.
4. The council should not even be considering this application as it is an illegal structure.

Officer comment: Issues Nos. 1-2 could be dealt with by condition to ensure the outbuilding would not be used as a separate residential unit. Issue No.3 and 4 were considered when the application was submitted, however officers consulted up to date legislation and it was considered that the application is valid and needs to be assessed on its own merits.

Other letters of objection have also been received raising the following concerns:

1. The structure is very imposing and does not harmonise with the existing street scene, neither does the outbuilding improve or complement the character of the area.
2. If planning permission was to be granted, the outbuilding could well be used for purposes other than storage.

3. The outbuilding is used as part of a development business by the owner, with transit vans often loading and unloading from the roller shutter doors.

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 previous planning application ref: 33924/APP/2013/1696 was refused for reasons relating to its appearance and impact on the character of the area together with highways and pedestrian safety issues relating to the proposed use of the outbuilding as a garage. The current application is also a retrospective application for the existing structure as built but for the use of the structure as a store room instead of a garage.

The main issues for consideration in determining this application therefore relate to the effect of the detached outbuilding 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 and the provision of acceptable residential amenity for the application property.

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.

However, in relation to the appearance of the outbuilding the Inspector in refusing the previous application for use of this outbuilding as a garage noted that:

"The garage is a prominent feature in the overall street scene due to its location and design. The location abutting the highway means that it is possible to view the structure from some distance. Whilst it is accepted that there are other existing garages on the opposite side of the road, these are smaller in scale and are set back from the public highway by the footpath so are visually less prominent to the overall street scene.

I therefore conclude the proposal would fail to accord with policies BE13 and BE19 of the UDP as it would fail to harmonise with the existing street scene and would also fail to compliment the existing character of the area. In addition to this, the proposal would also be in conflict with the HDAS SPD concerning Residential Extensions."

No external alterations to the outbuilding are proposed under this application and as such, the detached outbuilding at the application would continue to have an unacceptable impact on the visual amenities of the surrounding area, contrary to Policies BE13 and BE19 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).

Officers note that the outbuilding retains the roller shutter style door on its elevation facing Harrow View and as such the outbuilding could still be used as a garage. Even if was not used as such, it is possible that the existing operation, to which neighbours have referred in their letters of objections, where vans load and unload materials from the highway through the roller shutter door could also continue.

The inspector found in dismissing the previous appeal that:

"Policy AM7 of the UDP states, amongst other things, that the Local Planning Authority

will not grant planning permission for developments whose traffic generation is likely to prejudice the free flow of traffic or conditions of highway or pedestrian safety. As there is no public footpath on this side of the road, I do not consider that the proposal would have an adverse effect on pedestrian safety."

However, given the previous use as a garage, the inspector did not consider the use of the building for storage purposes. The current scheme states that the use will be for storage at the site. Given that the largest access into the building is provided from the highway, it is reasonable to consider that loading and unloading could be undertaken into and from this doorway. This might result in vehicles parked in the highway during loading times. It is noted that this section of Harrow View gives access to a cul-de-sac for 9 properties, however, having vehicles waiting in this location to load and unload would provide an unwanted vehicular obstruction which would prejudice the free flow of traffic, contrary to Policy AM7 of the Hillingdon Local Plan (November 2012).

In light of the above, 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 size, scale, bulk and location abutting the highway, results in a very prominent and imposing building in the streetscene to the detriment of its visual amenity and to the character and appearance of the wider area. As such, the detached outbuilding is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The outbuilding by reason of its design including the retention of the roller shutter door fronting the highway has the potential to require vehicles to park in the highway when loading and unloading to/from the storage building which would lead to conditions prejudicial to highway safety. As such, the proposal would conflict with Policy AM7 and AM14 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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

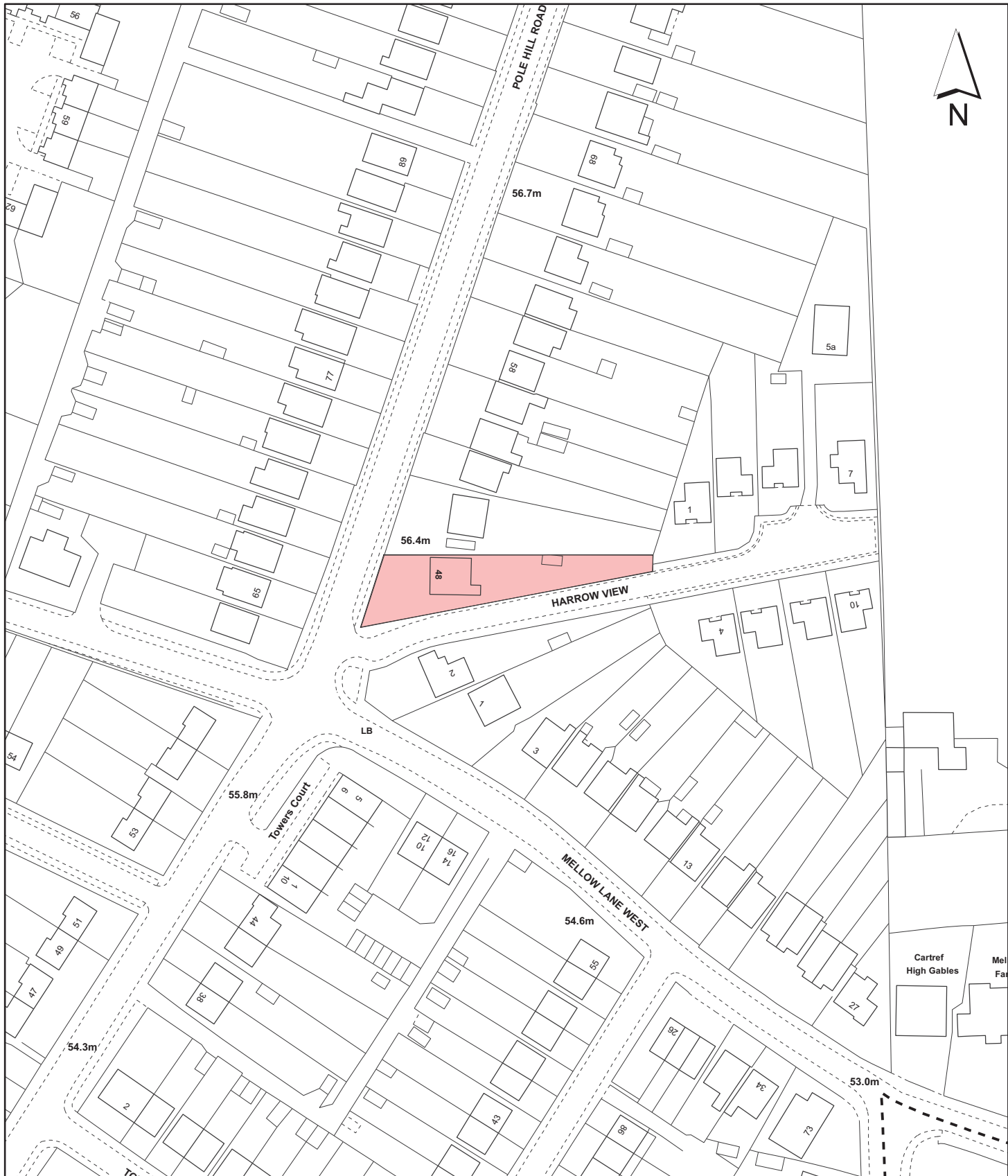
Part 2 Policies:

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

guidance.

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**48 Pole Hill Road
 Hillingdon**

Planning Application Ref:
33924/APP/2014/360

Planning Committee
Central & South

Scale
1:1,250

Date
April 2014

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJACENT TO 18 COLNEDEALE ROAD UXBRIDGE
Development: 3-bed detached dwelling (Outline application for access and scale)
LBH Ref Nos: 69634/APP/2013/3671
Drawing Nos: MB/2021/1 Rev. A
Date Plans Received: 10/12/2013 **Date(s) of Amendment(s):**
Date Application Valid: 11/02/2014

1. SUMMARY

Outline planning permission is sought for the erection of a two storey three bedroom dwelling adjacent to No. 18 Colnedale Road, with only access and scale considered (appearance, landscaping and layout reserved).

The application site comprises part of the extended garden of No. 5 West Common Road, the applicant's property, on the south side of Colnedale Road, a short road which rises from Harefield Road. The site would run parallel to No.18 Colnedale Road and would front onto this highway.

The proposed house, occupying a footprint area of 62.6 sq.m. (13.9m deep x 4.5m wide), would be accessed via an existing vehicle crossover which serves the gated hardstanding area to No. 5 West Common Road, the applicant's property, and would provide a small frontage within which there would be space to park two vehicles. A gap of 1.9 metres would be retained between the flank wall and the western side boundary (with No. 18) at the front reducing to one metre at the rear. The front elevation of the new dwelling would finish 4.8 metres in front of No. 18.

The front wall of the new dwelling would be set forward of the established building line on the south side of Colnedale Road. The application site, which forms part of the garden to No. 5 West Common Road, is also of much narrower plot width than typical of those in the immediate vicinity. As the surrounding residential area forms part of the North Uxbridge Area of Special Local Character, the proposal would not be in keeping with the general design and style of buildings predominant in the area, the character and identity of which is required to be preserved as part of any proposal. The development would thus be contrary to Hillingdon Local Plan Policies BE5, BE13 and BE19.

The position and proximity of the new two storey dwelling to the boundary would also result in an overdominant effect with associated loss of daylight and sunlight to the adjoining property to the west, No. 18 Colnedale Road. The proposal would thus be contrary to Hillingdon Local Plan Policies BE19, BE20 and BE21.

There is a protected Ash tree adjacent to the eastern boundary of the site within an adjoining garden which is close to the footprint of the proposed building. Given this relationship and as no impact assessment or details of tree protection have been submitted with the application, the retention of this landscape feature is not guaranteed whilst its potential effects on the living conditions of future occupiers are also not known.

The proposal would thus be contrary to Hillingdon Local Plan Policy BE38. Furthermore, the development site is located in close proximity to a wetland pond and the green nature of part of the site means that, in the absence of a Phase 1 ecological survey, it has not been demonstrated that the development would not result in harm or disturbance to a protected species.

It is considered that the proposal, notwithstanding that it is submitted in outline, could provide an adequate level of internal floorspace and standard of residential amenity for the future residents of the proposed house. The proposal would also provide sufficient off-street parking for both the existing and proposed dwellings.

For the reasons given above and assessed in more detail in the report below, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

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

2 NON2 Non Standard reason for refusal

The proposal, by reason of its form, scale, width and position beyond the established building line would appear as an incongruous and cramped development out of character with the existing dwellings in Colnedale Road and the surrounding area to the detriment of the visual amenity of the street scene and the character and appearance of the wider North Uxbridge Area of Special Local Character. It would thus be contrary to Part One - Strategic Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed two storey dwelling, by virtue of its size, scale, proximity, height and length adjacent to the boundary would be detrimental to the amenities of the adjoining occupiers No. 18 Colnedale Road, by reason of overdominance, loss of daylight, loss of sunlight, overshadowing and loss of outlook. The proposal would thus be contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

In the absence of an arboricultural impact assessment or details of tree protection, the long term retention of the protected Ash within the adjacent garden of No. 5 West Common Road is not guaranteed as a result of the development. Furthermore, its future management and the potential effects on the living conditions of future occupants of the proposed dwelling are not known. The proposal is thus contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

5 NON2 Non Standard reason for refusal

In the absence of a Ecological Stage 1 Survey, the proposed development has failed to ensure that the site does not contain a protected species or fails to protect a protected species which may be present within the site. Therefore, the proposal is contrary to Policy EC2 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
NPPF LPP 3.3	(2011) Increasing housing supply

LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 7.4	(2011) Local character

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises part of the extended garden of No. 5 West Common Road, the applicant's property, on the south side of Colnedale Road, a short road which rises from Harefield Road.

The narrow plot of land outlined for the proposed dwelling rises gently from front to back and is enclosed on its western boundary by a fence to the boundary of No. 18 Colnedale Road, and to the east by the gardens of Nos. 1 to 5 West Common Road. The front part of the application site is gated and laid to hard standing for vehicles, with the back half comprising garden and soft landscaping with trees, hedges and shrubs along the side boundaries, including a large Ash (within No. 5's garden) which is protected under a Tree Preservation Order covering both Nos. 5 and 6 West Common Road.

The site is situated in an area of wholly residential character off Harefield Road, to the north of Uxbridge town centre, which is designated as part of the North Uxbridge Area of Special Local Character and comprises a mix of two storey dwellings, detached and semi-detached. It thus forms part of the Developed Area as identified in the Hillingdon Local Plan: Part Two - 'Saved UDP Policies' (November 2012).

3.2 Proposed Scheme

The application seeks planning permission to erect a detached two storey three bedroom dwelling in the garden to the east of No. 18 Colnedale Road. The application is submitted in outline with only the siting, scale and access to be considered.

The proposed house, occupying a footprint area of 62.6 square metres (13.9m deep x 4.5m wide x 8.13m high), would be accessed via an existing vehicle crossover which serves the gated hardstanding area to No. 5 West Common Road, the applicant's property, and would provide a small frontage within which there would be space for two parked vehicles. A gap of 1.9 metres would be retained between the flank wall and the western side boundary (with No. 18) at the front reducing to one metre at the rear. The front elevation of the new dwelling would finish 4.8 metres in front of No. 18.

A rear garden of approximately 67 square metres (12m x 5.6m) would be created parallel

to No. 18, taking up part of the existing rear garden of No. 5 West Common Road (not including the protected Ash tree), whilst retaining an external amenity area of some 350 sq.m for that property.

Internally the house would provide habitable accommodation including three bedrooms with a ground floor area of 52sq.m

3.3 Relevant Planning History

38289/A/86/0472 18 Colnedale Road Uxbridge
Householder dev. (small extension,garage etc) (P)

Decision: 30-04-1986 Approved

Comment on Relevant Planning History

No previous planning history for the application site.

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:

- BE5 New development within areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OE11 Development involving hazardous substances and contaminated land - requirement for ameliorative measures

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
NPPF	
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 7.4	(2011) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 neighbouring occupiers were consulted on 13.12.2013 (and 12.2.2014) and in addition a site notice was displayed from 30.12.2013. There have been six responses and one other representation received together with a petition (dated 27.1.2014 with 31 signatures) with the following objections/concerns (summarised):

1. Principle

- garden grabbing policy resists inappropriate development of residential gardens.

2. Impact on street scene/surrounding area (including Area of Special Local Character)

- narrow strip of land inappropriate and unacceptable in a designated Area of Special Local Character.

- unsympathetic infill of garden (damaging to the appearance and make-up of a residential area and the local environment);

- detrimental to the character and appearance of the area (if strips of land are used piecemeal to cram in some form of development);

- house would be significantly in front of a building line formed by adjacent houses in Colnedale Road (out of character for this location) plus built on a plot that is uphill from existing homes;

- proposed building is approx. 3 to 4 metres in front of the building line (would make the road look ugly/odd and out of keeping with the road whatever the proposed building may look like);

- narrow detached house would not harmonise with the design, style, height and architectural features of nearby homes (in an ASLC), or complement or improve the character and appearance of the area;

- incompatible with existing houses/detract from the street scene;

- house on that narrow plot could not blend in with existing homes and surroundings (an Area of Special Local Character) which are safeguarded from 'fill-in' development;

- position, size, density and appearance of proposed building would not be in keeping with neighbouring properties;

- in front of building line (will spoil view to front of homes);

- Victorian semis in West Common Road, which overlook the proposed plot, are Locally Listed Buildings.

3. Impact on neighbours (residential amenities)

- habitable house on any part of this plot would be uncomfortably close to 18 Colnedale Road (policy states that there must be adequate space between old and new buildings to avoid spoiling the amenity and privacy of adjoining houses);
- loss of light to kitchen window (to No. 18) as the proposed building extends past both the primary side /secondary door windows plus building is "up the hill" and will be substantially higher than the single story kitchen extension;
- would overshadow gardens of houses in West Common Road, which are all uphill from its eastern boundary;
- site is far too small on which to build a house (would be very close to 18 Colnedale Road and would seriously impact on its privacy, as well as on the privacy of homes and gardens in West Common Road);
- visual impact of building here would be amplified by the inadequate size of the site/less than neighbourly proximity to surrounding homes;
- contrary to Supplementary Planning Guidance and Design Principles, which seek to ensure buildings do not unreasonably overshadow private gardens or overlook neighbouring windows;
- noise and activity generated by an extra household on such a cramped infill site are likely to be detrimental to adjoining and nearby residents;
- garden backs directly onto the proposed development (to be built up to boundary), meaning that the building will overlook garden, block light into garden and provide an unsightly outlook.

4. Traffic impact/pedestrian safety; car parking

- plans provide for two parking spaces, but there is bound to be pressure on residents' parking bays nearby (which have only a one-hour restriction);
- parking is also an issue for residents as we already have limited off street parking space, in particular on West Common Road, Gravel Hill and Colndale Road;
- Colnedale Road is a small road and more vehicles in the road will add to current problems with street parking/use of Colnedale Road as a traffic rat run to avoid peak hour congestion in Harefield Road/Park Road.

5. Other issues (including flooding, drainage, wildlife habitat, sewerage system, trees)

- flooding in adjoining gardens from underground stream/well made worse (new house also liable to flooding)/water already channels into nearby gardens from or through the proposed site;
- severe water table issues due to the underground streams and lakes going under the common lead to regular floods in gardens (if drains get blocked water has been known to rise and enter our house);
- garden becomes waterlogged particularly in the winter months and this building will cause significant problems with water draining away at all from this area (underground stream also causes water and drainage problems for a number of neighbouring properties);
- building on this piece of land we feel this will add to the water issues we have as it will block routes and force more water onto our land ie. footings would affect the water flows across back gardens thus more floods;
- placing a house here will adversely affect drainage, which has been a problem in the past;
- poor surface water drainage in area will be exacerbated during wet weather;
- Garden to "Thaxted" opposite is regularly under water in the winter and some summers;
- area that surrounds this land and part of the site is a habitat for birds and wildlife. To develop the site could seriously disrupt this habitat - frogs and newts (among them great crested newts, which are legally protected) can frequently be found in local gardens/plans do not show all existing hedging and trees;

- Uxbridge Common is a five acre site which has a pond a few metres away from the proposed building site (diverse array of nature in the vicinity/back gardens including various species of frogs and newts);
- building on this land will affect nature and wildlife through the loss of natural habitat. Frogs and great crested newts from Uxbridge Common and the nearby pond can frequently be found in gardens that adjoin the proposed site;
- any new household here would increase the burden on an elderly sewage system;
- Ash tree (TPO 489) and the roots of the tree will be affected;
- restrictive covenant on the plot of land adjacent to 18 Colnedale Road re. access across this land for the maintenance of the rears of Nos. 5/6 West Common Road.

Where possible these comments have been addressed under the relevant headings in the report below.

North Uxbridge Residents Association: Support the petition raised to oppose for the following reasons:

- the site is considered an unsuitable plot, too narrow and cramped to be in keeping with the Area of Special Local Character;
- likely to result in an oppressive bulk of building and loss of privacy to No. 18 (un-neighbourly);
- poorly conceived; and
- could result in a further precedent.

Internal Consultees

Urban Design/Conservation Officer:

This site lies in the North Uxbridge Area of Special Local Character. The street, which rises to the east, comprises detached and semi detached houses of various styles and ages, set within good sized plots. As such has a interesting and spacious appearance.

The development site comprises a long narrow plot and the proposed house would almost fill its full width and would step forward of the existing adjacent properties. As such, the development would appear cramped and would create a prominent and discordant element in the street scene. The creation of two car parking spaces directly in front of the house would also contribute to the cramped appearance of the plot.

Access Officer:

No objection raised at outline stage subject to compliance with all 16 Lifetime Homes standards as required by Policy 3.8 (Housing Choice) of the London Plan (July 2011). Applicant's attention to be drawn also to Council's adopted Supplementary Planning Document, Accessible Hillingdon (May 2013).

Trees/Landscape Officer:

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

- no trees or other landscape features of merit will be directly affected by the current layout. (however, it is noted that the current layout indicates a front elevation which is some metres forward of the adjacent building line in Colnedale Road. If the proposed building is set back within the site it will be closer to the protected ash tree);

- without a detailed proposal, accompanied by a tree survey and arboricultural impact assessment it is not known what affect a new building might have on the protected tree, or what affect the tree will have on the natural daylight and living conditions of future occupiers. It is possible that the relationship of trees and a new building will be unsustainable;
- if recommended for approval, a tree survey and arboricultural impact assessment should accompany a detailed layout proposal. Landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

Environmental Protection Officer:

No concerns other than the quality of soil in the landscaped area (amenity space on the application plan). The location has been used for orchards in the past, but unsure of the recent use of this vacant land next to the house that is to be used for the new house.

Advises that a condition to test the soil in the landscaped area could be applied stating that soils used for gardens and/or landscaping purposes shall be clean and free of contamination. Site derived soils and imported soils shall be inspected and tested for chemical contamination, and the results of this testing shall be submitted to and approved by the Local Planning Authority.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

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

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

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

The construction of one dwelling on this site would effectively however represent "garden grabbing" with a significant area of the existing garden to No. 5 West Common Road taken and which currently provides an undeveloped open/green space behind the rear of the adjoining dwellings in West Common Road that separates them from the return building frontage of the properties in Colnedale Road. As this land is not otherwise previously developed, the proposal should be considered as an inappropriate form of development in this locality and is thus contrary to the objectives of the NPPF, London Plan Policy 3.5 and Hillingdon Local Plan Policy BE1.

7.02 Density of the proposed development

The density of residential development on this site should be in accordance with Policy 3.4 of the London Plan (July 2011). Thus for dwellings of 5 habitable rooms in suburban locations, a density of 150-200 habitable rooms/hectare (or 35-55 units/ha.) is sought.

The proposed development is submitted in outline, but it can be assumed to comprise of at four or five habitable rooms (three bedrooms plus a kitchen/part diner, a separate dining room or a lounge/dining room) on a site area of 0.02 hectare would thus result in a density of 200 to 250 habitable rooms/hectare (approx.) or 50 units per hectare, which would be at the top of the acceptable density range for a site in a suburban location with a PTAL score of 1a.

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

The site lies within the North Uxbridge Area of Special Local Character. Policy BE5 states that within Areas of Special Local Character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area. These areas of the Borough are so designated because they contain certain elements of character and identity which the Local Planning Authority wishes to preserve.

Colnedale Road, which rises steeply to the east from Harefield Road to its junction with West Common Road facing Uxbridge Common, comprises of detached and semi detached houses of various styles and ages, set within good sized plots. As such the immediate surrounding area has a interesting and spacious appearance which is evident even on the hillside that tends to bring properties closer. The development would almost fill the full width of the plot and one third of its length would step forward of the established building line formed by the existing adjacent properties.

In the view of the Council's Conservation Officer, the development would appear cramped and would create a prominent and discordant element in the street scene whilst the creation of two car parking spaces directly in front of the house would also contribute to the cramped appearance of the plot.

It would thus be contrary to Part One - Strategic Policy BE1 and Part Two - Saved Unitary Development Plan Policy BE5 of the Hillingdon Local Plan (November 2012).

A further assessment of the impact of the proposal on the character and appearance of the locality, in particular the general street scene and plot widths in Colnedale Road is made below.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Hillingdon Local Plan: Part Two Policies BE13 and BE19 seek to resist any development

which would fail to harmonise with the existing street scene or would not complement the character and amenity of the residential area in which it is situated. Policy BE22 states a requirement for all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.

The street scene in this locality is characterised in the main by large detached two storey properties positioned on generous plots which although individually different nonetheless merge visually due to their general design, style, height and scale etc. and most crucially on this rise, due to the established front building lines in Colnedale Road.

In the proposal, a space of between 1.0 and 1.9 metres is kept to the side boundary with No. 18. However, the outline footprint shown indicates that the front of the new two storey dwelling proposed would be in front of the existing building alignment on this side of the road by approximately 4.8 metres. This would make the new dwelling highly visible from within this part of Colnedale Road and thus visually prominent in the immediate locality.

Its general design style, with a pitched roof (hipped at the rear), ridge height, eaves and window heights would match those of No. 18. Nonetheless its overall scale in terms of length and width, would fail to satisfactorily retain the general appearance in keeping with the existing dwellings in Colnedale Road.

Furthermore, due to the narrowness of the plot width (approx. 6 metres), the result would be a dwelling which appears cramped and out of character with the detached dwellings of its immediate surroundings, which occupy plots with typical road frontages of between 9.5 and 10.0 metres wide.

For these reasons therefore, the proposed development is considered unacceptable in terms of Part One - Strategic Policy BE1 and Part Two - Saved Unitary Development Plan Policies BE13 & BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

In this respect, the proposed dwelling would be separated by over 30 metres (approx.) from the rear of Nos. 1 to 6 West Common Road, which are on a higher ground level. The proposal is in outline but it can be assumed that there would be no habitable room window openings formed on the side elevation of the new dwelling, at first floor level. Furthermore, due to the separation and the upwards slope of the land towards the properties in West Common Road there should be no significant effect on these neighbouring occupiers in terms of potential overshadowing (loss of sunlight) or of being overbearing (with loss of

daylight/outlook).

The effect on the residential amenities of No. 18 Colnedale Road, on lower ground to the west would be more marked. Despite the spacing retained to the boundary, the depth of the two storey projection beyond the front of this property would be likely to be oppressive by its presence. As a result there is likely to be a significant loss of sunlight experienced especially in the afternoons, and in the quality of natural daylight received to the front room windows, together with a loss of the general outlook towards the street that these occupants currently enjoy. It is noted that the 45 degree guideline has been shown on this application. However, this is only an indicator of acceptability and compliance with this guidance doesn't always make the impact to neighbouring properties acceptable, as in this case for the reasons stated above.

The rear elevation of the proposed house would align with the upper floor of No. 18 and any side facing, first floor windows inserted could thus be fitted with obscure glazing/high level. There is however a rear facing kitchen window opening in the return wall of the ground floor extension to No. 18 which, although below the height of the adjacent boundary fence, would suffer from a loss of light and loss of outlook due to the two storey flank wall of the proposal on higher ground to the east.

In conclusion, it is considered that the proposal would undoubtedly have a significant impact upon the amenities of adjoining residents of No. 18 Colnedale Road and thus would conflict with the objectives of Local Plan: Part Two Policies BE20 and BE21 of the Hillingdon Local Plan (November 2012) in this regard.

7.09 Living conditions for future occupiers

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

The proposed development would provide a three bedroom dwelling, with an estimated gross internal floor area of at least 100 square metres. The standard set down for three bedroom, 4/5 person dwellings is 87/96 sq.m. respectively therefore the floorspace provided would achieve the minimum gross internal floor area set down in the London Plan (July 2011) and provide a good standard of residential amenity for its future occupants.

Given the relatively narrow width of the proposed dwelling, it can be assumed that an adequate level of outlook and daylight throughout the proposed house could be provided by the use of full height openings to habitable rooms on the ground floor and similarly the incorporation of high level side lights/obscure glazed windows (to prevent overlooking) to the upper floor.

The floor layout and elevation detail is not part of the application currently for consideration, but on the basis that the habitable floorspace proposed exceeds that required by London Plan Policy 3.5, the proposal is considered acceptable in this regard. The proposal would thus provide an adequate layout standard of living accommodation for its occupants and complies with the London Plan and HDAS standards in this regard.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states: "New residential buildings or extensions should provide

or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and the surrounding buildings, and which is useable in terms of its shape and siting."

The Council's Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Layouts states that the garden space standards which for a three bedroom dwelling is 60 square metres. The proposal would provide 67 square metres of private garden space for the new dwelling whilst the reduced amenity space of the existing dwelling at No. 5 West Common Road, the rear boundary of which would be truncated by the development, would still exceed 350 sq.m. thus more than sufficient for a dwelling of four or more bedrooms.

Both of these therefore meet the Council's standards and the proposal would provide an adequate layout and size of the garden space for both existing and proposed dwellings in accordance with Local Plan Policy BE23 and HDAS standards in this regard.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally.

The application site is within a controlled parking zone where a Residents' Parking Permit Scheme operates but there are a limited number of spaces for non-residents (outside the hours of 1100-1200) towards the West Common Road end. In general, due to the blind bend halfway along and the rise/fall in Colnedale Road, traffic movements are relatively low speed. Many, but not all of the dwellings have off-street parking spaces within their curtilages.

The access and off-street parking arrangements for two vehicles in association the proposed dwelling are thus considered to be adequate for this location and in terms of the layout which would utilise an existing vehicular crossover serving the gated driveway belonging to No. 5 West Common Road.

In this context therefore, the proposal would neither inconvenience or endanger pedestrians, as the crossover exists at the site current, nor reduce the on-street kerb parking space in Colnedale Road. As such, it would be unlikely to give rise to any significant concerns in these regards and the proposal is thus considered to be in accordance with the aims of Policy AM7.

Hillingdon Local Plan: Part Two Policy AM14 states the need for all development to comply with the Council's adopted parking standards. The Council's maximum parking requirement for off street parking (ie. within the curtilages of the properties) would require two parking spaces for both the existing house and the proposed house - a total of four. The PTAL score for the site is 1b (poor) and as a result it is considered that the maximum level of spaces could be sought in this location.

There are two parking spaces within the application site currently available to No. 5 West Common Road and thus the proposal would thus reduce the amount of off-street parking available to its occupants. That property is also currently provided with one, albeit inadequate, space within its curtilage. Given the parking permit available to its occupants, the controlled parking area and the number of dwellings which have no off street parking at all, the perceived shortfall of one parking space for No. 5 should not be significant in the vicinity of Colnedale Road or West Common Road.

The proposed development would achieve the standard provision of two space for the new dwelling, as set out in the Council's parking standards. As such it is considered that the proposal should not result in a significant increase in the demand for on-street parking, space for which is limited in any case, or thus any additional parking manoeuvres or blocking in of driveways etc. It would not therefore be prejudicial to pedestrian and highway safety, and complies with Local Plan Policy AM14 in this regard.

7.11 Urban design, access and security

The internal floorspace, layout and external amenity space standards are discussed elsewhere in this report.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013 both of which require all new housing to be built to 'Lifetime Homes' standards.

The Council's Access Officer has confirmed that as the proposal is submitted in outline and the floor layouts and entrances (etc.) are not known there is no objection raised at this stage.

7.12 Disabled access

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

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

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

The Council's Principal Access Officer has advised that as the proposal is submitted in outline, it is not possible to demonstrate that these requirements have been met. These Lifetime Homes requirements could however be made the subject of appropriate conditions on any consent granted.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Hillingdon Local Plan Part Two Policy BE38 seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development.

The Council's Tree Officer has advised that in the absence of a detailed proposal, accompanied by a tree survey and arboricultural impact assessment it is not known what affect a new building might have on the protected Ash tree which would be adjacent to the site. Similarly, what effects the continued healthy growth of this tree (and thus its

management) or of other trees and established boundary planting will have on the natural daylight and living conditions of future occupiers of the new dwelling are also not clear. It is highly possible therefore that the relationship of this tree - the crown spread of which is bound to overshadow the garden to the new dwelling - will be unsustainable in the long term.

On this basis of its potential impacts either way, due to the lack of information on which to base a proper assessment, the proposal can therefore be refused as being contrary to Policy BE38.

A number of neighbouring occupiers have objected to the proposed development due to potential harm to protected species resulting from the loss of the lane. Given the close proximity to the pond on Uxbridge Common, the Council's Sustainability Officer considered that in the absence of a Stage 1 Ecological Survey, the applicant has failed to demonstrate that no harm would occur to a protected species, contrary to Policy EC2 of the Hillingdon Local Plan.

7.15 Sustainable waste management

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

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

The proposed site layout makes no provision for a hardstanding for bins within the application site, but at this outline stage such details can be made the subject of an appropriate condition on any outline permission granted.

7.16 Renewable energy / Sustainability

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

7.17 Flooding or Drainage Issues

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

Policy OE8 of the Local Plan states that planning permission will not be granted for new development which would result in an increased flood risk due to additional surface water run-off unless the proposed development includes appropriate attenuation measures to a standard satisfactory to the Council, in consultation with the Environment Agency and where appropriate, other drainage bodies.

There is plentiful evidence from local residents regarding the source, frequency of occurrences and the consequences of the surface water flooding problem in this area

which is below Uxbridge Common. However, the site is not in a Flood Zone or an area recongined by the Council to be at risk from increased surface water flooding due to ground levels or the composition of the land around the area. Therefore, no objection is raised in relation to Flood Risk and no requirement for a Flood Risk Assessment in this instance.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

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

The primary objection to the proposal relates to the impact it would have on the character of the surrounding area, in particular by infilling on a plot that is too narrow, thus resulting in a dwelling of cramped appearance and by its proposed forward projection beyond the established building line of the existing properties.

The principle of taking garden land is considered inappropriate and there are other concerns relating to the potential loss of amenities for occupiers of the immediately adjoining dwelling, No. 18, whose daylight and sunlight would be likely to be reduced by the proximity of the new dwelling sited on higher ground to the east.

The other general concerns identified relate to the pressure another dwelling could place on the limited parking availability, or by exacerbating regular and local surface water flooding and poor drainage and the potential detrimental impacts on wildlife and trees.

As the application is submitted in outline however, full details of the proposed dwelling have not been considered and therefore some of these potential impacts could be sought to be addressed and controlled by the use of appropriate conditions on any outline permission granted, rather than forming a reason for refusal as such.

7.20 Planning obligations

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

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

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

The Council's Environmental Protection Unit has advised that in order to ensure that the occupants of the development are not subject to any risks from soil contamination, and in accordance with Policy OE11 of the Local Plan, a condition be attached to any permission granted relating to the cleanliness and testing of derived soils to be used on the site for

relaying the garden and landscaping purposes.

Subject to the final layout, the development would however exceed 100sq.m and therefore there would be a CIL requirement if approval were to be granted.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

circumstances.

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal represents an inappropriate development of garden land would erode the character, appearance and local distinctiveness of the site and surroundings which, given the location of the application site, is not acceptable.

The proposal, in form, scale, width and position beyond the established building line would appear as an incongruous and cramped development out of character with the existing dwellings in Colnedale Road and the surrounding area which forms part of the North Uxbridge Area of Special Local Character.

The proposal would have an unacceptable impact due to its proximity, height and length adjacent to the boundary would have an overdominant effect, with associated loss of daylight and sunlight (with overshadowing), on the amenities of the adjoining residential occupiers, at No. 18 Colnedale Road,

Furthermore, the future effects of the protected Ash within the adjacent garden of No. 5 West Common Road, if its retention can be guaranteed, on the living conditions of future occupants of the proposed dwelling are not known.

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

11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Supplementary Planning Document: Planning Obligations (July 2008) and Revised Chapter 4 (September 2010)
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (May 2013)
GLA's Supplementary Planning Guidance - Housing;

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Land Adjacent To 18 Colnedale Road
 Uxbridge**

Planning Application Ref:
69634/app/2013/3671

Planning Committee
Central & South

Scale
1:1,250

Date
April 2014

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LORDS BUILDERS MERCHANTS DAWLEY ROAD HAYES

Development: Variation of condition 5 (Storage Heights) of planning permission Ref: 43554/APP/2013/1028 dated 17/10/2013 to increase the height building materials can be stored (Single storey detached shed, raising of roof of existing warehouse and alterations to cladding)

LBH Ref Nos: 43554/APP/2013/3779

Drawing Nos: Visual Impact Assessment
Site Location Plan
Design, Access and Planning Statement
7621/7
7621/5 Rev.A
7621/6 Rev.A
Planning Statement (Ref: 1705/JJ)

Date Plans Received: 18/12/2013 **Date(s) of Amendment(s):**
Date Application Valid: 20/12/2013

1. **SUMMARY**

The application seeks the Variation of Condition 5 to allow for the increased storage of height of building materials to be stored on the land to 5m in height.

The application relates to Lord's Builders Merchants, located on the western side of Dawley Road. Contained within the site is an existing rectangular building which measures 95 metres in width by 11.7 metres in depth, which is located adjacent to the northern boundary line of the site. The front part of the building, approximately 38.7 metres in width, is the retail sales area and office section of the building, which is contained within a two storey pitched roof industrial building. The rear part of the building, 56.3 metres in width, contains a warehouse area with a flat roof above. This was granted consent under application reference 43554C/92/787, which granted continued use of the land as a builder's merchants.

Planning application 43554/APP/2013/1028 was granted for a single storey detached shed, the raising of the roof of the existing warehouse and alterations to the external cladding. Condition 5 of this permission stated:

No building materials stored on the land shall be stored so as to exceed 4 metres in height, as measured from the existing ground level adjacent to where the materials are stored within the site.

It is this condition which the applicant seeks to vary to allow higher storage heights within the site.

The storage area is currently screened by a mature belt of trees which provides a good screen to the storage area. Subject to the trees being retained (which is controlled by a separate tree protection condition (number 7) on planning permission reference 43554/APP/2013/1028) the increase in height of building materials by an additional metre to 5m in height would not affect the openness of the Green Belt and would have an

acceptable impact on the visual amenities of the surrounding area.

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 7621/5 Rev. A , 7621/6 Rev. A and 7621/7 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM6 Levels

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

REASON

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

4 COM7 Materials (Submission)

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

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

REASON

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

5 NONSC Non Standard Condition

No building materials stored on the land shall be stored so as to exceed 5 metres in height, as measured from the existing ground level adjacent to where the materials are stored within the site. Furthermore, no building materials shall be stored within the tree protection zones as shown on plan reference Tree Constraints Plan 01 (shaded pink

areas) for as long as the use of the site remains as a builders merchants.

REASON

To ensure the protection of the openness of the Green Belt, in accordance with Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework.

6 COM27 Traffic Arrangements - submission of details

The development hereby approved shall not be occupied until details of the turning space shown on plan reference 7621/6 Rev. A has been laid out and made available only for the use of vehicle movements.

Thereafter, the turning area must be permanently retained and kept clear of obstruction and used for no purpose other than the movement of vehicles at any time.

REASON

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

7 COM8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

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

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

8 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

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

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

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

4. Details of Landscape Maintenance

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

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

4.c A long term maintenance plan to ensure the trees on the boundary lines of the site are maintained to a minimum height of at least 5.5 metres.

5. Schedule for Implementation

6. Other

6.a Existing and proposed functional services above and below ground

6.b Proposed finishing levels or contours

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

REASON

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

9 COM10 Tree to be retained

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

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first

planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

10 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 1427/14-02 and 1427/14 03A contained within the submitted Visual Impact Assessment.

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).

11 RES10 Tree to be retained

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

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

property) and Article 14 (prohibition of discrimination).

2 153 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.

BE13	New development must harmonise with the existing street scene.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 7.16	(2011) Green Belt
LPP 7.2	(2011) An inclusive environment
OE1	Protection of the character and amenities of surrounding properties and the local area

3 11 Building to Approved Drawing

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

4 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

5 13 Building Regulations - Demolition and Building Works

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

6 159 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Lord's Builders Merchants, located on the western side of Dawley Road. Contained within the site is an existing rectangular building which measures 95 metres in width by 11.7 metres in depth, which is located adjacent to the northern boundary line of the site. The front part of the building, approximately 38.7 metres in width, is the retail sales area and office section of the building, which is contained within a two storey pitched roof industrial building. The rear part of the building, 56.3 metres in width, contains a warehouse area with a flat roof above. This was granted consent under application reference 43554C/92/787, which granted continued use of the land as a builder's merchants.

The remainder of the site is covered in hardstanding and is used for the storage of goods, parking and servicing access and turning area. To the western boundary of the site is a cluster of trees, with a tree belt spanning the width of the southern boundary line. Access into the site is via a crossover from Dawley Road, situated in the northeastern corner of the site.

To the north of the site is a group of commercial buildings with a golf course to the west and south. The site is situated within the Green Belt, as identified in the Policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks Variation of condition No. 5 (Storage Heights) of planning permission Ref: 43554/APP/2013/1028 which granted a detached storage shed and enlarged warehouse building dated 17/10/2013 to increase the height building materials can be stored to up to 5 metres in height.

3.3 Relevant Planning History

43554/89/1078 Rover Builders Merchants Ltd. Dawley Road Hayes
 Use of land as builders merchants yard (Application for Established Use Certificate)

Decision: 27-02-1992 Refused

43554/A/89/1411 Rover Builders Merchants Ltd. Dawley Road Hayes
 Use of land as builders merchants yard (Application for Established Use Certificate) (duplicate application)

Decision: 27-02-1992 Refused

43554/ADV/2011/93 Burdens Dawley Road Hayes
 Adverts to building frontage and approach and information signs

Decision: 26-01-2012 NFA

43554/ADV/2013/36 Lords Builders Merchants Dawley Road Hayes
 Installation of 1 x free standing sign

Decision: 16-10-2013 Approved

43554/APP/2013/1028 Lords Builders Merchants Dawley Road Hayes
 Single storey detached shed, raising of roof of existing warehouse and alterations to cladding

Decision: 16-10-2013 Approved

43554/APP/2013/3778 Lords Builders Merchants Dawley Road Hayes
 Details pursuant to conditions 3 (Site Levels), 4 (Materials), 7 (Tree protection) and 8 (Landscaping Scheme) of planning permission Ref: 43554/APP/2013/1028 dated 17/10/2013 (Single storey detached shed, raising of roof of existing warehouse and alterations to cladding)

Decision: 14-02-2014 Refused

43554/C/92/0787 Hendricks Lovell Builders Merchants Dawley Road Hayes
 Continued use of premises as builders merchants

Decision: 23-03-1994 Approved

43554/D/92/1722 Hendricks Lovell Builders Merchants Dawley Road Hayes
 Use of land as a builders merchant's yard and turf depot (Appeal against Enforcement Notice; Application for planning permission deemed to have been made pursuant to Section 174 of the Town and Country Planning Act 1990)

Decision: 14-04-1994 Withdrawn **Appeal:** 14-04-1994 Withdrawn

43554/E/94/3078 Hendricks Lovell Ltd Dawley Road Hayes

Installation of double-sided externally illuminated name sign

Decision: 14-10-1994 Approved

43554/F/94/1494 Hendricks Lovell Builders Merchants Dawley Road Hayes

Details of brick samples in compliance with condition 3 of planning permission ref. 43554C/92/787 dated 23/03/94; Continued use of premises as builders merchants

Decision: 20-10-1994 Approved

Comment on Relevant Planning History

The use of the site was approved as Builders Merchants under application reference 43554C/92/787. The rear part of the warehouse, measuring 56.3 metres in width was granted consent as part of this permission.

Attached to the approval was a legal agreement which required the occupier to undertake a number of works to the site, including carrying out works within the wall survey and the realignment of the wall fronting Dawley Road. All of these works were completed in accordance with the legal agreement. Also contained within the document are a number of prohibitive covenants which are listed below:

3.9 a) No outdoor storage shall take place on the Land in those areas which are indicated on the plans as car parking spaces, turning circle or landscaped.

3.9 b) No material stored on the Land shall be stored so as to exceed three (3) metres in height as measured from ground level to the west of the line marked XX on the plans.

3.9 c) No material stored on the Land shall be stored so as to exceed four (4) metres in height as measured from ground level to the east of the line marked XX on the plans.

The covenants, therefore, clearly allows the storage of goods on the land around the buildings up to a certain height.

Planning application 43554/APP/2013/1028 was granted for a single storey detached shed, the raising of the roof of the existing warehouse and alterations to the external cladding. Condition 5 of this permission stated:

No building materials stored on the land shall be stored so as to exceed 4 metres in height, as measured from the existing ground level adjacent to where the materials are stored within the site.

REASON

To ensure the protection of the openness of the Green Belt, in accordance with Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework.

