



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 24 JUNE 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

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Peter Curling (Labour Lead)
Duncan Flynn
Raymond Graham
Henry Higgins
John Morse
Jas Dhot
David Yarrow

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting held on 25 March 2014 1 - 12
- 4 To sign and receive the minutes of the previous meeting held on 15 April 2014 13 - 24
- 5 To sign and receive the minutes of the previous meeting held on 5 June 2014 25 - 26
- 6 Matters that have been notified in advance or urgent
- 7 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	226 Swakeleys Road, Ickenham - 21277/APP/2014/889	Ickenham	Two storey building to include habitable roofspace to provide 2 x 1-bed, 3 x 2-bed and 4 x 3-bed self contained flats with associated parking and amenity space involving installation of crossover to front and demolition of existing dwelling house. Recommendation: Approval subject to S106 Agreement	27 - 46 160 - 166

9	46 Dawlish Drive, Ruislip - 49706/APP/2014/707	Manor	Single storey front extension involving conversion of garage to habitable room (Part Retrospective). Recommendation - Refusal	47 - 54 167 - 172
10	Land adjacent to 51 and 53 Pembroke Road, Ruislip - 66982/APP/2014/475	Manor	Two storey, 3-bed attached dwelling with associated parking and amenity space involving alteration to existing roof of No.51 installation of bin store and cycle store and alterations to existing vehicular crossover. Recommendation: Approval subject to S106 Agreement	55 - 74 173 - 179
11	13 and land forming part of 13, Linksway, Northwood - 53509/APP/2014/722	Northwood	Two storey, 6-bed, detached dwelling with habitable roofspace and basement with associated parking and amenity space involving installation of vehicular crossover to front, relocation of existing crossover and relocation of existing detached garage. Recommendation: Approval subject to S106 Agreement	75 - 94 180 - 200
12	43 Harlyn Drive, Northwood - 69719/APP/2014/1104	Northwood Hills	Single storey rear extension and conversion of roof space to habitable use to include rear dormer with Juliette balcony, 3 front rooflights and conversion of roof from hip to gable end and additional hardstanding to front. Recommendation - Approval	95 - 106 201 - 214

13	10 Hillside Rise, Northwood - 69492/APP/2014/168	Northwood Hills	Demolition of existing attached garage and erection of single storey side/rear extension to include habitable roofspace, conversion of existing roofspace to habitable use to include a front dormer and 8 side rooflights, porch to front and alterations to side elevations. Recommendation - Approval	107 - 120 215 - 218
14	The Ferns, Withy Lane, Ruislip - 6885/APP/2014/987	West Ruislip	2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing Use Class B2 building. Recommendation: Approval subject to S106 Agreement	121 - 142 219 - 224

PART II - Members Only

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

15	Enforcement Report	143 - 150
16	Enforcement Report	151 - 158

Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

25 March 2014

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



HILLINGDON
LONDON

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

childcare within the domestic setting.

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

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

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

A Ward Councillor spoke and the following points were raised:

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

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

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

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

Resolved -

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

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

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

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

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

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

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

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

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

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

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

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

	<p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation contained in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer’s report and as amended by the committee was agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	<p>Adrien Waite</p>
<p>198.</p>	<p>ENFORCEMENT REPORT (Agenda Item 16)</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation contained in the officer’s report was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved –</p> <p>1. That the enforcement actions as recommended in the officer’s report and as amended by the committee was agreed.</p> <p>2. That the Committee resolve to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt</i></p>	<p>Action by</p> <p>Matthew Duigan & Adrien Waite</p>

	<i>information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i>	
	The meeting, which commenced at 7:30 pm, closed at 9.55 pm.	

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

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Minutes

NORTH PLANNING COMMITTEE

15 April 2014

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Raymond Graham, Michael Markham, Carol Melvin, David Yarrow, David Allam (Labour Lead) and Robin Sansarpuri</p> <p>Also Present: Cllr Jonathan Bianco (Items 7 and 8) Cllr Andrew Retter (Items 7, 8 and 9) Cllr Philip Corthorne (Item 12)</p> <p>LBH Officers Present: Matthew Duigan, Planning Service Manager Syed Shah, Highway Engineer Adrien Waite, Major Applications Manager Sarah White, Principal Legal Advisor Danielle Watson, Democratic Services Officer</p>
199.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
200.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
201.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETING HELD ON 6 MARCH 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 6 March 2014 were agreed as a correct record.</p>
202.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
203.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>All items were considered in Part I, with the exception of items 14, 15, 16 and 17 which were considered in Part II.</p>