Application reference 43554/APP/2013/3778 for the approval of details pursuant to conditions 3 (Site Levels), 4 (Materials), 7 (Tree protection) and 8 (Landscaping Scheme) of planning permission Ref: 43554/APP/2013/1028 dated 17/10/2013 (Single storey detached shed, raising of roof of existing warehouse and alterations to cladding)

was recently refused for the following reason:

The details submitted in respect of conditions 4, 7 and 8 are not considered acceptable as inadequate tree protection measures are proposed, no details about the retaining wall behind the new sheds have been submitted and the proposed landscape scheme is inadequate and unacceptable. The proposal would therefore result in the loss of or damage to existing trees and would not enhance the visual amenities of the locality, contrary to Policies BE13 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

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

BE22 Residential extensions/buildings of two or more storeys.

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

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

LPP 7.16 (2011) Green Belt

LPP 7.2 (2011) An inclusive environment

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed which expired on 23.1.14 and 6 neighbouring properties were consulted by letter dated 24.1.14. No responses were received.

Internal Consultees

Highways Officer:

No alterations are proposed to the access, internal road, turning areas and car parking layout. As such no objections are raised on highway grounds.

Access Officer:

No impact on accessibility and therefore no comments offered.

Tree and Landscape Officer:

No plans have been submitted with this application to clarify which area will be affected by the increase in storage height, nor the existing landscape context/screening.

However, there is a related application 2013/3778 which is seeking to remove the boundary conifers in the south-east corner of the site. My e-mail of 6 December made clear that the conifers would need to be retained, but could be trimmed back by: 'trimming back the lateral branches and crown lifting the trees on the north side only to 5 metres above ground level'. This advice appear to have been ignored as has the intention of the original legal agreement.

The proposal to raise the storage height is therefore unacceptable. The only way agreement may be reached is if a plan clearly shows the location of the storage together with any screen planting. Any proposed tree surgery work needs to be clearly specified by a tree surgeon.

Officer comment: The applicants have since submitted a detailed Visual impact Assessment which demonstrates that the existing trees within the site would screen the storage from view and this contains a plan which would ensure a protection zone around the trees which has been requested by the Trees and Landscaping Officer to ensure the protection of the trees in the site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states in paragraph 89 that limited infilling or partial redevelopment of Brownfield Sites within the Green Belt which would not impact the openness of the Green Belt, are considered acceptable. Policy 7.16 of the London Plan (July 2011) states that the strongest protection should be given to London's Green Belt, in accordance with national guidance. The impact on the openness of the Green Belt is addressed below.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The National Planning Policy Framework states in paragraph 89 that limited infilling or partial redevelopment of Brownfield Sites within the Green Belt which would not impact the openness of the Green Belt, are considered acceptable. Policy 7.16 of the London Plan (July 2011) states that the strongest protection should be given to London's Green Belt, in accordance with national guidance.

Policy OL1 of the Hillingdon Local Plan (November 2012) states that within the green belt, as defined on the proposals map, the following predominantly open land uses will be acceptable:

- (i) agriculture, horticulture, forestry and nature conservation;
- (ii) open air recreational facilities;
- (iii) cemeteries

The local planning authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the green belt. The existing site was granted consent for continued use as a builders merchants under application reference 43554C/92/787, which required large area of hardstanding for the storage of materials and vehicle parking and turning areas. The current site is largely covered in hardstanding and whilst designated as Green Belt, does not currently retain much soft landscaping or green space, with the only exception being the trees belt adjacent the boundary line shared with the Green Belt. The 1992 permission also allowed for the storage of goods up to a height of 3 or 4 metres in large areas of the site and large areas of the site are currently covered with building materials. The tree belt provides a good screen to the storage area. The applicants have submitted a Visual Impact Assessment which confirms the provision of a buffer zone to protect the trees. The Impact Assessment confirms the storage to be on racking with back boards and canopy in dark green. Given the detail contained within the Visual Impact Assessment it is considered that provided the trees are retained at the current height of 5.5m, the storage of materials up to a height of 5m in height would not be readily apparent from views outside of the site and would not unacceptably affect the openness of the Green Belt. There are two views from where the storage would be visible, points 2 & 13 in the report, however, from these locations views of the existing storage at a height of 4 metres would be readily available and the increase in height does not result in increased visibility such that it would result in increased harm to the openness of the Green Belt. The tree protection is the subject of a separate conditions of planning permission 43554/APP/2013/1028 which is required to be discharged and is also recommended as part of this application.

7.06 Environmental Impact

Not applicable to this application

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. 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.

As set out above, the tree belt provides a good screen to the storage area and it is considered that providing the trees are retained at the existing height of 5.5m that the storage of materials up to a height of 5m would not be apparent from views outside of the site. The only exceptions to this would be points 2 & 13 in the visualisation report, however, views of the storage racks would already be available from these positions and it and would not unacceptably affect the character and appearance of the area and would not detract from the openness of the Green Belt.

7.08 Impact on neighbours

The land to the north is taken up by a number of commercial buildings. Therefore, the proposed increase in height of the storage would not impact the residential amenity of any

neighbouring occupier. The increase in height would not result in any significant over dominance to the land to the north and is considered to comply with Policies BE20 & BE21 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

No alterations are proposed to the access, internal road, turning areas and car parking layout. As such no issues are raised in terms of traffic impact, car/cycle and pedestrian safety.

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

The tree belt along the boundary of the site with the Green Belt is an important screen to the storage area. The retention of these trees at a height of 5.5m is the critical determining factor in this application. The tree belt provides an good screen to the storage area and it is considered that providing the trees are retained at the height of 5.5m that the storage of materials up to a height of 5m in height would not be apparent from views outside of the site and would not unacceptably affect the openness of the Green Belt. The tree protection is subject of a separate conditions of planning permission 43554/APP/2013/1028 which is required to be discharged and is recommended again as part of this application. It is also noted that the applicant has now submitted a plan as part of the visual impact assessment which provides a non-storage area to give greater protection to trees within the site and this would also be controlled by condition.

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

None received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No additional issues raised

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

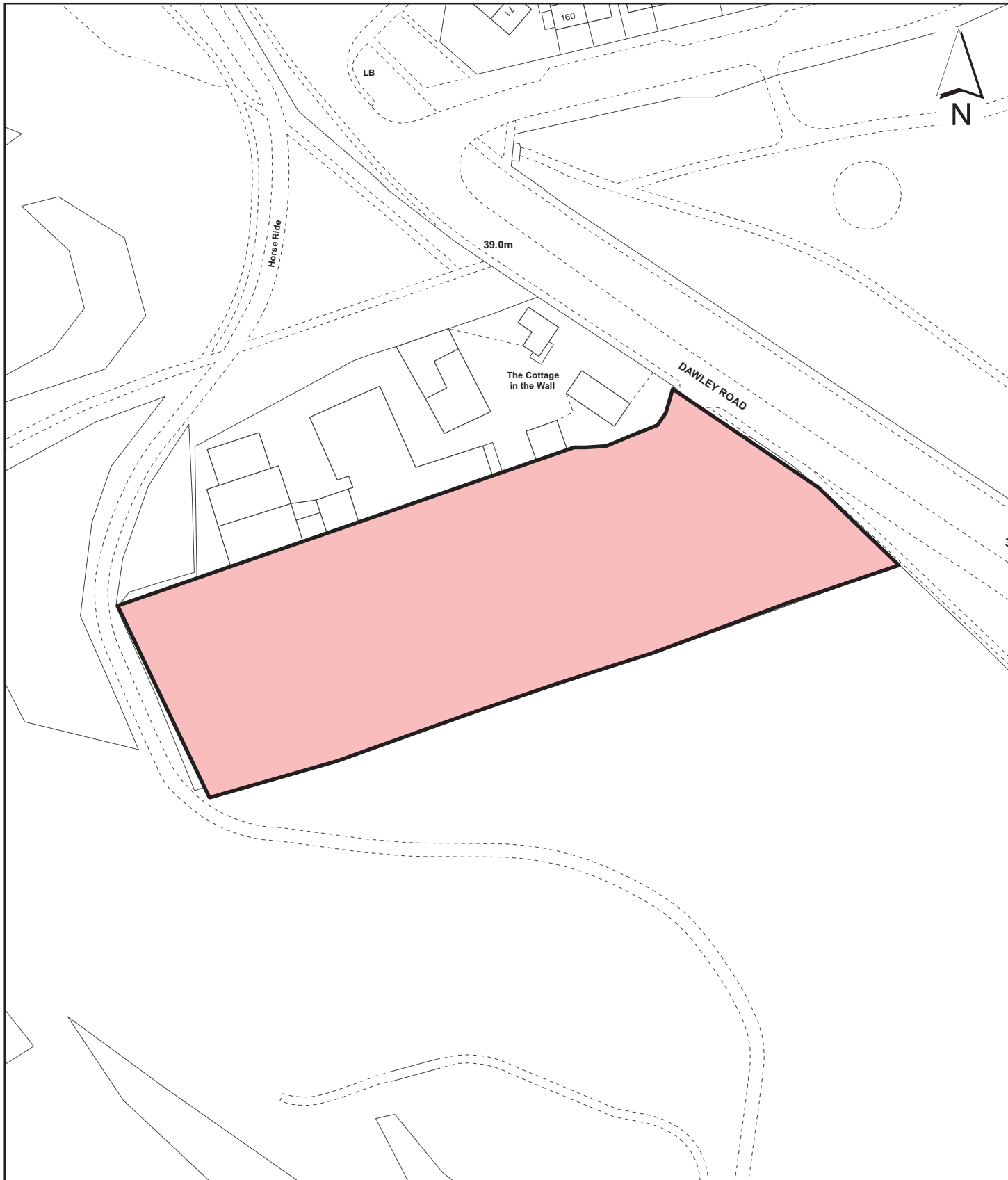
The variation of condition 5 to allow for the increased storage of height of building materials to be stored on the land to 5m in height is considered acceptable. The storage area is currently screened by a mature belt of trees which provides a good screen to the storage area. Subject to the trees being retained (which is controlled by a separate landscaping condition (number 8) on planning permission reference 43554/APP/2013/1028, which would be added again to this consent), the increase in height of building materials by an additional metre to 5m in height would not affect the openness of the Green Belt. As such 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: Nicola Taplin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Lords Builders Merchants Dawley Road Hayes</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>43554/APP/2013/3779</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Central and South</p>	<p>Date</p> <p>April 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 44 DERWENT DRIVE HAYES

Development: Single storey rear extension

LBH Ref Nos: 6810/APP/2014/411

Drawing Nos: Location Plan to Scale 1:1250
JAN/14/07A
JAN/14/07

Date Plans Received: 06/02/2014

Date(s) of Amendment(s):

Date Application Valid: 18/02/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a semi-detached property located on the eastern side of Derwent Drive. The property is constructed from pebbledash render under a hipped roof. A single storey flat roofed extension has been previously added to the rear. A shared driveway runs between the flank walls of numbers 44 and 46 Derwent Drive. A detached outbuilding has been erected along the rear boundary of the site which was recently the subject of an enforcement investigation and found to be permitted development.

The site is located within a Developed Area, as identified in the Policies of the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for a single storey rear extension to extend the existing rear extension by 0.6m to a total projection of 3.6m. The extension would be finished with a flat roof to match that on the existing extension at a height of 3m.

Ward Councillor: Requests that the application is reported to the Planning Committee.

1.3 Relevant Planning History

6810/APP/2013/3049 44 Derwent Drive Hayes

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 3 metres, and for which the height of the eaves would be 2.8 metres

Decision Date: 19-11-2013 Refused **Appeal:**

6810/APP/2013/3561 44 Derwent Drive Hayes

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 3 metres, and for which the height of the eaves would be 2.8 metres

Decision Date: 30-12-2013

Refused

Appeal:

Comment on Planning History

Application reference 6810/APP/2013/3561 for the 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 3 metres, and for which the height of the eaves would be 2.8 metres was refused for the following reason:

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the proposed development would unduly detract from the amenities of the adjoining occupier, No.42 Derwent Drive by reason of visual intrusion, overdomination, loss of daylight, loss of sunlight and loss of outlook.

Application reference 6810/APP/2013/3049 for the 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 3 metres, and for which the height of the eaves would be 2.8 metres was refused for the following reason:-

The proposed development does not constitute permitted development by virtue of the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, as the proposed development would unduly detract from the amenities of the adjoining occupier, No.42 Derwent Drive by reason of visual intrusion, overdomination, loss of daylight, loss of sunlight and loss of outlook.

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

4 neighbouring properties were consulted by letter dated 19.2.14. A site notice was also displayed to the front of the site which expired on 21.3.14. 1 letter of comment has been received which states:

Although they have reduced the size of their build, I feel that the fact they will be using brick as the finish will ruin the look of the surrounding area. I would request that they use pebble dash on the back on their garage facing my property. This would reduce the eyesore of a view when considering brick. On the plans they have clearly listed pebble dash but not executed this to follow the plan. I can still see brick.

officer note: It is understood that the comments relate to the outbuilding to the rear of the site and not the proposed extension.

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.

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, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

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 3.3 of the HDAS states that single storey rear extensions proposed on semi-detached houses with a plot measuring 5m wide or more should be no more than 3.6m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3m in height with a flat roof. This is to ensure that the extension appears subordinate to the main house.

Both in terms of its height and depth, the proposal would accord with the above criteria and therefore would appear subordinate to the main property. Moreover, the extension would not be visible from the street and would be constructed using matching materials. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Local Plan policies BE1, BE13 and BE15.

The neighbouring dwellings which flank the application site, Nos.42 and 46 Derwent Drive have both been extended by single storey rear extensions. The proposed extension would not breach the 45 degree guideline from either neighbour and the compliant height and

depth restrictions as recommended above means that the extension would not harm the amenity of nearby residents through loss of light or loss of outlook. The proposed development would not have any windows on the side elevations which would prevent overlooking and loss of privacy to adjoining occupiers. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

In terms of the garden area, in excess of 200m² of rear private garden is to be retained to provide adequate amenity space for a three bedroom dwelling and in excess of the paragraph 3.13 HDAS requirement. The proposal would be in accordance with Policy BE23 of the Hillingdon Local Plan Part 2.

The parking provision would remain unaffected by the proposal.

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers JAN/14/07 and JAN/14/07A.

REASON

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

3 HO4 Materials

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

REASON

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

Policies (November 2012)

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 42 or 46 Derwent Drive.

REASON

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

5 HO7 No roof gardens

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

REASON

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

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.
- 2** 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).

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

- 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.

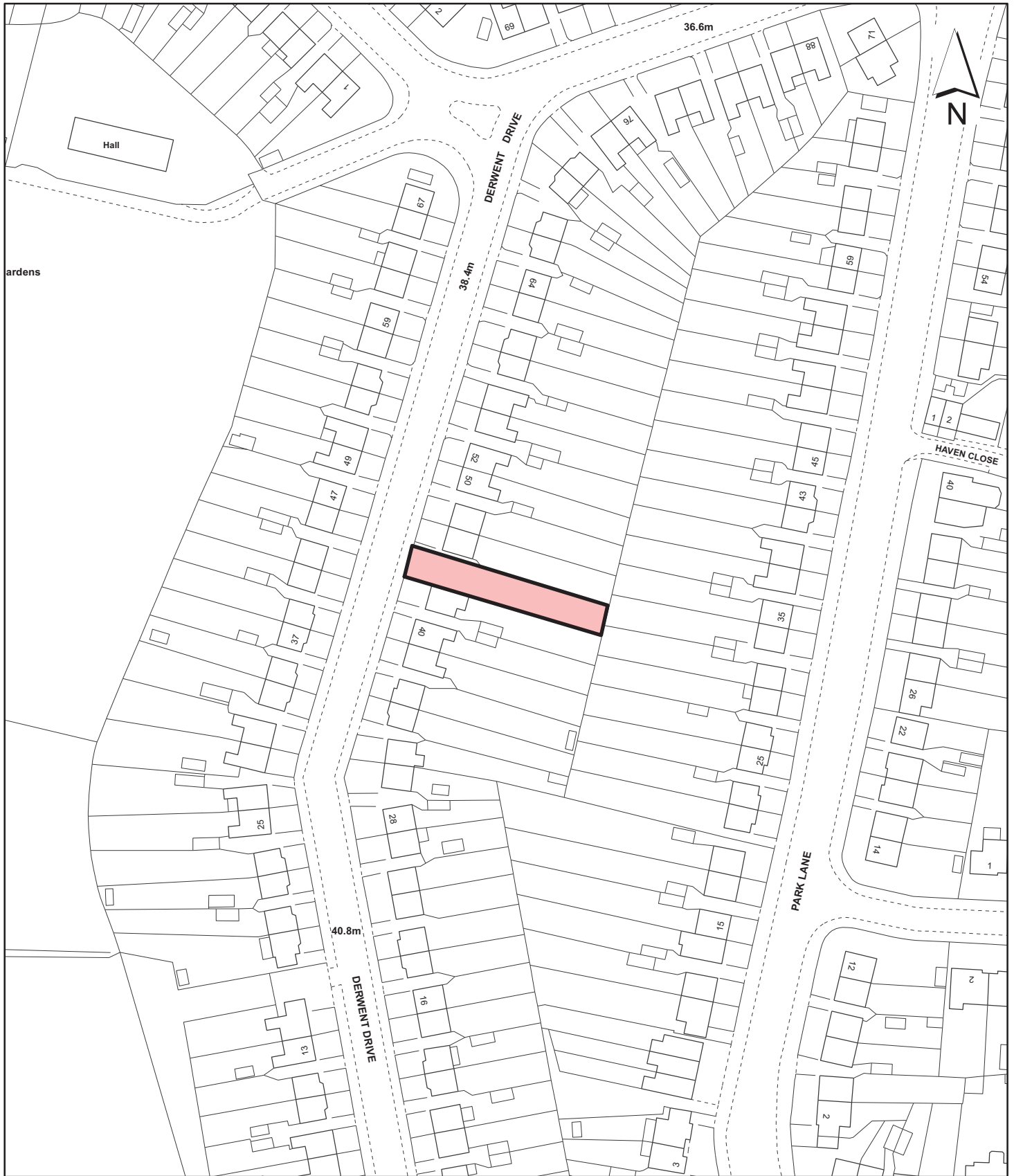
D) No bonfires that create dark smoke or nuisance to local residents.

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

**44 Derwent Drive
 Hayes**

Planning Application Ref:
6810/APP/2014/411

Planning Committee
Central & South

Scale
1:1,250

Date
April 2014

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 8 POLE HILL ROAD HILLINGDON

Development: Two storey rear extension for use as a 4 bed self contained dwelling, alterations to existing dwelling to include additional windows and roof alterations

LBH Ref Nos: 57736/APP/2013/2065

Drawing Nos: 327/02
327/03
327/01
327/04
Design and Access Statement
Location Plan (1:1250)

Date Plans Received: 22/07/2013

Date(s) of Amendment(s):

Date Application Valid: 20/08/2013

1. SUMMARY

Full planning permission is sought for a two storey rear extension to an existing detached dwelling house, for the extension to be used as a new separate 4 bedroom dwelling. The proposal would involve alterations to the roof, including an increase in its height and fenestrational changes.

The proposed development would result in the inappropriate development of garden land and would be out of character with the established residential street pattern and thus fail to harmonise with the general form and layout of the existing residential development in the immediate surrounding area. The proposal would have a negative impact on the character and appearance of the host dwelling and the wider area due to the excessive size of the proposed extensions. It is also considered to have a detrimental impact on the residential amenities of neighbouring dwellings, due to a loss of privacy and the proposed development would fail to provide an acceptable level of accommodation for the future occupiers for the dwellings in terms of external amenity space. Lifetime Homes compliance has not been demonstrated. There would be a lack of off street parking spaces, leading to on street parking in an area already oversubscribed. The applicant has failed to provide a contribution in the form of legal agreement for the payment of the required sum of £9,088 for capacity enhancements in local schools.

As such, the proposal is considered to be unacceptable and is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development would result in the inappropriate development of garden land and would be out of character with the established residential street pattern and thus fail to harmonise with the general form and layout of the existing residential development in the immediate surrounding area. Additionally the size and scale of the building in this location would appear over-sized, imposing and overly dominant when viewed from the

street scene and neighbouring dwellings. The development by virtue of the loss of gardens, its size and design would erode the character, appearance and local distinctiveness of the site and surrounding neighbourhood. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.4 and 7.6 of the London Plan (July 2011), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the National Planning Policy Framework.

2 NON2 Non Standard reason for refusal

The proposed two storey rear extension by reason of its excessive depth, width, increase in roof height, overall size and scale, would result in a disproportionate and incongruous addition that would fail to appear subordinate to the appearance of the original house. It would be detrimental to the appearance of the original house and would detract from the character and appearance of the surrounding area generally, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed two storey extension and fenestration arrangement, by reason of the proximity to adjoining properties would result un-neighbourly form of development due to a loss of privacy for the occupiers of neighbouring dwellings. The proposal would therefore be contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal would fail to meet all relevant Lifetime Home Standards, contrary to Policies 3.1, 3.8 and 7.2 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

5 NON2 Non Standard reason for refusal

The proposal fails to demonstrate amenity space of sufficient size and quality for the resultant dwellings, which is easily accessible and commensurate to the size and layout of the existing dwelling or the proposed residential unit to be provided. As such the proposal would provide a substandard form of accommodation to the detriment of the amenities of future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposal, due to a lack of off street parking provision, would result in an increase in demand for on-street car parking, in an area where such parking is at a premium, contrary to Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's Parking Standards (Annex 1, adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)) and the Council's adopted Supplementary Planning Document HDAS Residential Layouts.

7 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development in respect of education. The scheme therefore conflicts with Policy R17 of the Hillingdon

Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Planning Obligations as amended by Revised Chapter 4 (September 2010).

8 NON2 Non Standard reason for refusal

The proposed development, by reason of the relationship between the amenity space for the existing dwelling and the windows to the kitchen and study in the proposed new dwelling would result un-neighbourly form of development due to a loss of privacy for the occupiers of the proposed dwelling. The proposal would therefore be contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply

LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a two storey detached dwelling with a hipped roof profile located on the eastern side of Pole Hill Road. The existing dwelling has a part single storey rear extension and a bay window to its frontage. The dwelling benefits from a hard standing parking area to the front of the property and a rear garden area. There is space between the flank walls of the dwelling and the neighbouring sites. The drawings submitted indicate a gap of around 1.7m to the boundary with the site to the north No. 10 Pole Hill Road and around 3m between the southern flank wall and the boundary with the site to the south No. 6 Pole Hill Road. The 3m gap depicted is considered to be misleading and is believed to be around 2.5m. Both neighbouring dwellings are semi-detached. There is a gap of around 19m from the rear elevation of the existing dwelling to the rear elevation of the property directly to the rear of the site, No. 5 Butler Street.

Both neighbouring properties have sizeable two storey rear extensions, with habitable room windows facing the application site.

The dwellings to the north and south of the application site are semi-detached types, as is the character of the street scene generally, with terraced houses further afield.

The application site has a public transport accessibility level of 2. Access from Pole Hill Road is via a vehicular crossover, shared with No. 6 Pole Hill Road. Four parking spaces have been indicated, however, the layout indicated is considered to be unworkable.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). No additional designations apply to the application site.

3.2 Proposed Scheme

Full planning permission is sought for the erection of a two storey rear extension, an increase in ridge height and alteration of the original roof form and fenestrational alterations including new openings. The existing rear extension would be demolished and the rear elevation of the original dwelling would be bricked up.

The roof would be increased from 8.4m to 9.2m. The existing roof ridge runs parallel to

the street, as a result of the changes, the ridge would run along the length of the site.

The proposed two storey rear extension would be 8.1 metres in depth and would span the width of the existing dwelling and is proposed to be used as a separate four bedroom dwelling to the existing four bedroom property. Additional windows would be provided in the side elevation of the existing dwelling to provide outlook and light into habitable rooms to the rear of the building.

There would be off street parking to the frontage, with amenity space proposed to the rear and to the side; the rear garden being split into two portions and the southern side garden also being used as amenity space. It is assumed the main rear amenity space would be associated with the new dwelling to the rear, with the space to the side/rear to be used by the original dwelling.

The front driveway has been indicated to accommodate four off street parking spaces. A layout with three cars has been shown. Given the location of the crossover, the layout would be not be accommodated.

3.3 Relevant Planning History

57736/APP/2002/2252 8 Pole Hill Road Hillingdon
ERECTION OF A TWO STOREY REAR EXTENSION

Decision: 10-04-2003 Refused **Appeal:** 05-12-2003 Dismissed

57736/APP/2006/1412 8 Pole Hill Road Hillingdon
ERECTION OF PART FIRST FLOOR AND PART TWO STOREY REAR EXTENSION WITH
ASSOCIATED PARKING TO CREATE A TWELVE-BEDROOM HOUSE.

Decision: 22-10-2007 NFA

Comment on Relevant Planning History

Application 57736/APP/2002/2252 for 'ERECTION OF A TWO STOREY REAR EXTENSION' was refused on 30/04/2003. The application was dismissed at Appeal.

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:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
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LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
OE2	Assessment of environmental impact of proposed development
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Five neighbouring occupiers were consulted on 21/08/2013. Three neighbouring occupiers were consulted on 13/09/2013.

The neighbour to the north objected stating that a double storey rear extension would destroy their privacy. The extension would block the sunlight. There is also the issue of overcrowding. Parking

issues would increase.

The neighbour to the rear of the site at No. 5 Butler Street objected stating that a similar proposal was refused during 2003. They object to the proposal again, due to overlooking into their property and impacting their privacy. Light into their garden would be impacted also. They also object, stating the existing dwelling has been converted into six self contained units. The proposal would result in parking issues.

Ward Councillor requests that the application is reported to committee.

Internal Consultees

Highways:

The development proposals are for the construction of a two storey rear extension, to form an additional dwelling within the boundary of the site. As part of the proposals 2 car parking spaces will be provided to serve each dwelling. When considering the proposals, it is noted that the PTAL index within the local area is 2, which is classified as poor. Therefore, the maximum car parking provision of two parking spaces per dwelling is required. However, it is noted that the parking area shown on the submitted drawings will only accommodate 3 parking spaces and will not enable vehicles to park independently of each other. As a result, the development will lead to an increased parking demand along the adjacent highway in an area that has a high demand for kerbside parking. Therefore, an objection is raised to the development, as the proposals would be contrary to Policies AM7 and AM14 of Part 2, of the adopted Hillingdon Local Plan, 2012.

Environmental Protection Unit:

No objection, standard informative recommended.

Access Officer:

The proposal seeks to demolish an existing rear extension and erect a two-storey, four-bedroom house to the rear of the existing main building. In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon adopted January 2010. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan. The following access observations are provided:

1. Level access should be achieved. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. The scheme does not include provision of a downstairs WC, compliant with the Lifetime Home requirements. To this end, a minimum of 700mm should be provided to one side of the toilet pan, with 1100mm in front to any obstruction opposite.
3. A minimum of one bathrooms/ensuite facility should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
4. To allow the entrance level WC and first floor bathroom to be used as a wet room, a floor drain should be shown and specified on plan.

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

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is located within an established residential area and forms part of the 'developed area' as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). It involves considerable development of rear garden land and can be termed 'garden grabbing.'

The proposed development would result in the inappropriate development of garden land and would be out of character with the established residential street pattern and thus fail to harmonise with the general form and layout of the existing residential development in the immediate surrounding area. Additionally the size and scale of the building in this location would appear over-sized, imposing and overly dominant when viewed from the street scene and neighbouring dwellings. The development by virtue of the loss of gardens, its size and design would erode the character, appearance and local distinctiveness of the site and surrounding neighbourhood. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.4, 3.5, 7.4 and 7.6 of the London Plan (July 2011), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the National Planning Policy Framework.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan (2011) range for sites with a PTAL of 2-3 in a suburban area is 150-250 habitable rooms per hectare. As such, based on a total site area of 0.037ha the site would have a residential density of 405 habitable rooms per hectare. The application proposal significantly exceeds the guidelines of the London Plan (2011) with regard to density. It is considered that the redevelopment of the application site at the proposed density would be to the detriment of the local context of the area. The proposals would therefore be contrary to Policy 3.4 of the London Plan (2011).

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

The application site is not located within an Archaeological Priority Area, a Conservation Area, an area of Special Local Character or adjacent to any Listed Buildings. The proposal does not raise any concerns relating to these matters.

7.04 Airport safeguarding

The proposal does not give rise to any concerns regarding airport or aerodrome safeguarding.

7.05 Impact on the green belt

The application site is not located in proximity to the Metropolitan Green Belt.

7.07 Impact on the character & appearance of the area

The proposed extensions would be readily visible from the street scene on Pole Hill Road given the wide gaps between the building and the neighbouring properties. Such views would also be available from neighbouring dwellings to either side and the rear of the site

on Butler Street. The two storey rear extension would be a dominant addition to the parent property, increasing its ridge height by 0.8m and its length from 7.3m, to 15.4m, an increase of 8.1m, more than doubling the original dwelling's length. The proposal would be completely at odds with the subordination principles as advised by section 6 of the SPD HDAS: Residential Extensions.

Therefore, the proposal is considered to have an unacceptable impact on character and appearance of the existing dwelling and by virtue of inappropriate development, would have a detrimental impact on the visual amenities of the surrounding area, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and section 6 of the HDAS: Residential Extensions guidance.

It is noted that the dwelling flanking the application site has been extended to provide additional residential units, however, this was done prior to the Council's current design standards and would not set a precedent which would overcome the serious contravention of the design policies contained within the current policies and SPD.

7.08 Impact on neighbours

The proposed extension would span across the full width of the rear elevation of the dwelling and would measure over 8m in depth, maintaining a gap of around 5.5m from the rear boundary of the site.

The two storey rear elevation would be within a distance of 14m from the rear elevation of the dwelling to the rear of the site No. 3 Butler Street. The rear elevation of this dwelling contains habitable room windows, as would the rear elevation of the proposed development containing the new dwelling. This would be less than the minimum 21m separation distance specified within paragraph 4.12 of the SPD HDAS: Residential Layouts. The habitable rooms and rear amenity space of No.3 and No.5 Butler Street would be unduly compromised by the proposal due to a loss of privacy. Furthermore, The flank elevations of the proposed rear extension as well as the flank elevations of the existing dwelling would have a number of habitable room windows as part of the application scheme. As the neighbouring properties to either side of the site, No. 6 and No. 10 Pole Hill Road contain habitable room openings in their side elevations, the proposal would result in unacceptable overlooking and a loss of privacy to the occupiers of the dwellings flanking the application site.

The proposal would be contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraph 4.12 of the HDAS: Residential Layouts guidance, appearing overbearing, dominant and un-neighbourly and resulting in a loss of privacy to the occupiers of the neighbouring property.

7.09 Living conditions for future occupiers

The new dwelling would have a GIA of 138 sq.m. This would exceed the guidance of 107sq.m specified within London Plan Policy 3.5 required for a 4 bedroom (6 person dwelling).

The amenity space to the rear of the property, assumed to be for the use of the new dwelling within the two storey rear extension, would amount to some 60sq.m. The amenity space to the southern side of the site would also amount to 60sq.m (measured from in line with the front of the original dwelling to the rear boundary of the site), however, given the width of 3m and the amenity space being open to the frontage of the site, would neither be usable nor private. Both amenity areas would be less than the 100sq.m as advised within HDAS: Residential Layouts.

The development fails to provide adequate amenity space in order to afford an acceptable standard of residential amenity for its occupiers, contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Furthermore, the amenity space to the side of the dwelling would provide unacceptable views into the study room and kitchen of the proposed new dwelling, resulting in an unacceptable loss of residential amenity to the occupiers of this dwelling through a loss of privacy, contrary to Policy BE24 of the Hillingdon Local Plan (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The existing hardstanding to the frontage would provide parking for three vehicles, however, this would involve tandem parking. Given the PTAL rating of 2 and the two 4 bedroom dwellings resulting, the requirement would be for two parking spaces for each dwelling. The proposal, due to a lack of off street parking provision, would result in an increase in demand for on-street car parking along the adjacent highway in an area that has a high demand for kerbside parking, contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Parking Standards (Annex 1, adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)).

Any enlargement to the crossover to provide suitable access into the parking spaces would not be accepted due to the width of the crossover provided resulting in issues of pedestrian and highway safety.

7.11 Urban design, access and security

Issues relating to design have been addressed within the 'Impact on the character & appearance of the area' section above. Issues relating to access have been addressed within the 'Disabled Access' section below.

If the scheme were recommended for approval, a condition could be imposed requiring the development to meet Secure by Design standards.

7.12 Disabled access

Policy 3.8 of the London Plan (2011) and the SPD HDAS: Accessible Hillingdon requires new residential developments to achieve Lifetime Homes Standards. The proposal would fail to meet all the relevant Lifetime Home Standards, contrary Policies 3.1, 3.8 and 7.2 of the London Plan (2011) and the SPD HDAS: Accessible Hillingdon .

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Subject to standard conditions, the proposal would be considered acceptable with regards to landscaping and the impact of the development on trees.

7.15 Sustainable waste management

Subject to a condition to secure details of the setting out of the collection area and the management of the bins on collection days there is no objection to the proposed development in terms of suitability of the proposed facilities for refuse and recycling storage.

7.16 Renewable energy / Sustainability

No details of the renewable energy sources or sustainability measures have been provided in support of this application. However, these requirements could have been secured by way of a suitable planning condition.

7.17 Flooding or Drainage Issues

Subject to a condition requiring the use of sustainable urban drainage on site it is

considered that the proposal would not give rise to any concerns relating to flooding or drainage.

7.18 Noise or Air Quality Issues

The application seeks permission for a residential development within a residential area. It is considered that the proposal does not give rise to any concerns regarding noise for either future or neighbouring occupiers of the main site or neighbouring occupiers of the site.

7.19 Comments on Public Consultations

See paragraph 6.1 above.

7.20 Planning obligations

All development involving an increase in 6 or more rooms would be assessed against the Planning Obligations Supplementary Planning Document (SPD). The proposal has been assessed against this criteria and a contribution of £9,088 towards school facilities in Hillingdon would be required, given that there is a considerable shortfall in the number of school places available in the area. The applicant has failed to offer or provide a contribution in the form of legal agreement or unilateral undertaking for the payment of the required sum of £9,088 for capacity enhancements in local schools. In the absence of this legal agreement, the application is considered contrary to Policy R17 of the Hillingdon Local Plan (November 2012).

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act

1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Full planning permission is sought for a two storey rear extension to an existing detached dwelling house, for the extension to be used as a new separate 4 bedroom dwelling. The proposal would involve alterations to the roof, including an increase in its height and fenestrational changes.

The proposed development would result in the inappropriate development of garden land and would be out of character with the established residential street pattern and thus fail to harmonise with the general form and layout of the existing residential development in the immediate surrounding area. The proposal would have a negative impact on the character and appearance of the host dwelling and the wider area due to the excessive size of the proposed extensions. It is also considered to have a detrimental impact on the residential amenities of neighbouring dwellings, due to a loss of privacy and the proposed development would fail to provide an acceptable level of accommodation for the future occupiers for the dwellings in terms of external amenity space. Lifetime Homes compliance has not been demonstrated. There would be a lack of off street parking spaces, leading to on street parking in an area already oversubscribed. The applicant has failed to provide a contribution in the form of legal agreement for the payment of the required sum of £9,088 for capacity enhancements in local schools.

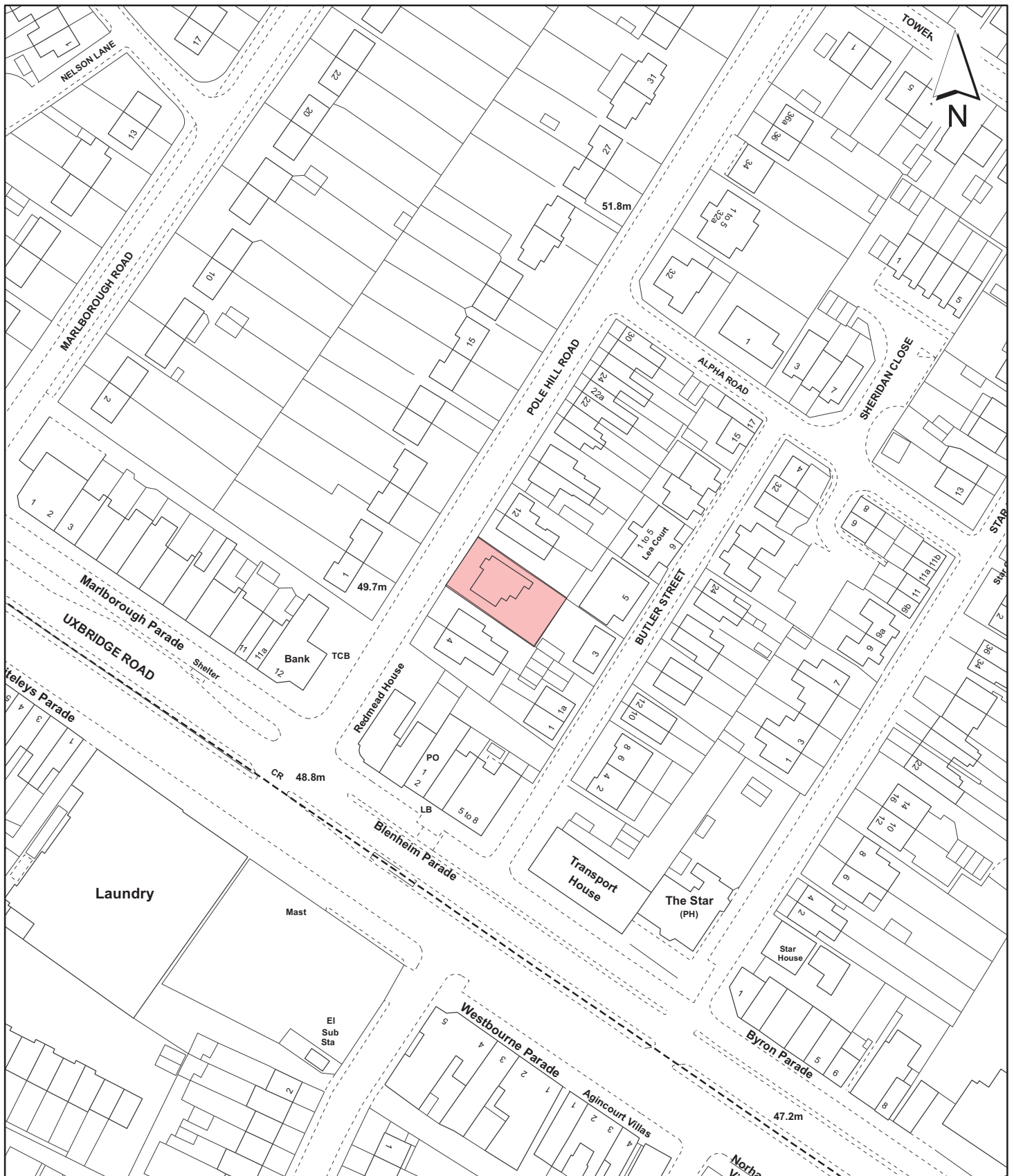
As such, the proposal is considered to be unacceptable and is recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
Hillingdon Design and Access Statement 'Residential Layouts'.
Hillingdon Design and Access Statement ' Residential Extensions .
The London Plan 2011.
Supplementary Planning Document - Accessible Hillingdon (May 2013).
National Planning Policy Framework.

Contact Officer: Jazz Ghandial

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**8 Pole Hill Road
 Hillingdon**

Planning Application Ref:
57736/APP/2013/2065

Planning Committee
Central & South

Scale
1:1,250

Date
April 2014

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 23 VICTORIA AVENUE HILLINGDON

Development: Two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage

LBH Ref Nos: 12211/APP/2014/238

Drawing Nos: Design and Access Statement
331089-01A
331089.20A rev 27.03.2014

Date Plans Received: 23/01/2014 **Date(s) of Amendment(s):** 23/01/2014

Date Application Valid: 29/01/2014

1. SUMMARY

The application seeks planning permission for the erection of a two storey side extension and part two storey, part single storey rear extension to allow for conversion of the existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space.

The property has an extant consent for the proposed extensions to the property which were granted under application reference 12211/APP/2013/3009, so the main consideration of the application is the conversion of the building into 2 x 2 bedroom flats.

It is considered that the proposal would be in keeping with the character and appearance of the locality, would not detract from the residential amenities of neighbouring occupiers and would not detract from highway safety and convenience. Furthermore the future residents of the property would enjoy an acceptable standard of living accommodation in accordance with Policy 3.5 of the London plan 2011 and the advice contained within the Mayor of London's Housing Supplementary Planning Guidance (November 2012)

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 331089-01A, 331089.20A rev 27.03.2014 and Design and Access Statement.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

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

REASON

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

5 HO7 No roof gardens

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

REASON

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

6 RES5 General compliance with supporting documentation

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

Amenity Space [331089-20A]

Parking [331089-20A]

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

REASON

To ensure that the development complies with the objectives of Policies AM14 & BE23 of the Hillingdon Local Plan (November 2012).

7 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Hard Surfacing Materials
- ### 2.2 External Lighting

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON

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

8 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

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

9 NONSC Non Standard Condition

Level access shall be provided to and into the dwelling houses, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2010 (2004 edition, incorporating 2010/13 amendments), and shall be retained in perpetuity.

REASON

To ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in

accordance with the Building Regulations.

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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction

3 147 **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).

4 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of an end terraced property located on the corner of Victoria Avenue with Richmond Avenue within the Developed Area as identified within the Hillingdon Local Plan (November 2012). The property is constructed of pebble dash render with a plain tiled roof. The property is currently enclosed by hoarding and has a sizeable garden to the side and rear of the property, which is overgrown, indicating that the unit has been vacant for some time.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage. The ground floor flat is proposed to provide a lounge measuring 15m² and two double bedrooms each measuring 15m². The first floor bedroom would provide a lounge measuring 14.7m² and a two double bedrooms measuring 15.7m² and 14.5m². Each flat would be allocated 80m² of outdoor amenity space and three parking spaces are proposed to the front of the dwelling.

The external differences to the recent approval for extensions to the property relate to the following:-

1. The re-positioning of the entrance door (north elevation)
2. The window to the Ground floor bathroom 2 re-positioned to allow wardrobe space (north elevation)
3. Bathroom window reduced in width (east elevation)

3.3 Relevant Planning History

12211/APP/2013/1688 23 Victoria Avenue Hillingdon

Two storey side extension, single storey rear extension and installation of bay window to front involving demolition of existing attached garage and installation of vehicular crossover

Decision: 19-08-2013 Withdrawn

12211/APP/2013/3009 23 Victoria Avenue Hillingdon

Two storey side extension, part single, part two storey rear extension, installation of bay

windows to front, installation of canopy to side and installation of vehicular crossover to front involving demolition of existing attached garage

Decision: 13-12-2013 Approved

Comment on Relevant Planning History

Planning application reference 12211/APP/2013/3009 was granted recently for the erection of a two storey side extension, part single, part two storey rear extension, installation of bay windows to front, installation of canopy to side and installation of vehicular crossover to front involving demolition of existing attached garage. This permission has not been implemented to date.

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:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2011) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties including the Residents Association were consulted by letter dated 30.1.14. A site notice was also displayed which expired on 1.3.14. 2 letters of objection have been received, one of which was from the Oak Farm Residents Association, raising concerns that flats are not in keeping with the character of the area. Concerns were also raised in respect of increased pressure for parking and traffic in the area.

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

Internal Consultees

Highways Officer -

The 3 car parking spaces comply with the Council's Max. parking standards. A double cross over was approved with a previous application. Whilst an even wider cross over is now proposed no objections are raised in this instance as there are other examples of wide cross overs on the street. As such no objections are raised on highway grounds.

Access Officer -

This proposal seeks the conversion from an existing single dwelling to two, two-bedroom flats. It is understood that the proposed alterations would involve only minimal changes to the elevations. Plans indicate that significantly reconfiguration would be required to achieve the proposed layout, and therefore Policy 3.8 of the 2011 London Plan should be applied.

Reference should be made to the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. Further detail should be submitted to demonstrate that the bathrooms for both flats with the compliant with the Lifetime Home Standards. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.
3. To ensure that the bathrooms could be converted into a wet room at some future point, plans should indicate floor gully drainage.