204.	<p>4A EASTBURY AVENUE, NORTHWOOD - 36828/APP/2014/184 (<i>Agenda Item 6</i>)</p> <p>Part two storey, part single storey front/side/rear extension involving raising of roof.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The application was deferred for a Members Site visit which took place on the 25th March 2014.</p> <p>The key issue was whether the proposed extensions would be detrimental to the character and appearance of the original house and to the appearance of the area, which was adjacent to a Conservation Area. Officers remained of the view that the proposal was unacceptable in this regard.</p> <p>Members were in agreement that the proposals would have a severe impact on neighbouring properties.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – That the application be refused as per the officers’ report.</p>
205.	<p>1A RAVENSWOOD PARK, NORTHWOOD - 40455/APP/2013/3472 (<i>Agenda Item 7</i>)</p> <p>Two storey 3 bed detached dwelling with habitable roofspace and installation of vehicular crossover, involving demolition of existing shed.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>It was noted that a Members site visit had taken place with respect to this proposal, and that there was relevant planning history in the form of a grant of planning permission for the erection of an attached dwelling and extensions to the existing property. Whilst the current proposal was different from the previously approved scheme, this decision was material in particular with respect to the principle of additional built form to provide a dwelling, plot sizes and access arrangements.</p> <p>It was noted by Members that the site was located in a prominent location, principally due to the change in levels, however the proposed dwelling would be quite similar in appearance and with respect of its height and set back from Elgood Avenue to the existing property at no.1 Elgood Avenue. The site was not located within an Area of Special Local character and overall it was not considered that the proposal would be so harmful to the character and appearance of the area so as to warrant refusal.</p> <p>Members noted that should approval be given that the proposals would be subject to a legal agreement.</p> <p>The Chairman highlighted that the wrong ward had been named in the officers' report. Northwood Hills was the correct ward.</p> <p>In accordance with the Council’s constitution a representative of the petition received in objection of the proposals was invited to address the meeting. The lead petitioner spoke on behalf of the petitioners and raised the following points:</p>

- The Northwood Hills Residents Association were in objection to the proposals.
- The Gatehill Estate was an area of Special Character.
- Glad there had been mention of the legal position between the two applications.
- Enforcement was costly and time consuming.
- Concern that the case officer dismissed comments of the planning conservation officer.
- The conservation officer considered that the application be refused.
- The proposed front garden would be 50% smaller which was garden grabbing.
- There were sharp rises in levels.
- The proposed building would be over dominant.
- That the application should be refused as per the Hillingdon Local Plan BE1, BE5, BE13, BE14 AND BE19.

The Chairman highlighted that the agent had sent an email to Members of the Committee.

Local Ward Councillors also spoke regarding the proposals and made the following comments:

- Technical reasons had been covered by the petitioner.
- Supported the petitioners in objection to the proposals.
- Concern that there would be a hugely dominant effect on the locality.
- The level of the garden was 12 feet higher.
- It was like a 4 storey building.
- An unpleasant fence had already been subject to enforcement action which had now been repainted.
- Ravenswood Park was a dense development in the immediate area.
- A bungalow would be more appropriate.
- The application should be refused.
- Parking was a problem in the local area.
- The road was narrow.
- Schools were in local proximity.
- The road was often used as a cut through.

The Chairman highlighted that Members had undertaken a site visit without the plans that were before them now. The Chairman stated that there were very significant level changes and had concern about the impact. It was noted by Members that material consideration had to be taken into account and that if the application did go forward that a legal agreement would need to be drawn up.

Members discussed the application and all agreed that the proposals were not in keeping with the local area. It was highlighted that it was likely the application would go to appeal. The reasons for refusal were discussed and it was agreed by Members that the siting, levels, reduction of garden area and overall bulk, scale and massing would have a detrimental impact on the character and appearance of the area overall and the Gatehill Area of Special Local Character. A legal agreement was also needed to prevent the implementation of the previous planning application.

It was moved that the application be refused, refusal was seconded and on being put to the, vote was unanimously agreed.

Resolved - That the application be refused.

Reasons for refusal - The proposed development by virtue of its prominent siting, levels, reduction of garden area and overall bulk, scale and massing would represent an incongruous feature having a detrimental impact on the character and appearance of the area overall and the Gatehill Area of Special Local Character contrary to Policy BE1 of the Hillingdon Local Plan Part 1: Strategic Policies (November 2012) and Policies BE5, BE13, and BE19 of the Hillingdon Local Plan Part 2: Saved Policies UDP (November 2012)

In the absence of a robust and binding legal agreement to prevent the implementation of the previous planning permission (Reference 40455/APP/2012/1376 dated 24th August 2012) the cumulative impact of the developments if both implemented would represent an incongruous feature having a detrimental impact on the character and appearance of the area overall and the Gatehill Area of Special Local Character, fail to provide adequate levels of amenity for future occupiers and fail to provide adequate levels of car parking. The cumulative development would therefore be contrary to Policy BE1 of the Hillingdon Local Plan Part 1: Strategic Policies (November 2012) and Policies BE5, BE13, BE19, BE23, AM7 and AM14 of the Hillingdon Local Plan Part 2: Saved Policies UDP (November 2012), Policy 3.5 of the London Plan and the Hillingdon Design and Accessibility Statement - Residential Layouts.

206. **LAND ADJACENT TO UPLANDS, FORE STREET, EASTCOTE - 69371/APP/2013/2230** (*Agenda Item 8*)

To use existing farmland for the purposes of providing dog walking services.

Officers introduced the report and outlined details of the application.

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

It was noted that the proposal would introduce a commercial dog walking use within the Green Belt.

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. The lead petitioner raised the following points:

- Was speaking on behalf of residents living in Uplands.
- Welcomed the officers' report.
- The site had been cleared within the past 8 months.
- There would be an impact on residents' lives.
- Concern about health and safety.
- The land was allegedly polluted with asbestos.
- The fencing was not adequate to protect young children and the elderly.
- There would be impact on noise pollution.
- Questioned the maximum amount of dogs on site there would be.
- What would the out buildings be used for?
- There was a school in close proximity which was due to be expanded.
- Supported officers' recommendation.

Local Ward Councillors also spoke regarding the proposals and made the following comments:

- The area was one of the best dog walking areas in the Borough.
- The facility was not needed.
- The area was of special interest.
- Fore Street was like a country lane.
- The noise would be significant.
- Would like to be assured that the asbestos had been disposed of appropriately.
- Was a great place to meet with people.
- Questioned whether the dogs would be kept on the premises for the whole day.
- Could hear dogs barking from Harefield Dogs Trust.
- Could hear dogs barking through double glazing.

The Committee discussed the application. Members were unsure of the intensity of the proposals and questioned why the facility was needed when Ruislip Woods was in close proximity.

The recommendation for refusal was moved, seconded and on being put to the vote was agreed with 6 votes in favour and 1 against.

Resolved – That the application be refused as per the officers’ report.

207. **LAND REAR OF 81-93 HILLIARD ROAD, NORTHWOOD - 64786/APP/2013/1434**
(Agenda Item 9)

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

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The application related to a builders yard site at the rear of 81-93 Hilliard Road and seeks permission to erect 2 x two storey, 3- bed detached dwellings with associated parking and amenity space.

The development would be accessed via an existing alley which ran between Nos. 83 and 85 Hilliard Road. The access route was considered appropriate to service a larger residential development of 3 units under a previous appeal; this decision was a material consideration which must give significant weight.

In accordance with the Council’s constitution a representative of the petition received in objection of the proposals was invited to address the meeting. The lead petitioner spoke on behalf of the petitioners and raised the following points:

- The Northwood Hills Residents Association had objections.
- The development did not harmonize with the surrounding area.
- The design was over dominant.
- The proposals were in close proximity to existing properties.
- The access was too narrow to accommodate vehicles.

- Threat to safety was a reason for refusal in 2009.
- There was a high brick wall at the bottom of their gardens.
- Proposals would result in garden grabbing.

A representative of the applicant raised the following points:

- The proposals would make use of the existing areas.
- This application was seeking 2 properties, not the 3 previously proposed.
- Would replace existing ruined buildings.
- There would be traditional features and materials used.
- The proposals were compliant.
- There would be a 50% reduction of the buildings.
- The applicant would provide a high quality development.
- Consultation was undertaken with local residents, unfortunately specific wishes could not be met.
- Hoped the Committee noted the efforts made.
- Was important to note that the petitioner had quoted previous planning evidence.
- The site had been used for the past 23 years as a builder's yard.

A local Ward Councillor spoke regarding the proposals and made the following comments:

- The agent had gone a long way, but not far enough.
- Hilliard Road was a narrow road and was often congested.
- It was hard to find parking on Hilliard Road.
- There was a Nursery nearby.
- The proposals were over dominant.
- Had never observed a lorry on the slip road.

Officers explained that there was a 22.6 separation distance to the rear extension to other houses. It was further explained that the planning inspector had previously found that the access to the proposed site was acceptable.

The resolution was amended to include a 5% Project management and Monitoring contribution within the legal agreement.

The recommendation for approval with the above change and changes in the addendum was moved, seconded and on being put to the, vote was agreed with 5 votes, with 2 votes against.