Conclusion: an additional Condition, as set out below, should be attached to any planning permission:

ADDITIONAL CONDITION

Level access shall be provided to and into the dwelling houses, designed in accordance with

technical measurements and tolerances specified by Part M to the Building Regulations 2010 (2004 edition, incorporating 2010/13 amendments), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

CASE OFFICER COMMENTS: Amended plans have been submitted and it is considered that subject to conditions, the proposal would comply with policy 3.8 of the London plan 2011 and the Council's guidance Accessible Hillingdon.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with Policy H7 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan (2011) range for sites with a PTAL of 2 to 3 in a suburban area is 150-250 habitable rooms per hectare and 35-65 units per hectare. Based on a total site area of 0.04ha the site would have a residential density of 50 units per hectare and 150 habitable rooms per hectare which is in line with the London Plan density range.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy 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.

The only external alterations to the property, when compared to the extant permission for the extensions at the site, comprise of the re positioning of the front door and ground floor bathroom window in the northern elevation and the reduction of the bathroom window in the eastern elevation. It is considered, in visual terms, that these alterations would not result in any harm to the visual amenity of the area and that it would be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Part 3 of the Council's HDAS SPD Residential Layouts 2006 notes that the redevelopment of more than 10% of properties on a residential street to flats is unlikely to be acceptable.

A check of the planning history of sites along Victoria Avenue shows that approval has been given for conversion of the house at 43 Victoria Avenue into 2 flats (ref: 23423/APP/2007/3229). The planning case officer has also undertaken a visual check of Victoria Avenue properties to try and identify if any other flatted developments exist. The check did not reveal any blocks of flats.

Including corner properties, there are 65 properties in Victoria Avenue, and therefore this current proposal would not result in more than 10% of sites in Victoria Avenue being redeveloped into flats.

7.08 Impact on neighbours

The proposed subdivision of the property would result in the re positioning of the front door and ground floor bathroom window in the northern elevation and the reduction of the bathroom window in the eastern elevation. All remaining windows remain as previously approved, although some habitable room uses are shown to be amended. As such, the proposal would not unacceptably harm the residential amenities of the occupants of neighbouring properties through loss of privacy. The proposal would therefore comply with Local Plan Policies BE20 and BE24.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context.

The London Plan sets out the minimum internal floor spaces required for flat developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The London plan recommends that a two bedroom 3 person flat should have a minimum internal floor area of 61m², and a two bedroom 4 person flat of 67m². The total internal floor area for the ground floor flat would be 64m² and the first floor flat would be 62m² which exceeds the guidance for a 3 person flat and represents a small shortfall of between 2 and 5m² on the four person flat. The size of the smallest bedroom in the upstairs flat would be 12.5m², which is considered as suitable for double occupancy. Whilst the dwelling is below the minimum requirement of 67 square metres, it would be counter productive to seek a 0.6sqm reduction in the size of the bedroom to make it single occupancy, as the most likely method of achieving this would be to increase the size of a corridor, which would increase the non-habitable space within the dwelling. Therefore, the proposal would, on balance, provide an adequate level of internal amenity space and an appropriate standard of living accommodation for the future occupiers of the two flats in accordance with Policy 3.5 of the London plan 2011 and the advice contained within the Mayor of London's Housing Supplementary Planning Guidance (November 2012).

The proposal includes the provision of a private amenity space measuring 96m² for the ground floor flat to the rear and a separate private amenity space to the side measuring 35m² with a further less private front garden for the first floor flat. The side garden would be enclosed by a 1.8m close boarded fence and is considered to be sufficiently private and suitable for use. The garden area allocated to the first floor flat is proposed to be accessed by a path to the front of the bedroom windows to the ground floor flat. The submitted plan does show some defensive planting to the front of these windows and should be conditioned as such. The proposal is therefore considered acceptable in this respect and is in accordance with Policy BE23 of the Local plan.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

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

The submitted plans show the provision of three parking spaces and a widened crossover. The site is located in an area with a PTAL score of 2 and the proposal would require the provision of 3 parking spaces with the retention of 25% of the frontage as a soft landscaped area and as such would comply with Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012). This view is supported by the Council's Highways Officer who confirms that the 3 car parking spaces comply with the Council's Maximum parking standards. A double cross over was approved with a previous application. Whilst an even wider cross over is now proposed no objections are raised in this instance as there are other examples of wide cross overs on the street

7.11 Urban design, access and security

No secure cycle storage is proposed under this application. However, it is considered that this could be secured by condition should the application be acceptable in all other respects.

7.12 Disabled access

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

The Council's access officer has requested amended plans to demonstrate that the Lifetime Homes Standards can be achieved. Amended plans have been submitted and it is considered that subject to conditions, the proposal would comply with policy 3.8 of the London plan 2011 and the Council's guidance Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. No trees would be lost by the proposal and that both the front and rear gardens area of little landscape merit. Should the scheme be considered acceptable in all other respect, a suitable condition could be imposed to secure additional landscaping.

7.15 Sustainable waste management

No objections are raised with respect to waste management, which could be dealt with by condition in the event of an approval.

7.16 Renewable energy / Sustainability

Not applicable to this application, as the proposal is for the conversion of the existing building.

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

2 letters of objection were raised in respect of the increased pressure for parking in the area and the development being out of character with the area which consists of family homes. It is considered that the proposal would not detract from the character of the area or result in increased demand for on-street parking within the area as addressed in previous sections of the report.

7.20 Planning obligations

The proposal would not result in a net increase of 6 habitable rooms and therefore would not fall within the threshold for seeking a contribution towards school places.

The proposal would attract a CIL liability of £1,562.29.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No additional issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning

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

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

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The property has an extant consent for the extensions to the property. The current application seeks permission to convert the extended dwelling into 2 x two bedroom flats with associated parking and amenity space to include the widening of the approved crossover. It is considered that the proposal would be in keeping with the character and appearance of the locality, would not detract from the residential amenities of neighbouring occupiers and would not detract from highway safety and convenience. Furthermore the future residents of the property would enjoy an acceptable standard of living accommodation in accordance with Policy 3.5 of the London plan 2011 and the advice contained within the Mayor of London's Housing Supplementary Planning Guidance (November 2012).As such the application is recommended for approval.

11. Reference Documents

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

Hillingdon Local Plan Part 2.

The London Plan (July 2011).

Mayor of London's Housing Supplementary Planning Guidance (November 2012).

Supplementary Planning Document HDAS: Accessible Hillingdon.

National Planning Policy Framework.

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**23 Victoria Avenue
 Hillingdon**

Planning Application Ref:
12211/APP/2014/238

Planning Committee
Central & South

Scale
1:1,250

Date
April 2014

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJOINING 43-44 FAIREY AVENUE HAYES

Development: Demolition of existing garage blocks and erection of a two storey, detached building containing 4 x 2-bedroom, self contained flats with associated parking and amenity space involving the installation of a cycle and bin store to front

LBH Ref Nos: 69055/APP/2014/37

Drawing Nos: Material List
2661-01
2661-02 Rev. A
2661-03 Rev. A
2661-104 Rev. A
2661-105 Rev. A
2661-106 Rev. A
2661-107 Rev. A
Design and Access Statement

Date Plans Received: 07/01/2014 **Date(s) of Amendment(s):**

Date Application Valid: 07/01/2014

1. **SUMMARY**

The application seeks planning permission to erect a block of 4 flats on the site of a number of lock up garages on land adjacent Nos.43-44 Fairey Avenue. The application site is located at the end of Fairey Avenue and contains 20 single storey, lock up garages located along the eastern and western boundaries.

The application is to be considered to be similar in many respects to the application allowed on Appeal under reference 66668/APP/2011/1892 (Appeal reference APP/R5510/A/11/2165252) on land adjacent Nos.33 and 34 Fairey Avenue, approximately 50 metres east of the application site, which is now significantly complete.

The proposal would relate satisfactorily with the character and appearance of the street scene and surrounding area generally. It would not harm the residential amenities of adjoining occupiers and would provide adequate off street parking. It would provide suitable internal floorspace for future occupiers. The applicant has indicated they would be willing to provide a contribution in the form of legal agreement for the payment of the required sum of £14,118 for capacity enhancements in local schools.

Therefore, the application is recommended for approval.

2. **RECOMMENDATION**

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

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

i) A contribution of £14,118 for capacity enhancements in local schools;

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the legal Agreement(s) and any abortive work as a result of the agreement not being completed.

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the legal agreement has not been finalised within 6 months of the date of this Committee resolution, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture , then the application be refused for the following reason:

'The development is likely to give rise to a significant number of children of school age that would require additional educational provisions, due to the shortfall of places in schools serving the area. Given that a legal agreement or unilateral undertaking has not been offered and the applicants are not willing to enter into or provide any such agreement, to address this issue, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).'

E) That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement with the applicant.

F) That if the application is approved, the following conditions be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved, numbers 2661-01, 2661-02 Rev. A, 2661-03 Rev. A, 2661-104 Rev. A, 2661-105 Rev. A, 2661-106 Rev. A, 2661-107 Rev. A, Design and Access Statement and Material List unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 OM2 Levels

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

REASON

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

4 RPD1 No Additional Windows or Doors

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

REASON

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

5 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse(s) nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

So that the Local Planning Authority can ensure that any such development would not result in a significant loss of residential amenity in accordance with Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed

to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

8 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

9 RES18 Lifetime Homes/Wheelchair Units

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

REASON

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

10 RES9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

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

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

2. Details of Hard Landscaping

- 2.a Means of enclosure/boundary treatments
- 2.b Hard Surfacing Materials
- 2.c External Lighting
- 2.d Other structures (such as play equipment and furniture)

- 3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

- 4. Schedule for Implementation

- 5. Other
 - 5.a Existing and proposed functional services above and below ground
 - 5.b Proposed finishing levels or contours

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

REASON

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

11 RES26 Contaminated Land

Before any part of the development is occupied, site derived soils and imported soils shall be independently tested for chemical contamination, and the results of this testing shall be submitted and approved in writing by the Local Planning Authority. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with Policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 RES24 Secured by Design

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

REASON

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

INFORMATIVES

- 1 I52 **Compulsory Informative (1)**

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

2 I53 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.17	(2011) Waste capacity
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 **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 12 **Encroachment**

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

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).

8 134 **Building Regulations 'Access to and use of buildings'**

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

9 15 Party Walls

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

10 16 Property Rights/Rights of Light

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

11

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use best practicable means as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odours and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in *The control of dust and emissions from construction and demolition: best practice guidelines*, Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155).

12

It is contrary to section 163 of the Highways Act 1980 for surface water from private land to drain onto the highway or discharge into the highway drainage system;

The applicant is advised to contact the Council's Highways Team in respect of the construction of the vehicle crossover.

13

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located at the end of Fairey Avenue on land to the west of Nos.43-44 Fairey Avenue. Currently the site is concrete hardstanding with 20 single storey lock up garages located in two terraces along the eastern and western boundaries. The garages are constructed from red brick, with wooden double doors and corrugated iron roofs.

The surrounding area predominantly comprises of 2 storey semi-detached and terrace dwellings/flats which surround the site on all sides.

The application site has a public transport accessibility level of 4 and lies within the developed area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). No additional designations apply to the application site.

3.2 Proposed Scheme

The application seeks full planning permission for the erection of a two storey pitched roof building to provide 4 x two-bedroom flats with associated car parking, amenity space and refuse/cycle storage, following the demolition of the existing garages.

The proposed building would be a two storey block with a gable roof. The main portion would have a rectangular footprint, with centrally located porch on the principal elevation. The width of the building at ground and first floor level would be 15m, with the depth being 11.07m at both ground and first floor level. The height to eaves of the main building would be 5.3m rising to a maximum height of 8.7m to ridge level.

The materials palette consists of brickwork and render with roof tiles and a schedule with specific materials details has been submitted.

A bin and cycle store is also proposed in front of the main block, along the western boundary, which would be a brick construction with pitched roof.

A total of 6 parking spaces would be provided to the front of the proposed block including 2 disabled persons parking spaces. An amenity area would be provided to the rear of block which would include a small private amenity area for each of the proposed ground floor units and a communal area further to the rear.

3.3 Relevant Planning History

69055/APP/2013/522 Land Adjoining 43-44 Fairey Avenue Hayes

Demolition of existing garage blocks and erection of a two storey, detached building containing 4 x 2-bedroom, self contained flats with associated parking and amenity space including the installation of a cycle and bin store to front

Decision:

Appeal: 31-12-2013 Withdrawn

Comment on Relevant Planning History

Application 69055/APP/2013/522 for 'Demolition of existing garage blocks and erection of a two storey, detached building containing 4 x 2-bedroom, self contained flats with associated parking and amenity space involving the installation of a cycle and bin store to front' was Appealed for non-determination. The Appeal was withdrawn on 31/12/2013. If the application had been determined, it would have been refused for the following reason:

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

The applicant has now sought to overcome this potential reason for refusal by agreeing to enter into a legal agreement for the required sum.

Apart from the above application, attention is to be drawn to the planning history at the recently redeveloped site at the opposite end of the turning head at the end of Fairey Avenue adjoining 33-34 Fairey Avenue. A residential block of 4 two bedroom flats has been recently erected, following the demolition of 31 garages. In relation to this neighbouring site/development, the application site is of a similar shape, although smaller at around 540sq.m as opposed to 740sq.m, and has a similar context, surrounded by residential dwellings and flats. Application 66668/APP/2011/1892 for the development of this site with a two storey building comprising 4 x two-bedroom flats was refused by Planning Committee on 11/01/2012 for the following reasons:

1. The proposed block of flats, by reason of its design, width and bulk would fail to harmonise with the existing scale and character of development in the surrounding area, and the development would have a detrimental impact on the character and appearance of the streetscene. Therefore the proposal would be contrary to policies BE13, BE19, BE20, and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and to the Council's Supplementary Planning Documents HDAS Residential Layouts.

2. The development fails to provide adequate internal floor space in order to afford an acceptable standard of residential amenity for its occupiers, contrary to London Plan (2011) Policy 3.5.

3. The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development in respect of education. The scheme therefore conflicts with Policy R17 of the London Borough of Hillingdon Unitary Development Plan (adopted 1998) Saved Policies 27th September 2007.

The application was allowed on Appeal under reference APP/R5510/A/11/2165252. Some specific quotes from the Appeal Inspector's report in relation to the above reasons for refusal are provided below.

In relation to Reason for refusal 1:

Paragraph 7:

The width of the proposed block, on the street frontage would not be discordant with other properties in the vicinity and it would be inset from its side boundaries. The depth of the two-storey element of the new building would be very similar to that of its neighbours, though the building would be set back by a small amount, in relation to its immediate neighbours, to facilitate off-street car parking, in conjunction with some planting in front of habitable rooms in the new ground floor flats. Thus, the building's overall scale would be in keeping with its surroundings.

In relation to Reason for refusal 2:

Paragraph 9 and 10:

The concern which has been raised in relation to the internal floorspace of the four proposed flats relates to their occupancy. The proposed flats would meet the standards

set out in The London Plan, as well as local standards, for three-person, two-bedroom flats but would fall short of the standards set out in The London Plan for four-person, two-bedroom flats. Nevertheless, the shortfall would be relatively minor, the number of occupants in the flats could not realistically be controlled by the imposition of conditions, and future modifications of the internal layout of the flats would not require planning permission. The submitted drawings show double beds in all bedrooms but it is by no means obvious that the secondary bedrooms would be used in that way and the internal layout of proposed flats would be satisfactory. In this case, therefore, it would not be necessary to follow slavishly the standards set out in The London Plan and the proposed layout of the flats is acceptable in planning terms.

In relation to Reason for refusal 3:

Paragraph 14:

Within the Council's submissions, reference is made to the need for a contribution to be made to educational facilities locally and a draft reason for refusal is included in the officer's report on the case (which was prepared following the submission of this appeal). Nevertheless, a "Planning Obligation by Unilateral Undertaking", dated 31 January 2012, has been entered into during the course of this Appeal, which meets the Council's concerns. I accept that the obligation is justified, to address the recognised need for educational provision, and I have taken it into account in considering the Council's concerns. This issue has been resolved, therefore, and does not form a "main issue" in the Appeal.

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:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.17	(2011) Waste capacity
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Letters of notification were sent to nine neighbouring properties on 09/01/2014 and a site notice erected.

Objections from two neighbouring occupiers were received objecting on the following grounds:

1. No neighbour notifications;
2. One of the garages is used to park car;
3. Existing traffic problems, emergency vehicles have great difficulties;
4. Loss of garages would add to parking congestion;
5. Applicant misled about other garages;
6. No parking as of yet for other site that was developed.
7. Parking on street by non-residents of street. If residents evicted from garages, where will they park? Without garages, will have to park in another street.

Case Officer Comments: The above considerations will be addressed in the main body of the report.

Thames Water: No objection, standard comments/informatives recommended.

Internal Consultees

Highways:

6 car parking spaces for 4 flats comply with the Council's maximum standards. 6 cycle parking spaces are provided which comply with the Council's minimum parking standards. They need to be covered and secure. No objections are raised on highway grounds.

Environmental Protection Unit:

I refer to the above application for flats with amenity space on the second part (western) of the garage site at the Cul - de -Sac in Fairey Avenue. I note that the eastern part of the site is now built after the appeal process. Checking through the past records it appears that no contaminated land investigation was submitted for this garage site and the inspector did not see this as an issue in the Appeal decision as below. The issue appears to be the use of the site and potential for garage owners to spill car fuel, oil or paint they may have stored in the garages. The asbestos roofing on the eastern side was removed prior to development and I think this would also apply to the western side. Asbestos roof cement would need to be cleaned away after demolition if there is debris left on the ground. Past uses indicate a possible orchard or plant nursery before Fairey Avenue was built.

Our previous comments on the eastern area advised either a full contaminated land condition or a soil testing condition for the gardens and communal amenity space areas. The soil testing condition was advised as a minimum, possibly the full contaminated land condition (boreholes and trial pits required) being too onerous for a small development on an old domestic garage site. Records of the appeal for the eastern area show that the inspector did not apply either a full contaminated land condition or garden / amenity space soil testing condition (reference APP/R5510/A/11/2165252). I would advise that as a minimum the garden and amenity space testing condition to any permission so we are assured that the private gardens and communal areas on the old garages site are clean and free from contamination. It is likely the soils and any turf will all be imported but the gardens could possibly include site derived soil (from below the concrete) which should also be tested.

Trees & Landscaping:

LANDSCAPE CHARACTER/CONTEXT: The site is occupied by a dilapidated garage court, with two rows of garages, at the end of the cul de sac of Fairey Avenue. There are no trees or other landscape features of merit which might constrain development either on, or close to, the site.

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

- No trees or other significant landscape features will be affected by the proposal.
- The layout includes parking in front of the building together with storage for bins and bikes. There are two areas labelled 'planting' in front of the building. These should be planted and managed with suitable shrubs to provide privacy/security for the ground-floor occupants.
- Footpath access to the rear garden is indicated on either side of the building. These should be provided with lockable gates (for the privacy and security of the residents).
- To the rear of the building a small area of communal external space is indicated with private patios for the ground-floor flats. Landscape details should be provided to show how this space will be both attractive and functional and serve the needs of the occupants.
- External storage for bikes and bins can have a detrimental visual impact on the front garden and streetscape. They should be carefully detailed to ensure that they are both attractive and secure.
- Provision for, and details of, the maintenance of the communal landscaped will be necessary to ensure that the hard and soft landscape is suitably established and maintained.
- Landscape conditions are necessary to preserve and enhance the visual amenities of the locality

and to ensure that adequate facilities are provided.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions RES9 (parts 1,2,4,5 and 6).

Access Officer:

The site is located in a corner at the end of Fairey Avenue, a cul-de-sac that lies to the south of North Hyde Road. The proposal to demolish the existing garages and construct a two-storey building containing four flats, has been evaluated against the requirements of the London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013.

Whilst the proposal appears to largely comply the Lifetime Homes Standards, the following additional information should be submitted:

1. Level access should be achieved via the principal entrance as opposed to ramped access as shown on plan. Details of level access to and into the proposed structure should be submitted. A fall of 1:60 in the areas local to the principal entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.

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

ADDITIONAL CONDITION

Level access shall be provided to and into the building, designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2010 (2004 edition, incorporating 2010/13 amendments), and shall be retained in perpetuity.

REASON: to ensure adequate access for all, in accordance with London Plan policy 3.8, is achieved and maintained, and to ensure an appropriate standard of accessibility in accordance with the Building Regulations.

Officer Comment: The recommended condition would not comply with the National Planning Guidance in that it requires compliance with specific controls outside planning legislation ie. Building Regulations.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is currently laid out as 20 lock up garages in a residential area. There was another block of garages at the eastern end of the cul de sac which originally had around 30 garages which has recently been developed with a residential 4 x 2 bedroom flatted scheme following appeal decision APP/R5510/A/11/2165252. All the garages were erected in the 1960's independently of the surrounding flatted developments on Fairey Avenue. Given the private ownership of the garages and the recent redevelopment to the east, there is no objection in principle to the development of the site for residential purposes.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2011) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and public

transport capacity ... development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

The site has a Public Transport Accessibility Level (PTAL) of 4. The London Plan (2011) range for sites with a PTAL of 4-6 in a suburban area is 200-350 habitable rooms per hectare and 45-90 units per hectare, based on an average of 4 habitable rooms per unit. As such, based on a total site area of 0.054ha the site would have a residential density of 74 units per hectare and 296 habitable rooms per hectare.

The application proposal is within the guidelines of the London Plan (2011) with regard to units per hectare and the number of habitable rooms per hectare. It is considered that the redevelopment of the application site at the proposed density would not be to the detriment of the local context of the area. The proposals would not therefore be contrary to Policy 3.4 of the London Plan (2011).

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

The application site is not located within an Archaeological Priority Area, a Conservation Area, an area of Special Local Character or adjacent to any Listed Buildings. The proposal does not raise any concerns relating to these matters.

7.04 Airport safeguarding

The proposal does not give rise to any concerns regarding airport or aerodrome safeguarding.

7.05 Impact on the green belt

The application site is not located in proximity to the Metropolitan Green Belt.

7.07 Impact on the character & appearance of the area

The application site lies in an area behind the rear gardens of existing residential properties, and is accessed via Fairey Avenue, which is a cul de sac. The street is characterised by relatively small, uniform properties.

As mentioned above, a similar site to the east of Fairey Avenue was allowed at appeal under reference APP/R5510/A/11/2165252. The application site is similar in most respects to this neighbouring site 33-34 Fairey Avenue. Its setting is also similar, being surrounded by flatted and single family dwellings. Given that the overall size, scale and setting of the application proposal is very similar to that already allowed at appeal and recently constructed at 33-34 Fairey Avenue, the proposal would be in keeping with the character and appearance of the area in general. Indeed the erection of the proposal would introduce a sense of symmetry to Fairey Avenue.

The bin and cycle store is proposed to the front of the proposed block of flats, similar in its location and size to that at 33-34 Fairey Avenue and this is considered to have an acceptable impact on the appearance of the area.

The proposal is considered to be in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The applicant has provided details of the materials to be used and these are the same as those used at the site adjoining 33-34 Fairey Avenue and thus a condition requiring details of materials is not considered necessary.

7.08 Impact on neighbours

Policies BE20, BE21 and BE22 seek to ensure that new developments are not over dominant in relation to neighbouring properties and maintain an adequate level of daylight

and sunlight. The Council's Residential Layouts SPD provides additional guidance on this issue indicating that in terms of dominance two storey buildings should generally maintain a separation of 15m, on a site specific basis, to ensure no over dominance. The proposed building would be at least 15m from the facade of any adjoining properties and would not give rise to a loss of amenity through over dominance or loss of light.

The impact on No. 43 and 44 Fairey Avenue, located to the east of the application site, has been carefully considered. The existing garage block runs along the whole boundary of the rear garden area to these neighbouring properties. The proposal involves a higher two storey building extending approximately 3.5m beyond the rear elevation of the No. 43 and 44 Fairey Avenue to the east. However, the proposed building would be offset by a further 1m from the site boundary than the existing garages, resulting in a 3.5m separation between the flank wall of the application proposal and the flank of the neighbouring property. It is considered that the 45 degree line would therefore be complied with. Overall, the proposals are not considered to result in an unacceptable impact on the amenity of any neighbouring properties and no unacceptable overlooking of any neighbouring occupier would occur.

Policy BE24 seeks to ensure new developments do not result in a loss of privacy to existing properties, the Council's HDAS residential layouts provides further guidance indicating that a distance of 21m should be maintained between habitable windows. The development does not propose any habitable room windows which would be within 21m of habitable room windows on neighbouring properties.

In terms of noise the residential use would be appropriate in the context of the residential surroundings and the proposal would result in a lower number of vehicular movements along the access road than the existing use as lock up garages would have a potential to cause.

Accordingly, the scheme would not give rise to any conditions prejudicial to the amenity of neighbouring occupiers.

7.09 Living conditions for future occupiers

The proposal would provide external amenity space totalling around 115sq.m, this is in excess of the Council's requirement set out in the HDAS - Residential layouts for 25sq.m per two bedroom unit (total of 100sq.m for the proposed development). The space would be usable and the proposal would therefore comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The ground floor units have a small protected private area amounting to some 11sq.m each, which would provide a defensible space to the rear of the building and prevent significant overlooking of the ground floor units from the shared amenity space.

The two ground floor 2 bedroom units would have an internal floorspace of 61.5sq.m, with the first floor units achieving 65sq.m each. The Council's HDAS - Residential Layouts requires two bedroom flats to provide a minimum of 63sq.m of floorspace. However, Policy 3.5 and associated table 3.3 of the London Plan (2011) would have greater relevance and would require a minimum of 70sq.m for two bedroom units having a four person occupancy. Two bedroom units with a three person occupancy would require a minimum of 61sq.m each. Similar shortfalls occurred with the proposal at 33-34 Fairey Avenue. Paragraph 10 of the Appeal Inspector's decision for Appeal reference APP/R5510/A/11/2165252 states: 'Nevertheless, the shortfall would be relatively minor, the number of occupants in the flats could not realistically be controlled by the imposition of conditions, and future modifications of the internal layout of the flats would not require

planning permission. The submitted drawings show double beds in all bedrooms but it is by no means obvious that the secondary bedrooms would be used in that way and the internal layout of proposed flats would be satisfactory. In this case, therefore, it would not be necessary to follow slavishly the standards set out in The London Plan and the proposed layout of the flats is acceptable in planning terms'. Hence the small shortfall of floorspace proposed is considered acceptable in this instance.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposal would provide 6 car parking spaces for the use of future occupiers. This level of provision is in accordance with the Council's parking standards for a development on a site which has a PTAL of 4.

Accordingly, the proposal would provide adequate car parking to meet the needs of future occupiers and prevent overspill parking.

A cycle store with space for 6 cycles would be provided. The Council's standards require cycle storage for 1 space per 2 bedroom flat, therefore, sufficient cycle storage would be provided, in accordance with Policy AM9 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

Issues relating to design have been addressed within the 'Impact on the character & appearance of the area' section above. Issues relating to access have been addressed within the 'Disabled Access' section below.

If the scheme were recommended for approval, a condition should be imposed requiring the development to meet Secured by Design standards.

7.12 Disabled access

Policy 3.8 of the London Plan (2011) and guidance within the HDAS - Accessible Hillingdon requires new residential developments to achieve Lifetime Homes Standards. The scheme would meet Lifetime Homes Standards, which could be secured via an appropriate condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Subject to standard conditions, the proposal would be considered acceptable with regards to landscaping and no objections are raised by the Council's Trees and Landscaping Officer.

7.15 Sustainable waste management

The proposal would provide adequate provision for the storage of waste and recycling within the bin/cycle store in the front garden area. The bin store would be conveniently located for collection as it would be within 25 metres of the public highway.

7.16 Renewable energy / Sustainability

In order to accord with Policies 5.1, 5.2 and 5.3 of the London Plan (July 2011) and to ensure a sustainable development within the site, in accordance with the National Planning Policy Framework, a condition requiring the scheme to be designed and built to Code for Sustainable Homes Level 4 is recommended.

7.17 Flooding or Drainage Issues

Subject to a condition requiring the use of sustainable urban drainage on site it is considered that the proposal would not give rise to any concerns relating to flooding or drainage.

7.18 Noise or Air Quality Issues

The application seeks permission for a residential development within a residential area. It is considered that the proposal does not give rise to any concerns regarding noise for either future or neighbouring occupiers of the site.

7.19 Comments on Public Consultations

Addressed within various sections above.

7.20 Planning obligations

All development involving an increase in 6 or more rooms would be assessed against the Planning Obligations Supplementary Planning Document (SPD). The proposal has been assessed against this criteria and a contribution of £14,118 towards school facilities in Hayes would be required, given that there is a considerable shortfall in the number of school places available in the area. The applicants have advised that they would be willing to make such a payment. The proposal is considered to be in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Planning Obligations, Supplementary Planning Document (July 2008).

The proposal would also be liable for the Mayor of London's Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues to discuss.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act 1990 are necessary to make the development acceptable in planning terms. The

obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

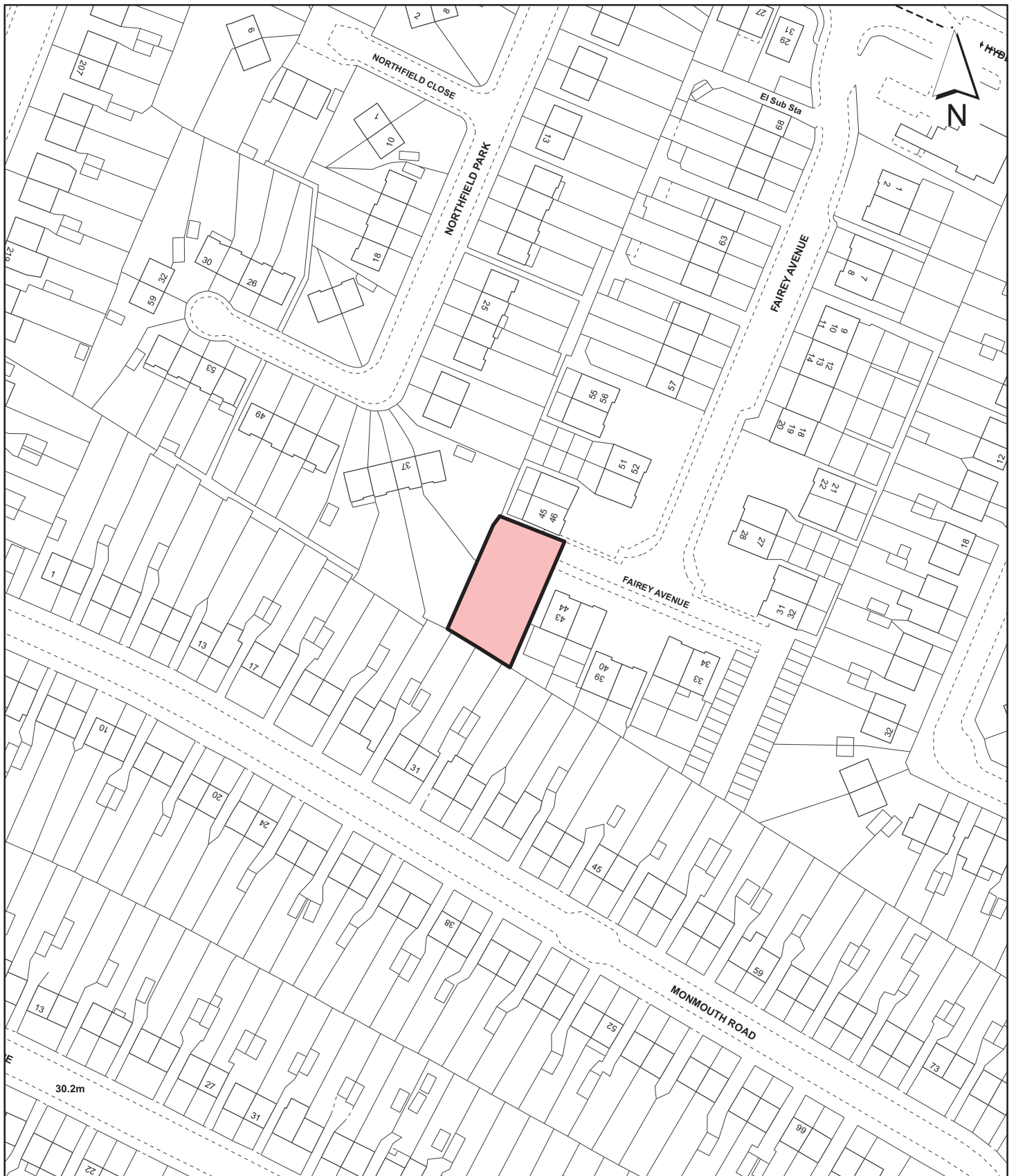
The redevelopment proposal for 4 new flats within a detached block would relate satisfactorily with the character and appearance of the street scene and surrounding area generally. It would not harm the residential amenities of adjoining occupiers and would provide adequate off street parking. It would provide suitable internal floorspace for future occupiers. The applicant has agreed to provide a contribution in the form of legal agreement for the payment of the required sum of £14,118 for capacity enhancements in local schools. Therefore, the application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
Revised Chapter 4: Education Facilities of the Planning Obligations SPD adopted 23 September 2010
Planning Obligations SPD adopted July 2008
Accessible Hillingdon SPD adopted January 2010
The London Plan (2011)
NPPF

Contact Officer: Jazz Ghandial

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Land Adjoining
 43-44 Fairey Avenue**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
69055/APP/2014/37

Scale
1:1,250

Planning Committee
Central and South

Date
April 2014



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address UNIT 3,THE ARENA,STOCKLEY PARK STOCKLEY ROAD WEST
DRAYTON MIDDLESEX

Development: Installation of 2 retractable awnings to entrance

LBH Ref Nos: 68933/APP/2013/3242

Drawing Nos: AV01
AL01
Location Plan to Scale 1:1250
Photographs
42912/1B

Date Plans Received: 01/11/2013 **Date(s) of Amendment(s):**

Date Application Valid: 25/11/2013

1. **SUMMARY**

The application seeks planning permission for the provision of two awnings to the front of Unit 3, The Arena. The site is located within an Industrial and Business Area and is known as the Stockley Park estate. There are several awnings to the adjacent units, of a similar design to that proposed.

The siting, design and appearance of the two awnings are considered acceptable and there are no highway objections to the proposal. As such, the scheme is recommended for approval subject to appropriate conditions.

It is considered that the proposed development would not result in an unacceptable impact on the visual amenities of the site or on the openness of the Green Belt. The development proposals accord with the Hillingdon Local Plan: Part Two Saved UDP Policies (2012), the Local Plan Part 1 Policies, the London Plan and the NPPF and is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

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

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

REASON

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

2 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 AV01, AL01 and 42912/1B 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.

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE28	Shop fronts - design and materials
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
OL4	Green Belt - replacement or extension of buildings

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).

3. CONSIDERATIONS

3.1 Site and Locality

The Arena within Stockley Park to which the application relates to, comprises of a small group of retail/commercial units that serve the wider employment area of Stockley Park, a low density business park set within landscaped grounds. There are no residential properties within the area, and with Stockley Park being gated and generally within a controlled environment, the retail/commercial units tend to serve just the employees and visitors of the business park. The building itself comprises 6 commercial units set around a partly enclosed, circular courtyard, which affords the provision of enclosed and outside seating areas. The commercial units occupy the ground floor, whilst the first floor contains office accommodation, a gym and swimming pool. The application property is occupied by 'The White House', part of the Wetherspoon group, and is used as a cafe/bar.

There is a dedicated car park for The Arena to the north of the site, beyond which is Stockley Park Golf Club.

It is to be noted that the majority of the other units on the ground floor of The Arena have awnings similar to those proposed as part of the application already installed. It is further to be noted that the awnings at the site, forming this proposal have already been installed.

The site is located within the Green Belt and the Hayes/West Drayton Corridor. Stockley Park is also identified as an Industrial and Business Area (IBA) within the Hillingdon Local Plan: Part Two Saved UDP Policies (2012).

3.2 Proposed Scheme

The proposal is for two retractable awnings to the frontage of Unit 3 The Arena. It is to be noted that these have been installed.

The awnings would have a width of 3.2m and would project 1.5m in a perpendicular dimension from the external wall they would be affixed to. The maximum height would be 3.15m, with a lower height of 2.35m.

They would be of a blue colour, with the white coloured text 'the white house' and 'wetherspoon'.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no history specific to the application site. Stockley Park as a whole was granted planning permission in 1984.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE28 Shop fronts - design and materials
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
OL4 Green Belt - replacement or extension of buildings

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Four neighbouring occupiers were consulted on 26/11/2013 and an additional four neighbours were consulted on 02/04/2014. A site notice was erected on 10/12/2013. No response received.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed works will not consist of any additional floorspace within the Park, the works relate to the provision of two awnings, similar to those at adjacent units. As such, the proposal would not alter the character of the uses on the site.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the most important attribute of Green Belts is their openness. Policy OL1 of the Hillingdon UDP specifies that there is a presumption against inappropriate development. Policy OL1 states that agriculture, horticulture, nature conservation, open-air recreation and cemeteries are the only uses that are acceptable within the Green Belt, and that new buildings are only acceptable if they are essential for the open land use.

Any development, which is contrary to OL1, is considered 'inappropriate' development.

The NPPF states that 'inappropriate development' is, by definition, harmful to the Green Belt. Such development should not be approved, except in very special circumstances.

The National Planning Policy Framework states 'when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt'.

It is considered that the proposed awnings to Unit 3 The Arena Stockley Park would not impact on the openness or visual amenities of the Green Belt. Officers are satisfied that the scale of the proposed work is appropriate to the setting of the site and the surrounding area. There is no change to the car parking and access arrangements at the site, therefore ensuring that there would be no change to the existing traffic situation as a result of the works.

It is considered that the proposals would not harm the openness of the Green Belt.

7.02 Density of the proposed development

Not Applicable to this application.

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

Within the Stockley Park estate lie a number of locally listed buildings, The Arena being one of them. It is considered that the proposed works would not materially impact on these Heritage assets, given the small scale and sympathetically designed nature of the awnings. There are no statutorily listed buildings within the vicinity of the site.

The site does not fall within an Archaeological Priority Area, Conservation Area or Area of Special Character.

7.04 Airport safeguarding

The proposal does not conflict with aircraft safeguarding criteria as the proposed height of the awning installations is lower than the height of the existing building.

7.05 Impact on the green belt

As discussed in Section 7.01 (Principle of Development) there is no material impact on the setting of the Green Belt.

7.07 Impact on the character & appearance of the area

Saved policy BE25 of the Local Plan: Part Two seeks to ensure the modernisation and improvement of Industrial and Business Areas through careful attention to the design and landscaping of buildings and external spaces. Where appropriate, the policy seeks to improve vehicular and pedestrian access and circulation routes through the area and environmental improvements.

The two awnings would result in virtually all the Units within The Arena having awnings. Prior to Unit 3 having awnings, it was the only Unit without any awnings to its entrance openings. Hence, the proposal, considering its minimalist nature, sympathetic, lightweight design, would be in keeping with the character and appearance of the immediate area.

The proposed design is considered to be an improvement to the entrances to The Arena. The proposed external finishing materials are considered appropriate for the site and in the context of the surrounding area.

The proposal would be in keeping with Policies BE13 and BE25 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012) seeks to ensure that new buildings protect the privacy of residential neighbours and do not have a detrimental impact on local residential amenity including, loss of light and dominance.

There are no residential properties within the vicinity of the site and therefore the proposals do not impact on residential amenity such as loss of light, overlooking and over-dominance.

7.09 Living conditions for future occupiers

Not Applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

CAR PARKING and TRAFFIC IMPACT

The proposals result in no changes to the existing car parking arrangements at the Stockley Park estate.

CYCLE PARKING

The proposals result in no changes to the existing cycle parking arrangements at Stockley Park estate.

7.11 Urban design, access and security

URBAN DESIGN

This issue is addressed in Section 7.07 of the report.

ACCESS

There are no alterations to the existing access into and out of the site.

SECURITY

There are no issues relating to security arising from the proposal.

7.12 Disabled access

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

No letters of comment have been received in relation to this application.

7.20 Planning obligations

Not Applicable to this application.

7.21 Expediency of enforcement action

Not Applicable to this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not Applicable to this application.

10. CONCLUSION

The site is located within an Industrial and Business Area and has an acceptable impact on the appearance of the area and the openness of the Green Belt. The development is therefore acceptable in principle.

The siting, design and appearance of the two awnings are considered acceptable and there are no highway objections to the proposal. As such, the scheme is recommended for approval subject to appropriate conditions.

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)

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

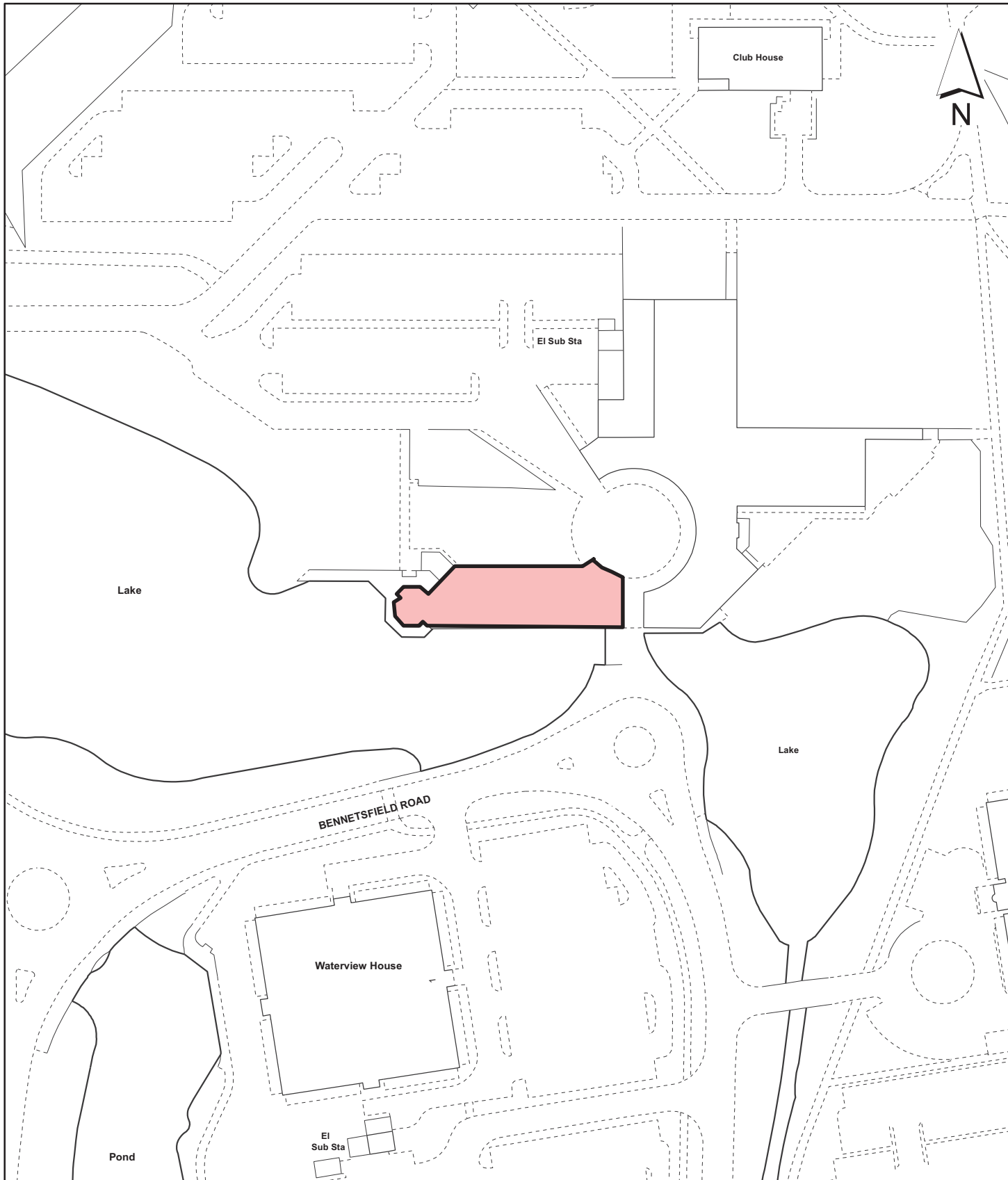
London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (May 2013)



London Plan (July 2011)

National Planning Policy Framework (March 2012)

Contact Officer: Jazz Ghandial

Telephone No: 01895 250230



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	<p>Planning Application Ref:</p> <p style="text-align: center;">68933/APP/2013/3242</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 HILLINGDON <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">April 2014</p>	

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CENTRAL & SOUTH
PLANNING COMMITTEE

REPORT OF THE DIRECTOR OF RESIDENTS
SERVICES

22nd April 2014

CONTACT OFFICER: Nikki Wyatt
EXTENSION: 8145

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

SUMMARY

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

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

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

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

4. Members should note that in the Appendix, the ‘balances of funds’ held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy 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 31 December 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/ December
2013./ March 2014

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/2709 (Includes Former PT/29 *16	Botwell	Stockley Park Phase 3 "Trident Site" 379/77/W/96/1447	612,166.67	612,166.67	14,500.00	14,500.00	0.00	597,666.67	0.00	Spend is engineering fees. Development not yet implemented and highways works not started. Funds currently held are for security deposit and fully refundable subject to the due and proper implementation of the Highway works. £2,500 engineering fees transferred from PT278/27. A further £12,500 of Engineering fees needs to be claimed from developer should works commence. Interest added.
PT278/30/115 *22	Heathrow Villages	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	10,500.00	10,500.00	5,500.00	5,500.00	0.00	5,000.00	0.00	Fees & security (£5,000) associated with Highway Works to be undertaken by developer. Works consisted of temporary access works from Longford Roundabout to Western Perimeter Road. Access installed & will be removed following completion of Terminal 5. Security to be retained pending outcome of BAA proposals to make this access two-way and permanent for buses and emergency services vehicles as well as cyclists. Two way access implemented. Officers investigating whether all required works have been completed. Works completed, security to be refunded after maintenance period. £5,000 fees claimed by ECU.
PT278/34/86A *18	Brunel	Brunel s163 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	392,358.87	392,358.87	197,448.22	197,448.22	0.00	194,910.65	0.00	Highway Works - £150k refundable security. £124,637.12 received for highway works at junction of Hillingdon Hill and Kingston Lane. £66,271.32 - received for Kingston Lane Pedestrian Crossing. £20,500 supervision fees. If the supervision fee following final completion exceeds 10% of the costs of the works plus statutory undertakers costs and TTS payment then the excess is to be refunded. Works complete and signals switched on. Officers continue to chase Brunel to perform remedial works to grass verges and are investigating options for the use of some of the security for the Council to perform the remedial works if necessary. Final certificate sent 30/4/09.
PT278/44/87A *20	Brunel	Brunel s278 16 April 04 532/SPP/2002/2237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	102,018.78	102,018.78	81,080.74	81,080.74	0.00	20,938.04	0.00	Traffic Calming on Cleveland Road & roundabout on Kingston Lane. £30,900 spent on engineering fees. £150k Refundable security deposit. £3,200 for Traffic, DC, project management costs. £58,982.38 TTS estimate for Pedestrian Crossing on Cleveland Road. Further payments received following receipt of estimate of works to cover security costs. £10,000 received for improvements to a footpath on the site to be retained a security for Brunel to implement the works and to be transferred to P78487B-D. Traffic Calming on Cleveland Road (including new signalised crossing) & roundabout on Kingston Lane at new entrance to Brunel University now complete. TIL invoice paid. Residual on TIL payment due to VAT not claimed - funds to be held on as contingency for extra TIL costs. Interest Accrued. Remedial work completed and signed off in December 2007.
PT278/49/117 *23	Yeading	Grand Union Village Southall 327/APP/2000/2106	77,331.55	77,331.55	55,222.89	55,222.89	0.00	22,108.66	0.00	Security deposit (£5K + interest) for highways works involving traffic calming to the junction with Glencoe Rd and a cycleway/footway on Bloathead Rd to Hayes Bypass. £52,363.10 for TIL costs for Broadhead Road 'Boucan Crossing proposed as part of works. Additional income is £1K of engineering fees. Detailed plans of works and design agreed. Consultation undertaken during February 2007 for traffic calming and boucan crossing. Officers chasing TIL for implementation. Following consultation Cabinet Member agreed to works to be carried out. Works completed Aug 09. Further £11,447 received for LBH fees. £43,775.89 paid towards TIL signal costs.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT278/5510A *14 (Formerly PT/31)	Uxbridge North	Land at Sanderson Site and Braybourn /35347/APP/2000/1294 & 1296	166,939.82	166,491.05	166,939.82	463.10	166,476.72	0.00	0.00	Funds held (£140,070 plus interest) as a deposit sum - fully refundable subject to the due and proper execution of the Highways Works by developer (road widening, the provision of a mini-roundabout, two new bus stops, extension of a right hand turn lane on Oxford Rd into Sanderson Road, and removal of existing parking bays). Engineering fees were paid direct to HEC and did not pass through s106/278 accounts. Works complete, final certificate issued and deposit sum returned.
PT278/57140 A	Pinkwell	MOD Records Office Stockley Road Heyes 18399/APP/2004/2284	419,128.68	419,128.68	325,719.61		0.00	93,409.07	0.00	£188,737.70 (including £170,027.34 for Transport For London signals unit) for installation of two sets of traffic signals, one at the entrance to the site the other at Lavender Rise on Stockley Road and £190,686.91 received in respect of the Council's costs for supervision of the works (to be carried out by the owner). Works complete. Stage 3 road safety audit now agreed await completion of remedial works. Remedial works completed. Additional item of works being sought by officers who are chasing the developer for this. Council's costs of £205,686.71 claimed. TTS invoice for signals at Lavender Rise paid. Funding for additional items of works (removal of right turn lane) and BT cabling received. Design work and public consultation completed. Removal of right turn lane completed Sept 09. Scheme in maintenance period awaiting financial completion.
PT278/60147A *42	West Drayton	Former DERA site, Kingston Lane, West Drayton 45658/APP/2002/3012	1,568.98	1,568.98	1,568.98		0.00	0.00	0.00	£1,500 The Council's costs for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £15,000 held as security for the due and proper execution of the works. Await progress on site before commencement of these off-site highways works. Highway works started on site and were due to be substantially complete in September 2007. Maintenance period complete. Bond plus interest returned. Outstanding fees claimed by ECU.
PT278/60147B	West Drayton	DERA Site, Kingston Lane, West Drayton - Highways 45658/APP/2002/3012	56,816.26	56,816.26	0.00		0.00	56,816.26	0.00	£55,000 was received towards the total cost of highway works for the purchase and installation of traffic signals at Station Road/ Porters Way Junction and any such other incidental work as identified by the Council to support the development. Funds not spent by February 2014 are to be refunded together with interest accrued. These works to be performed by developer of RAF Porters Way (see PT278/62148A). Funds to be retained as a contingency for these works.
PT278/62149A *51	Bowwell	Hayes Goods Yard 100577/APP/2004/2396&2399	7,000.00	7,000.00	0.00		0.00	7,000.00	0.00	The Council's costs due upon judgement of documents by the developer for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £5,000 received as a security deposit for the due and proper execution of the highways works by the developer.
PT/278/65182 *52	Heathrow Villages	Longford Roundabout - Fifth Arm, 63369/APP/2007/2284	9,521.00	9,521.00	4,521.00		0.00	5,000.00	0.00	Remaining balance is a security deposit for developer implementation of bus only access to Terminal 5 Heathrow. Spend on supervision costs. Works complete, security to be refunded following maintenance period.
PT/278/74209C	Yiewsley	Proposed Tesco development, Trout Road, Yiewsley 609/APP/2007/3744	120,300.26	120,300.26	117,300.26		0.00	3,000.00	0.00	Fees received for design checks for proposed junctions and carriageway widening at Trout Road. S278 agreement and technical approval pending. Further fees received & claimed for inspection works.
PT/278/76198A *60	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	5,000.00	5,000.00	0.00		0.00	5,000.00	0.00	Funds received as a security deposit for due and proper execution of highways improvements. S278 agreement (£11,400). Further £2,000 fees received & claimed for design checks & inspections. Works complete, deposit returned.
PT/278/79265A *79	Heathrow Villages	Former Longford House, 420 Bath Road (Premier Inn), Longford 2965/APP/2010/2386	13,400.00	13,400.00	13,400.00		11,400.00	0.00	0.00	Fees received for design checks and monitoring & supervision of s278 highway works. Fees claimed for design checks & monitoring (£6,009.60). Further fees received & claimed for design checks (Mulberry parade).
PT/278/80242E	West Drayton	Drayton Green Village (former NATS site), Porters Way, West Drayton. 51077/APP/2009/2348	8,009.60	8,009.60	8,009.60		0.00	0.00	0.00	Funds received as a security deposit for due and proper execution of highways improvements. S278 agreement.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT/278/81/249E *84	Townfield	Fmr Glenister Hall, 119 Minet Drive, Hayes. 40169/APP/2011/243	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	Fees received for design checks and monitoring and supervision. £4,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring.
PT/278/82/273A *87	Uxbridge South	Autiquid House (Lidl) 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	99,115.00	99,115.00	7,920.00	7,920.00	0.00	91,195.00	0.00	Fees received and claimed for design checks & monitoring of lights at junction of Cowley Mill Road. £72,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. £3,920 received & claimed for design checks.
PT/278/83/283A *90	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	72,500.00	72,500.00	41,000.00	41,000.00	0.00	31,500.00	0.00	Fees received and claimed for design checks & monitoring of 278 highway works. £31,500 received as a security deposit to ensure highway works are carried out to a satisfactory standard.
PT/278/84/292	Pinkwell	Aesda, Unit 3, Millington Road, Hayes 32157/APP/2011/872	5,000.00	5,000.00	5,000.00	5,000.00	0.00	0.00	0.00	Fees received and claimed for design checks & monitoring of 278 highway works.
PT/278/85 *93	Yewsey	GSK Stockley Park, 5 Iron Bridge Road. 3057/APP/2012/2573	6,210.00	6,210.00	1,210.00	1,210.00	1,210.00	5,000.00	0.00	Fees received and claimed for design checks. £5,000 received as a security deposit to ensure highway works are carried out to an acceptable standard.
		SECTION 278 SUB - TOTAL	2,190,885.47	2,190,436.70	1,048,341.12	881,864.40	179,086.72	1,142,544.35	0.00	
		SECTION 106								
		PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING								
PT/05/04a *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	339,111.08	339,111.08	212,469.14	210,252.00	2,217.14	126,641.94	0.00	The balance is for improvements to public transport serving the south side of London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum sought in determining any scheme. No time limits. BAA proposal for upgrade of bus services to the south side of Heathrow, S106 funding (from this case and PT/05/40b) would be used to pump prime these services. £210,000 allocated to enhancements to 350 and 423 bus services (Cabinet Member decision 21/10/09). Enhanced services commenced December 09. £70,084 payment to London Buses (bus service agreement 09/10). Year 2 & 3 payments to London buses (£70,084). £23.5k allocated towards a pedestrian crossing facility on the A4 Colnbrook By-Pass (Cabinet Member Decision (29/03/2012). £2,217 paid towards upgrade of crossing facility on A4.
PT/05/04b *2	Heathrow Villages	BA World Cargo / 50045A/95/1043	406,331.57	406,331.57	173,645.35	173,645.35	0.00	232,686.22	0.00	The balance is for improvements to public transport serving London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum are to be sought in determining any scheme to be funded. See update to PT/05/04a above regarding the remainder of the balance. No time limits.
PT/24/55 (see E/08) *28	Pinkwell	Former Arlington Hotel, Shepiston Lane, Harington - Highway Works 382/BH/97/0714	23,639.34	23,639.34	6,052.54	6,052.54	0.00	17,586.80	0.00	Highway Improvement Works according to the 3rd Schedule of the agreement (13.141K). Excess funds are to be refunded to the developer following the date of the Final Account. Conflict between works specified in agreement and works required in association with application for Harington Community School Sports Centre (see PT/278/51). Works (to right hand turn lane) have been carried out as part of the Harington Community School development. Reasonable time for spend has elapsed. Owners permission obtained to complete any outstanding works as required under the agreement. Funds allocated (Cabinet Member decision 5/01/2011). External highway works completed 31/3/11. Awaiting invoices.
PT/37/40B-C *53 (see - PPR29)	Bowwell	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	560,281.91	560,281.91	372,015.36	372,015.36	0.00	188,266.55	0.00	Project 40B- Environmental improvements in Blyth Road. Funds committed to highways works on Blyth Road and subway CCTV. Unspent funds at 6 months of occupation to be refunded. New agreement signed 19/04/13. Funds to be used towards public realm improvements in the vicinity of the site and Hayes Town Centre (see agreement for further details). No time limit for spend, £838.48 transferred from PT/37/40F.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT/37/40E *47	Botwell	Land at Thom EMI Complex - Parking 51588/APP/2000/366&1418	32,805.42	32,805.42	0.00	0.00	0.00	32,805.42	0.00	Project 40E - £30,000 received for controlled parking in Blith Road area. New agreement signed 19/04/13. Funds held to be used towards controlled parking zones in the vicinity of the development or if not required, towards the same purpose as PT/37/40B above. No time limit for spend.
PT/37/40F	Botwell	Land at Thom EMI Complex. 51588/APP/2000/366&1418	99,161.52	99,161.52	99,161.52	99,161.52	0.00	0.00	0.00	Funds received towards the funding of environmental improvements in Dawley Road (to include pedestrian safety). Unspent funds to be returned within 5 years of implementation (Jan 2013). Funds allocated towards scheme of improvements (Cabinet Member decision: 19/2/10). Scheme completed Sept 2010. Final invoice received. Remaining balance transferred to PT/37/40B above.
PT/42/41	Heathrow Villages	Temp Stockpiling at Bedford Court. 47853/SPP/2003/113	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	£50,000 for landscape enhancement on specified land around the development. Unexpended funds at 19 June 2006 were to be repaid to the developer. Following consultations with BAA it has been agreed to spend the funds as part of the Coline Valley project. Deed of variation has been secured to remove time limits.
PT/54/21C	Botwell	Former EMI Site, Dawley Road - Landscape 6198/BS/98/1343	57,000.00	57,000.00	0.00	0.00	0.00	57,000.00	0.00	£50,000 for Landscaping on adjacent land and £7,000 for maintenance of the landscaping works. Funds to be held for landscaping in accordance with the agreement subject to Crossrail. No time constraints.
PT/61/89B (see: E35)	West Drayton	LHR Training Centre, Stockley Close / 51458/97/1537	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	£25,000 for improvements at the junction of Stockley Road & Stockley Close / Lavender Rise, West Drayton. Scheme provided using TfL funding. Further improvements to area have been implemented as part of the MOD development. Funds to be held as contingency for any works required to the junction arising out of the MOD development. No time constraints.
PT/65/74A (see EYL40, E20 & E21)	Uxbridge North	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	18,893.88	18,893.88	17,871.38	17,871.38	0.00	1,022.50	0.00	Street lighting according to the agreement drawing. No time constraints. Expenditure due to commencement of project for street lighting on Redford Way at Johnson's Yard. Columns & lanterns installed and working. Unable to install column in footpath leading to the High Street. Last column installed. Connection by Southern Electric, were programmed for July 07. Columns all connected but require painting. Officers chasing painting contractor to progress. Painting completed - final invoices paid. Final balance to be confirmed after closure of 08/09 financial year accounts.
PT/77/199	Uxbridge South	UB1 Vine Street Uxbridge 11005/AG/97/360	250,000.00	250,000.00	250,000.00	250,000.00	1,478.53	0.00	0.00	To facilitate enhancements of the Old Uxbridge Conservation Area and the Town Centre - committed to Windsor Street scheme. Consultations undertaken. High St works programmed to be implemented late 2006 - complete. Further consultations for Windsor Street, Granges Yard and Market Square completed and Cabinet Member approval received for scheme to include resurfacing, plaques, signage and parking. Works programmed for summer 09/10 financial year to spend this balance and the balance at PT/96/164. No time constraints. Scheme in progress; phase 1 completed November 09. Phase 2 completed March 2010. Works completed June 2013.
PT/80/112 (formerly PT/278/05)	Uxbridge South	Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications)	47,774.85	47,774.85	2,228.56	2,228.56	0.00	45,546.29	0.00	No time constraints. Officers looking into project for spend of balance at junction of Packet Boat Lane & Cowley High Street. Cabinet Member for P&T concerned with affect of proposal and blind road bend heading towards Uxbridge. Funds to be held until sight lines are resolved.
PT/82/114 (formerly PT/278/23)	Uxbridge South	Waterloo Road, Uxbridge - Highway Works / 332BD/99/2089	13,169.44	13,169.44	11,577.00	11,577.00	0.00	1,592.44	0.00	Highway Works for alternative traffic management on Waterloo Road. No time limits. Cabinet Member for Planning & Transportation has approved use of funds to extend the Uxbridge South Parking Management Scheme approved. Implementation occurred in the Autumn. £11k spend on Waterloo Road from the Parking Revenue Account to be recharged to this case for next quarter. Recharge completed.

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			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT84/87B-D (Formerly part of PT1278/44)	Brunel	Brunel s106/16 April 04 532/SPP/2002/2237	27,614.47	27,614.47	15,164.48	15,164.48	0.00	12,449.99	0.00	£3,000 + interest for monitoring of landscape management plan (87B), £10,000 + interest for monitoring of green travel and public transport obligations (87D), and £200 + interest initial payment associated with footpath works to be undertaken by Council (87C). Engineers inspected site to ascertain whether works are required & whether further payments are due late Jan 2006. Officers chasing Brunel to provide a disabled ramp from the back of the privately owned footway at Hillingdon Hill. Interest accrued. £10k plus interest received for improvements (including lighting) to the footpath alongside the River Pinn linking Site 2 to Uxbridge Road. Footpath works complete, security deposit plus interest returned.
PT/88/140C *38	Pinkwell	MOD Records Office, Stockley Road, Hayes - Prologis Park 18399/APP/2004/2284	754,743.82	754,743.82	193,727.36	189,501.37	165,921.99	561,016.46	0.00	Funds received as first, second and third instalments of the public transport contribution to enhance the level of public transport to and from the area of the development site. TFL has been approached with regard to extending the U4 bus route. TFL has advised that if feasible a scheme could be implemented once development of the housing units are complete and estate roads are adopted. Double yellow lines required for bus route through site. TMO approved. TFL bus shelter installed on site. Spend towards implementation of yellow lines to allow bus to run. DOV now completed to extend time limit to spend funds to March 2017. Bus extension operational from end of Sept 2012. £24,756 paid towards the provision of bus stop on the Prologis site. Payment to TFL for first year of operation 12/13. £33,513 further TFL costs.
PT/88/140F *46	Pinkwell	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284	73,774.40	73,774.40	0.00	0.00	0.00	73,774.40	73,774.40	Funds received for parking management system in Bourne Avenue and surrounding streets of the new and existing estate roads utilised within the residential part of the development. There are currently no plans to consult with residents of the area on a Parking Management Scheme. However, any resident objections to increases in commuter parking on residential roads generated by the MOD development may give reason to spend these funds. Officers continue to monitor the parking situation. Funds must be spent within 7 years following date of receipt i.e. Dec 2013.
PT/92/154	Pinkwell	5, 7, 7a & 10 Westlands Industrial Estate 1902/APP/2005/2370	41,527.00	41,527.00	41,527.00	3,979.00	41,527.00	0.00	0.00	Funds received for cycle network improvements. Cycleway and local safety scheme identified for the junction of Station Road and North Hyde Road. Scheme to be funded by TFL. Funds allocated towards improved provision for cyclists using Dawley Road roundabout (Cabinet Member Decision 18/7/2013). Contribution must be spent within 7 years of receipt (Dec 2013). Phase 1 completed December 2013.
PT/93/147D	West Drayton	DERA Site, Kingston Lane, West Drayton - Cycle Network 45658/APP/2002/3012	33,056.72	33,056.72	33,056.72	33,056.72	12,860.85	0.00	0.00	To be applied towards the cycle improvements for the London Cycle Network including such works for the Heathrow to Hillingdon Hill cycle way adjacent to the Land. Officers are investigating options for spend within the terms of the legal agreement in combination with funds at PT/93/147C. Funds not spent by 19 February 2014 are to be refunded. Funds allocated towards improvements for cyclists in Kingston Lane as part of traffic calming scheme and upgrade of cycle path adjacent to the site (Cabinet Member decision 29/5/12). Scheme implemented July 2012.
PT/95/161A	West Drayton	Former Honeywell Site, Trout Road, West Drayton - Footpath 335/APP/2002/2754	18,155.95	18,155.95	8,043.60	8,043.60	8,043.60	10,112.35	0.00	To be applied towards the provision of a footpath from the site crossing over the Grand Union Canal along Trout Road to the High Street. Unexpended funds after 7 years of receipt (31 January 2014) are to be refunded. Funds allocated towards footpath improvements on Trout Road (Cabinet Member Decision 18/2/13). Scheme completed May 2013. Awaiting invoices.
PT/96/164	Uxbridge South	36-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/91	10,516.65	10,516.65	10,516.65	10,516.65	6,094.27	0.00	0.00	For environmental enhancement on Windsor Street and the surrounding area. Funds not spent by 1 April 2014 are to be refunded. See updates on PT/17/99. Spend towards purchase of benches and information boards. Further spend towards installation of historic plaques. Scheme completed June 2013.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT/101/170A	Botwell	11 - 21 Clayton Road, Hayes 56840/APP/2004/630	30,527.21	30,527.21	12,974.24	12,974.24	0.00	17,552.97	17,552.97	Funds received for parking management in the area. Funds held to be used in combination with those at case ref. PT/37/40E should any scheme be required. Funds not spent by 31 August 2014 are to be refunded. £13,000 from this contribution allocated towards the implementation of a parking management scheme in Blyth Road, Clarendon Road & Clayton Road (Cabinet Member Decision 16/03/2012). Scheme complete April 2012.
PT/102/161D	Yewlsley	Honeywell Site, Trout Road Yewlsley 335/APP/2002/2754	77,151.50	77,151.50	0.00	0.00	0.00	77,151.50	77,151.50	Funds received towards public transport and community facilities initiatives in the West Drayton area. Funds not spent by September 2014 are to be repaid.
PT/103/174A	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	100,000.00	100,000.00	0.00	0.00	0.00	100,000.00	0.00	Contribution received for the West Drayton to Heathrow Cycle Scheme. Funds not spent by 16 November 2015 are to be repaid. Funds allocated towards the implementation of a traffic calming scheme on Hatch Lane (which forms part of the route). Cabinet Member Decision 11/7/2013. Scheme completed July 2013, awaiting invoices.
PT/104/147H	West Drayton	DERA Site, Kingstons Lane, West Drayton 45658/APP/2002/3012	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received for the installation and maintenance of CCTV cameras on the site as specified in the relevant planning permission. Cameras to be installed by the developer. Funds to be retained as security. No time constraints.
PT/106/149E	Botwell	Hayes Goods Yard 10057/APP/2005/2996 & 2999	119,402.15	119,402.15	30,995.00	25,000.00	5,996.00	88,406.15	67,082.15	Funds received towards enhancements to the London Cycle Network, route 88A or any other cycle route that is likely to be used by the occupiers of the development. Funds to be spent by Oct 2015. £25K allocated and spent towards cycle access to canal at Hayes Town Centre (Cabinet Member decision 22/7/2011). £27,320 allocated towards cycle improvements at Dawley Roundabout (Cabinet Member Decision 18/7/2013). Phase 1 complete, phase 2 programmed for 2014/15.
PT/108/155E	West Drayton	Former RAF Porters, West Drayton. 5107/APP/2005/2082	1,000.00	1,000.00	0.00	0.00	0.00	1,000.00	0.00	Funds received to provide a local walking bus scheme. Funds to be spent within 3 years of receipt (Jan 2012). Funds allocated towards the development of a walking bus scheme in association with West Drayton Primary school (Cabinet Member decision 5/01/2011)
PT/109/194A	Uxbridge	Frays Adult Education Centre, Herefield Road, Uxbridge. 18732/APP/2006/1217	10,000.00	10,000.00	7,502.21	2,627.18	4,875.03	2,497.79	0.00	Funds received towards street lighting in the vicinity of the site. No time limits. Funds earmarked towards a lighting scheme for the public footpath which runs adjacent to the site. £5,300 allocated towards footpath scheme (Cabinet Member decision 5/01/2011). Scheme implemented 31/3/2011. Remaining balance allocated to upgrade lighting in Lancaster Road, Uxbridge. (Cabinet Member decision 31/7/2012). Scheme complete September 2013, awaiting invoices.
PT/110/198B *61	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge - Bond 3114/APP/2008/2497	14,240.00	14,240.00	0.00	0.00	0.00	14,240.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the travel plan. To be refunded after 10 years.
PT/111/204A *63	Uxbridge	106, Oxford Road, Uxbridge. 26198/APP/2008/2338	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel Plan Bond received to ensure compliance by the tenant of its monitoring and reporting obligations in accordance with the travel plan. Returnable.
PT/113/198C	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge Public Transport 3114/APP/2008/2497	24,410.43	24,410.43	0.00	0.00	0.00	24,410.43	24,410.43	Contribution towards the provision of public transport improvements in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PT/114/209A *67	Yewlsley	Tesco, Trout Road, Yewlsley. 60929/APP/2007/3744	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the Travel Plan. To be refunded five years following first occupation.
PT/115/209B	Yewlsley	Tesco, Trout Road, Yewlsley. 60929/APP/2007/3744	4,850.00	4,850.00	0.00	0.00	0.00	4,850.00	0.00	Contribution received for the purpose of the purpose of setting up a car club. Funds to be spent within 5 years of receipt (March 2015). Allocated towards setting up Hertz car club in Trout Road (Cabinet Member Decision 7/02/2014)
PT/116/210A	Botwell	Hayes Stadium, Judge Health Lane, Hayes. 49996/APP/2008/3561	30,140.58	30,140.58	0.00	0.00	0.00	30,140.58	0.00	Contribution received towards the cost of upgrading two bus shelters in the vicinity of the development. Funds to be spent within 5 years of receipt (March 2015). Further £104,58 received as indexation payment.

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

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT/119/209D	Yewlsley	Tesco, Trout Road, Yewlsley. 60929/APP/2007/3744	31,874.14	31,874.14	0.00	0.00	0.00	31,874.14	0.00	Funds received for the purpose of the provision of 3 upgraded or replacement bus shelters within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £874.14 received as indexation payment. £7,665 allocated towards bus stop improvements in Yewlsley High Road (Cabinet Member Decision 7/02/2014)
PT/121/242A	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	34,000.00	34,000.00	0.00	0.00	0.00	34,000.00	0.00	Funds received towards the cost of providing new and improved bus stops/shelters in the vicinity of the development. No time limit on spend.
PT/122/248A	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge. 38074/APP/2008/1418	54,486.29	54,486.29	0.00	0.00	0.00	54,486.29	0.00	Contribution received towards street scene improvements within the vicinity of the land. Funds to be spent within 5 years of receipt (July 2016).
PT/123/219B	Yeading	Land rear of 1-6 Sudner Court, Perth Avenue, Hayes. 65583/APP/2010/883	41,020.00	41,020.00	0.00	0.00	0.00	41,020.00	0.00	Funds transferred from EVL/131. Contribution received towards the cost of providing traffic calming measures for the direct benefit of Brookside Primary School. No time limits. Funds allocated towards traffic calming scheme in Perth Avenue (Cabinet Member Decision 17/12/2013)
PT/124/261	West Drayton	Land at Stockley Close Estate, West Drayton. 56244/APP/2003/1437	60,000.00	60,000.00	0.00	0.00	0.00	60,000.00	60,000.00	Funds received towards providing accessibility improvements including public transport in the vicinity of the land. Funds to be spent within 3 years of receipt (Dec 2014).
PT/125/242C	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	210,000.00	70,000.00	0.00	0.00	0.00	210,000.00	70,000.00	Contribution received as the phase 2 payment towards improvements and additions to TfL bus services within vicinity of the development (see legal agreement for further details). No time limits for spend. Phase 3 payment received this quarter.
PT/126/242D	*82 West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel plan bond received to ensure compliance by the owner of its monitoring and reporting obligations. To be refunded after 10 years.
PT/128/276A	Townfield	Fmr Hayes FC, Church Road, Hayes. 43227/APP/2009/2737	22,155.20	22,155.20	0.00	0.00	0.00	22,155.20	22,155.20	Contribution received towards the provision of public transport infrastructure in the vicinity of the site. Measures considered include upgrade to bus stops, improvements to bus services and cycle ways (see agreement for further details). Funds to be spent within 7 years of receipt (9/7/2019).
PT/129/277A	Heathrow Villages	The Portal, Scyllia Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	0.00	Funds received towards co-ordinating and monitoring the green travel plan associated with the site. No time limits for spend.
PT/130/277B	Heathrow Villages	The Portal, Scyllia Rd, Heathrow Airport. 50270/APP/2011/1422	40,965.69	40,965.69	0.00	0.00	0.00	40,965.69	0.00	Contribution received towards off site highway works to the Clock House Roundabout, Heathrow. No time limits for spend.
PT/131/273B	Uxbridge South	Autogild House (Ltd), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as the Travel Plan bond to be used by the Council to cover the Council's expenses in monitoring compliance by the owner with the travel Plan for a ten year period. Balance to be refunded after 10 years (2022).
PT/132/149J	*88 Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Travel Plan bond received to ensure the completion by the owner of 3 travel surveys. £5,000 to be returned on completion of each survey.
PT/133/149K	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	62,500.00	62,500.00	0.00	0.00	0.00	62,500.00	62,500.00	Contribution received towards the establishment of parking management areas within the area no further than 800m from the boundary of the site. Funds to be spent within 7 years of receipt (Nov 2019).
PT/134/149L	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	0.00	Contribution received towards the maintenance of the towpath directly opposite the site (as defined in the agreement). Funds to be spent within 7 years of receipt (Nov 2019).
PT/135/198E	Uxbridge South	Fmr Gas works, Cowley Mill Road, Uxbridge (Kier Park). 3114/APP/2012/2881	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Contribution received towards the implementation of directional signage on Cowley Mill Road and junction with St John's Road (see agreement for details). Funds to be spent within 7 years of receipt (March 2020).
PT/136/297A	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson, West Drayton. 35293/APP/2009/1938	34,541.66	34,541.66	0.00	0.00	0.00	34,541.66	34,541.66	Contribution received towards the cost of upgrading the bus stops and the installation of drop kerbing/ tactile paving to enable pedestrian access over Bath Road in the vicinity of the site. Funds to be spent within 7 years of receipt (May 2020).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PT1137/300A	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as the "TFL Feasibility Contribution" to be used towards the cost of a feasibility study of The Parkway and Bulls Bridge Roundabout. No time limits for spend.
PT1138/300B	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received towards improvements to the junction at The Parkway and Bulls Bridge Roundabout. No time limits
PT1139/300C	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Contribution received towards improvements to the grand Union Canal frontage within the vicinity of Bulls Bridge. No time limits.
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	4,063,902.28	3,923,902.28	1,498,529.11	1,443,866.95	249,014.01	2,565,373.17	509,168.31	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	6,254,787.75	6,114,339.98	2,546,870.23	2,325,531.35	428,100.73	3,707,917.52	509,168.31	
PORTFOLIO: EDUCATION AND CHILDRENS SERVICES										
EYL711/155B	West Drayton	Former RAF West Drayton, Porters Way, West Drayton. 5107/APP/2005/2082	467,808.00	467,808.00	467,808.00	467,808.00	307,224.43	0.00	0.00	Funds to be used for the purpose of funding additional places at Primary and Secondary schools within a 3 mile radius of the site. Unexpended funds after 3 years of receipt are to be refunded (December 2014). £467,808 allocated and spent towards expansion at West Drayton Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013).
EYL76/163	West Drayton	18a Colham Ave, West Drayton 29679/APP/2006/1048	18,939.00	18,939.00	8,826.00	8,826.00	0.00	10,113.00	10,113.00	To be applied towards primary and secondary school places within 3 miles of the development. £10,113.43 is earmarked for West Drayton area primary expansion. No time limits. Remainder to be used at Uxbridge High School modernisation. £8,826 spent towards Uxbridge High School construction project. Balance earmarked towards Colham Manor school expansion, subject to formal approval (part of phase 1 of the school expansion programme).
EYL104/194C	Uxbridge	Frays Adult Education Centre, Herefield Road, Uxbridge. 18732/APP/2006/1217	146,131.00	146,131.00	111,971.00	111,971.00	0.00	34,160.00	34,160.00	Funds received towards the cost of providing nursery school place (£34,160). Primary school places (£52,190) in the Borough of Hillingdon. No time limits. Secondary school contribution (£52,190) spent towards Abbotfield School. (Cabinet Member decision 14/10/2010). Primary component allocated and spent towards phase 1 of the primary expansion at Whitehall school (Cabinet Member decision 6/12/2011).
EYL107/201A	Barnhill	360, Uxbridge Road, Hayes. 7517/APP/2007/188	77,414.00	77,414.00	42,399.00	42,399.00	0.00	35,015.00	35,015.00	Funds received towards nursery places (£2,291), primary school places (£40,108), and secondary school places (£35,015) within a 3 mile radius of the development. Funds not spent by June 2016 must be returned. Primary and nursery contributions allocated and spent towards Grange Park primary expansion as part of phase 1 of the primary expansion programme (Cabinet Member decision 6/12/2011).
EYL116/210B	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/5561	627,804.00	627,804.00	540,000.00	540,000.00	0.00	87,804.00	0.00	£135,000 received as first instalment towards the provision of education facilities and places within a 2 mile radius of the development (see legal agreement for details). Funds to be spent within 5 years of receipt (March 2015). Second contribution of £135,000 received towards the same purpose. Funds to be spent by March 2015. Third and final contribution received towards the same purpose. Funds to be spent by Sept 2016. £270K allocated and spent towards primary expansion programme at Rosedale College as part of phase 1A of the school expansion programme (Cabinet Member decision 6/12/2011). Further £41,320 received as index linking payment. £270,000 allocated and spent towards expansion at Rosedale Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Balance allocated towards expansion at Wood End Park Academy (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL118/214B	Uxbridge	Hillingdon House Farm, 2543/APP/2005/870	1,090,166.31	1,090,166.31	110,251.72	110,251.72	0.00	978,914.59	348,853.22	£256,399.34 received as first instalment towards the cost of providing nursery (£64,099), primary (£110,251.72) and secondary (£82,047) school places within the London Borough of Hillingdon. First contribution to be spent before April 2017. Primary contribution (£110,251.72) allocated and spent towards expansion at Whitehall School, (part of phase 1 of the school expansion programme). Cabinet Member decision 6/12/2011. Second instalment (£268,681.94) received. Second contribution to be spent before Oct 2018. Final instalment (£565,085) received this quarter. Final contribution to be spent before Jan 2019. £631,061 allocated to expansion at Hermitage Primary School (Cabinet Member Decision 24/01/2014).
EYL119/216	Charville	119 to 137 Charville Lane, Hayes. 38290/APP/2006/2501	56,316.00	56,316.00	27,139.00	27,139.00	0.00	29,177.00	29,177.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits. Primary and nursery components allocated and spent towards primary school expansion at Grange Park School as part of phase 1 of the school expansion programme (Cabinet Member decision 6/12/2011).
EYL132/232	Hillingdon	23, Sweetcroft Lane, Hillingdon. 8816/APP/2004/3045	42,280.88	42,280.88	22,573.00	22,573.00	0.00	19,707.88	19,707.88	Funds to be used towards the costs of providing additional primary school facilities (£22,573) & secondary school facilities (£19,707) relating to the development. Funds to be spent within 7 years of receipt (October 2017). £22,573 allocated and spent towards expansion at The Hermitage Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013).
EYL140/209G	Yiewsley	Tesco, Trout Road, Yiewsley 60929/APP/2007/3744	231,454.55	231,454.55	20,251.99	20,251.99	0.00	211,202.56	209,630.65	£107,202 received as 50% of the education contribution towards the cost of providing secondary school places and improvement of existing facilities within a 3 mile radius of the site and primary school places and improvement of existing facilities within 2 miles of the site (see legal agreement for details). Primary school component of contribution allocated and spent towards Colham Manor primary expansion as part of phase 1 of the school expansion programme. (Cabinet Member decision 6/12/2011) - Remaining 50% of contribution received (£124,086 including index linking). All contributions to be spent before March 2017. Further £1,677.91 allocated towards expansion at Rabbistfarm Primary School (Cabinet Member Decision 24/01/2014)
EYL148/249C	Townfield	Fnr Glenister Hall, Minet Drive, Hayes. 40169/APP/148249C	469,246.00	469,246.00	269,246.00	269,246.00	0.00	200,000.00	0.00	Funds received towards the costs of providing education or educational improvements or facilities in the authorities area (see legal agreement for details). No time limits for spend. £269,246 allocated and spent towards expansion at Highfield Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Balance allocated towards expansion at Hillingdon Primary School (Cabinet Member Decision 24/01/2014).
EYL149/252	South Uxbridge	Old Mill House Estate, Old Mill Lane, Cowley. 2819/APP/2004/2873	37,217.03	37,217.03	0.00	0.00	0.00	37,217.03	0.00	Contribution received towards the cost of providing additional nursery, primary and secondary school places in the Borough. Funds to be spent within 7 years of receipt (July 2018). Allocated towards expansion at Hillingdon Primary School (Cabinet Member Decision 24/01/2014).
EYL157/260	Brunel	Garage site adjacent to 1 St.Helen Close, Cowley. 56685/APP/2011/31	22,138.00	22,138.00	0.00	0.00	0.00	22,138.00	0.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend. Allocated towards expansion at Rabbistfarm Primary School (Cabinet Member Decision 24/01/2014).
EYL158/242B	West Drayton	West Drayton Village (north site) off Ponters Way, West Drayton. 5107/APP/2009/2348	3,000,000.00	2,000,000.00	0.00	0.00	0.00	3,000,000.00	1,500,000.00	Funds received as first and second instalments towards the costs of providing educational improvements in the Authority's area (see legal agreement for details). No time limit for spend. £1,500,000 allocated towards expansion at West Drayton Primary School (Cabinet Member Decision 24/01/2014).
EYL159/262B	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9501/APP/2010/2231	27,853.30	27,853.30	0.00	0.00	0.00	27,853.30	0.00	Funds received towards the costs of additional and/or improved educational facilities within the London Borough of Hillingdon. No time limits. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL162/268	Yeading	Fmr Texaco Service Station, Yeading Lane, Hayes 4647/APP/2004/3286	14,543.00	14,543.00	0.00	0.00	0.00	14,543.00	0.00	Contribution received towards the cost of providing educational places within the London Borough of Hillingdon. No time limits for spend. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL163/269	Botwell	41 & Land at rear of 29-39 Corwell Lane, Hillingdon 59697/APP/2004/2216	65,896.37	65,896.37	0.00	0.00	0.00	65,896.37	0.00	Contribution received towards the cost of providing educational places within the London Borough of Hillingdon. Funds to be spent within 7 years of receipt (Jan 2019). Allocated towards expansion at Wood End Park Primary School (Cabinet Member Decision 24/01/2014).
EYL165/267B	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	60,915.00	60,915.00	20,156.00	20,156.00	0.00	40,759.00	0.00	Contribution received towards the provision of education facilities and places as detailed in the agreement. Funds to be split as follows: nursery £7,185; primary £20,156; secondary £33,574. No time limits for spend. £20,156 allocated and spent towards expansion at Wood End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013).
EYL166/274	Uxbridge North	231 Harefield Rd, Uxbridge 59140/APP/2011/1113	16,416.76	16,416.76	0.00	0.00	0.00	16,416.76	0.00	Contribution received towards the provision of education facilities and places as detailed in the agreement. No time limits for spend. Allocated towards expansion at Hermitage Primary School (Cabinet Member Decision 24/01/2014).
EYL169/276C	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	762,750.86	762,750.86	0.00	0.00	0.00	762,750.86	387,180.00	Contribution received as the first instalment of the education contribution towards the cost of providing education improvements or facilities to accommodate extra children in the Authority's area (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). Second instalment £387,180 received towards the same purpose (spend July 2020). £375,570 allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL172/278B	Botwell	6-12 Clayton Road, Hayes. 62528/APP/2009/2502	28,491.18	28,491.18	0.00	0.00	0.00	28,491.18	0.00	Contribution received towards the provision of educational improvements or facilities in the Authority's area (see agreement for details). No time limits for spend. Allocated towards expansion at Wood End Park Academy (Cabinet Member Decision 24/01/2014).
EYL173/285	Botwell	Fmr Hayes Library, Golden Crescent, Hayes 6652/APP/2011/1989	20,474.13	20,474.13	0.00	0.00	0.00	20,474.13	0.00	Contribution received towards the provision of education or educational improvements or facilities to accommodate extra children in the Authority's area (see agreement for details). No time limit for spend. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL174/286	Pinkwell	Land adjacent to 33-34 Fairley Ave, Hayes 66668/APP/2011/1832	14,455.41	14,455.41	0.00	0.00	0.00	14,455.41	0.00	Contribution received towards the provision of education or educational improvements or facilities to accommodate extra children in the Authority's area (see agreement for details). No time limit for spend. Allocated towards expansion at Pinkwell Primary school (Cabinet Member decision 24/01/2014).
EYL175/287	Yewsey	The Moorcraft Complex, Hattington Rd, Hillingdon 3043/APP/2006/61	157,625.00	157,625.00	0.00	0.00	0.00	157,625.00	0.00	Contribution received towards the provision of educational facilities within the London Borough of Hillingdon. Funds to be spent within 7 years of receipt (Nov 2019). Allocated towards expansion at Hillingdon Primary School (Cabinet Member Decision 24/01/2014).
EYL176/284A	Yewsey	Fmr Honeywell site (live/work units), Trout Road, West Drayton 335/APP/2010/1615	23,299.17	23,299.17	0.00	0.00	0.00	23,299.17	0.00	Contribution received towards education or educational improvements or facilities in the Authority's area including but not limited to new school facilities, improvements to existing facilities to accommodate extra children, expansion of playground facilities. See agreement for details. No time limits. Allocated towards expansion at Rabbisfarm Primary School (Cabinet Member Decision 24/01/2014).
EYL177/288A	Yewsey	Versaille House, Benitrick Rd, Yewsey 59436/APP/2010/721	27,450.00	27,450.00	0.00	0.00	0.00	27,450.00	0.00	Contribution received towards the provision of additional or improved education facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits. Allocated towards expansion at Rabbisfarm Primary School (Cabinet Member Decision 24/01/2014).
EYL179/290	Charville	7 Park Lane, Hayes 47571/APP/2010/2850	20,856.00	20,856.00	0.00	0.00	0.00	20,856.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
EYL180/293B	Barnhill	Barnhill Methodist Church, Welbeck Avenue, Hayes 9024/APP/206/280	31,049.10	31,049.10	0.00	0.00	0.00	31,049.10	0.00	Contribution towards the cost of providing education places in the Borough. No time limits. Allocated towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014).
EYL185/298	Brunel	17 Peachey Lane, Cowley. 86644/APP/2009/2784	5,758.00	5,758.00	0.00	0.00	0.00	5,758.00	0.00	Contribution received towards additional or improved education facilities in vicinity of the site arising from the needs of the development. No time limits for spend.
EYL188/302	Barnhill	35-43 Yeading Lane, Hayes 34799/APP/2009/2800	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Contribution received towards additional or improved education facilities in vicinity of the site arising from the needs of the development. No time limits for spend.
EYL189	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	242,005.14	242,005.14	0.00	0.00	0.00	242,005.14	242,005.14	Contribution received towards providing educational improvements or facilities in the authority's area to include: new school facilities; improvements to school facilities to accommodate extra children (see agreement for further details). No time limits.
EYL190/304A	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	18,295.00	18,295.00	0.00	0.00	0.00	18,295.00	18,295.00	Contribution received towards providing educational improvements or facilities in the authority's area to include: new school facilities; improvements to school facilities to accommodate extra children (see agreement for further details). Funds to be spent within 7 years of receipt (August 2020).
EYL192/306A	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	30,896.00	30,896.00	0.00	0.00	0.00	30,896.00	30,896.00	Contribution received towards the cost of providing education or educational improvements or facilities in the Authority's area towards nursery, primary and secondary provision. No time limits.
EYL195/309A	Uxbridge South	Former Dagenham Motors, Junction of St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	27,213.00	0.00	0.00	0.00	0.00	27,213.00	27,213.00	Contribution received towards the cost of providing nursery and primary school places within the school catchment area of the development. Funds to be spent within 7 years of receipt (Oct 2020)
EYL197/311	Wiewsley	86-90 High St, Wiewsley 64714/APP/2013/1371	5,000.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards providing educational improvements or facilities in the Authority's area (see agreement for details). No time limits for spend.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	7,903,157.19	6,870,944.19	1,640,821.71	1,640,821.71	307,224.43	6,262,535.48	2,988,662.89	
PORTFOLIO: CENTRAL SERVICES										
		CENTRAL SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/09/42	Townfield	Abbess Warehouse, Hayes / 495 14B/968110	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	0.00	Employment training support associated with the Hayes Opportunity Centre. No time limit. The Hayes Opportunity Centre did not materialise. Funds allocated towards provision of new plumbing workshop for the delivery of training courses at Uxbridge College (Cabinet Member Decision 22/11/2013). No time constraints.
PPR/36/153A	Heathrow Villages	Polar Park, Bath Road, Hermonsworth 2964/APP/2002/1436 & 1437	26,750.00	26,750.00	17,913.14	17,913.14	0.00	8,836.86	0.00	For local employment training initiatives in the vicinity of the property. No time constraints. £3,250 spent towards a Brunel run training course at Hayes titled 'Business skills for self employed Women'. Second and final instalment (£13,500) received 21/10/08. Balance of £23,500 allocated towards the Council's Construction and Apprenticeship Training Programme. (Cabinet Member decision 27/10/2010). £14,663 spent towards Uxbridge College Construction Training Programme 12/13. Balance allocated towards provision of a new plumbing workshop for the delivery of training Courses at Uxbridge College (Cabinet Member Decision 22/11/2013).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PPR/47/26A (formerly PT/56/26A)	Botwell	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 379777/P/94/335	2,601,600.00	2,601,600.00	1,808,071.42	1,808,071.42	0.00	793,528.58	0.00	See Cabinet report 18 December 2003. Balance allocated to Hayes & Harlington Station Improvements and associated interchange initiatives. Project on-hold due to design issues. Officers investigating alternative improvements to area around the station. No time limits.
PPR/49/174C	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	350,000.00	350,000.00	210,900.00	210,900.00	0.00	139,100.00	12,000.00	Contribution towards the Local Labour Strategy, as defined in the agreement. No time limits. Second instalment £100,000 received 1/12/09. £200,000 allocated to the delivery of the Strategy as outlined in Allocation report. (Cabinet Member decision 27/10/10). Third instalment of £100,000 received towards same purpose 31/3/11. £14,000 spent towards accelerate 50% match funding to support long term unemployed into work. £88,000 allocated and £42,900 spent towards support for Economic Development post within LBH 12/13 (Cabinet Member Decision 19/3/13). Final instalment (£50,000) received towards the Labour Strategy.
PPR/49/174D	Heathrow Villages	Terminal 2, Heathrow Airport. 62360/APP/2006/2942	531,426.00	531,426.00	355,900.00	324,000.00	94,500.00	175,926.00	0.00	Funds received towards the Local Labour Strategy, as defined in the agreement. No time limits. A total of £450,000 due to be received under this agreement has been allocated towards the Heathrow Academy Programme (Cabinet Member decision 19/1/12). Total of £261,000 paid towards Academy Programme 20/12/13. Further £270,246 received towards the Programme. Further payment made towards the Programme.
PPR/52/149G	Botwell	Former Hayes Goodseyard site. 10057/APP/2005/2396&299	75,360.00	75,360.00	71,352.94	71,352.94	6,475.17	4,007.06	0.00	Funds received towards improvements to open space to the canal towpath opposite the site. Any remainder to be expended towards purchasing new equipment for the YMCA Youth Centre as necessitated as a result of the development. Funds not spent within 7 years (May 2016) to be returned. Funds allocated towards Western View canal side improvement scheme (Cabinet Member decision 22/7/2011). Scheme began on site Oct 2011 and now substantially complete. Remaining landscaping works completed March 2013.-.
PPR/53/149H	Botwell	Former Hayes Goodseyard site. 10057/APP/2005/2396&299	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	£2,000 received towards the maintenance and operation by the Council of the station approach cameras. Funds spent towards operation of station cameras 09/10. Further £4,000 received as 2nd & 3rd annual instalments.
PPR/54/204B	Uxbridge	106, Oxford Road, Uxbridge. 26198/APP/2008/2339	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	Funds received towards street scene improvements within the vicinity of the site. Funds to be spent by July 2014.
PPR/56/198D	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	12,205.22	12,205.22	0.00	0.00	0.00	12,205.22	12,205.22	Contribution towards the employment training initiatives promoted by the Council to encourage employment in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PPR/60/209E	Yiewsley	Tesco, Trout Road Yiewsley. 60929/APP/2007/3744	37,186.49	37,186.49	0.00	0.00	0.00	37,186.49	0.00	Contribution received for the purposes of providing additional CCTV facilities and/or additional safety measures within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £2,186.49 received as indexation payment.
PPR/61/247	Townfield	Former Hayes Sports and Social Club, 143 Church Road, Hayes. 65797/APP/2010/1176	7,663.99	7,663.99	0.00	0.00	0.00	7,663.99	0.00	Contribution received towards the cost of providing construction training courses delivered by the provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 10 years of receipt (June 2021). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/63/248B	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge 38077/APP/2008/1418	21,794.51	21,794.51	0.00	0.00	0.00	21,794.51	0.00	Contribution received towards the purpose of providing construction training schemes for Hillingdon. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).