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

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

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

2.2 That in respect of the application for planning permission, the applicant

	<p>meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.</p> <p>2.3 That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.</p> <p>2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Culture and Green Spaces then delegated authority be granted to the Head of Planning, Culture and Green Spaces to refuse the application for the following reason:</p> <p>'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.'</p> <p>2.5 That subject to the above, the application be deferred for determination by the Head of Planning, Culture and Green Spaces under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.</p> <p>2.6 That the conditions outlined in the officers' report and addendum be imposed.</p>
208.	<p>58 HALFORD ROAD, ICKENHAM - 12657/APP/2013/3713 (<i>Agenda Item 10</i>)</p> <p>Boundary wall and gate to front (Part Retrospective).</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The application related to 58 Halford Road and sought part retrospective permission for a boundary wall and gate, which would involve a substantial re-build of the existing wall by reducing the height of the front piers and removal of the existing railings and gate. Officers consider that the development as proposed would be acceptable both in respects of its visual appearance and pedestrian and highway safety.</p> <p>The recommendation for approval was moved, seconded and on being put to the, vote was unanimously agreed.</p> <p>Resolved – That the application be approved as per the officers report.</p>
209.	<p>66 LONG LANE, ICKENHAM - 39319/APP/2014/53 (<i>Agenda Item 11</i>)</p> <p>Two storey detached building with habitable roofspace for use as 8 x 2 bed and 1 x 3 bed flats with associated amenity space and parking, involving demolition of existing dwelling.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p>

In relation to the character and appearance of the area, the previously permitted development was a significant material consideration. Having regard to this, which was very similar in terms of overall design, scale and bulk it was not considered that the development would have an unacceptable impact on the street scene or the Ickenham Village Conservation Area.

The resolution was amended to include a £20,000 travel plan bond within the legal agreement.

The recommendation for approval including the above change and changes in the addendum was moved, seconded and on being put to the, vote was unanimously agreed.

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

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

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

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

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

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

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

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

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

5. That the conditions outlined in the officers report and changes to the addendum be attached.

210. **4 POPLAR CLOSE, RUISLIP - 69660/APP/2013/3803** *(Agenda Item 12)*

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

Officers introduced the report and outlined details of the application.

The application related to a semi-detached within the Ruislip Village Conservation Area and sought permission for the erection of a part two storey, part single storey side and rear extension and the conversion of the integral garage to habitable use.

The development maintains adequate amenity space and car parking for the proposed development. The proposed development also complied with the Council's guidance on residential extensions and it was not considered it would have any unacceptable impacts on neighbouring occupiers by way of loss of light or over dominance.

In relation to the appearance to the development within the street scene it was noted that the development complies with the guidance set out within residential extension and the Council's Conservation officer considered the scheme (which had been amended to address their initial comments) would have an acceptable appearance within the Conservation Area.

A local Ward Councillor spoke regarding the proposals and made the following comments:

- Was surprised that the conservation officer had withdrawn their previous concerns.
- Case Officer had identified potential issues.
- Poplar Close was a small residential close.
- There were lack of residents which meant lack of petitioners; however, there was not a lack of feeling.
- There would be significant shadows from the existing building.
- Parking was a premium in the local area.
- Condition use of appropriate materials.

Members had listened to the points raised by the local Ward Councillor; however, it was felt that there was no reason to refuse the application.

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

Resolved – That the application be approved as per the officers' report.

211. **106 QUARTERLY MONITORING REPORT** (*Agenda Item 13*)

The Committee received a report setting out the S106 Quarterly Monitoring Report.

Resolved - That the report be noted.

212. **ENFORCEMENT REPORT** (*Agenda Item 14*)

Officers introduced the report and outlined details of the application. Members agreed to extend the compliance period to 4 months.

The recommendation contained in the officer's report was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

1. That the enforcement actions as recommended in the officer's report

were agreed with the compliance period amended to 4 months.

- 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.**

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

213. **ENFORCEMENT REPORT** (Agenda Item 15)

Officers introduced the report and outlined details of the application.

The recommendation contained in the officer's report was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

- 1. That the enforcement actions as recommended in the officer's report were agreed.**
- 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.**

This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).

214. **ENFORCEMENT REPORT** (Agenda Item 16)

Officers introduced the report and outlined details of the application.

The recommendation contained in the officer's report was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

- 1. That the enforcement actions as recommended in the officer's report were agreed.**
- 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.**

	<p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
215.	<p>ENFORCEMENT REPORT (Agenda Item 17)</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation contained in the officer's report was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report were agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.30 pm, closed at 9.35 pm.</p>

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

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Agenda Item 5

Minutes

NORTH PLANNING COMMITTEE

5 June 2014

Meeting held at Council Chamber - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Duncan Flynn, Raymond Graham, Henry Higgins, David Yarrow, Peter Curling (Labour Lead), John Morse and Jasjot Singh</p>
1.	<p>ELECTION OF CHAIRMAN (<i>Agenda Item 1</i>)</p> <p>RESOLVED: That Councillor Eddie Lavery be elected Chairman of the North Planning Committee for the 2014/2015 municipal year.</p>
2.	<p>ELECTION OF VICE-CHAIRMAN (<i>Agenda Item 2</i>)</p> <p>RESOLVED: That Councillor John Morgan be elected Vice-Chairman of the North Planning Committee for the 2014/2015 municipal year.</p>
	<p>The meeting, which commenced at 8.55 pm, closed at 8.56 pm.</p>

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

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Report of the Head of Planning, Sport and Green Spaces

Address 226 SWAKELEYS ROAD ICKENHAM

Development: Two storey building to include habitable roofspace to provide 2 x 1-bed, 3 x 2-bed and 4 x 3-bed self contained flats with associated parking and amenity space involving installation of crossover to front and demolition of existing dwelling house

LBH Ref Nos: 21277/APP/2014/889

Drawing Nos: LOCATION PLAN
Design and Access Statement
1731/1
1731/2 REV D
1731/3 REV B
1731/4 REV E

Date Plans Received: 14/03/2014 **Date(s) of Amendment(s):** 10/06/2014
Date Application Valid: 27/03/2014 14/03/2014

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 £20,454 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 before the 31st of July 2014, 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 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1731/2 Rev C, 1731/3 Rev A, 1731/4 Rev D and 639-01 (Tree Protection Plan) and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES6 Levels

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

REASON

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

4 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:

- Design and Access Statement
- Arboricultural Impact Assessment
- Tree Protection Plan (639-01)
- Transport Statement

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 6. Specify

5 RES7 Materials (Submission)

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

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

REASON

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

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

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

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including disabled parking and demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g 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 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

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, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011)

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

8 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing No. 228 Swakeleys Road and No. 224 Swakeleys Road.

REASON

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

9 RES13 Obscure Glazing

The first floor window(s) facing No. 228 Swakeleys Road and No. 224 Swakeleys Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

10 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the

development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

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

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

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

11 RES16 Code for Sustainable Homes

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

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

REASON

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

12 RES22 Parking Allocation

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

REASON

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

13 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of

0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

14 RES24 Secured by Design

The dwellings 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

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £10,185.00 from Section 8 of Spreadsheet which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

2 I1 Building to Approved Drawing

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

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise 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 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.

5 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

6 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 - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

7 14 Neighbourly Consideration - include on all residential exts

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

8 147 Damage to Verge - For Council Roads:

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 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).

10 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.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
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.
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.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
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 3.4	(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 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
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

11 I6 **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.

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application relates to a large two storey detached dwelling located on the north western side of Swakeleys Road. The dwelling is set approximately 15 metres back from the road by an area of hard landscaping which provides off-street parking for the occupiers of the property. To the rear of the property is a large soft landscaped garden with outbuildings. The property is of a generous scale with a high number of rooms and an indoor swimming pool. There is evidence that the property has not been fully utilised as a residential property for some time, including a general lack of maintenance.

Opposite the site is a grassed island site with mature trees which forms the junction with Woodstock Drive and Roker Park Avenue. To the south of the application site is a planted bed which marks the siting of the Gospel Oak, an ancient tree.

The application site is sited to the north of a dip in the road, with ground levels rising gently to the north. Adjoining the site to the south is No. 228, previously a detached house but has recently been demolished and construction work is underway to erect a block of 7no. flats. Immediately in front of the application site, on the boundary with No.228 is a bus stop. To the north is No. 224, a large detached residential property.

There are numerous mature trees within the site's boundary. The site is covered by Tree Protection Order 621, has a PTAL score of 1 and is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan.

3.2 **Proposed Scheme**

The proposed scheme involves the demolition of the existing large detached dwelling and the construction of a new two storey building with habitable rooms in the roofspace. The building would provide 9 flats as follows: 2 x 1 bedroom, 3 x 2 bedroom and 4 x 3 bedroom. Also proposed are 12 parking spaces, cycle parking, bin/recycling storage and external amenity space.

The proposed building would have a staggered footprint which is similar to the existing

building on the site. The building would be set further from the highway towards the southern boundary and nearer to the highway to the north. The building would have a central two storey projecting gable in the principal elevation with three bay windows at ground floor level and two small partial dormer windows in the southern recessed section of the principal elevation. The roof form of the building would consist of traditional pitched roofs, with a maximum height above ground level of 10 metres.

The land in front of the application site would provide space to park 12 cars, including the provision of one disabled space (No.7). A cycle store and bin store would also be provided. A new access point will be created centrally within the front boundary of the site to provide access to the highway. Gates are proposed with a width of 5.2m and the access would be 6.8m wide at the highway. Permeable paving is proposed within hardstanding areas.

To the rear of the building would be a communal garden area which would provide shared amenity space for the occupiers of the proposed flats. Private sections of garden area/defensible space are proposed to the rear of the ground floor units in order to protect their privacy from overlooking within the shared amenity space.