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

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PPR/64/262C	Charville	Former Hayes Erd Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	9,360.44	9,360.44	0.00	0.00	0.00	9,360.44	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/66/265B	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	39,626.13	39,626.13	0.00	0.00	0.00	39,626.13	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. Funds to be spent within 5 years of receipt (Nov 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/67/265C	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	9,236.85	9,236.85	0.00	0.00	0.00	9,236.85	9,236.85	Contribution received to be used for the provision of approved training schemes in the hospitality & leisure industry (see legal agreement for details). Funds to be spent within 5 years of receipt (Nov 2016).
PPR/68/265D	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	53,289.47	53,289.47	0.00	0.00	0.00	53,289.47	53,289.47	Contribution to be used for public realm improvements within the vicinity of the site, in accordance with the Council's SPD. Funds to be spent within 5 years of receipt (Nov 2016).
PPR/69/276D	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	37,433.86	37,433.86	0.00	0.00	0.00	37,433.86	37,433.86	Contribution received as the first instalment towards improvements to local community facilities within the Authority's area. Funds to be spent within 7 years of receipt (July 2019). £16,322 received as second instalment towards the same purpose (spend July 2020). Earmarked towards phase 2 of Townfield community centre.
PPR/70/267C	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Funds to be used for the purpose of improving community facilities in the vicinity of the development. No time limits for spend.
PPR/71/277C	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	20,579.41	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities (see agreement for details). Further contribution received towards the same purpose. No time limits for spend.
PPR/72/277D	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	51,609.49	51,609.49	0.00	0.00	0.00	51,609.49	51,609.49	Contribution received towards training persons within the locality of the development for jobs of a nature to be carried out within the development. Further contribution received towards the same purpose. No time limits for spend.
PPR/73/278C	Botwell	6-12 Claydon Road, Hayes 50270/APP/2011/1422	8,489.92	8,489.92	0.00	0.00	0.00	8,489.92	0.00	Contribution received towards construction courses delivered by recognised providers and the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend. Allocated towards the provision of a plumbing workshop for the delivery of training courses at Uxbridge College (Cabinet Member Decision 22/11/2013).
PPR/74/293A	Barnhill	Barnhill Methodist Church, Welbeck Avenue, Hayes. 9024/APP/2006/280	6,938.47	6,938.47	0.00	0.00	0.00	6,938.47	6,938.47	Contribution received towards the cost of providing community facilities within the Borough. No time limits.
PPR/75/291A	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	13,699.22	13,699.22	0.00	0.00	0.00	13,699.22	13,699.22	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. No time limits.
PPR/78/198F	Uxbridge	Fmr Gasworks Site, Cowley Mill Road (Kier Park), Uxbridge. 3114/AP/2012/2881	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution received towards employment and training initiatives promoted by the Council in association with Uxbridge College or any other approved provider. Funds to be spent within 7 years of receipt (March 2020).
PPR/80/297B	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson. 35293/APP/2009/1938	46,055.55	46,055.55	0.00	0.00	0.00	46,055.55	46,055.55	Funds received towards public realm improvement works to be delivered within the vicinity of the land. Funds to be spent within 7 years of receipt (May 2020).
PPR/81/81/297C	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35230/APP/1938	16,695.14	16,695.14	0.00	0.00	0.00	16,695.14	16,695.14	Contribution received towards the provision of training in the hospitality and leisure industry (see agreement for further details). Funds to be spent within 7 years of receipt (May 2020).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
PPR84/303B	Botwell	70 Wood End Green Rd, Hayes 5791/APP2012/408	20,618.56	20,618.56	0.00	0.00	0.00	20,618.56	20,618.56	Contribution received towards community facilities to be provided for the local community. No time limits.
PPR87/303C	Botwell	70 Wood End Green Rd, Hayes 5791/APP2012/408	7,731.96	7,731.96	0.00	0.00	0.00	7,731.96	7,731.96	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's Area. No time limits.
PPR85/306B	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	7,875.62	7,875.62	0.00	0.00	0.00	7,875.62	7,875.62	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR86/309B	Uxbridge South	Former Dagenham Motors, Junction St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	17,190.00	0.00	0.00	0.00	0.00	17,190.00	17,190.00	Contribution received towards the cost of providing construction training schemes in the Borough. Funds to be spent within 7 years of receipt (Oct 2020)
		COMMUNITY, COMMERCIAL & REGENERATION SUB - TOTAL	4,136,616.30	4,119,426.30	2,465,737.50	2,434,237.50	100,975.17	1,670,878.80	403,158.82	
PORTFOLIO: COMMUNITY, COMMERCIAL AND REGENERATION										
CSL2/147E	West Drayton	DERA Site, Kingston Lane, West Drayton - Community Facility 45658/APP/2002/2012	94,015.15	94,015.15	94,015.15	93,882.37	7,698.58	0.00	0.00	To be applied towards communal facility improvements in the West Drayton area and which will benefit the occupiers of the Development. £151,786.77 transferred to EYL77/147F as they were received for school places and were originally allocated to this case reference erroneously. Funds not spent by 19 February 2014 are to be refunded. Funds allocated to the "Skidz" project at West Drayton Young People's Centre (Cabinet Member decision 21/10/09). Phase 1 complete. Phases 2 & 3 deferred to 2011/12. Spend towards Phase 2 of "Skidz" project, to be completed in 2013/14.
CSL13/219A	Yeading	Rear of Sney Court, Perth Avenue, Hayes. 65936/APP/2010/0883	414.00	414.00	0.00	0.00	0.00	414.00	414.00	Funds received towards the provision of or improvement to library facilities and/or library books within the Borough. No time limits.
CSL14/220	Townfield	Trescott House, Hayes. 38261/APP/2010/215	1,599.00	1,599.00	0.00	0.00	0.00	1,599.00	1,599.00	Funds received towards additional or improved library facilities in the vicinity of the site. No time limits.
CSL16/161F	Yiewsley	Honeywell Site, Trout Road, Yiewsley. 335/APP/2002/2754	77,151.49	77,151.49	0.00	0.00	0.00	77,151.49	0.00	Funds received towards the provision of community facilities in the West Drayton area. Funds not spent by September 2014 are to be repaid. Earmarked towards the provision of a MUGA for dual school/community use at West Drayton Primary School, subject to formal approval.
CSL21/209F	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	66,988.81	66,988.81	0.00	0.00	0.00	66,988.81	66,988.81	Contribution received for the purpose of improving existing community facilities within the Yiewsley area. Funds to be spent by March 2016. Further £3,938.81 received as index linking payment.
CSL24/244A	Townfield	505 to 509 Uxbridge Road, Hayes. 9912/APP/2009/1907	2,150.96	2,150.96	0.00	0.00	0.00	2,150.96	2,150.96	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. Funds to be spent by June 2018.
CSL25/249A	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	4,167.60	4,167.60	0.00	0.00	0.00	4,167.60	4,167.60	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. No time limits.
CSL26/249B	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received towards the provision of necessary capacity enhancements at the Townfield Community Centre. No time limit for spend.
CSL27/210D	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	13,813.07	13,813.07	12,664.00	12,664.00	12,664.00	1,149.07	1,149.07	Contribution received towards the provision of library facilities in the borough of Hillingdon. Funds to be spent within 5 years of receipt (Sept 2016). Further £1,328.07 received as index linking payment. £12,664 from this contribution allocated to scheme to provide air conditioning to meeting rooms at Botwell Library. (Cabinet Member Decision 16/8/13).
CSL28/262A	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 8901/APP/2010/2231	555.53	555.53	0.00	0.00	0.00	555.53	555.53	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits.

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

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
CSL20/267A	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	644.23	644.23	0.00	0.00	0.00	644.23	644.23	Contribution received towards the provision of library facilities in the borough of Hillingdon. No time limits.
CSL31/276B	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	10,771.94	10,771.94	0.00	0.00	0.00	10,771.94	10,771.94	Contribution received towards the provision of library books and/or library books within the Authority's area. Funds to be spent by July 2019
CSL32/278A	Botwell	6-12 Clayton Road, Hayes 62528/APP/2009/2502	528.08	528.08	0.00	0.00	0.00	528.08	528.08	Contribution received towards the provision or improvement of library facilities and/or library books within the Authority's area. No time limits for spend.
CSL33/284B	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units). 335/APP/2010/1615	529.85	529.85	0.00	0.00	0.00	529.85	529.85	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL34/291B	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	575.00	575.00	0.00	0.00	0.00	575.00	575.00	Contribution received towards the provision of library facilities and/or library books within the authority's area. No time limits for spend.
CSL39/303D	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	1,459.67	1,459.67	0.00	0.00	0.00	1,459.67	1,459.67	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL40/304B	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	684.48	684.48	0.00	0.00	0.00	684.48	684.48	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. Funds to be spent within 7 years of receipt (August 2020).
CSL41/306C	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	493.40	493.40	0.00	0.00	0.00	493.40	493.40	Contribution received towards the provision of library books within the authority's area. No time limits
CSL42/309C	Uxbridge South	Former Dagenham Motors, Junction St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	1,495.00	0.00	0.00	0.00	0.00	1,495.00	1,495.00	Contribution received towards the expansion of the library programme within the Borough as necessitated by the development. Funds to be spent within 7 years of receipt (Oct 2020).
CSL44/242F	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton 5107/APP/2009/2348	34,000.00	0.00	0.00	0.00	0.00	34,000.00	34,000.00	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	332,037.26	296,542.26	106,679.15	106,546.37	20,362.58	225,338.11	128,206.62	
		COMMUNITY, COMMERCE AND REGENERATION -TOTAL	4,468,663.56	4,415,968.56	2,572,416.65	2,540,783.87	121,337.75	1,896,236.91	531,365.44	
		PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES								
E/02/18	West Drayton	Old Mill House, Thorney Mill Road, West Drayton 41706C/91/1904	59,556.42	59,556.42	52,577.45	52,577.45	0.00	6,978.97	0.00	Revenue cost (12K) spent. The balance is required for the establishment and management of a nature reserve on nearby land. Works identified and now awaiting quotations from contractors. Officers have liaised with London Wildlife Trust and contractors with regards to phasing of the works (access and conservation improvements) required to improve the nature reserve. Works have now been scheduled by the area officer. Spend towards tree and footpath works. Further spend upon the expenditure of the funds.
E/10/85 (see: P/156)	Heathrow Villages	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000.00	25,000.00	3,017.00	3,017.00	0.00	21,983.00	0.00	For Environmental Improvements on A4/M4 corridor. Balance allocated to improvements scheme at Berkeley Meadows also using funds at E/26/93. Trees are being scheduled for planting during the upcoming planting season. Officers chasing prices for other works. Spend reduced due to rectification of miscoding. No time constraints. A programme of works has been drawn up for this site. Formal allocation of funds to be sought.
E/17/26D (see: P/156 & PPR/18)	Botwell	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400.00	1,323,400.00	1,323,400.00	1,323,400.00	87,267.17	0.00	0.00	Balance for Lake Farm. Friends of Lake Farm now agreed scope of works. Engineering Consultancy have been commissioned to commence works to enhancing slope of BMX track, Botwell Green Play area complete. See Cabinet report 18 December 2003. Planning permission for skate park granted. No time limits for spend. Skate Park project completed July 2013.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
E/24/62 (See also PT/60 & PPR/23)	Brunel	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51 095/APP/2000/1004	14,368.39	14,368.39	12,337.46	12,337.46	0.00	1,430.93	0.00	Towards Uxbridge/Cowley Initiative. Allocated to Air Quality Action Plan projects. This is a portion of a £30k contribution to be applied towards all or some of 4 different project areas. £1K income transferred to PPR/23. Interest accrued. No time constraints. Spend towards operation of air quality monitoring stations in the borough.
E/26/93 (Formerly PT/33)	Heathrow Villages	H.S.A Land, Bath Road 41687/S/98/16	12,396.46	12,396.46	8,441.07	8,441.07	0.00	3,955.39	0.00	Available for Environmental Improvements in Bath Rd area. Balance allocated to improvements scheme at Berkeley Meadows also using funds at E/10/85. See update at E/10/85. Interest accrued. No time constraints. Spend towards tree planting.
E/28/71 (Formerly PT/40)	Botwell	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692.00	12,692.00	267.81	267.81	0.00	12,424.19	0.00	Landscaping works (12.69K). Limited to specific area of land. Delays caused by land being in Stockley Park Consortium ownership. Green Spaces team is looking into the potential for a scheme within the parameters of the legal agreement. Site overgrown preventing planting trees in preferred location. The trees officer has suggested two locations on the site where they could be planted instead. Officers currently considering feasibility. No time constraints.
E/32/01 (Formerly PT/43/01)	Townfield	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970	1,008,500.00	1,008,500.00	1,005,951.10	1,005,951.10	0.00	2,548.90	0.00	The balance has been included in s 106 dated 10 May 2004 for Lombardy Retail Park, Coldharbour Lane for the Council to use the funds for the following specified improvements: (i) provision of CCTV coverage on the land (ii) provision of safety enhancements (iii) provision of environmental improvements to Uxbridge Rd (iv) provision of either CCTV within the wider area of the land; junction improvements at Springfield Road/Uxbridge Road, or installation of bollards and lighting along Springfield Road, or other similar schemes in the vicinity of the site to be agreed in writing by the developer. Sainsbury has given approval for a scheme in Lombardy Park. Playground works are complete. Spend towards design works to install lighting along main footpath. Unspent funds to be repaid by 12 January 2011. Scheme complete.
E/38/153B	Heathrow Villages	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	10,000.00	10,000.00	7,764.09	7,764.09	0.00	2,235.91	0.00	Funds received towards Air Quality initiatives within the vicinity of the site. No time constraints. Funds allocated towards two monitoring stations in vicinity of the site. (Cabinet Member Decision 22/6/2010). £7,764.09 spent towards air quality monitoring.
E/42/140J	Pinkwell	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	104,308.09	104,308.09	53,121.11	53,121.11	3,774.00	47,412.98	0.00	To be applied towards the provision and maintenance of open space and recreational facilities within the area of the site. £25,000 allocated to Bourne Park Playing Fields. Balance allocated to Pinkwell Park (Cabinet Member Decision 6/8/09). Drainage works to the Bourne Park Playing Fields are now complete. Funds not spent including interest within 7 years of receipt (January 2014) are to be repaid. Path works completed March 2013. New playground equipment installed and scheme now complete. Awaiting invoices.
E/44/14B	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	25,000.00	25,000.00	24,158.13	24,158.13	0.00	841.87	0.00	Funds received towards the implementation and monitoring of the Council's Air Quality Action Plan. Funds not spent by 16 November 2015 are to be repaid. Funds allocated towards two monitoring stations in the vicinity of the site. (Cabinet Member Decision 22/6/2010). Spend towards operation of air quality monitoring stations in the Borough.
E/49/179B	Botwell	555-559 & r/o 51-553 Uxbridge Road, Hayes planning ref. 41390/APP/2006/1346	33,912.00	33,912.00	17,755.00	17,755.00	0.00	16,157.00	0.00	Funds received towards improvement to the open space facilities at Rosedale Park adjoining the land. No time limits. Spend towards improvements to Park Pavilion.
E/51/186C	Yiewsley	92-104, High St., Yiewsley 59189/APP/2005/3476	60,616.20	60,616.20	38,061.21	38,061.21	0.00	22,554.99	0.00	Funds received towards open space improvements at Yiewsley Recreation Ground. Funds unspent at 20/04/2015 to be returned. Spend towards footpath works completed Dec 09. Remaining funds to be spent towards play builder scheme. Completed June 2010.

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

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
E/62/190B	Uxbridge	Armstrong House & The Pavilions 43742/APP/2006/252	104,000.00	104,000.00	103,122.16	103,122.16	22,095.61	877.84	0.00	Funds received towards improvements to open space /recreation facilities at Fasnidge Park and/or cycle links to the park. Funds unspent as at 29/7/2015 must be returned. Funds allocated towards a scheme of improvements at Fasnidge Park (Cabinet Member decision 21/10/09). Spend towards improvements to bowling green. £14,989 spent towards provision of the Adizone (opened March 2011). Spend towards path works, planning & skate park.
E/63/192B	Uxbridge	126/127, Waterloo Road Uxbridge 2325/APP/2006/3452	20,913.64	20,913.64	11,271.70	11,271.70	0.00	9,641.94	0.00	Funds received towards provision of public open space in the locality of the site. Officers looking at a programme of improvements to Rookingham Recreation Ground. No time limits. Funds to be spent towards playbuilder scheme, due to commence spring 2010. Playbuilder scheme completed August 2010. Awaiting invoices.
E/64/194D	Uxbridge	Frays Adult Education Centre, Herefield Road, Uxbridge, 187332/APP/2006/1217	44,509.05	44,509.05	41,536.22	41,536.22	0.00	2,972.83	0.00	Funds received towards the provision of open space facilities within the Borough of Hillingdon. No time limits. Funds allocated to Hillingdon Court Park (reconstruction of the bowling green). Cabinet Member decision 20/7/09. Scheme completed October 09, awaiting financial completion.
E/69/155F	West Drayton	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082	20,000.00	20,000.00	9,291.00	9,291.00	0.00	10,709.00	0.00	Funds received towards the maintenance of play facilities at Stockley Recreation Ground (Mulberry Parade). Funds to be spent by Dec 2012. £10,415 allocated towards costs incurred in maintaining the playground (Cabinet Member Decision 7/11/2012).
E/67/209H	Yiewsley	Tesco, Trout Road, Yiewsley, 60929/APP/2007/3744	35,742.27	35,742.27	0.00	0.00	0.00	35,742.27	0.00	Contribution received for the purposes of expanding the existing facilities at Yiewsley Recreation Ground. Funds to be spent by March 2016. Further £2,101.57 received as indexation payment.
E/69/246B	Botwell	561 & 563 Uxbridge Road, Hayes, 63060/APP/2007/1385	20,175.83	20,175.83	0.00	0.00	0.00	20,175.83	0.00	Contribution received towards the cost of improving Rosedale Park which adjoins the land. No time limit on spend.
E/72/266	Heathrow Villages	BA East & West Maintenance Bases, Heathrow, 50462/APP/2011/342 & 62906/APP/2011/344	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Contribution received towards initiatives to improve air quality in the Authority's area (see legal agreement for details). No time limits
E/73/265E	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn), 2985/APP/2009/680 & 2985/APP/2010/2988	26,644.74	26,644.74	0.00	0.00	0.00	26,644.74	0.00	Funds received for the monitoring and implementation of air quality management measures on the land on or in the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2016).
E/74/271	Townfield	Fmr Airlink House, Land to the north of Pump Lane, Hayes, 5505/APP/2010/2455	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend.
E/75/272	Heathrow Villages	White Hart PH, Bath Rd, Hatfield, 4129/APP/2011/453	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds received towards initiatives to improve air quality in the Authority's Area. See legal agreement for further details. No time limits for spend.
E/76/276E	Townfield	Fmr Hayes FC, Church Road, Hayes, 4327/APP/2009/2737	131,481.94	131,481.94	0.00	0.00	0.00	131,481.94	131,481.94	Contribution received as the first instalment towards improvements to local recreation and sports facilities within the vicinity of the land. Funds to be spent within 7 years of receipt (July 2019). £66,741 received as the second instalment towards the same purpose (spend July 2020).
E/77/276F	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	17,793.03	17,793.03	0.00	0.00	0.00	17,793.03	17,793.03	Contribution received as the first instalment towards air quality improvements in the Authority's area (including measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details)). Funds to be spent within 7 years of receipt (July 2019). £9,031 received as the second instalment towards the same purpose (spend by July 2020).
E/79/277E	Heathrow Villages	The Portal Scylla Rd, Heathrow Airport	25,804.75	25,804.75	0.00	0.00	0.00	25,804.75	25,804.75	Contribution received towards air quality improvements in the Authority's area including measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Further contribution towards the same purpose. No time limit for spend.
E/80/249F	Townfield	Glenister Hall, 119 Minet Drive, Hayes 40169/APP/2011/243	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards the provision and maintenance of junior football pitches/ refurbishment of cricket wicket at Grassy meadows (see agreement for details). No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
E/82/288B	Yewlsley	Versatile House, Benrick Road, Yewlsley 59436/APP/2010/721	12,717.00	12,717.00	0.00	0.00	0.00	12,717.00	12,717.00	Contribution received towards improvements to open space facilities in the vicinity of the site. No time limits for spend.
E/83/198G	Uxbridge	Fmr Gasworks Site, Cowley Mill Road, Uxbridge (Kier Park) 3114/APP/2012/2881	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	15,000.00	Contribution received towards undertaking an assessment of air quality within the vicinity of the site. Funds to be spent within 7 years of receipt (March 2020).
E/84/297D	Heathrow Villages	Fmr Technician Site, 271 Bath Rd, Sipson. 35233/APP/1938	17,270.83	17,270.83	0.00	0.00	0.00	17,270.83	17,270.83	Funds received to be used by Hillingdon Council towards initiatives to improve air quality within LBH. Funds to be spent within 7 years of receipt (May 2020).
E/85/300D	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received to be used towards reducing emissions, tree & other planting, vehicle restrictions, use of cleaner fuels, environmental management and air quality strategy (see legal agreement for details). No time limits.
E/87/314A	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	12,500.00	0.00	0.00	0.00	0.00	12,500.00	12,500.00	Contribution towards initiatives to improve air quality in the Borough including: use of low fuel technology, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018).
E/88/314B	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	59,160.00	0.00	0.00	0.00	0.00	59,160.00	59,160.00	Funds received as the "carbon offsetting contribution" to be used by the Council to ensure the shortfall of carbon dioxide savings generated on-site is met by allowing energy efficient measure (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018).
		FINANCE PROPERTY & BUSINESS SERVICES SUB -TOTAL	3,338,462.64	3,286,802.64	2,716,446.51	2,712,672.51	113,136.78	622,016.13	341,727.55	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/1/152C	Brunel	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,903.60	8,903.60	0.00	0.00	0.00	8,903.60	0.00	Funds received to provide for healthcare facilities and places. The PCT has started work on moving a GP to a new site that will allow them to increase the provision of services. PCT to send details to allow a decision to be made as to whether allocation of these s106 funds is appropriate. Funds to be spent by July 2014. Funds earmarked towards proposed new Yewlsley Health Centre, subject to formal approval.
H/4/140H	Pinkwell	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	53,495.95	53,495.95	0.00	0.00	0.00	53,495.95	0.00	To be applied towards the costs of providing primary health care facilities within the Borough. Funds not spent including interest within 7 years of receipt (January 2014) are to be repaid. Funds allocated towards the expansion of HESA health Centre (Cabinet Member Decision 6/4/2011). Scheme on site, funds transferred to NHS Property Services (Jan 14).
H/5/161C	Yewlsley	Former Honeywell Site, Trout Road, West Drayton 335/APP/2002/2754	51,117.73	51,117.73	0.00	0.00	0.00	51,117.73	0.00	Funds to be used towards the provision of new healthcare facilities within a radius of 2.5km of the development (DOV signed 30/11/2011). The PCT is working on a project to re-house 3 GP practices in the Yewlsley High Street area to allow for additional GP services to be provided and capacity expanded. New community nursing services will also be available. PCT to send details. Unexpended funds after 7 years of receipt (March 2014) are to be returned including interest. Funds earmarked towards proposed new Yewlsley Health Centre, subject to formal approval.
H/6/170C	Botwell	11-21, Clayton Rd., Hayes 56840/APP/2004/630	30,527.21	30,527.21	0.00	0.00	0.00	30,527.21	0.00	To be applied towards the costs of providing primary health care facilities within the Borough. Funds not spent by August 2014 are to be repaid. Funds allocated towards the expansion of the HESA Health Centre (Cabinet Member Decision 6/4/2011). Scheme on site, funds transferred to NHS Property Services (Jan 14).

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

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
H/71/49D *50	Botwell	Hayes Goods Yard 100571/APP/2004/2996 & 2999	180,795.00	180,795.00	0.00	0.00	0.00	180,795.00	0.00	£2,953.08 received for primary health care facilities in the Borough as necessitated by the development. Unspent funds at November 2014 are to be repaid. Further £1,95,801.92 received (Oct 08) towards same purpose. Unspent funds as at Oct 2015 are to be repaid. Further additional funds received (Jun 09) towards the same purpose (£21,040). Unspent funds as at Jun 2016 are to be repaid. Funds allocated towards the expansion of the HESA Health Centre (Cabinet Member Decision 4/6/2011). Scheme on site, funds transferred to NHS Property Services (Jan 14).
H/8/186D *54	Yiewsley	92-105, High St, Yiewsley 59189/APP/2005/9476	15,549.05	15,549.05	0.00	0.00	0.00	15,549.05	0.00	Funds received towards the cost of providing additional primary health facilities in the Borough. Funds not spent by 20/04/2015 must be returned.
H/10/190D *56	Uxbridge	Armstrong House & The Pavilions. 43742/APP/2006/252	43,395.00	43,395.00	0.00	0.00	0.00	43,395.00	0.00	Funds received towards primary health care facilities in the borough. Funds not spent by 29/7/2015 are to be returned to the developer.
H/13/194E *59	Uxbridge	Frays Adult Education Centre, Herefield Road, Uxbridge. 18732/APP/2006/1217	12,426.75	12,426.75	0.00	0.00	0.00	12,426.75	0.00	Funds received towards the provision of healthcare facilities in the Borough. No time limits.
H/14/206C *64	Yiewsley	111 to 117 High St, Yiewsley. 6948/APP/2007/1326.	10,651.50	10,651.50	0.00	0.00	0.00	10,651.50	0.00	Funds received towards the provision of health care facilities in the borough. Funds to be spent by August 2014. Emarked, toward the proposed new Yiewsley Health Centre scheme, subject to formal approval.
H/16/210C *68	Botwell	Hayes Stadium, Judge Health Lane, Hayes. 49996/APP/2008/3561	105,044.18	105,044.18	0.00	0.00	0.00	105,044.18	0.00	£49,759 received as the first instalment of the healthcare contribution towards the cost of providing additional facilities to meet increased patient numbers in the local area (see legal agreement for full details). Funds to be spent by March 2015. Second & final instalment (£49,728) received towards the same purpose. Further £5,526.18 received as indexation payment for the contribution.
H/18/219C *70	Yeading	Land rear of Sydney Court, Perth Avenue, Hayes. 65936/APP/2009/2629	3,902.00	3,902.00	0.00	0.00	0.00	3,902.00	0.00	Funds received towards the cost of providing health facilities in the Authorities Area. No time limits.
H/23/209K *75	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	37,723.04	37,723.04	0.00	0.00	0.00	37,723.04	0.00	Contribution received towards the provision of local health service infrastructure in the Yiewsley, West Dracox, Cowley area. Funds to be spent by March 2016. Further £2,218.04 received as indexation payment for the contribution.
H/25/244C *77	Townfield	505-509 Uxbridge Road, Hayes. 9912/APP/2009/1907	20,269.97	20,269.97	0.00	0.00	0.00	20,269.97	0.00	Funds received towards the cost of providing health facilities in the Authority's area (see legal agreement for details). Funds to be spent within 7 years of receipt (June 2018).
H/26/249D *78	Townfield	Former Glenister Hall, 119 Minet Drive, Hayes. 40169/APP/2011/243	33,219.40	33,219.40	0.00	0.00	0.00	33,219.40	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/27/262D *80	Charville	Former Hayes Erd Library, Uxbridge Road, Hayes. 8301/APP/2010/2231	5,233.36	5,233.36	0.00	0.00	0.00	5,233.36	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/29/267D *83	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	6,069.93	6,069.93	0.00	0.00	0.00	6,069.93	0.00	Funds received towards the cost of providing expansion of health premises to provide additional facilities and services to meet increased patient numbers or new health premises or services in the local area. No time limits for spend.
H/30/276G *85	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	68,698.26	68,698.26	0.00	0.00	0.00	68,698.26	0.00	Contribution received as the first instalment towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). Funds to be spent within 7 years of receipt (July 2019). £34,871 received as the second instalment towards the same purpose (spend July 2020).
H/31/31/278D *86	Botwell	6-12 Claxton Road, Hayes. 62528/APP/2009/2502	4,649.84	4,649.84	0.00	0.00	0.00	4,649.84	0.00	Funds received towards the cost of providing expansion of health premises to provide additional facilities and services to meet increased patient numbers or new health premises or services in the local area. No time limits for spend.

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

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
H/32/284C *89	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units). 335/APP/2010/1615	5,280.23	5,280.23	0.00	0.00	0.00	5,280.23	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/33/291C *91	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	5,416.75	5,416.75	0.00	0.00	0.00	5,416.75	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/38/303E *96	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	13,750.73	13,750.73	0.00	0.00	0.00	13,750.73	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/39/304C *97	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	6,448.10	6,448.10	0.00	0.00	0.00	6,448.10	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).
H/40/306D *98	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	4,845.60	4,845.60	0.00	0.00	0.00	4,845.60	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
H/41/309D *99	Uxbridge South	Former Dagenham Motors, Junction of St Johns Rd & Cowley Mill Rd, Uxbridge 188/APP/2008/3309	12,030.11	0.00	0.00	0.00	0.00	12,030.11	0.00	Contribution received towards the cost of providing health care facilities within the London Borough of Hillingdon as necessitated by the development. Funds to be spent within 7 years of receipt (Oct 2020).
H/42/242G *100	West Drayton	West Drayton Garden Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2346	334,574.00	0.00	0.00	0.00	0.00	334,574.00	0.00	Contribution received towards providing additional primary health care facilities in the West Drayton area including expansion of existing premises to provide additional facilities and services to meet increased patient numbers, new health premises on the land or in the local area (see agreement for details). No time limits
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	1,073,816.29	727,212.18	0.00	0.00	0.00	1,073,816.29	0.00	
		SECTION 106 SUB - TOTAL	20,847,991.96	19,204,829.85	8,428,013.98	8,337,745.04	790,712.97	12,419,877.98	4,340,924.19	
		GRAND TOTAL ALL SCHEMES	23,038,877.43	21,395,266.55	9,476,955.10	9,219,609.44	989,799.69	13,562,522.33	4,340,924.19	

NOTES

The balance of funds remaining must be spent on works as set out in each individual agreement.

Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.

Bold figures indicate changes in income and expenditure

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

* Denotes funds the Council is unable to spend currently (totals £3,113,076.69)

*2: P/105 £297,713.30 is restricted to public transport serving London Heathrow and subject to approval from BAA and bus operators.

*16: P/1278/27 £597,666.67 is to be held as a returnable security deposit for the highway works (to be later refunded).

*18: P/1278/34 £194,910.65 includes a returnable security deposit for the highway works (to be later refunded) plus interest.

*20: P/1278/44 £20,938.04 includes a returnable security deposit for the highway works (to be later refunded) plus interest.

*22: P/1278/30 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded)

*23: P/1278/49 £22,108.66 includes a returnable security deposit for the highway works (to be later refunded) plus interest and funds for TTL costs.

*28: P/124 £17,586.80 reasonable period for spend has elapsed. An Agreement with developer being sought

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid February 2014)
			AS AT 31/12/13	AS AT 30/09/13	AS AT 31/12/13	AS AT 30/09/13	To 31/12/13	AS AT 31/12/13	AS AT 31/12/13	
*36-PT1881/40C										
*46-H1			£561,016.46							funds have been received to provide a specific bus service through TL, therefore implementation is not within control of the Council.
*46-H11			£8,903.60							funds have been received to provide Health Care services in the borough.
*43-H14			£5,495.95							funds have been received to provide Primary Health Care services in the borough.
*44-H15			£51,117.73							funds have been received to provide Health Care services in the borough.
*46-PT1881/40F			£73,774.40							there has not been any petitions for parking schemes in the area.
*47-PT37/40E			£32,805.42							there has not been any petitions for parking schemes in the area.
*48-H6			£30,527.21							funds have been received to provide Health Care services in the borough.
*51-PT17862/149A			£190,795.00							funds have been received to provide Primary Health Care services in the borough.
*52-PT178/65			£5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*54-H18/198D			£5,000.00							is to be held as a returnable security deposit for the highway works (to be later refunded).
*56-H10/1910D			£43,395.00							funds have been received to provide Primary Health Care facilities in the borough.
*58-H13/194E			£12,426.75							funds have been received to provide Primary Health Care facilities in the borough.
*60-PT178/76			£5,000.00							is to be held as a returnable security deposit for highway works (to be later refunded)
*61-PT110/198B			£14,240.00							is to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*63-PT111/205A			£20,000.00							is to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
*64- H14/206C			£10,651.50							funds have been received to provide health care services in the borough.
*67-PT114/209A			£25,000.00							funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*68- H16/210C			£105,044.18							funds have been received to provide health care services in the borough.
*70-H18/219C			£3,902.00							funds have been received to provide Health Care services in the borough.
*75- H23/209K			£37,723.04							funds have been received to provide Health Care services in the borough.
*77- H25/244C			£20,269.97							funds have been received to provide Health Care services in the borough.
*78- H26/249D			£33,219.40							funds have been received to provide Health Care services in the borough.
*80- H27/262D			£5,233.36							funds have been received to provide Health Care services in the borough.
*82-PT1126/242D			£26,000.00							funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded)
*83- H29/267D			£6,066.83							funds have been received to provide Health Care services in the borough.
*84-PT1278/81/249E			£4,000.00							funds received as a security deposit to ensure proper execution of works (to be refunded)
*85- H30/276G			£68,698.26							funds received to provide health care facilities in the borough.
*86- H31/1278D			£4,649.84							funds received to provide health care facilities in the borough.
*87-PT1278/82/273A			£72,000.00							funds received as a security deposit to ensure proper execution of works (to be refunded)
*88-PT1132/148J			£15,000.00							funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded)
*88- H32/284C			£5,280.23							funds received to provide health care facilities in the borough.
*90-PT1278/84/292			£31,500.00							funds to be held as a returnable deposit for highways works (to be later refunded).
*91- H33/291C			£5,416.75							funds received to provide health care facilities in the borough.
*93-PT1278/85			£5,000.00							funds to be held as a returnable deposit for highways works (to be later refunded).
*96- H38/303E			£13,750.73							funds received to provide health care facilities in the borough.
*97- H39/304C			£6,448.10							funds received to provide health care facilities in the borough.
*98- H40/306D			£4,645.60							funds received to provide health care facilities in the borough.
*98- H41/309D			£12,030.11							funds received to provide health care facilities in the borough.
*100- H42/242G			£334,574.00							funds received to provide health care facilities in the borough.
			£3,113,076.69							

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

Document is Restricted

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Plans for Central & South Applications Planning Committee

22nd April 2014



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 165

Report of the Head of Planning, Sport and Green Spaces

Address 115 THE GREENWAY UXBRIDGE

Development: Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) and demolition of existing outbuilding to the rear.