3.3 Relevant Planning History

21277/75/1827 226 Swakeleys Road Ickenham
Res.development - House conversion (Full) (P)

Decision: 02-03-1976 Approved

21277/A/76/0645 226 Swakeleys Road Ickenham
Householder development - residential extension(P)

Decision: 29-06-1976 Approved

21277/B/79/2325 226 Swakeleys Road Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 11-02-1980 Approved

21277/C/80/2120 226 Swakeleys Road Ickenham
Householder dev. (small extension,garage etc) (P)

Decision: 06-03-1981 Approved

Comment on Relevant Planning History

The site has been the subject of a small number of historical applications for householder extensions. In 2006 a request was made for pre-application advice regarding the conversion of the property to a residential care home, however no subsequent application was submitted.

The adjoining site to the south has recently been granted consent for the demolition of the previous detached two storey residential property and the construction of a property containing 7 no. flats (ref. 11246/APP/2013/827).

4. Planning Policies and Standards

No additional policies.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- 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.
- 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.
- H3 Loss and replacement of residential accommodation
- H4 Mix of housing units
- 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 3.4 (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 6.13 (2011) Parking
- LPP 6.9 (2011) Cycling
- 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

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 occupiers and the Ickenham Residents Association were consulted on the proposal on the 31/03/14 and a site notice was displayed that expired on the 03/05/14. By the end of the 21 day consultation period two comments or letters of objection had been received:

1 - I state against, but would be willing to re-consider if I can be advised on what consideration is being given to traffic. The proposal will increase the amount of cars entering / leaving this site. I am a regular user of public transport and have regularly found it to be a struggle to cross the road for the bus stop outside of 226. This proposal, I believe, will make this even more difficult during both the build and consequently through additional residence. I would also like there to be parking permits between my home 227 and my neighbour 229 to ensure that no "overflow" parking occupies these spaces outside my home.

2 - Our property shares a small overlap with this plot. Tree T9 is right on the boundary of our property. We consider that it is dangerously high, and could fall on our house if uprooted by the type of high winds we have seen recently. Also, it appears to be rotting, as many rotten branches routinely drop onto our property. We would like the work therefore to include reducing this tree to a much smaller height and spread. We feel this is required for safety. Tree T10 possibly needs reduction as well. Otherwise we have no objection to this plan.

Officers Comments: The Councils specialist consultees in Highways and Landscaping have been consulted on this development and have raised no objections. The elements of the proposal relating to highways and trees/landscaping and considered later in this report.

Internal Consultees

HIGHWAYS OFFICER:

The site has a PTAL of 1b with bus stops outside the property. The existing dwelling has a hard paved front garden that can accommodate 12 cars. The 2 existing accesses off the highway, one with a bus cage in front of it, are to be closed and a new central access is proposed clear of the bus cage.

The proposal is for 2 x 1 bed, 3 x 2 bed, and 4 x 3 bed flats with 12 car parking spaces. One space per flat is being allocated to each flat with 3 for visitors. Two other developments of a comparable scale on the single carriageway part of Swakeleys Road, one next door, have previously been approved. The peak hour trip generation from the proposed development is not likely to have a material additional impact on the highway network.

One cycle parking space per unit is being provided which is required to be in a covered and secure location.

No objections are raised on highway grounds.

TREES AND LANDSCAPING:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 621.

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There is a large, protected Oak and Norway Maple (T7 & T6 on TPO 621 respectively) situated at the front, southern corner of the existing/proposed building, with a smaller, non-protected Hawthorn between them. There is a pair of Sycamores situated close to the front, eastern corner of the existing / proposed building; however it is not clear whether these two trees are on or off-site. There is also a large, mature (apparently non-protected) Oak close to the northern corner of the rear garden (off-site). Apart from the small Hawthorn, all of the above trees are high value, significantly contribute to the amenity and arboreal character of the area and have high amenity values; all constrain development. A very basic tree survey (not in accordance with BS 5837:2012) has been provided, which shows the locations of the trees and some basic protection; however this limited information does not convince me that the trees will be adequately protected during construction.

Scope for new planting (yes/no): A protected Silver Birch (T5) has been removed but not replaced from the front, southern corner of the site. This scheme should show a new Silver Birch to be replaced in this location.

Recommendations: In accordance with BS 5837:2012, the following information is required to demonstrate that this scheme can make provision for the protection and long-term retention of the several high value trees on and off site: A tree survey, tree constraints plan, tree protection plan and arboricultural method statement.

Conclusion (in terms of Saved Policy BE38): As is stands, this scheme is unacceptable. Please re-consult on receipt of the requested information.

Officer's Comments: The above information was requested from the applicant and received on the 12/05/14. Following a review of this information the Council's Landscape Officer determined that the proposal was now acceptable.