LBH Ref Nos: 21611/APP/2013/3445

Date Plans Received: 20/11/2013

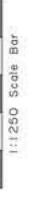
Date(s) of Amendment(s): 20/11/2013

Date Application Valid: 29/11/2013



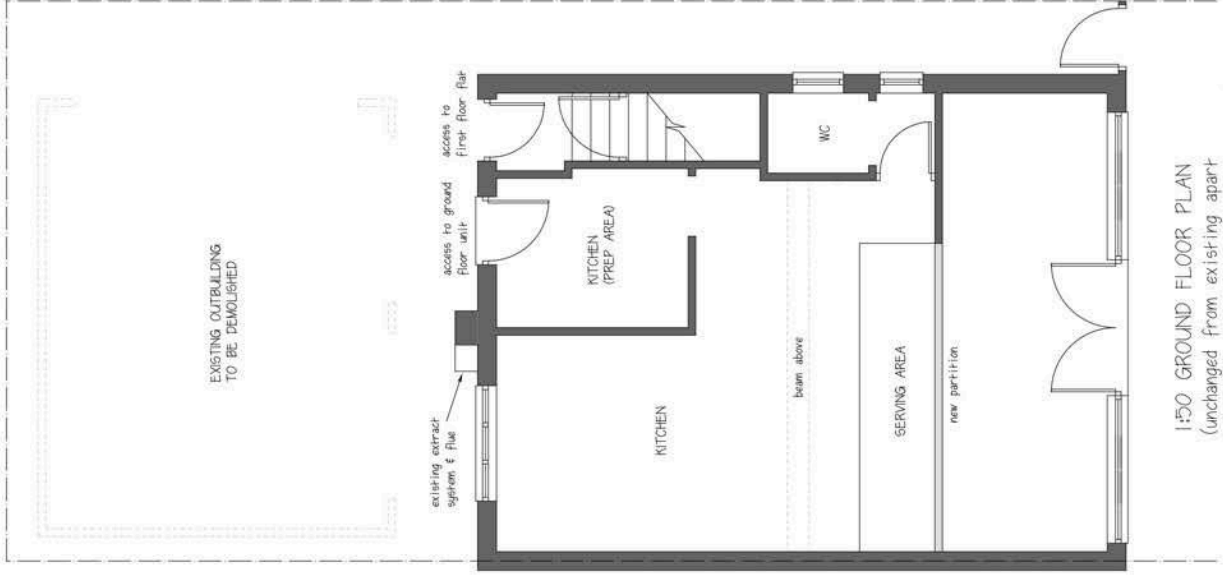
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1:1250 LOCATION PLAN



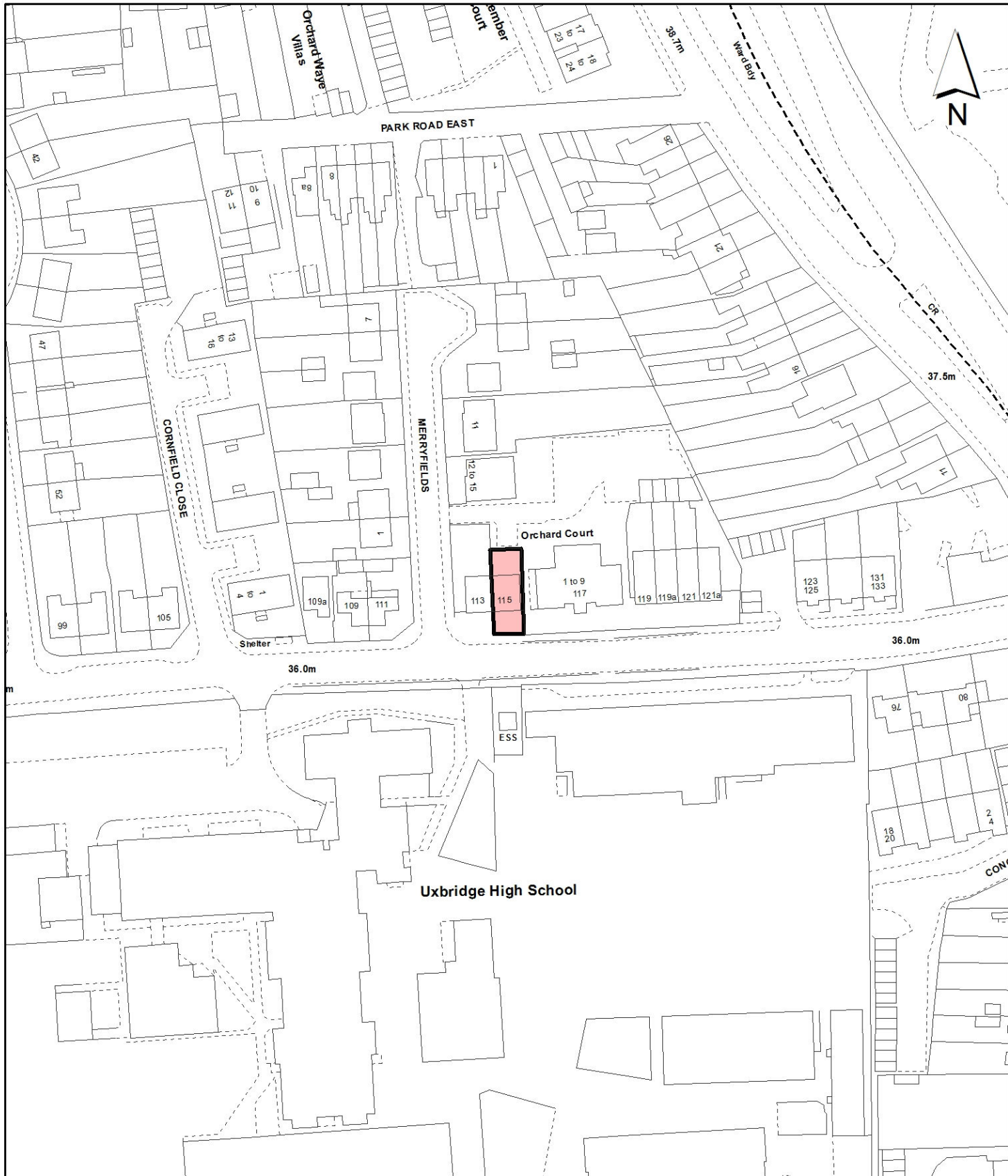
1:500 LOCATION PLAN

EXISTING BUILDING
(no external alterations are proposed)




1:50 GROUND FLOOR PLAN
(unchanged from existing apart from the new partition & serving bar)

No.	Date	By	Contents
Revisions			
Drawing Title Location Plan, Site Plan and Existing & Proposed Floor Plans			
Project Change of use from retail (Use Class A1) to a hot food takeaway (Use Class A5)			
Scale	Date	Drawn by	
As stated	February 2014	SD	
Client Details			
Mr Harjinder Purewal 115 The Greenway Uxbridge UB8 2PR			
Dwg No.	TG PA 01	Rev.	D



Notes

 Site boundary

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Site Address

**115 The Greenway
Uxbridge**

Planning Application Ref:
21611/APP/2013/3445

Planning Committee
Central and South

Scale
1:1,250

Date
April 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

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 storage (Part Retrospective)

LBH Ref Nos: 33924/APP/2014/360

Date Plans Received: 03/02/2014

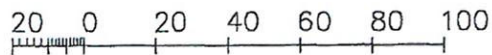
Date(s) of Amendment(s): 03/02/2014

Date Application Valid: 13/02/2014

11/02/2014

Stanfords VectorMap

Location Plan Doc Ref LP01



Metres

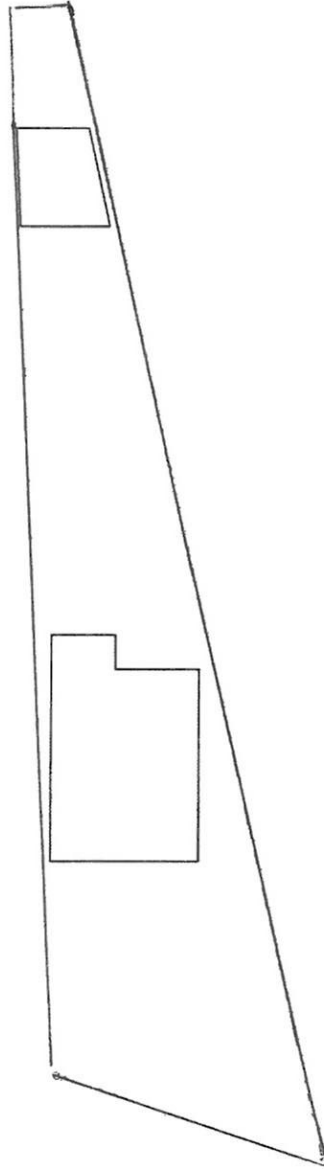
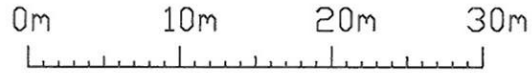


1:2500 A2

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Scale Bar

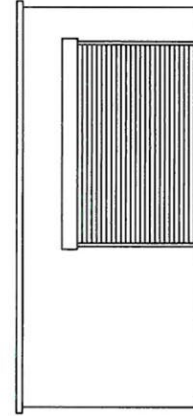
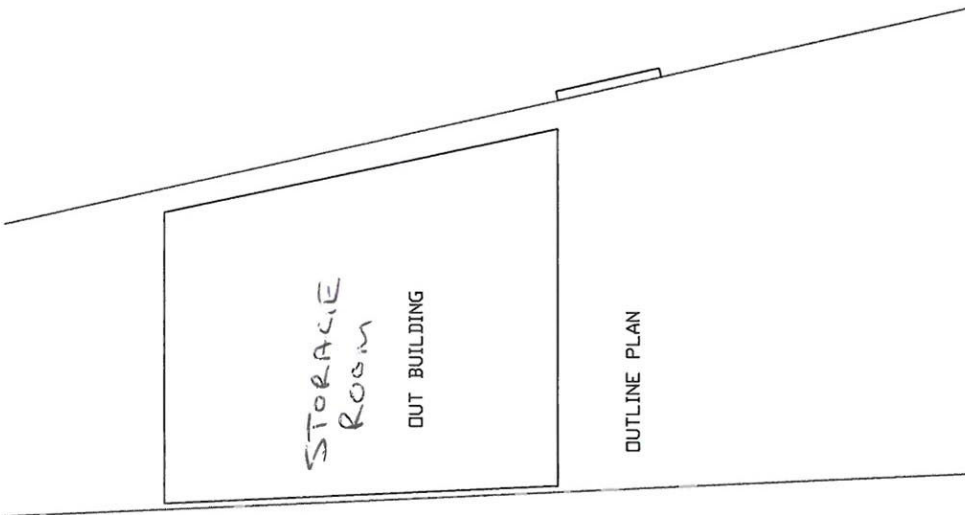
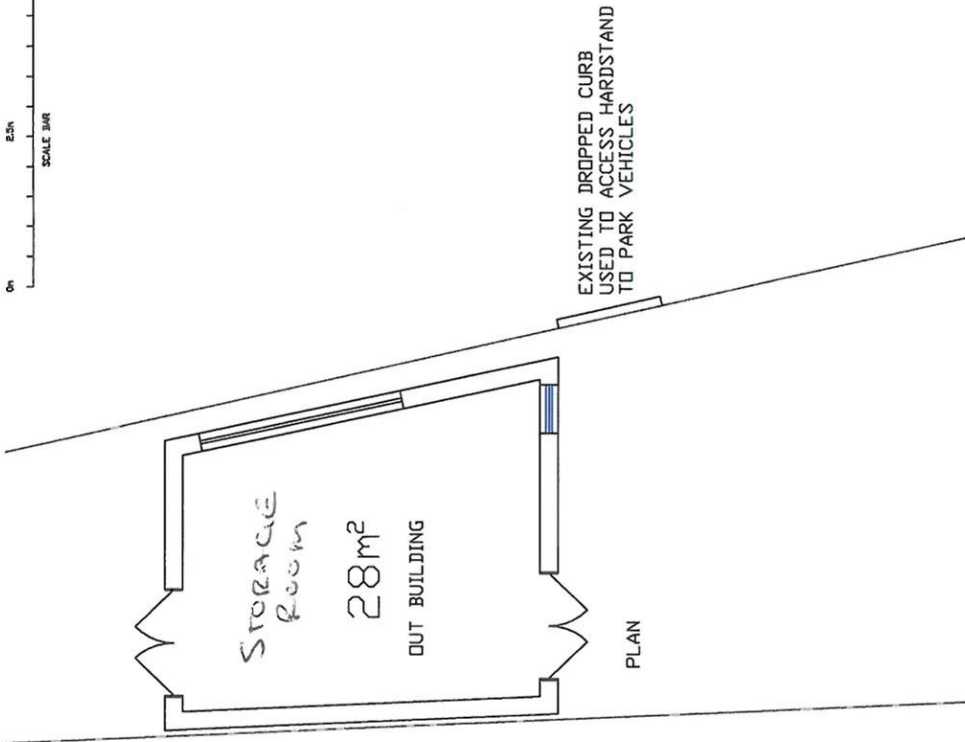
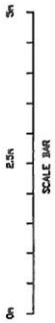


OUTLINE PLAN

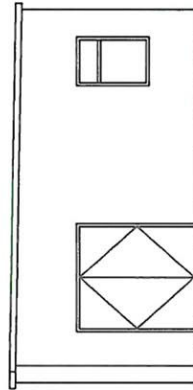
SCALE 1:500

48 Pole Hill - Block Plan

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



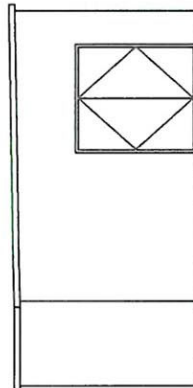
EXISTING - RIGHT SIDE ELEVATION



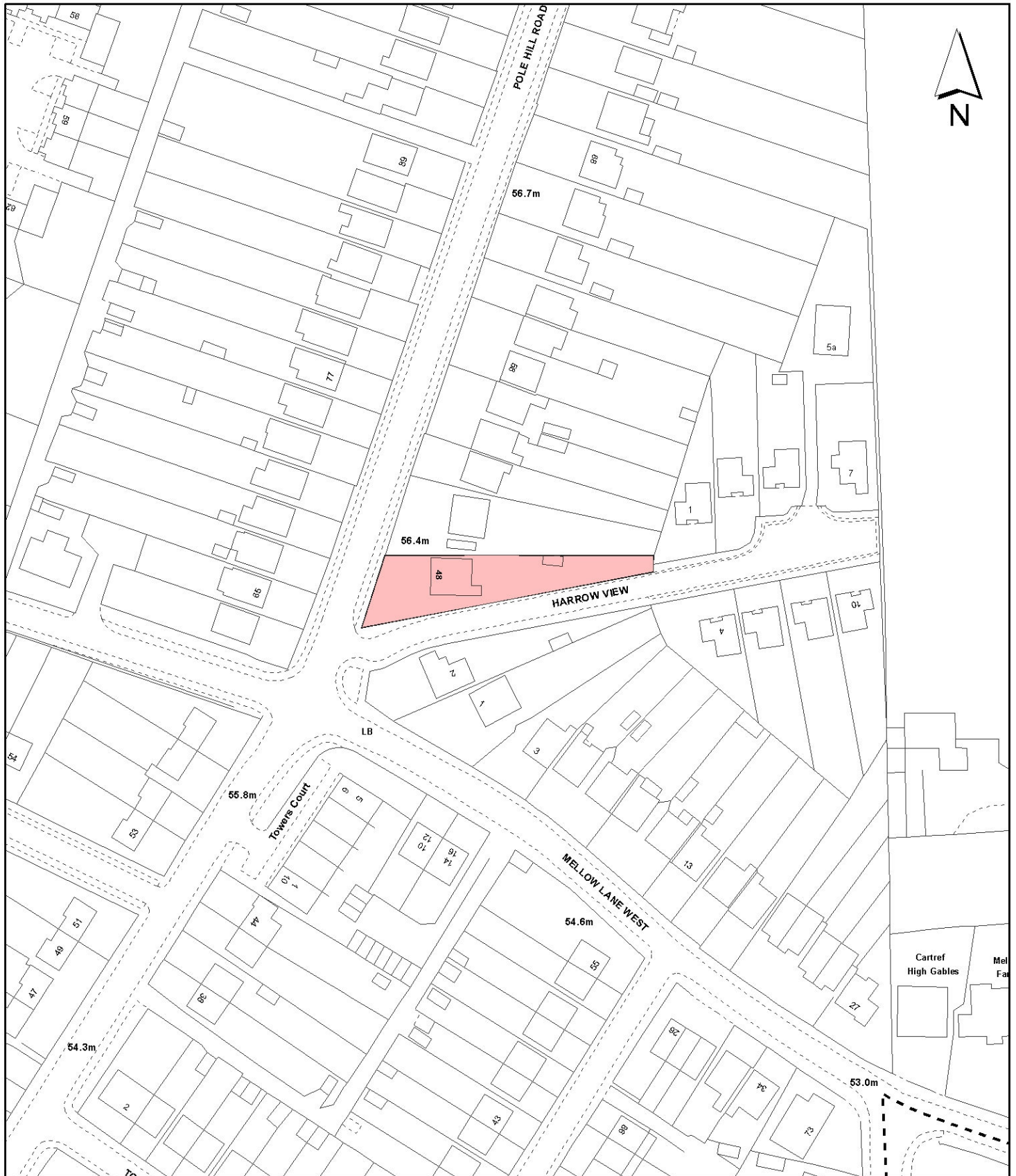
EXISTING - FRONT ELEVATION




EXISTING - LEFT SIDE ELEVATION



EXISTING - REAR ELEVATION



Notes

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Site Address	
48 Pole Hill Road Hillingdon	
Planning Application Ref:	Scale
33924/APP/2014/360	1:1,250
Planning Committee	Date
Central & South	April 2014

**LONDON BOROUGH
OF HILLINGDON**

Residents Services

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

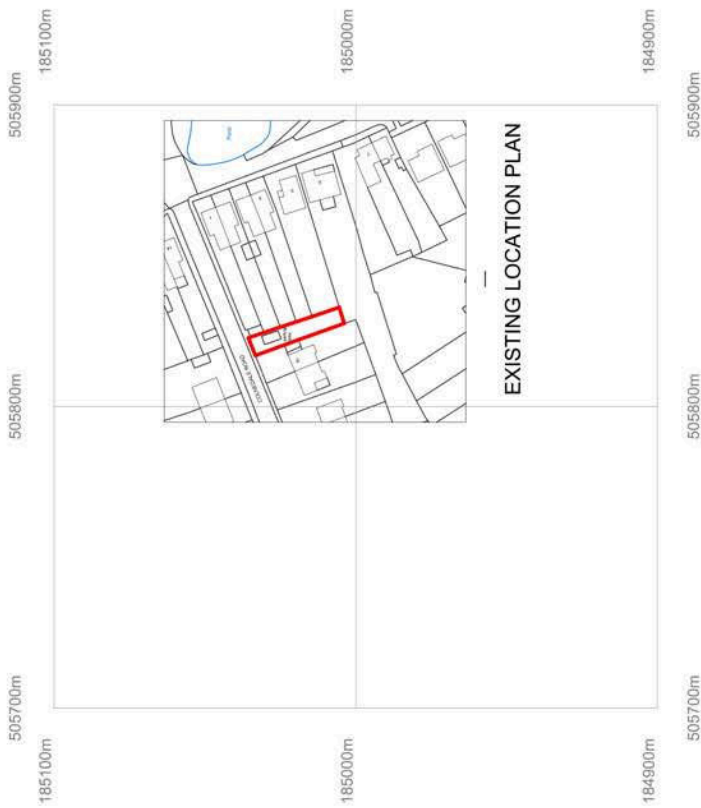


HILLINGDON

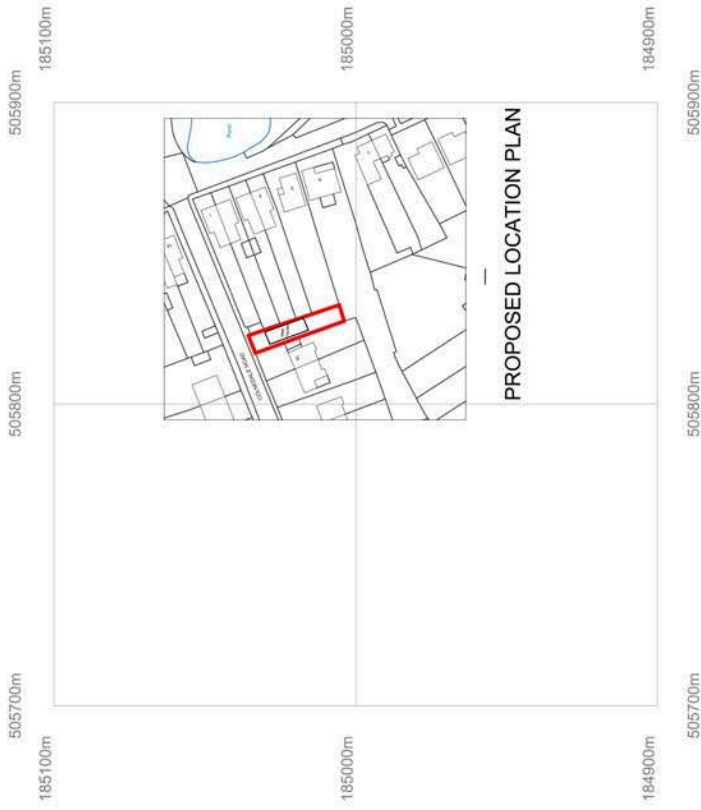
LONDON

Report of the Head of Planning, Sport and Green Spaces

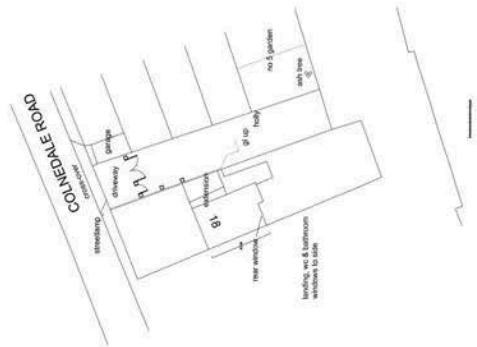
Address LAND ADJACENT TO 18 COLNEDEALE ROAD UXBRIDGE
Development: 3-bed detached dwelling (Outline application for access and scale)
LBH Ref Nos: 69634/APP/2013/3671
Date Plans Received: 10/12/2013 **Date(s) of Amendment(s):**
Date Application Valid: 11/02/2014



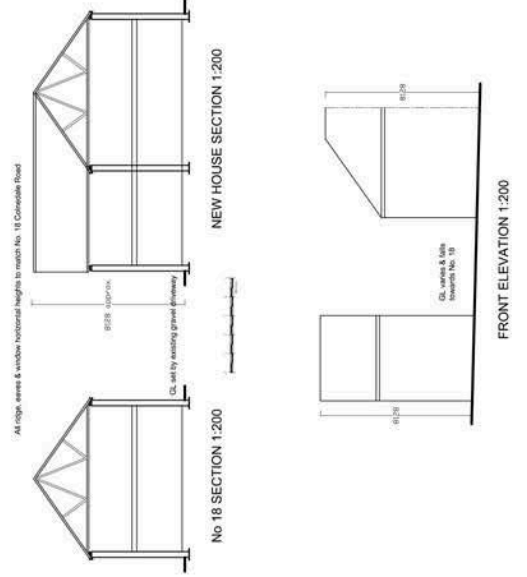
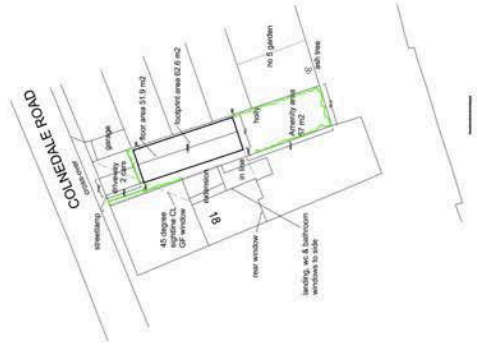
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PROPOSED NEW BUILDING IS 8128 HIGH X 4517 WIDTH X 13868mm DEPTH



Revision	Description	Date
A	Sections & cross-over added, building size confirmed	Feb 14

This drawing must not be re-issued, loaned or copied without consent of M. Baldwin ©

plensdesigngreat.co.uk

Mark Baldwin (MRG, MCOB, MCAT)
 CHARTERED SURVEYING & ARCHITECTURAL CONSULTANT
 Telephone : 01895 254456

Client: Mr. C. Harrington.



Project: LAND ADJACENT TO 18 COLNEDALE ROAD, UXBRIDGE UB8 1PA.

Description: EXISTING & PROPOSED PLANS.

Scale: 1:1250, 1:50 @A2 Date: Oct 13

Project No: MB / 2021 / 1 Rev: A



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	<p>Planning Application Ref:</p> <p>69634/app/2013/3671</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>Central & South</p>	<p>Date</p> <p>April 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address LORDS BUILDERS MERCHANTS DAWLEY ROAD HAYES

Development: Variation of condition No. 5 (Storage Heights) of planning permission Ref: 43554/APP/2013/1028 dated 17/10/2013 to increase the height building materials can be stored (Single storey detached shed, raising of roof of existing warehouse and alterations to cladding)

LBH Ref Nos: 43554/APP/2013/3779

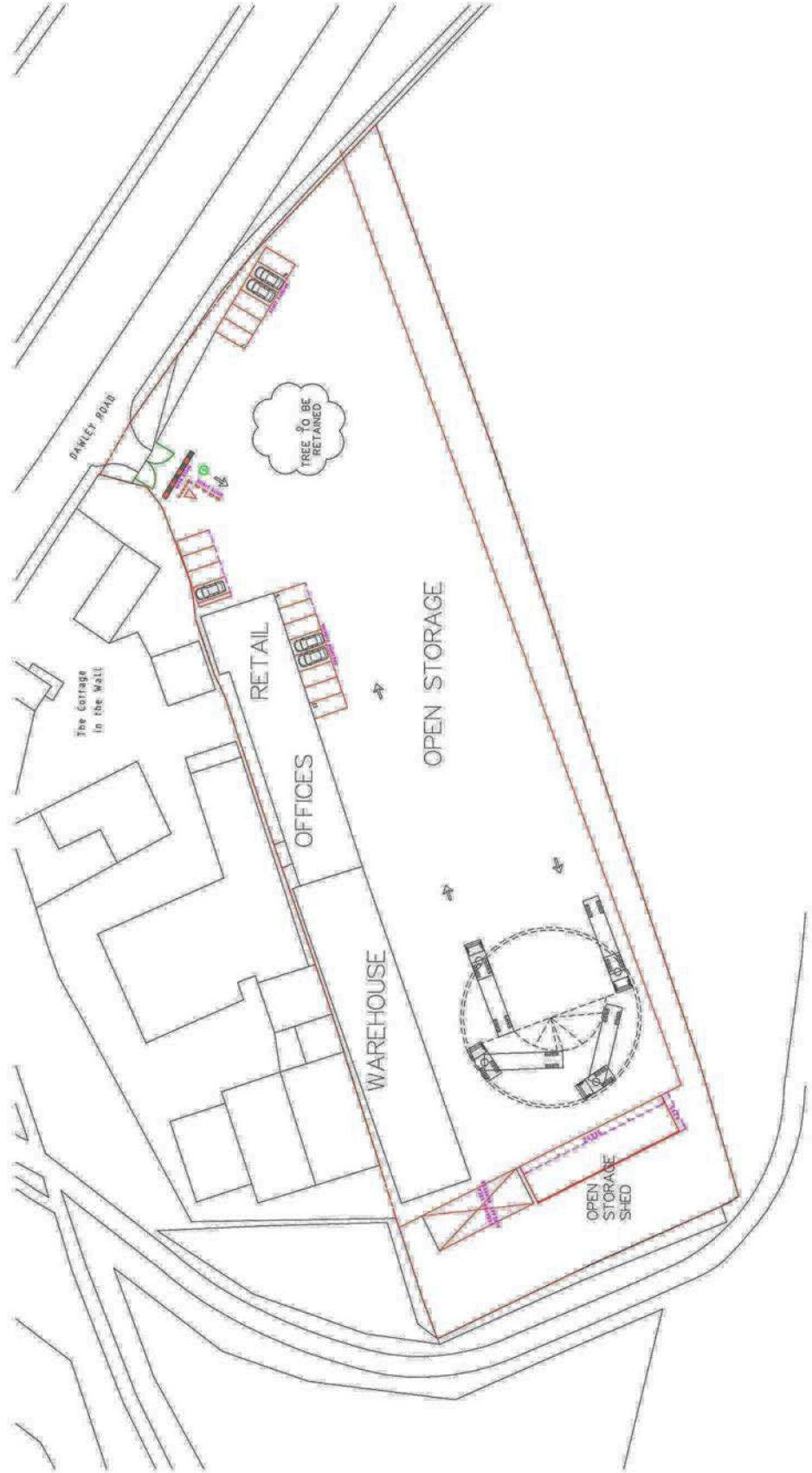
Date Plans Received: 18/12/2013 **Date(s) of Amendment(s):** 24/04/2013
Date Application Valid: 20/12/2013 02/04/2014
24/05/2013
18/12/2013

SITE LOCATION PLAN
AREA 4 HA
SCALE: 1:2500 on A4
CENTRE COORDINATES: 508587 , 180580



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BLOCK PLAN
SCALE 1:500



NOTES

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1. All dimensions to be checked on site
2. Do not scale off this drawing
3. All work to be done in accordance with the relevant Building Regulations
4. No work to be carried out without the appropriate planning permission

SCALE
1:500



A - 9 OCTOBER 2013

REVISED

ABA GROUP LTD

5, BRIDGEMFIELD, SUMMERS, ON
THAMES - BOX - TW9 5SW

TEL: 01843 775000 - FAX: 01843 770001

PRODUCT	LOUIS BUILDERS MERCHANTS
ADDRESS	DANILEY ROAD MIDLESEX LEGS 127
CLIENT	LOUIS
DRAWING	PROPOSED BLOCK PLAN
SCALE	1:500
DATE	1/11
BY	PAV B
NO	7627/6A
REV	000

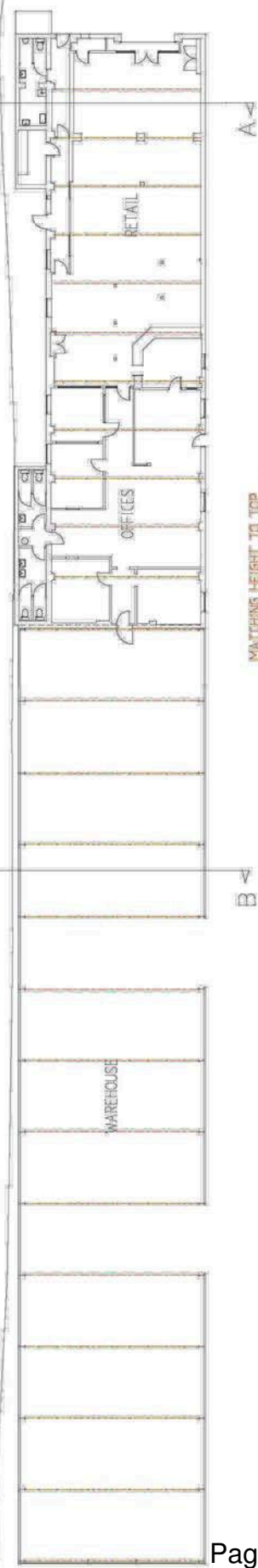
LOCATION SALE 1:1250



WAREHOUSE SECTION TO BE RE-ROOFED AND RE-CLAD IN DARK GREEN COLOURED PLASTISOL COATED STEEL TRAPEZOIDAL SHEETING

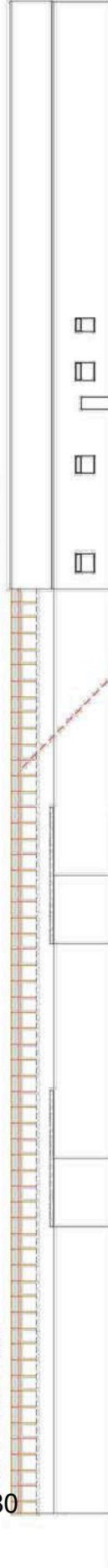
PLAN

SCALE:
AZ - 1:200
AB - 1:300
AA - 1:400



MATCHING HEIGHT TO TOP OF FRONT SECTION (6640mm FROM AV EXTERNAL BL)

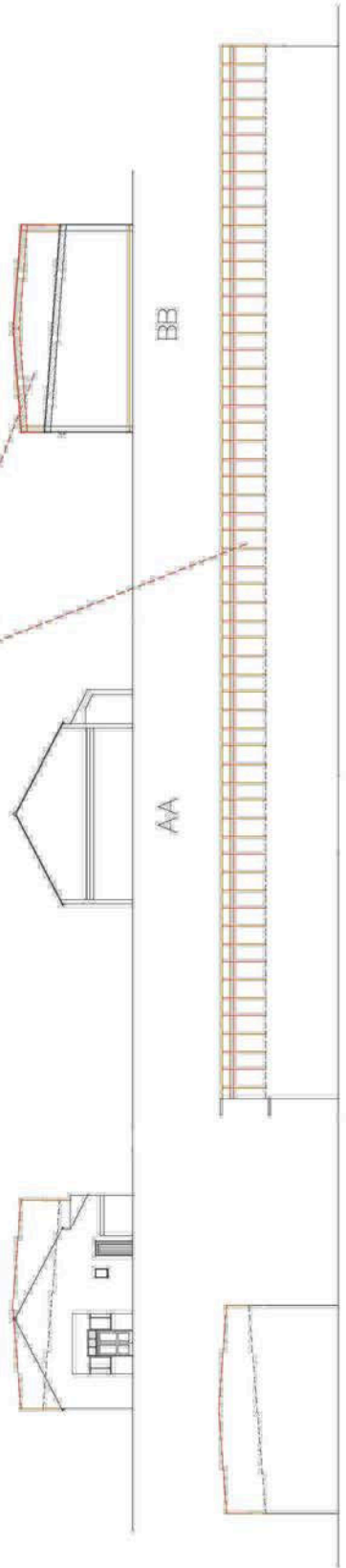
SIDE ELEVATION



PROPOSED RAISING OF ROOF TO WAREHOUSE SECTION (RIDGE+1725mm)

SECTIONS

FRONT ELEVATION



END ELEVATION

REAR ELEVATION TO WAREHOUSE

NOTES: COPYRIGHT RESERVED

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- All work to be done in accordance with the relevant building codes and standards
- Check all dimensions on site before starting work
- Check all dimensions on site before starting work

A - 22 MAY 2013

SCALE

ABA GROUP LTD
 111 GARDEN ROAD, #04-01, SINGAPORE 238567
 TEL: 6543 7700 - FAX: 6543 7701

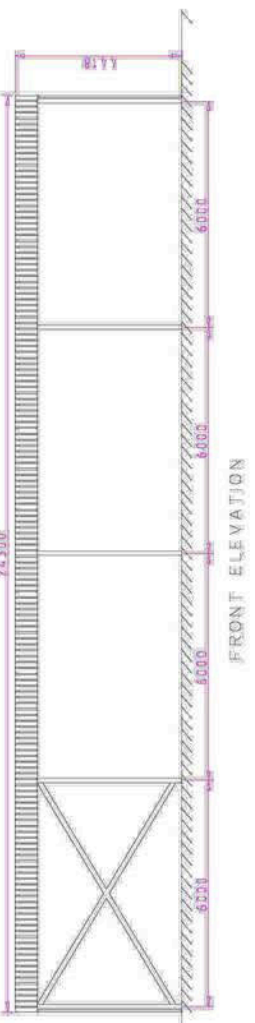
PROJECT	LOROS BUILDERS MERCHANDISE		
CLIENT	LOROS		
DATE	15/09	DATE	15/09
NO.	1509	NO.	1509
SCALE	1:200	SCALE	1:200
PROJECT	LOROS BUILDERS MERCHANDISE		
CLIENT	LOROS		
DATE	15/09	DATE	15/09
NO.	1509	NO.	1509
SCALE	1:200	SCALE	1:200

1. All drawings to be checked and signed.
2. Do not make any modifications.
3. All work to be done with the approval of the relevant authorities.
4. Property of ABA GROUP LIMITED.

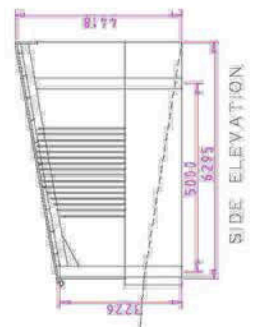
SCALE 1:100



STORAGE SHED
SCALE 1:100

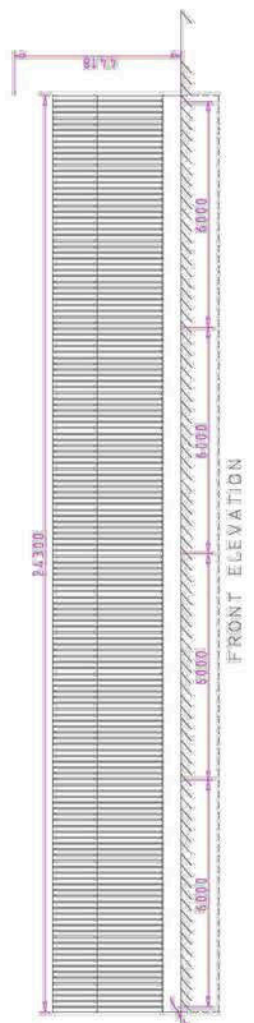


FRONT ELEVATION

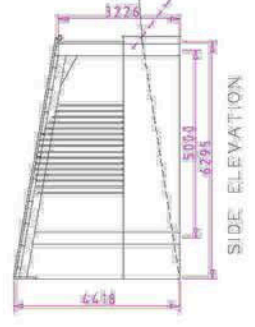


SIDE ELEVATION

SIDE REAR AND ROOF CLADDING
LIGHT GREEN POLYMER SHEETING



FRONT ELEVATION



SIDE ELEVATION

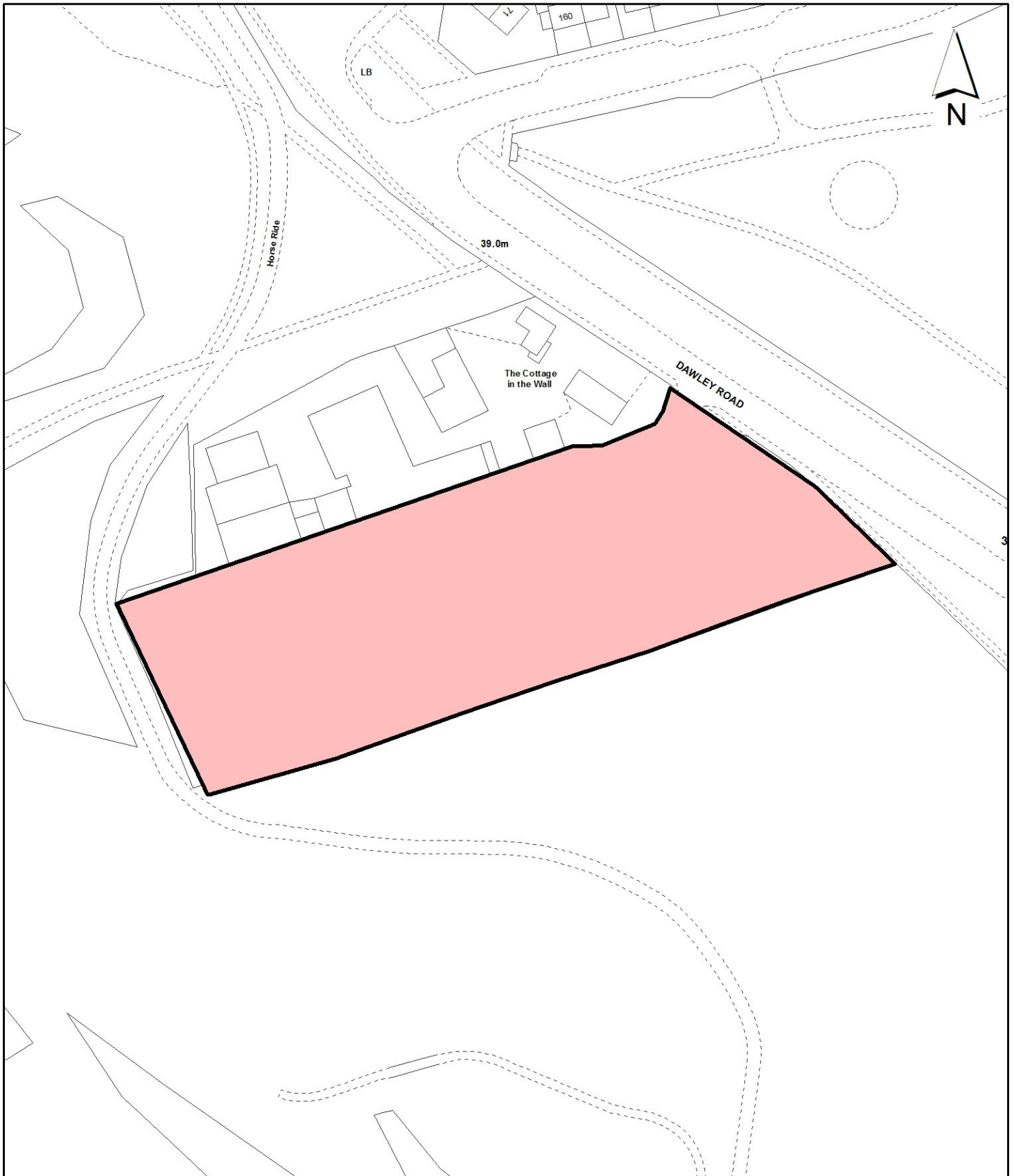
CONCRETE RETAINING WALL

ABA GROUP LTD
 4 BRIDGEVIEW - BUNBURY ON
 HARBOR - SUITE 2-7/88 WEN
ABA TEL: 0822 77000 - FAX: 0822 77001

PROJECT: LORSEE BLDG'S MERCHANDISE
 HAWLEY ROAD
 HAWLEY
 600 DSK
 600 DSK

CLEAR: 1.0000
 SWANING: PROPOSED STORAGE SHED

SCALE: 1:100
 DRAWN BY: PA
 NAME: 782173
 DATE: 08/13
 JOB NO: 782173



Notes

 Site boundary

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Site Address

**Lords Builders Merchants
Dawley Road
Hayes**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

43554/APP/2013/3779

Scale

1:1,250

Planning Committee

Central and South

Date

April 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 44 DERWENT DRIVE HAYES

Development: Single storey rear extension

LBH Ref Nos: 6810/APP/2014/411

Date Plans Received: 06/02/2014

Date(s) of Amendment(s):

Date Application Valid: 18/02/2014

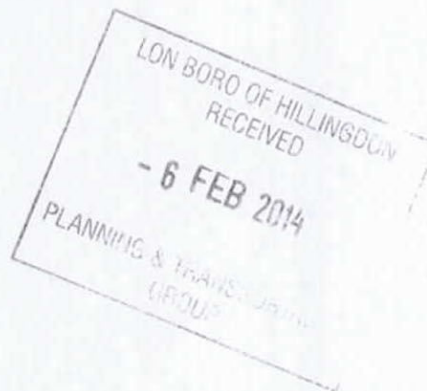
44 DERWENT DRIVE HAYES UB4 8DS
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 509166, 181974

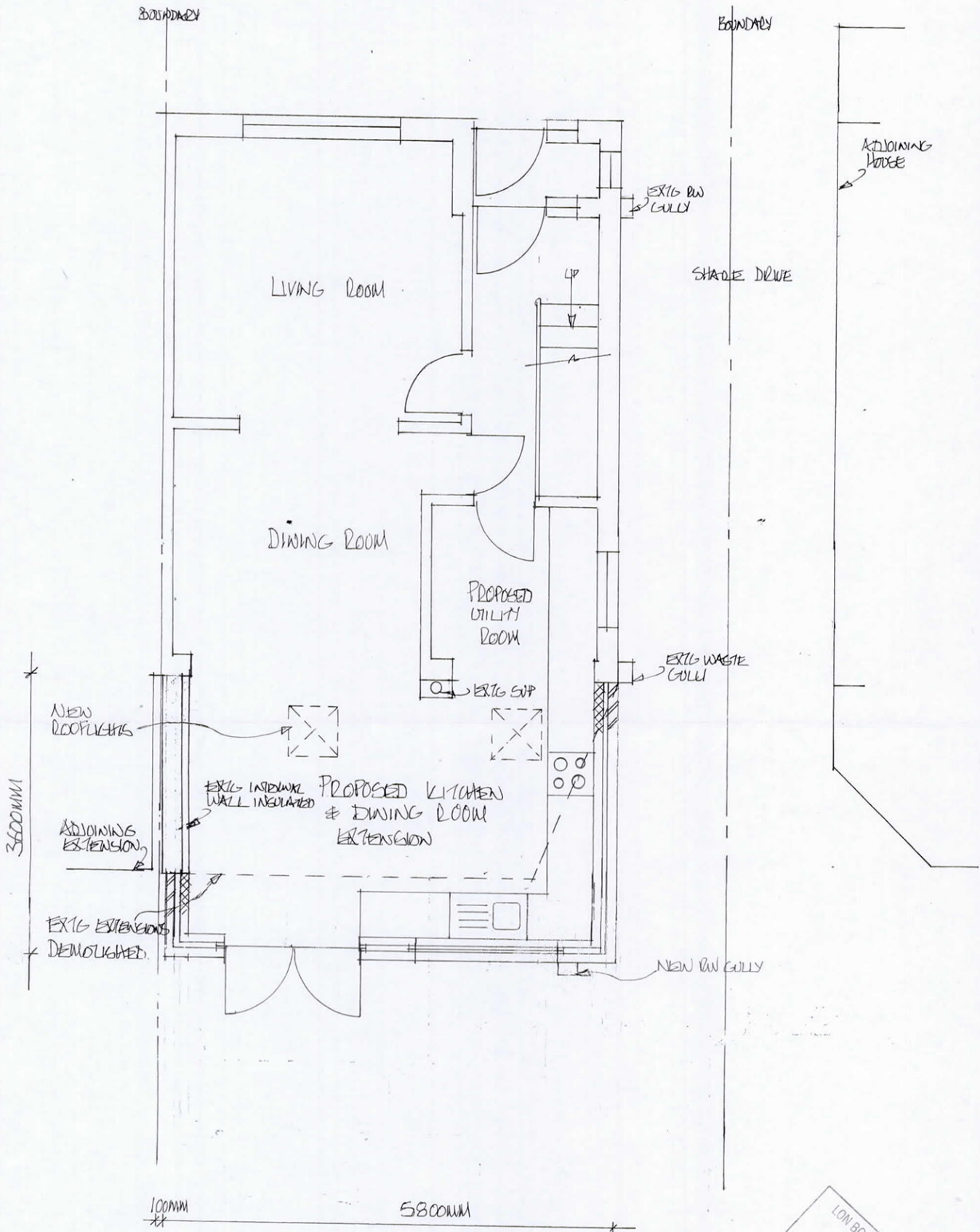


© Crown Copyright. Licence number 100047474.