ACCESS OFFICER:

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The Design & Access Statement reports that the accommodation has been designed to comply with the Lifetime Homes Standards in terms of layout, room sizes, and circulation. It further states that level access would be achieved to and into the main entrance, with ramped pathways leading to the front entrance. It is understood that one accessible parking bay would be provided for use by disabled people.

As a lift would be provided to serve the first and second floor attic, all the flats, bar one, could be reached by a wheelchair user. However, it is considered that the internal layout of the flats would not achieve the desired objective to comply with the Lifetime Home Standards and the following observations should be incorporated into reverse plans:

The following access observations are provided:

1. 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 and rear entrance should be incorporated to prevent rain

and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.

2. A minimum of one bathroom in every flight should be designed in accordance with the Lifetime Home Standards details on page 27 of the SPD referred to above. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

Conclusion: revised plans should be requested as a prerequisite to any planning approval. In any case.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 17 of the National Planning Policy Framework states that one of the core principles of the document is the "effective use of land by reusing land that has been previously developed (brownfield land)."

Policy H3 of the Hillingdon Local Plan states that the loss of residential accommodation will only be permitted if it is replaced within the boundary of the site. An increase in residential accommodation will be sought.

The development proposes the demolition of the existing large family dwelling and the erection of a two storey building with accommodation in the roof space for 9 flats. The development is considered an acceptable reuse of a brownfield site and would represent an increase in residential accommodation, in accordance with the NPPF and Policy H3 of the Hillingdon Local Plan (November 2012). Therefore, the development is considered acceptable in principle.

7.02 Density of the proposed development

Table 3.2 of the London Plan (July 2011) recommends that developments on suburban sites with a PTAL score of 1 should be within the ranges of 35 - 55 u/ha or 150 - 200 hr/ha. The application proposes 1 x 2 bedroom, 3 x 2 bedroom and 4 x 3 bedroom units, with the site area being approximately 1884 sqm. This equates to a development density of 48 units per hectare and 207 habitable rooms per hectare which is within the density range for dwelling numbers and marginally above the habitable room density thresholds. The density matrix contained in Table 3.2 is intended as a guide, and therefore as the density of units is within the set parameters the number of habitable rooms is deemed acceptable in this instance.

It is considered that the density of the development is acceptable and the site can accommodate the proposed level of development whilst maintaining a satisfactory environment within and around the site.

Given the proposed siting and layout, it is considered that the scheme would harmonise with the surrounding area and achieve good environmental conditions for future residents of the site, in accordance with London Plan Guidelines, the Mayor's Housing Supplementary Planning Guidance and Council policies.

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

The proposed building would have a staggered footprint which is similar to the existing building on the site. The building would be set further from the highway towards the southern boundary and nearer to the highway to the north. This approach helps to maintain a consistent building line within the wider streetscene as the proposed building will relate to the existing buildings to the north and the proposed building to the south in terms of location within the separate plots.

The design of the scheme is also similar in terms of architectural detailing to the approved scheme on the adjacent plot. Strong architectural features which are present in the locality such as pitched, hipped roofs and bay windows are included in the development. As such the architectural style is considered to be appropriate in this location. Further details regarding the proposed materials, front boundary treatments, bin and cycle stores etc will be required by condition. The proposal intends to retain the existing important trees on the site which are deemed to contribute significantly to the character of the area. The development is therefore deemed to have an acceptable impact on the visual amenities of the surrounding area. Therefore, the development is considered to comply with Part 1 Policy BE1 and Part 2 Policies BE13 & BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The application site is flanked to the north by No.228 Swakeleys Drive, a large detached dwelling and to the south by No.224 Swakeleys Drive a detached family dwelling.

The site of No. 224 is currently under development. The approved plans for this site incorporate no side windows which would adversely affect the development of the current application site. Two side windows have been approved however these are conditioned to remain obscure glazed and fixed shut. There are no habitable room windows within the side elevation of the current proposal that would adversely affect the amenity of future occupiers of the adjacent development. All proposed side windows of the current application facing No. 224 are obscure glazed and/or non-opening below 1.7m above internal floor level.

No. 228 has an attached garage on the boundary adjoining the application site. All proposed side windows of the current application facing No. 228 are also obscure glazed and/or non-opening below 1.7m above internal floor level. The proposed development would not encroach upon the 45 degree sightline from windows in the rear elevation of each of these neighbouring properties. Therefore, the development is considered to have an acceptable impact on the residential amenity of occupiers of these neighbouring dwellings in terms of loss of light, loss of outlook and overshadowing, in accordance with Policies BE20 & BE21 of the Hillingdon Local Plan (November 2012).