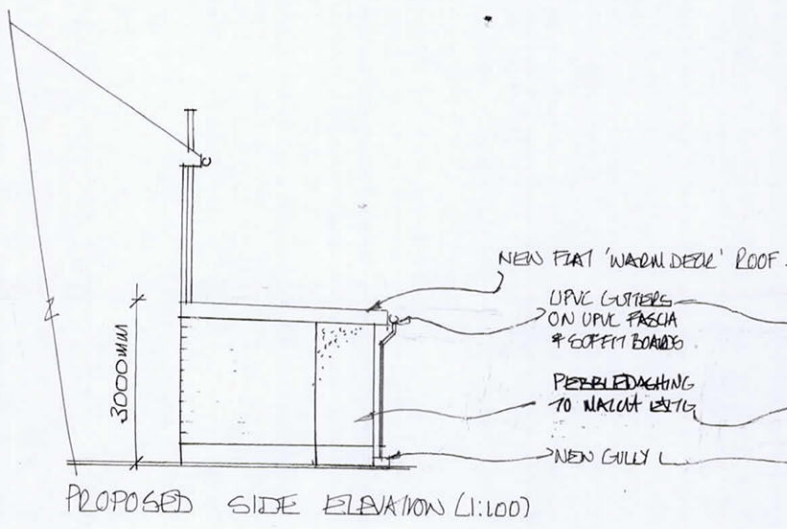
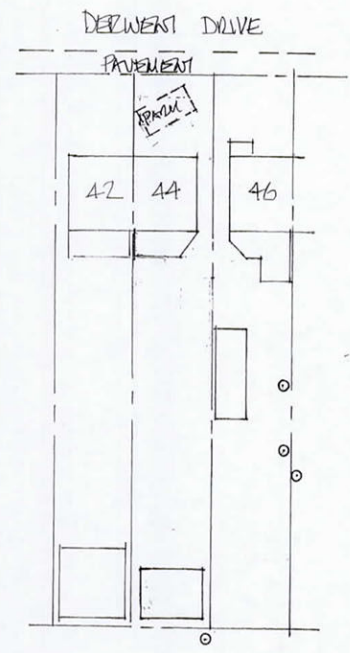
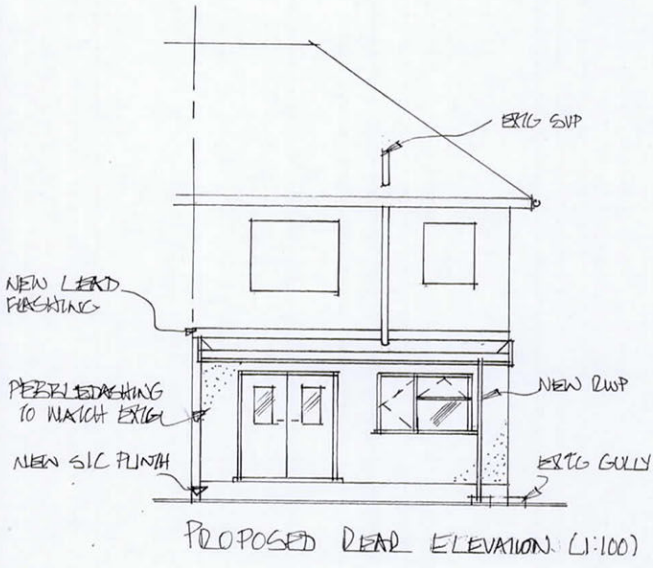
Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
05/02/2014 10:27





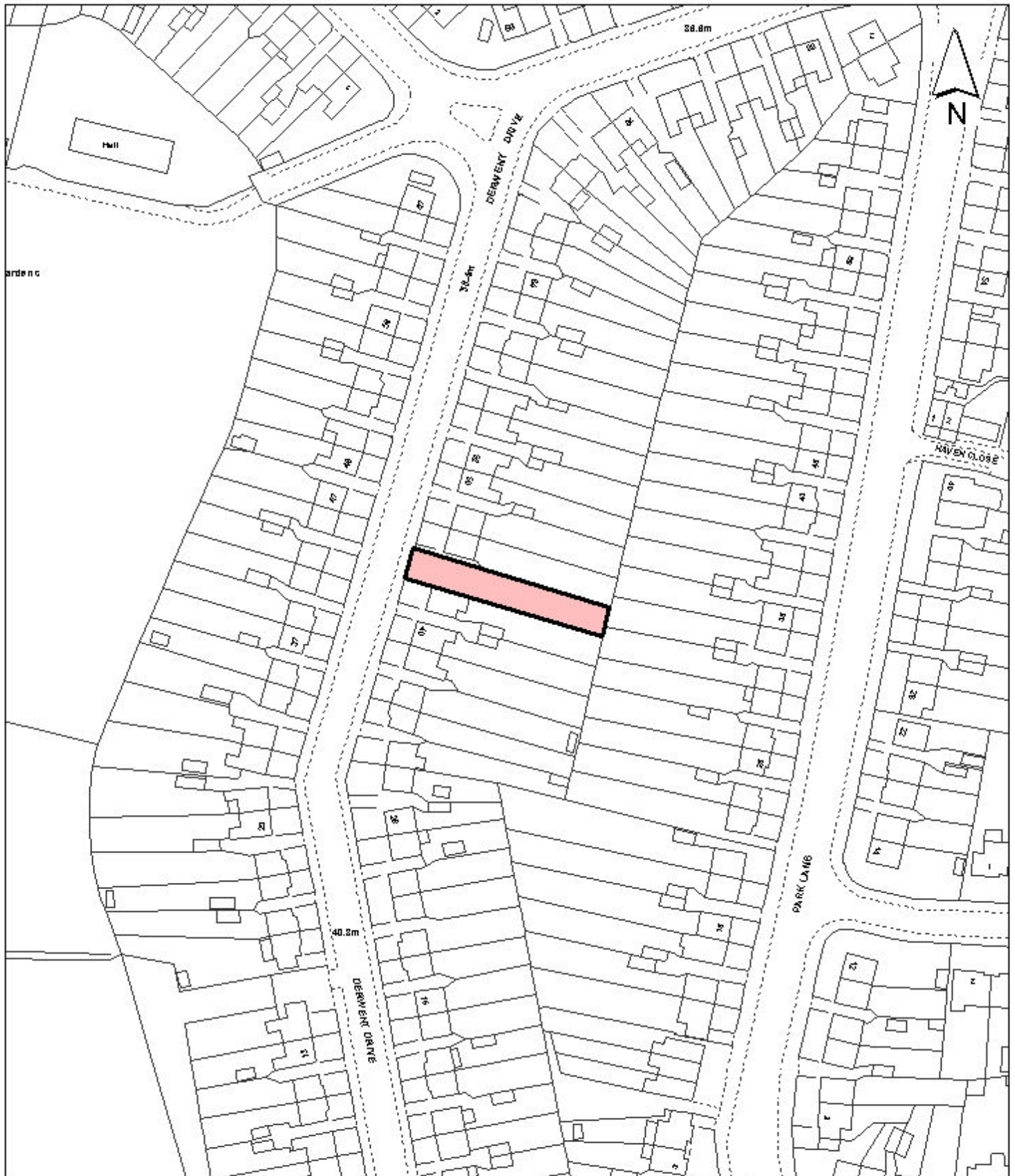
PROPOSED GROUND FLOOR PLAN (1:50)
 44, DERWENT DRIVE, HAYES, MIDDLESEX, UBA. BDS.
 DWG NO:- JAN/14/07

LOW BORO OF HILLINGDON
 RECEIVED
 - 6 FEB 2014
 PLANNING & TRANSPORTATION
 GROUP




LOW BORO OF HILLINGDON
 RECEIVED
 - 6 FEB 2014
 PLANNING & TRANSPORTATION
 GROUP

PROPOSED SINGLE STOREY REAR
 EXTENSION @ :-
 44, DERWENT DRIVE, HAYES UBA BDS.
 SCALE:- 1:50 & 1:100
 DWG NO:- JAN/14/07A
 REVISIONS:-



Notes

 Site boundary

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Site Address

**44 Derwent Drive
Hayes**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
6810/APP/2014/411

Scale
1:1,250

Planning Committee
Central & South

Date
April 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 8 POLE HILL ROAD HILLINGDON

Development: Two storey rear extension for use as a 4 bed self contained dwelling, alterations to existing dwelling to include additional windows and roof alterations

LBH Ref Nos: 57736/APP/2013/2065

Date Plans Received: 22/07/2013

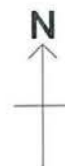
Date(s) of Amendment(s): 14/08/0013

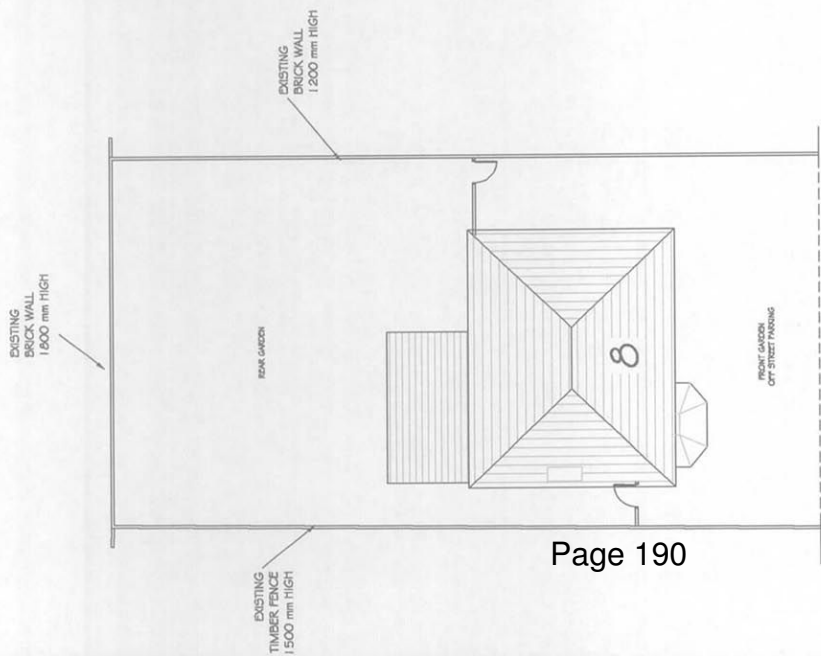
Date Application Valid: 20/08/2013

22/07/0013

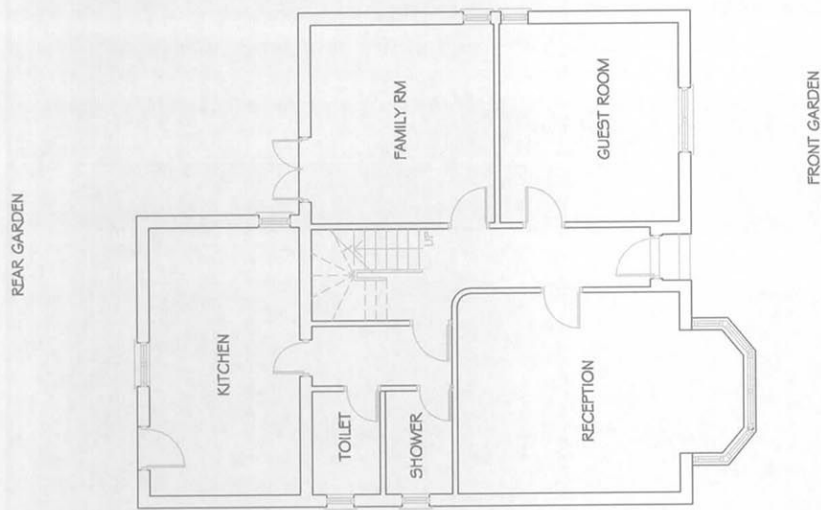


OS Mastermap
 12 June 2013, ID: CM-00236044
www.centremapslive.co.uk
 1:1250 scale print at A4, Centre: 507922 E, 182383 N
 ©Crown Copyright. Licence no. 10009980

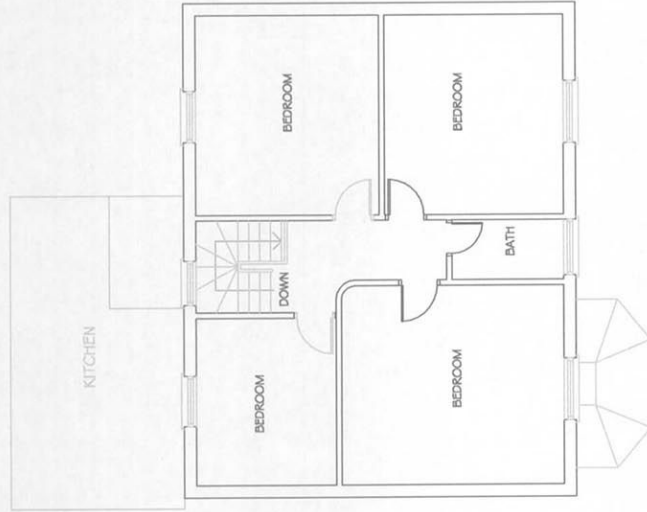




SITEPLAN
SCALE 1 : 200



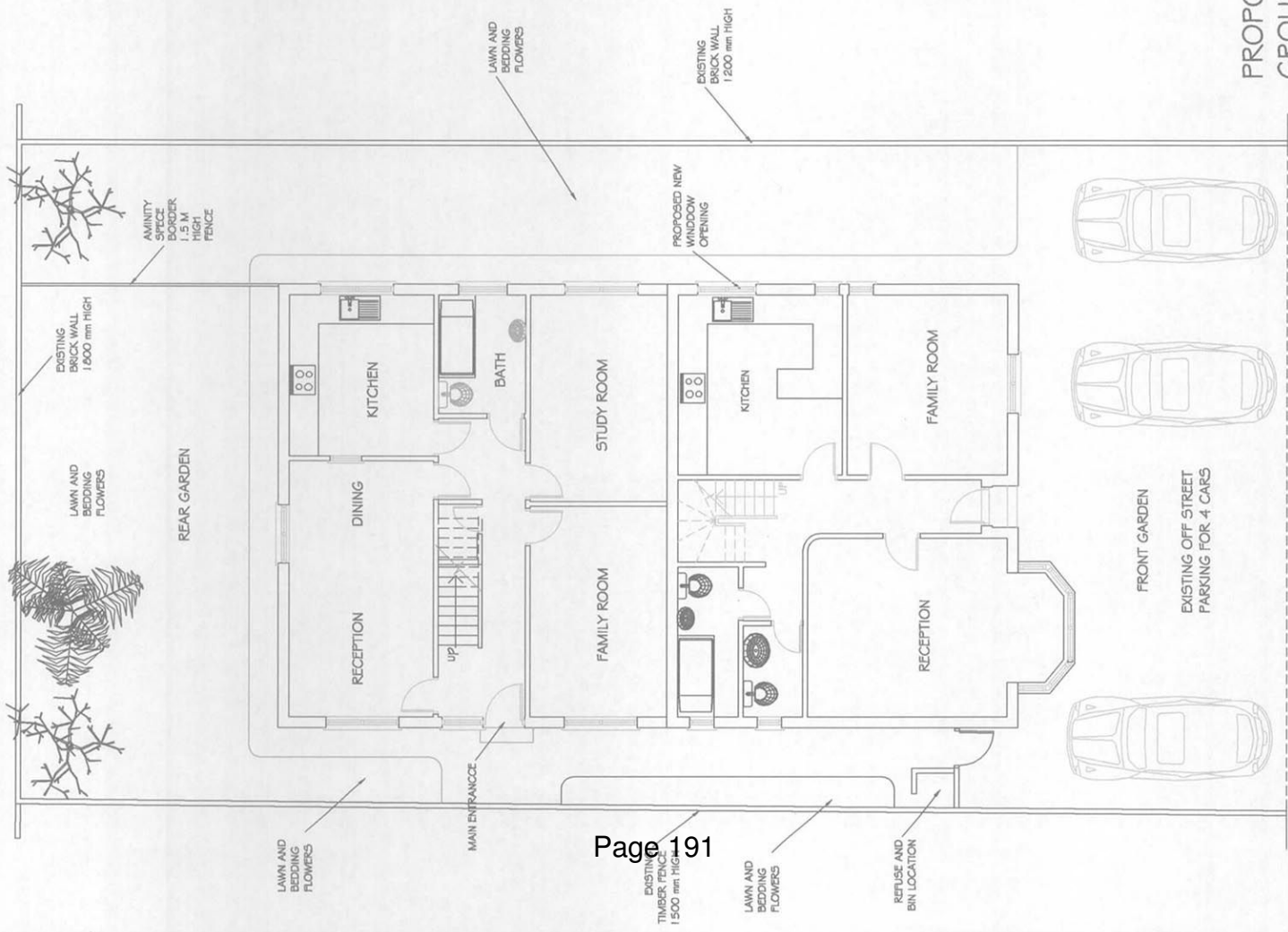
EXISTING GROUND F. PLAN
SCALE 1 : 100



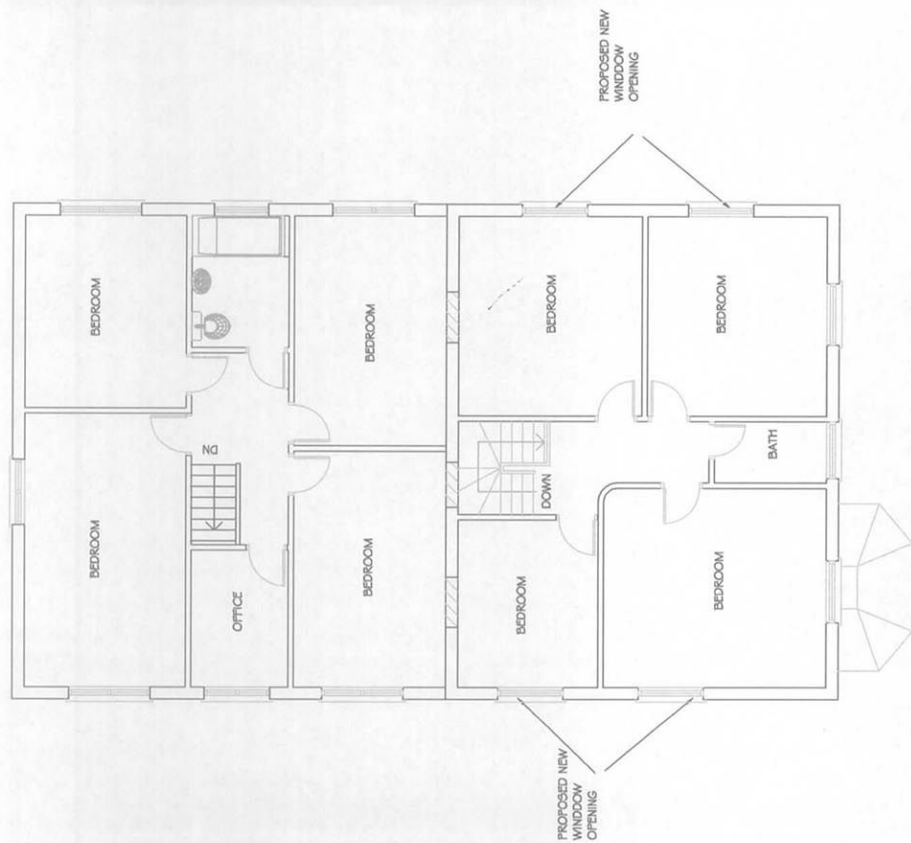
EXISTING FIRST F. PLAN
SCALE 1 : 100



Job	8 POLE HILL ROAD, HILLINGDON			Date	Revisions
Client	Rear Extension				
Designer	Mr Q Amir				
Drawn	Existing Floor Plans and Sileplan			Scale	As Shown
Checked	5 Emprati			Date	May 2013
				Draw No.	327/01



PROPOSED
GROUND F. PLAN
SCALE 1 : 100



PROPOSED FIRST F. PLAN
SCALE 1 : 100



Mr 8 POLE HILL ROAD, HILLINGTON
Rear Extension

Client Mr Q Amir

Date 5 Emran

Date Proposed Floor Plans

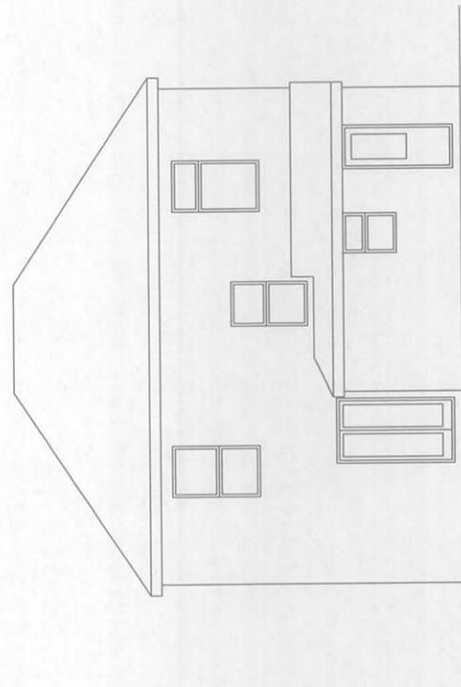
Checked

Date May 2013

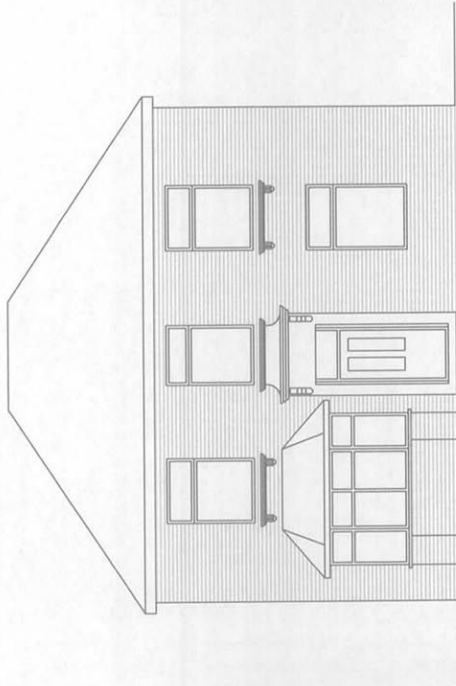
Scale As Shown

Dep No 327/03

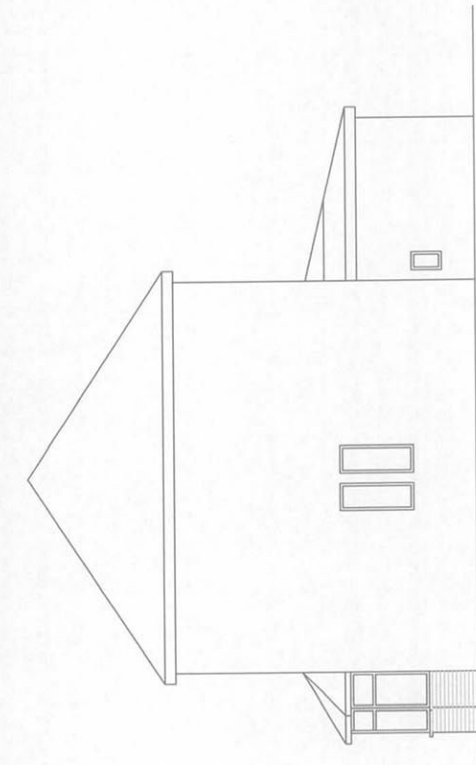
← POLE HILL ROAD →



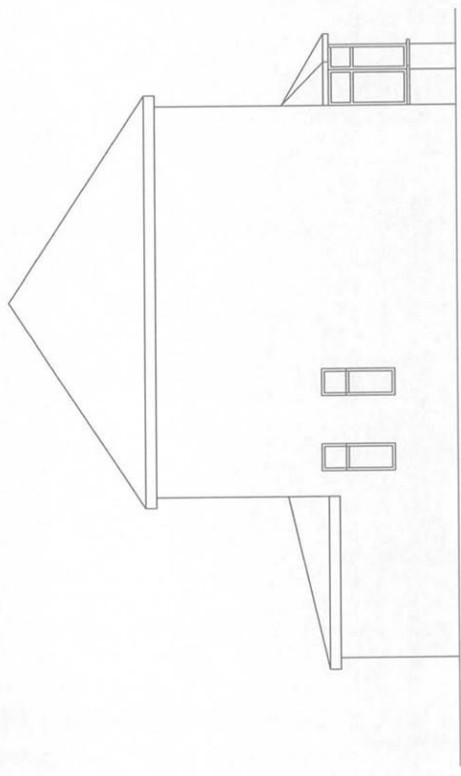
EXISTING REAR ELEVATION
SCALE 1 : 100



EXISTING FRONT ELEVATION
SCALE 1 : 100



EXISTING R. SIDE ELEVATION
SCALE 1 : 100

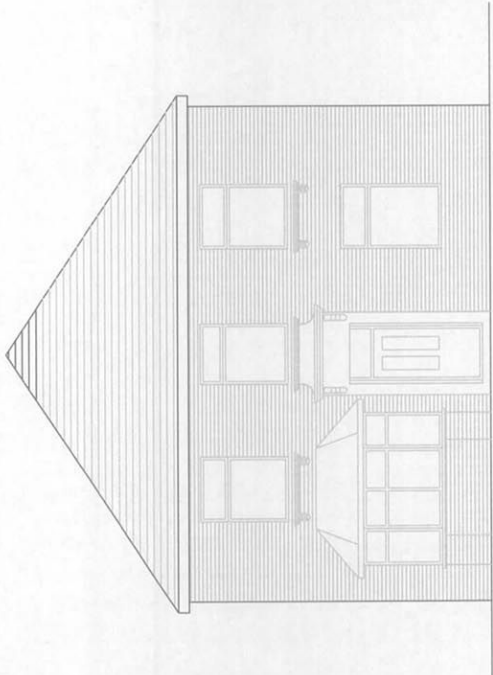


EXISTING L SIDE ELEVATION
SCALE 1 : 100

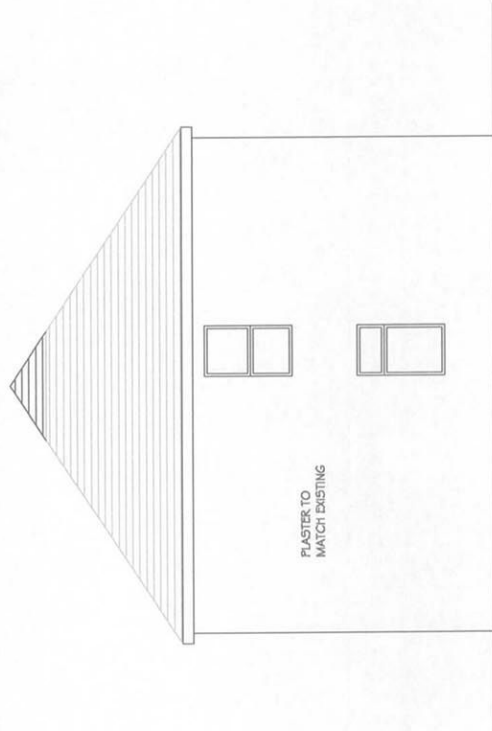


Drawn: S Ennain
Checked:

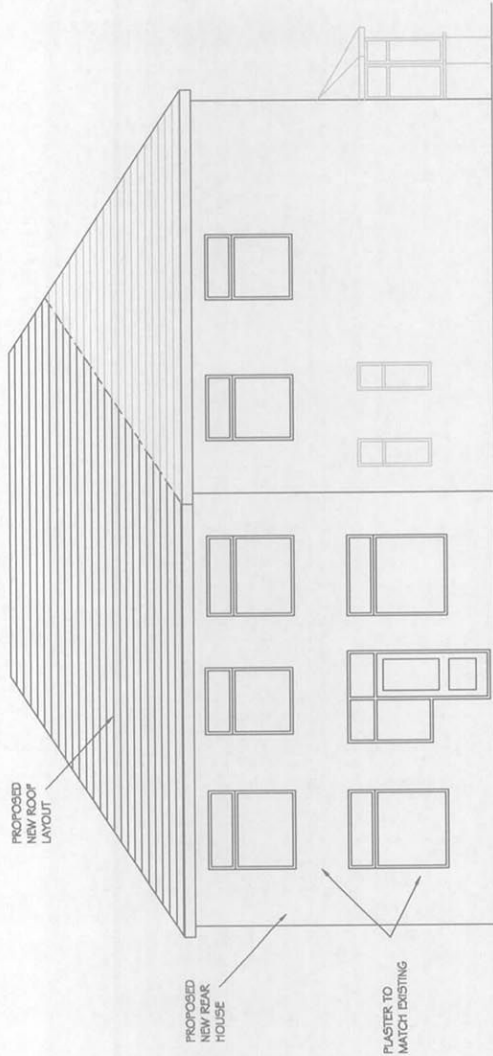
Job	8 POLE HILL ROAD, HILLINGDON Rear Extension		
Client	Mr Q Amir		
Drawing	Existing Elevations		
Date	May 2013	Scale	As Shown
Drawn	S Ennain	Checked	
Drawn		Date	327/02



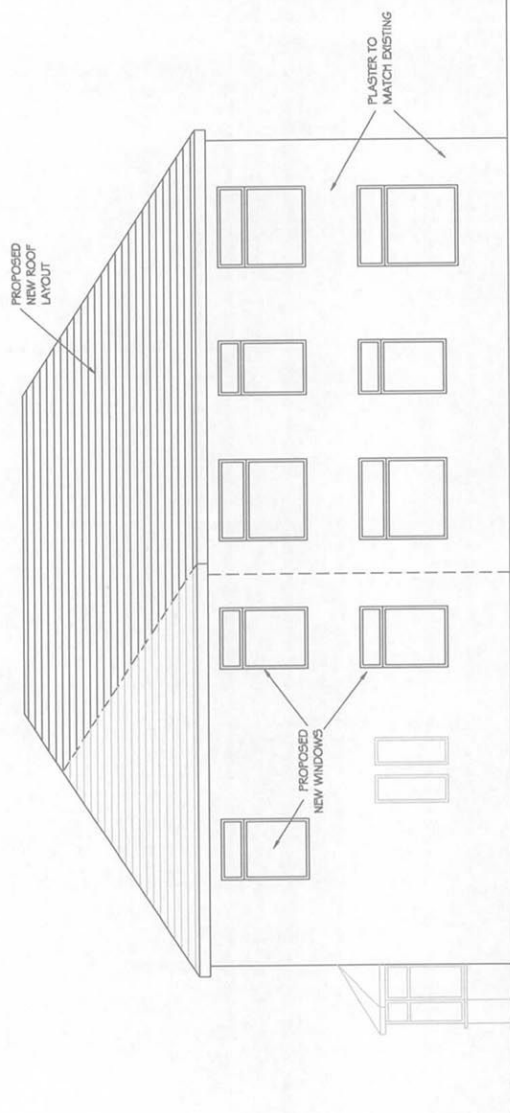
PROPOSED FRONT ELEVATION
SCALE 1 : 100



PROPOSED REAR ELEVATION
SCALE 1 : 100



PROPOSED L SIDE ELEVATION
SCALE 1 : 100



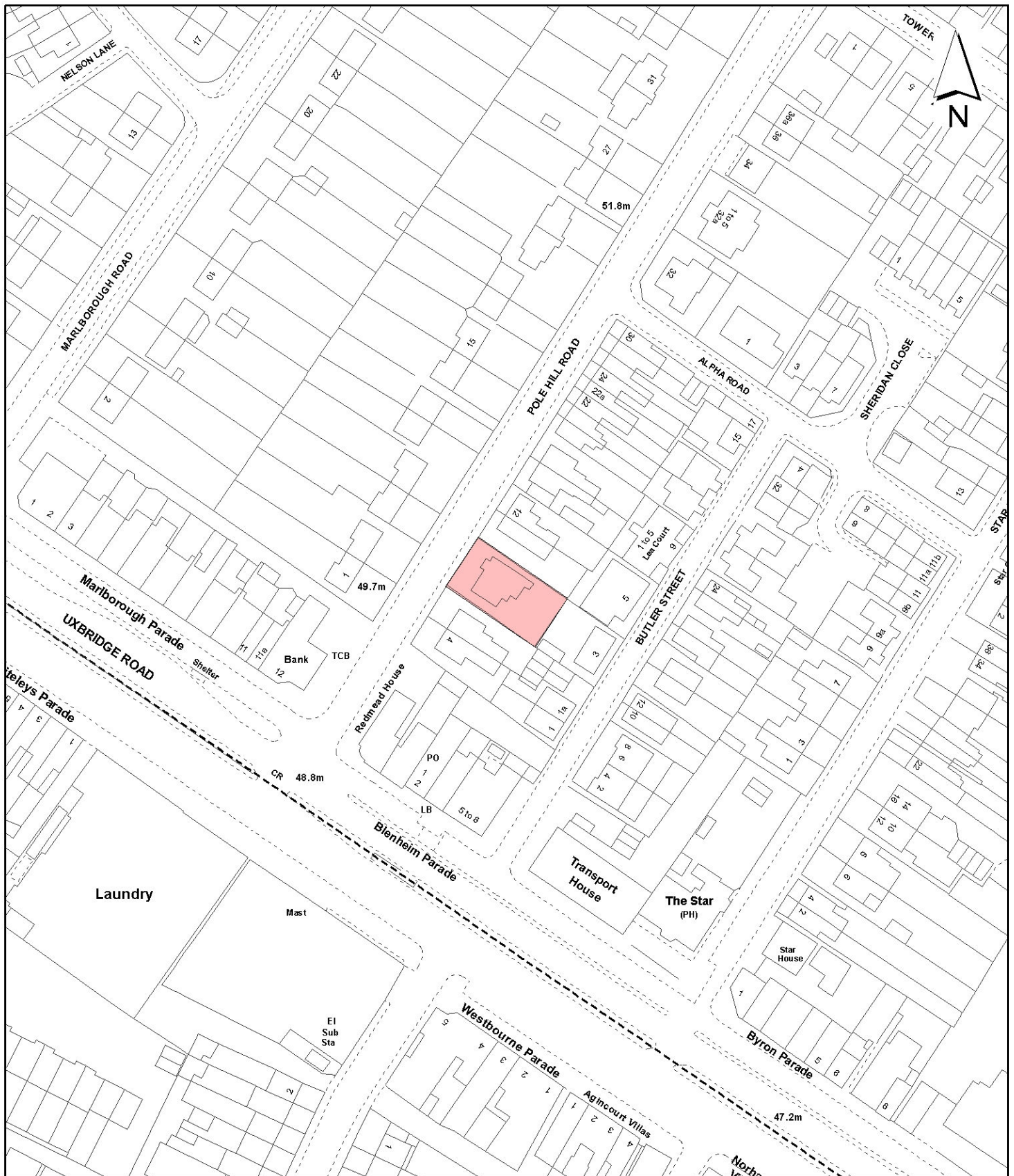
PROPOSED R. SIDE ELEVATION
SCALE 1 : 100



Drawn: S Emrani
Checked:

Date: May 2013
Drawing: Existing Elevations
Client: Mr Q Amir
Scale: As Shown
Proj. No.: 327/04





Notes

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Site Address

**8 Pole Hill Road
 Hillingdon**

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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

Planning Application Ref:
57736/APP/2013/2065

Scale
1:1,250

Planning Committee
Central & South

Date
April 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 23 VICTORIA AVENUE HILLINGDON

Development: Two storey side extension and part two storey, part single storey rear extension to allow for conversion of existing dwelling to 2 x 2-bed self contained flats with associated parking and amenity space to include the installation of bay windows to front, canopy to side, and vehicular crossover to front involving demolition of attached side garage

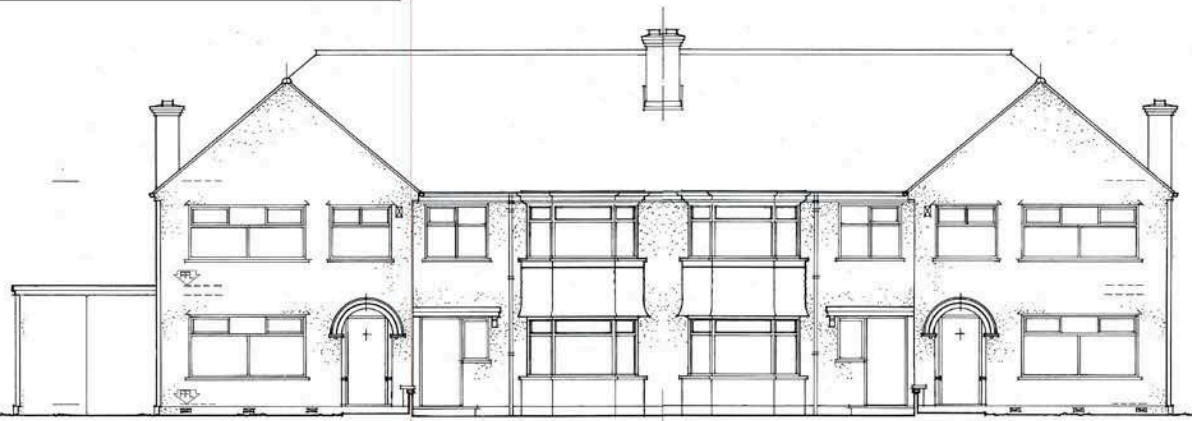
LBH Ref Nos: 12211/APP/2014/238

Date Plans Received: 23/01/2014

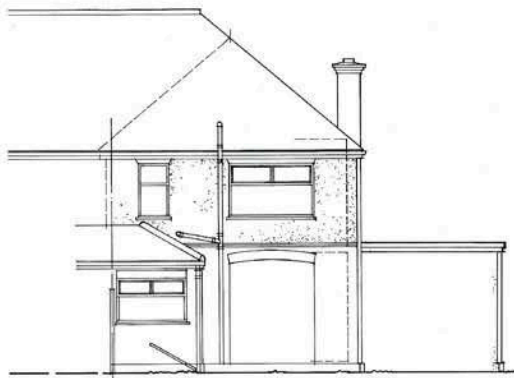
Date(s) of Amendment(s): 23/01/2014

Date Application Valid: 29/01/2014

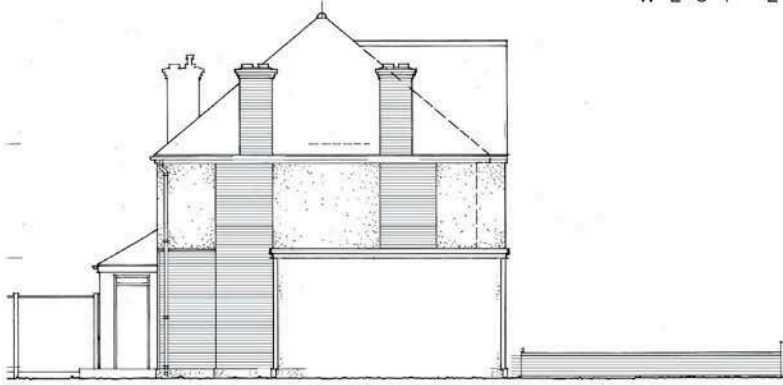
PLOT 23 VICTORIA AVENUE



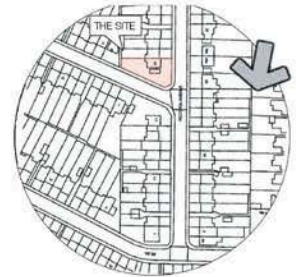
WEST ELEVATION



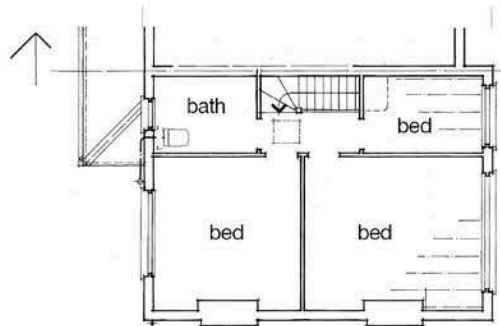
EAST ELEVATION



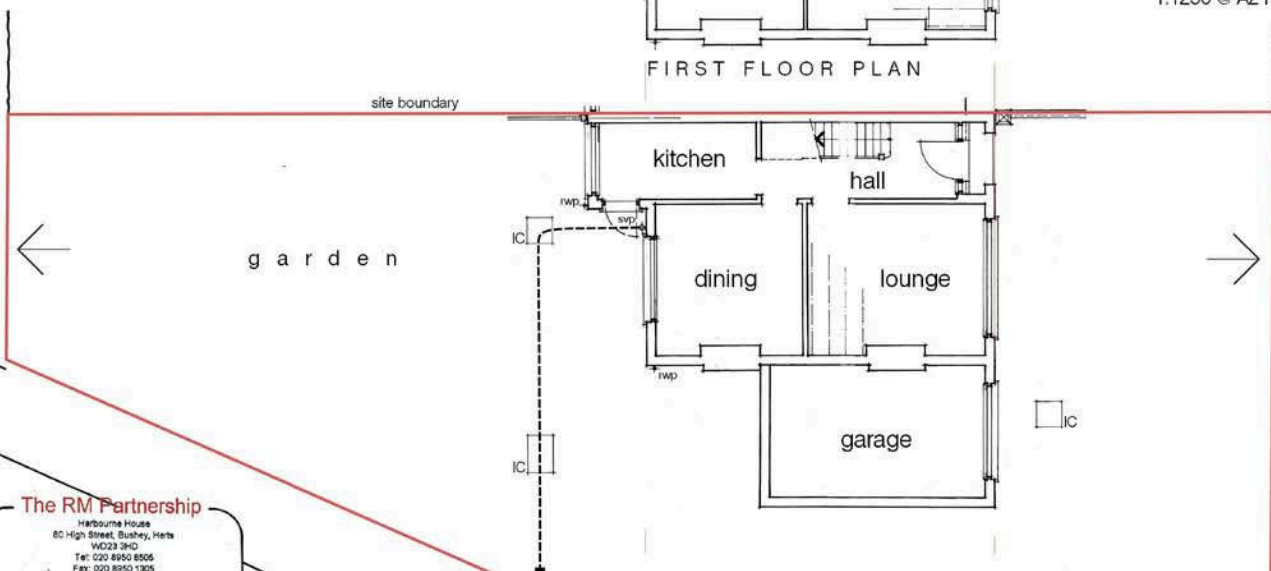
NORTH ELEVATION



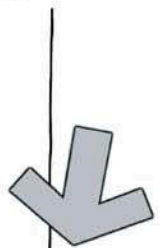
SITE LOCATION PLAN
1:1250 @ A2 FORMAT



FIRST FLOOR PLAN



GROUND FLOOR PLAN • SITE LAYOUT



VICTORIA AVENUE

RICHMOND AVENUE

The RM Partnership
 Harbourne House
 80 High Street, Bushey, Herts
 WD23 3HD
 Tel: 020 8950 8506
 Fax: 020 8950 1305
 E-mail: hm@thermpartnership.co.uk

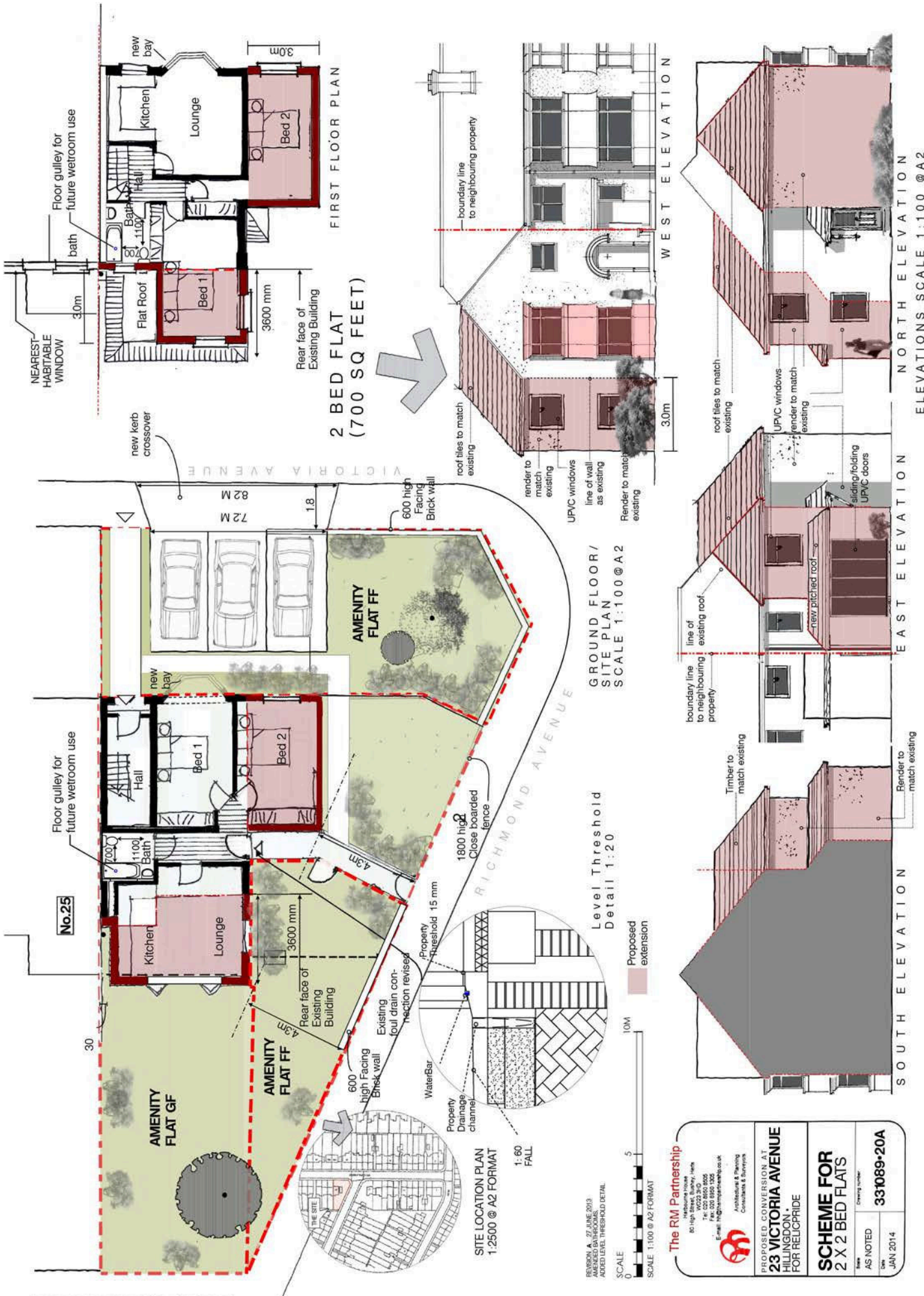
 Architectural & Planning
 Consultants & Surveyors

PROPOSED REDEVELOPMENT AT
23 VICTORIA AVENUE
 HILLINGDON •
 FOR RELICPRIDE

PLANS
 AS EXISTING

Scale AS NOTED	Drawing number 331089-01A
Date APRIL 2013	

SCALE
0 5
SCALE 1:100 @ A2 FORMAT



The RM Partnership
 Redwood House
 80 High Street, Bury, Herts
 Tel: 020 850 5005
 Fax: 020 850 5305
 E-mail: info@rmpartnership.co.uk
 Architects & Planning
 Consultants & Surveyors

PROPOSED CONVERSION AT
23 VICTORIA AVENUE
 HILLINGDON,
 FOR RELICPRIDE

SCHEME FOR
2 X 2 BED FLATS

Rev: AS NOTED
 Date: JAN 2014
 Drawing number: **331089-20A**



Notes

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Site Address

**23 Victoria Avenue
Hillingdon**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
12211/APP/2014/238

Scale
1:1,250

Planning Committee
Central & South

Date
April 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJOINING 43-44 FAIREY AVENUE HAYES

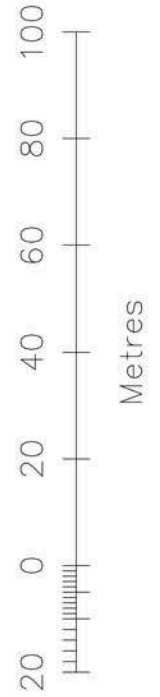
Development: Demolition of existing garage blocks and erection of a two storey, detached building containing 4 x 2-bedroom, self contained flats with associated parking and amenity space involving the installation of a cycle and bin store to front (Resubmission)

LBH Ref Nos: 69055/APP/2014/37

Date Plans Received: 07/01/2014 **Date(s) of Amendment(s):**

Date Application Valid: 07/01/2014

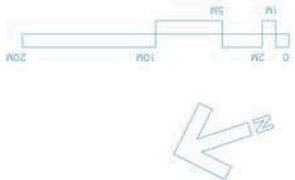
1. Do not scale from this drawing.
 2. All dimensions to be checked on site before commencing excavation or piling.
 3. In case of discrepancy in levels, elevations or depths, the contractor shall refer to the original survey data and shall be responsible for any discrepancy.
 4. The contractor shall ensure that all work is carried out in accordance with the relevant codes of practice and standards.
 5. The contractor shall ensure that all work is carried out in accordance with the relevant codes of practice and standards.
 6. The contractor shall ensure that all work is carried out in accordance with the relevant codes of practice and standards.
 7. The contractor shall ensure that all work is carried out in accordance with the relevant codes of practice and standards.
 8. The contractor shall ensure that all work is carried out in accordance with the relevant codes of practice and standards.
- Do not scale from this drawing.



REV.	DATE	DESCRIPTION
1		
JOB Land beside 43-44 Fairy Ave, Hoyes, Middx. UB3 4NY.		
TITLE Existing Location Plan		
DRG. No. 2661-01 REV.		
SCALE: 500		
DATE OF PLAN	DATE OF DEED	DATE
TOWERS ASSOCIATES Herefield Oil Terminal, Herefield Rd, Herefield, MK35 9JL TEL: 01895 812822 FAX: 01895 812822		

1. Do not scale from this drawing.
2. All dimensions to be erected on site before entering, installing or commencing.
3. In case of discrepancy in readings, contractors or others refer to TOWERS ASSOCIATES for clarification. Ultimate responsibility for correct interpretation of drawings by contractors will rest with the contractor.
4. An architect is not responsible for any drawings made by TOWERS ASSOCIATES for construction unless the drawings are specifically prepared by TOWERS ASSOCIATES for construction and are so indicated.
5. The contractor must ensure that work is completed in accordance with the drawings at all the working drawings.
6. It is the contractor's responsibility to ensure that the drawings are in accordance with the drawings of all other drawings submitted to TOWERS ASSOCIATES for approval.
7. If work commences on site before the drawings are approved by TOWERS ASSOCIATES, the contractor will be held responsible for any errors or omissions and the drawings will be deemed to be approved by TOWERS ASSOCIATES if submitted.
8. The entire use of copies produced herefrom, including the copyright and property of the drawings, shall remain the property of TOWERS ASSOCIATES and shall be returned to TOWERS ASSOCIATES if demanded.

By using this drawing the user and his or her employer accept their agreement of the above terms and conditions.

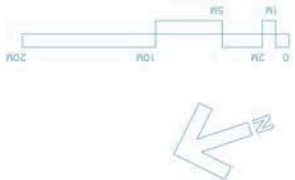


NO. 1	DATE	DESCRIPTION
JOB Land beside 43-44 Fairey Ave. Hoyes, Middx. UB3 4NY.		
TITLE Existing Block Plan		
DRG. No.	2661-02	REV. A
SCALE	1:200	
DATE DRAWN		
DATE PLOTTED		
DRAWN BY		
CHECKED BY		
DATE		

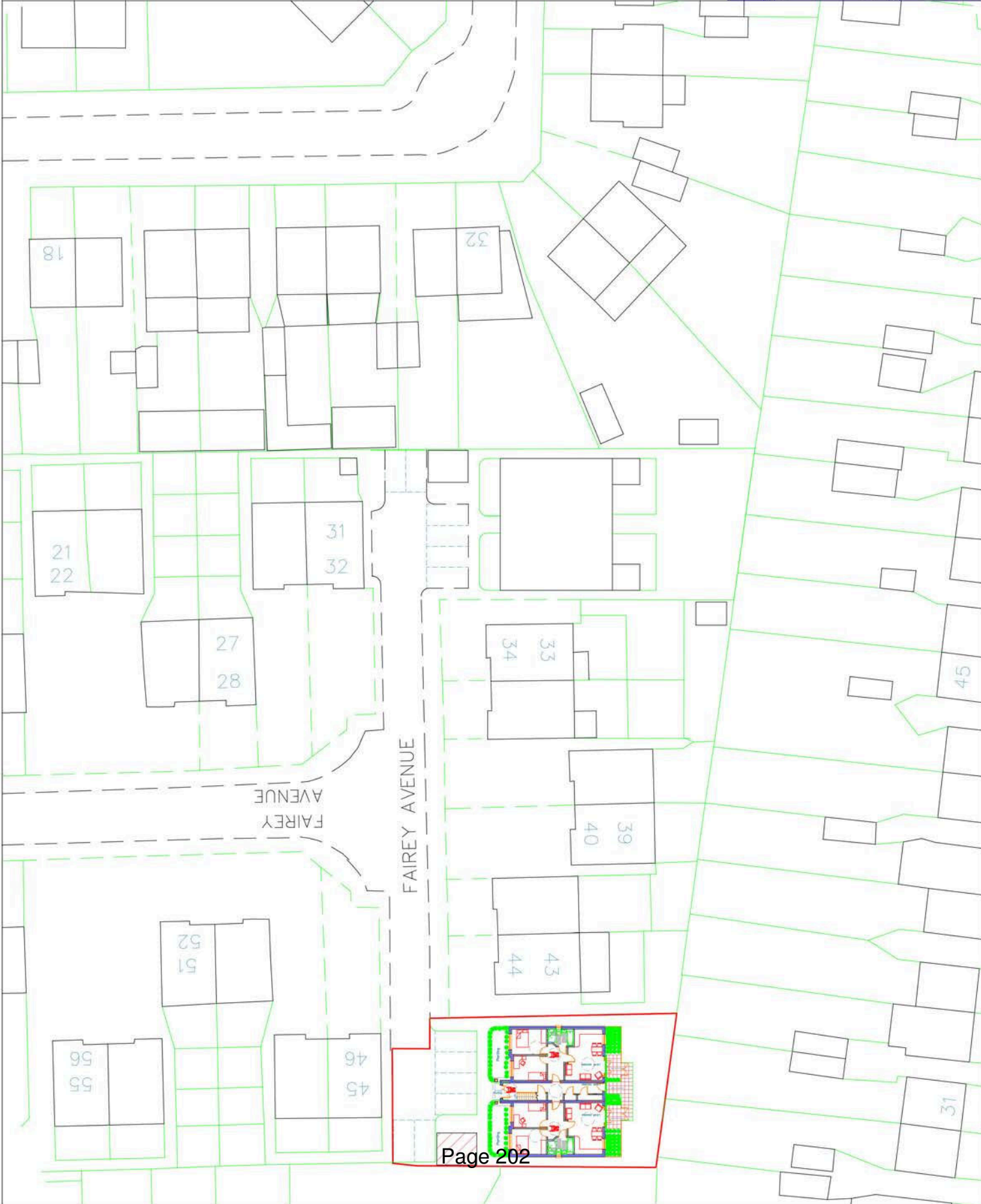
TOWERS ASSOCIATES
 Herefield Oil Terminal, Herevil, Rd.
 Herefield, MIDDX. UB3 4NY.
 TEL. 01895 812822



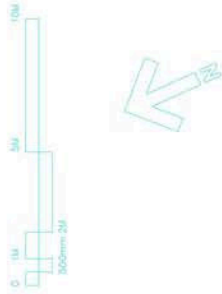
1. Do not scale from this drawing.
2. All dimensions to be erected on site before entering, installing or commencing.
3. In case of discrepancy in readings, contractors or others refer to TOWERS ASSOCIATES' drawings and specifications. The decision by contractors will not be binding.
4. An architect's certificate is required by TOWERS ASSOCIATES for construction. Certificate by contractors will not be accepted.
5. The contractor must ensure that work is completed in accordance with the latest program of all the working drawings.
6. It is the contractor's responsibility to ensure that all work is completed in accordance with the latest program of all the working drawings.
7. If work commences on site before the receipt of the certificate, TOWERS ASSOCIATES' shall not be responsible for any delays or costs incurred by the contractor.
8. The drawing is the property of TOWERS ASSOCIATES and shall not be reproduced or used in any way without the written consent of TOWERS ASSOCIATES. It is intended for use only for the project described herein.



NO.	DATE	DESCRIPTION
1	08/15/13	ISSUED FOR PERMIT
JOB Land beside 43-44 Fairey Ave. Hoyes, Middx. UB3 4NY.		
TITLE Proposed Block Plan		
DRG. No. 2661-03		REV. A
SCALE: 1" = 200'		
DRAWN BY: JTD DATE: 08/15/13	CHECKED BY: JTD DATE: 08/15/13	TOWERS ASSOCIATES Hereford Oil Terminal, Hereford, Rd. Hereford, MDDX UB3 4NY TEL: 01895 812822



- Do not scale from this drawing.
- All dimensions to be checked on site before starting materials or construction.
- In case of discrepancies in drawings, specifications or other data, the contractor shall be responsible for clarifying the same before commencing work.
- For any structure, the contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
- The contractor shall ensure that all work is completed in accordance with the approved drawings and specifications.
- The contractor shall ensure that all work is completed in accordance with the approved drawings and specifications.
- The contractor shall ensure that all work is completed in accordance with the approved drawings and specifications.
- The contractor shall ensure that all work is completed in accordance with the approved drawings and specifications.
- The contractor shall ensure that all work is completed in accordance with the approved drawings and specifications.
- The contractor shall ensure that all work is completed in accordance with the approved drawings and specifications.



REV.	DATE	DESCRIPTION
A	06/13	Final layout revised

JOB
Land beside 43-44 Fairley Ave,
Hoyts, Middx. UB3-4NY.

TITLE
Proposed Site Layout

DRG. No. 2661-104 **REV.** A

SCALE: 1:100

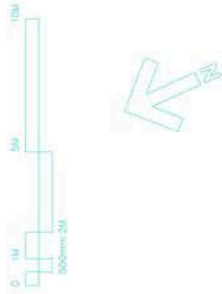
DATE: 06/13

DESCRIPTION:

DATE: 06/13

TOWERS ASSOCIATES
Hempfield Oil Terminal, Harvil, Rd,
Harfield, MPOX, UB9 6UL
TEL: 01895 812822

1. Do not scale from this drawing.
2. All dimensions to be checked on site before starting construction or permitting.
3. In case of discrepancy in drawings, dimensions which refer to TOWER ASSOCIATES shall prevail over those dimensions by contractors and not the drawings.
4. The contractor shall be responsible for the accuracy of the dimensions of the work to be done.
5. The contractor shall provide steel work in accordance with the specifications of the contract documents on site and at all project locations as indicated in the contract documents.
6. The contractor shall provide steel work in accordance with the specifications of the contract documents on site and at all project locations as indicated in the contract documents.
7. The contractor shall provide steel work in accordance with the specifications of the contract documents on site and at all project locations as indicated in the contract documents.
8. The contractor shall provide steel work in accordance with the specifications of the contract documents on site and at all project locations as indicated in the contract documents.
9. The contractor shall provide steel work in accordance with the specifications of the contract documents on site and at all project locations as indicated in the contract documents.
10. The contractor shall provide steel work in accordance with the specifications of the contract documents on site and at all project locations as indicated in the contract documents.



REV.	DATE	DESCRIPTION
A	06/13	Final layout revised

JOB
Land beside 43-44 Fairley Ave,
Hoyes, Middx. UB3 4NY.

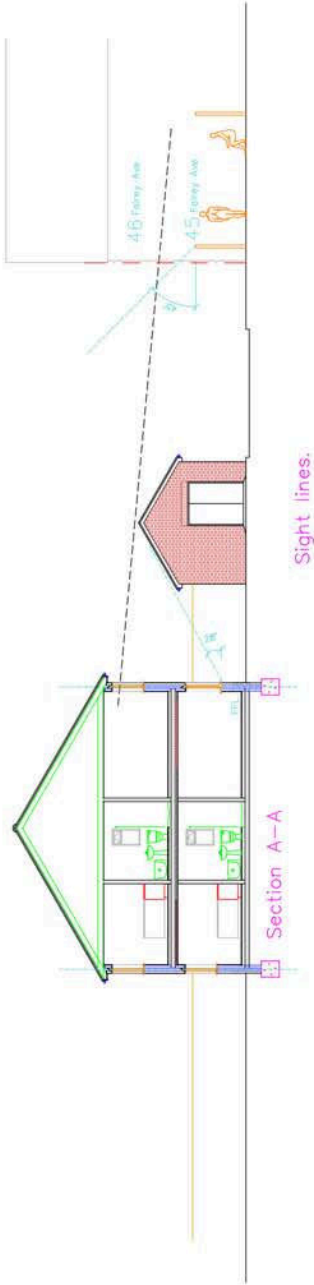
TITLE
Proposed Roof Layout

DRG. No. 2661-105 REV. A

SCALE: 1:100

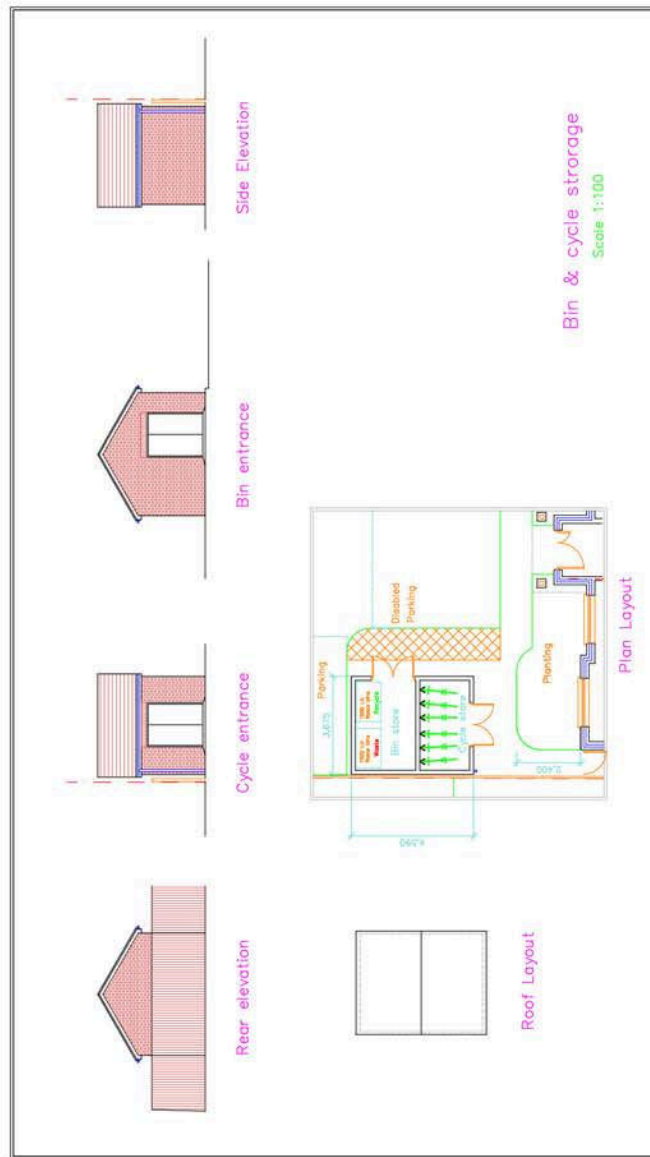
DATE: 06/13
DRAWN BY: JTD
CHECKED BY: JTD
DATE: 06/13

TOWERS ASSOCIATES
Herefield Oil Terminal, Herefield Rd,
Herefield, MK35 9JG
TEL: 01895 812822



Sight lines.

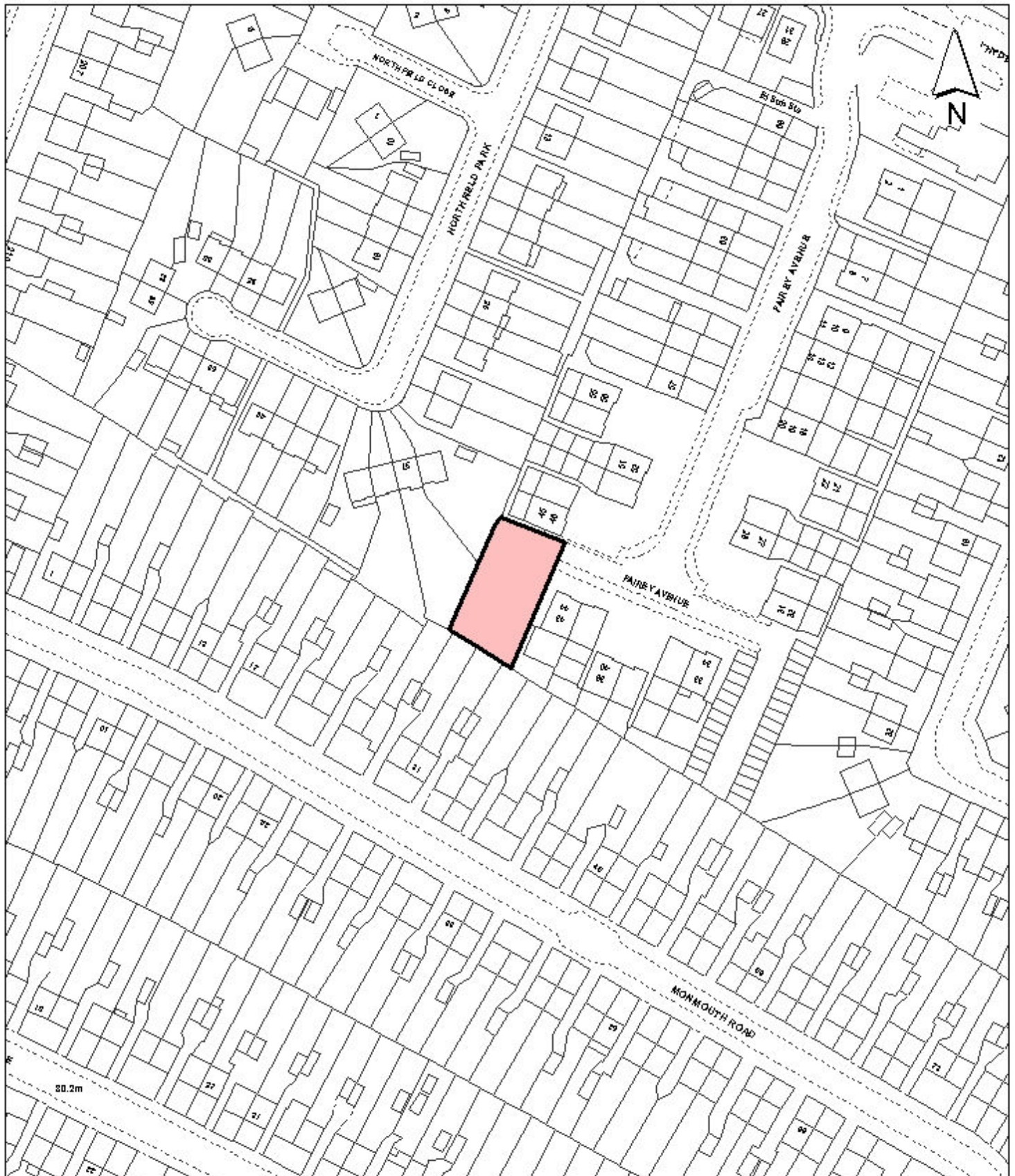
Section A-A




1. Do not scale from this drawing.
2. All dimensions to be checked on site.
3. All drawings to be checked on site.
4. All drawings to be checked on site.
5. In case of discrepancy to TOWERS ASSOCIATES, the contractor shall be responsible for any discrepancy.
6. For any information not covered by TOWERS ASSOCIATES, the contractor shall be responsible for any discrepancy.
7. The contractor shall ensure that all work is carried out in accordance with the relevant building codes and standards.
8. The contractor shall ensure that all work is carried out in accordance with the relevant building codes and standards.
9. The contractor shall ensure that all work is carried out in accordance with the relevant building codes and standards.
10. The contractor shall ensure that all work is carried out in accordance with the relevant building codes and standards.

REV.	DATE	DESCRIPTION
A	05/11/13	Final layout revised
JOB		
Land beside 43-44 Fairy Ave, Hayes, Middx. UB3 4NY.		
TITLE		
Over looking & Bins/Cycle storage		
DRG. No. 2661-107		REV. A
SCALE: 1:100	DATE: 05/11/13	BY: P. J. J. D.
	DATE: 05/11/13	BY: P. J. J. D.
	DATE: 05/11/13	BY: P. J. J. D.
TOWERS ASSOCIATES Herefield Oil Terminal, Herefield Rd, Herefield, MK35 9JG Tel: 01895 812825 Fax: 01895 812822		





<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Land Adjoining 43-44 Fairy Avenue</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">69055/APP/2014/37</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 HILLINGDON <small>COUNCIL</small>
	<p>Planning Committee</p> <p style="text-align: center;">Central and South</p>	<p>Date</p> <p style="text-align: center;">April 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address UNIT 3,THE ARENA,STOCKLEY PARK STOCKLEY ROAD WEST DRAYTO
MIDDLESEX

Development: Installation of 2 retractable awnings to entrance

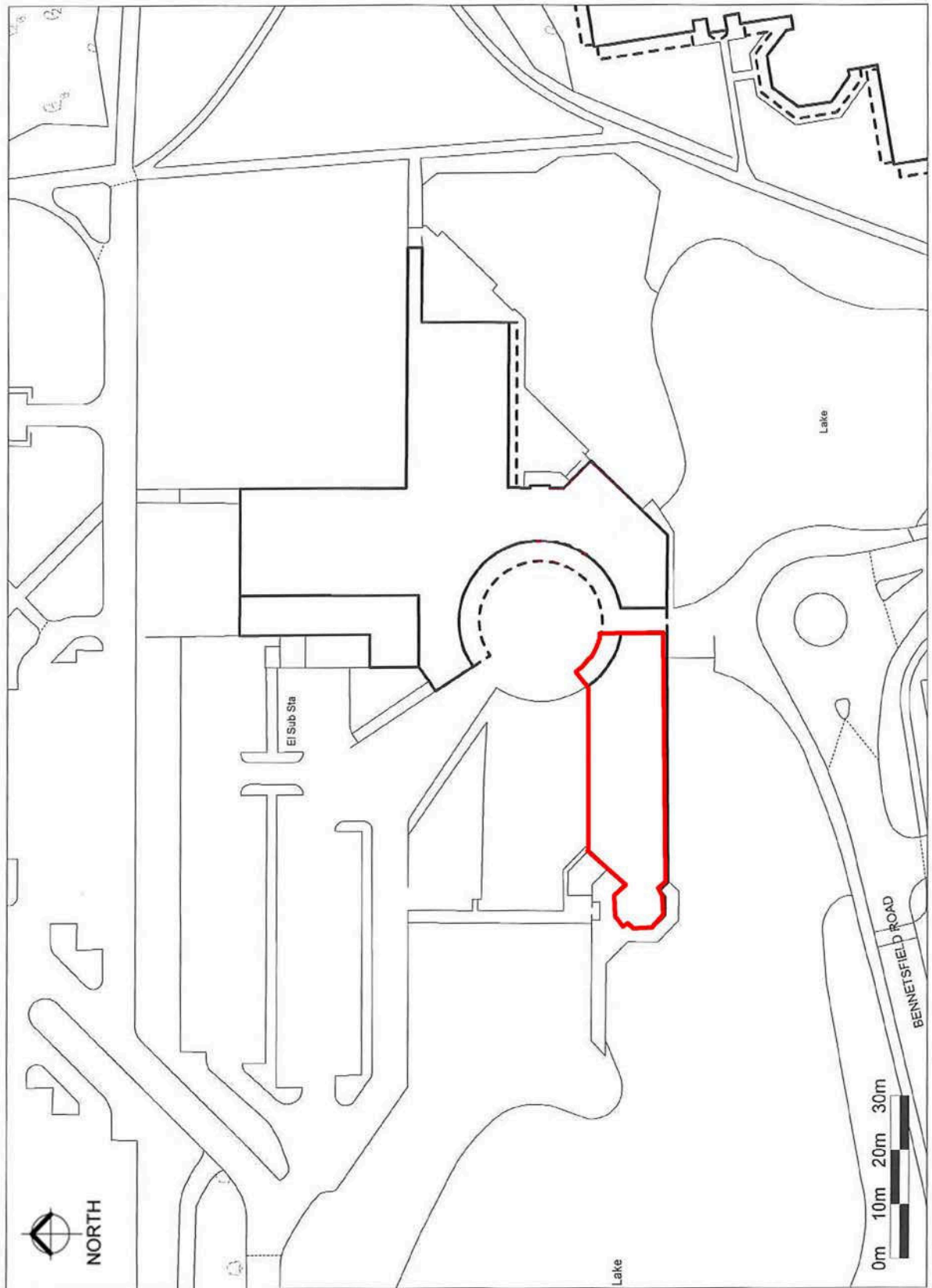
LBH Ref Nos: 68933/APP/2013/3242

Date Plans Received: 01/11/2013

Date(s) of Amendment(s): 01/11/0013

Date Application Valid: 25/11/2013

The Arena, Stockley Park



1.1250 @ A4

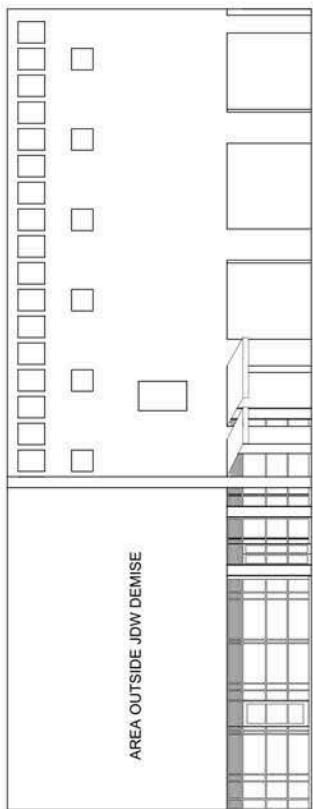


Do not scale off this drawing. All dimensions to be checked on site prior to construction. The drawings are for information only. No responsibility is taken for any errors or omissions. The drawings are to be used for the construction of the building and related drawings.

REVISIONS

FIRST ISSUE

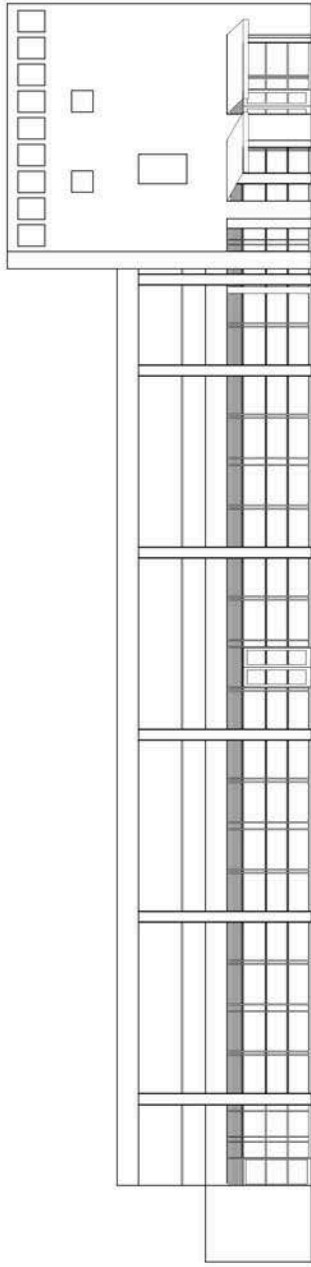
13/11/13 DC



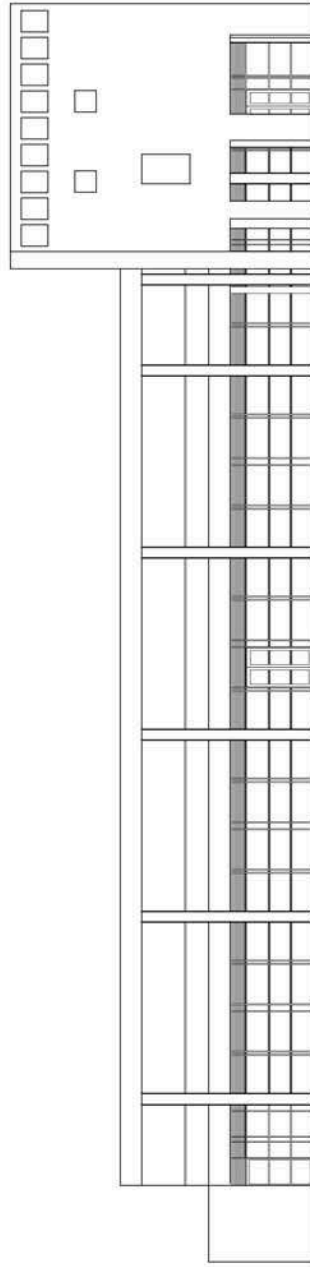
East Elevation Proposed



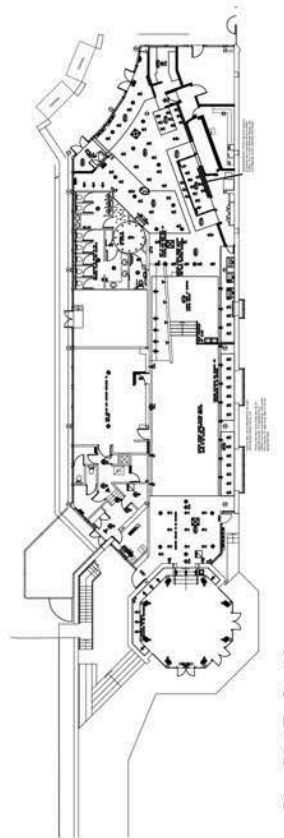
East Elevation Existing



North Elevation Proposed



North Elevation Existing



Plan (Not To Scale)



JAMISON IBC ARCHITECTS INTERIOR DESIGNERS

client JD WETHERSPOON PLC

project THE WHITE HOUSE, UXBRIDGE UB11 1AA

title EXISTING AND PROPOSED ELEVATIONS

date NOV 2013

scale 1:100 @ A1

job no. PH 5299-1

drawn by. AVD

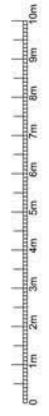
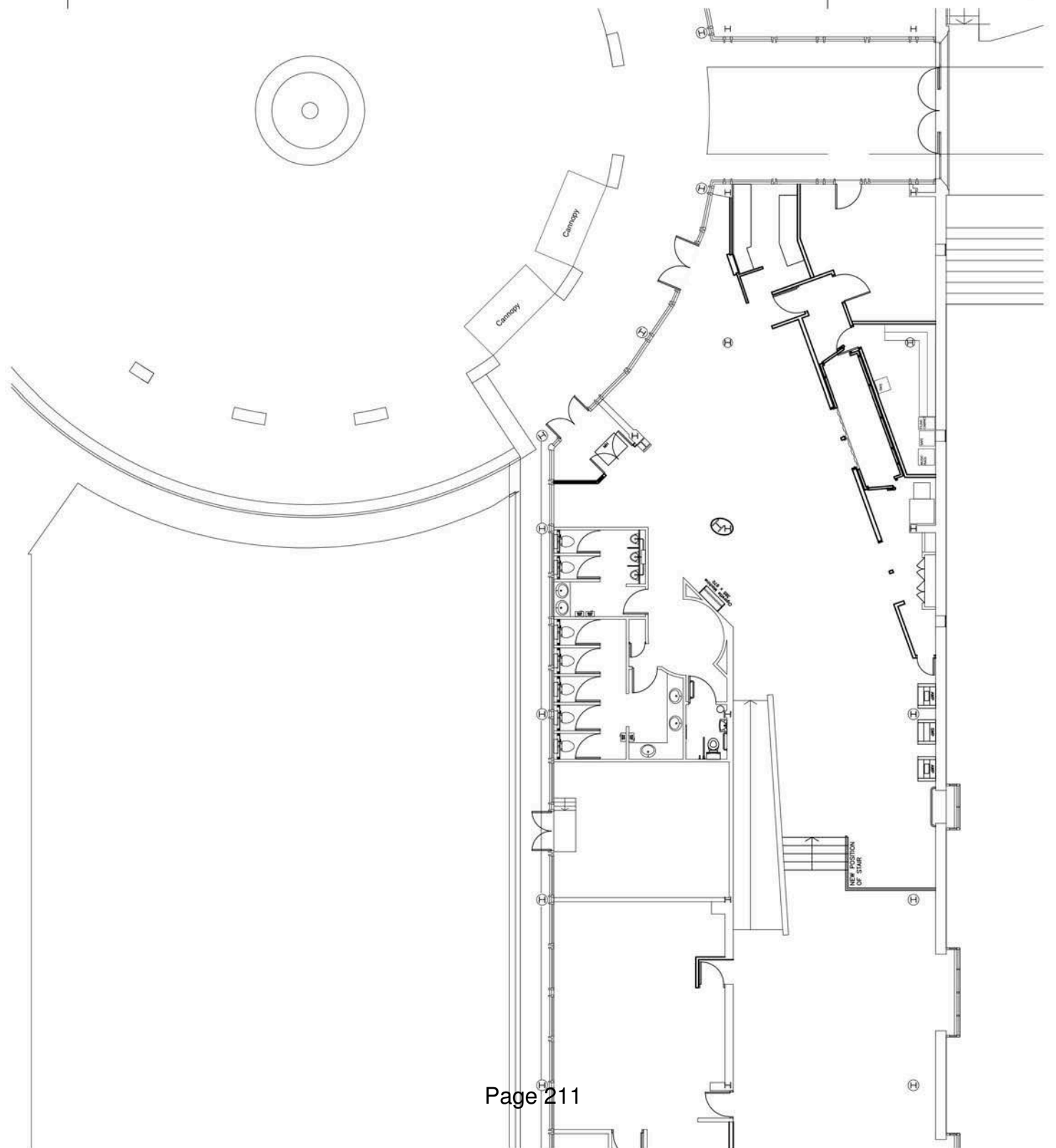
checked DC



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REVISIONS

- FIRST ISSUE 13.11.13 OC



HARRISON INCE ARCHITECTS INTERIOR DESIGNERS

client JD WETHERSPOON PLC

project THE WHITE HOUSE, UXBRIDGE
UB11 1AA

title PROPOSED PLAN

date NOV 2013 scale 1:100 ● A2

job no. PN 5299-1 drawg. no. AL01

drawn OC checked

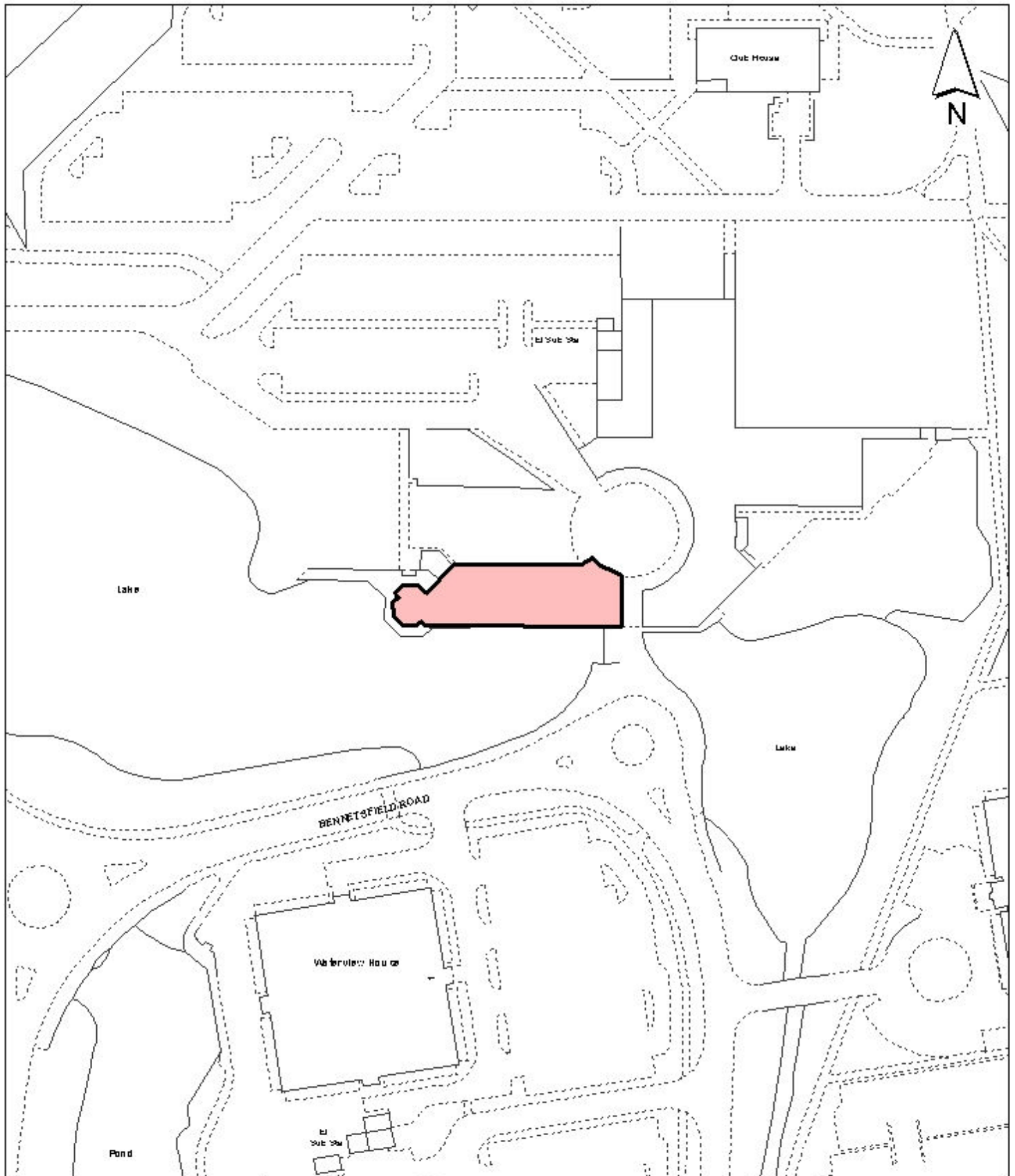
2, Jervis Street, South Hill
Weybridge, MIDDLESEX, UK
Tel: 0181 238 2017
Fax: 0181 238 2017
E: h.ince@harrisonince.com

PHOTOMONTAGE OF PROPOSED SCHEME - Option 4


- Overhead protection provided by 2 No. Folding-Arm Awnings with branded covers & valances.



 <p>breezefree[™] ORIGINAL ALFRESCO THINKING</p>	<p>T: +44 (0)20 8877 3030 F: +44 (0)20 8870 6877 E: info@breezefree.com W: www.breezefree.com</p>	<p>A102 Riverside Business Centre Bendon Valley London SW18 4UQ</p>	<p><small>© COPYRIGHT STATEMENT - All copyright, design rights and design and property rights, in the text and designs of our literature) are and will remain the property of Breezefree Ltd. The Breezefree SmartScreen system is a patent protected in the EU and is the subject of patent applications in other countries. Any infringement of these rights will be pursued vigorously.</small></p> <p>ACID <small>ANTI-COPYRIGHT DESIGN</small></p>	<p>Drawing No: 42912/1B Date: 22.07.13 Scale: NA Drawn By: EH</p>	<p>Client: JD Wetherspoon Site: White house Uxbridge Revision: B - New branding option shown</p>
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Notes

 Site boundary

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Site Address

**Unit 3, The Arena
Stockley Park
Stockley Road**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

68933/APP/2013/3242

Scale

1:1,250

Planning Committee

Central and South

Date

April 2014



HILLINGDON
LONDON

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