There are three properties that front Highfield Drive which adjoin the application site at the rear, Nos. 47, 49 and 51 Highfield Drive. The nearest proposed window in the rear elevation of the proposed block would be sited some 23m from the nearest part of the rear elevation of No. 51. This distance is adequate to ensure that the proposal would be sufficiently remote from this neighbouring property to ensure that the minimum 15m and 21m distances recommended by the Council's Design Guide 'Residential Layouts' would be satisfied to ensure the proposal did not appear unduly dominant or result in an unacceptable loss of privacy from the property. There are also many mature trees and shrubs along the rear boundary that would assist in the screening of the proposal from these neighbouring properties, particularly in the summer months when gardens are more

intensively used. Therefore, the development is considered to comply with Policy BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Amended plans have been requested and received to alter the fenestration arrangement for the flat within the roof slope. Following these alterations to lower and enlarge the forward facing window in the second bedroom all the habitable rooms of the proposed dwellings would face to the front or rear of the new building and as such would have an adequate outlook. In addition all the facilities for the individual units would be self-contained. The proposed flats would have internal floor areas in compliance with the requirements of table 3.3 of the London Plan and the Mayor's Housing Supplementary Planning Guidance. It is therefore considered that the units would provide internal floor space to achieve adequate living conditions for their future occupiers.

The HDAS Residential Layouts requires 1 bedroom, 2 bedroom and 3 bedroom flats to be provided with at least 20, 25 and 30 square metres of garden space respectively. Therefore, the 2 x 1 bedroom, 3 x 2 bedroom and 4 x 3 bedroom flats would be required to be provided with 235 square metres of external amenity space. The plans show that a communal garden would be provided in excess of 620 square metres of communal garden space for the occupiers of the flats, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012) and HDAS Residential Extensions.

The plans indicate that small rear gardens/defensible space would be used to the rear of the building to ensure the privacy of the occupiers of the ground floor flats 1, 3 and 8 at the rear of the building from users of the communal garden. The plans also show that landscaping would be used between the shared hardstanding in front of the principal elevation and habitable room windows of flats 1, 2 and 8 in order to ensure other users of the site would not be able to stand directly in front of these flats and look into the habitable rooms. Subject to conditions relating to landscaping plans and boundary treatments, the privacy of the occupiers of these dwellings is considered to be secured.

7.10 Traffic impact, car/cycle parking, pedestrian safety

TRAFFIC IMPACT

The highways officer has reviewed the proposal and raised no objection in terms of traffic generation. A neighbouring occupier has noted the proximity of the site to the adjacent bus stop. Whilst buses waiting at the bus stop may cause issues with the free flow of traffic, this would occur if the development was granted consent or not. The key issue relates to whether the development would cause further harm in this regard and the highway officer raises no objection to the development in this regard. Therefore, the development is considered to comply with Policy AM2 of the Hillingdon Local Plan (November 2012).

CAR PARKING

The development proposes the creation of 12 car parking spaces to service the 9 flats. The highways officer has reviewed the proposal and considers that the provision of more than 1 space per flat is acceptable in this location and in accordance with Policy AM14 of the Hillingdon Local Plan (November 2012) and the Council's adopted car parking standards.

CYCLE STORAGE

The submitted block plan shows the creation of a cycle store with space for 9 bicycles.

This provision is considered acceptable given the scale of the development. Details relating to how the cycle storage will be covered and secured are recommended to be required by condition.

7.11 Urban design, access and security

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

The proposed development states that it will be in compliance with Lifetime Homes standards. To ensure this requirement is met it is recommended to be covered by way of a condition.

7.13 Provision of affordable & special needs housing

Only 9 residential units are proposed as part of this development and therefore a requirement for affordable housing is not applicable to this development.

7.14 Trees, Landscaping and Ecology

The Council's Landscape Officer has reviewed the proposal and requested additional information. These details were provided by the developer. An arboricultural report has been submitted along with proposed tree protection measures.

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. Therefore it is considered appropriate that landscape conditions should be imposed on any approval to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

The proposal makes adequate provision for refuse/recycling storage, the details of which are recommended to be required by condition attached to any approval.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan 2011 requires the highest standards of sustainable design and construction to be achieved. To ensure the development complies with this policy a condition will be added for the development to be built to Code for Sustainable Homes Level 4, with an interim certificate and specification provided before the commencement of works.

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 further comments with regards to the public consultation or the responses received.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The applicant has submitted a unilateral undertaking for the required sum of £20,454

Community Infrastructure Levy:

The Mayoral Community Infrastructure Levy for the proposed development is calculated to be £10,185.

7.21 Expediency of enforcement action

None applicable to this development.

7.22 Other Issues

No further issues for consideration.

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

10. CONCLUSION

This scheme seeks planning permission to demolish the existing two storey detached residential property and the erection of a two storey detached building of nine flats with associated parking, landscaping and external amenity space.

It is considered that the proposed development would provide housing of an acceptable standard for future occupiers and conforms with the requirements of the Hillingdon local Plan (2012) and the London Plan (2011).

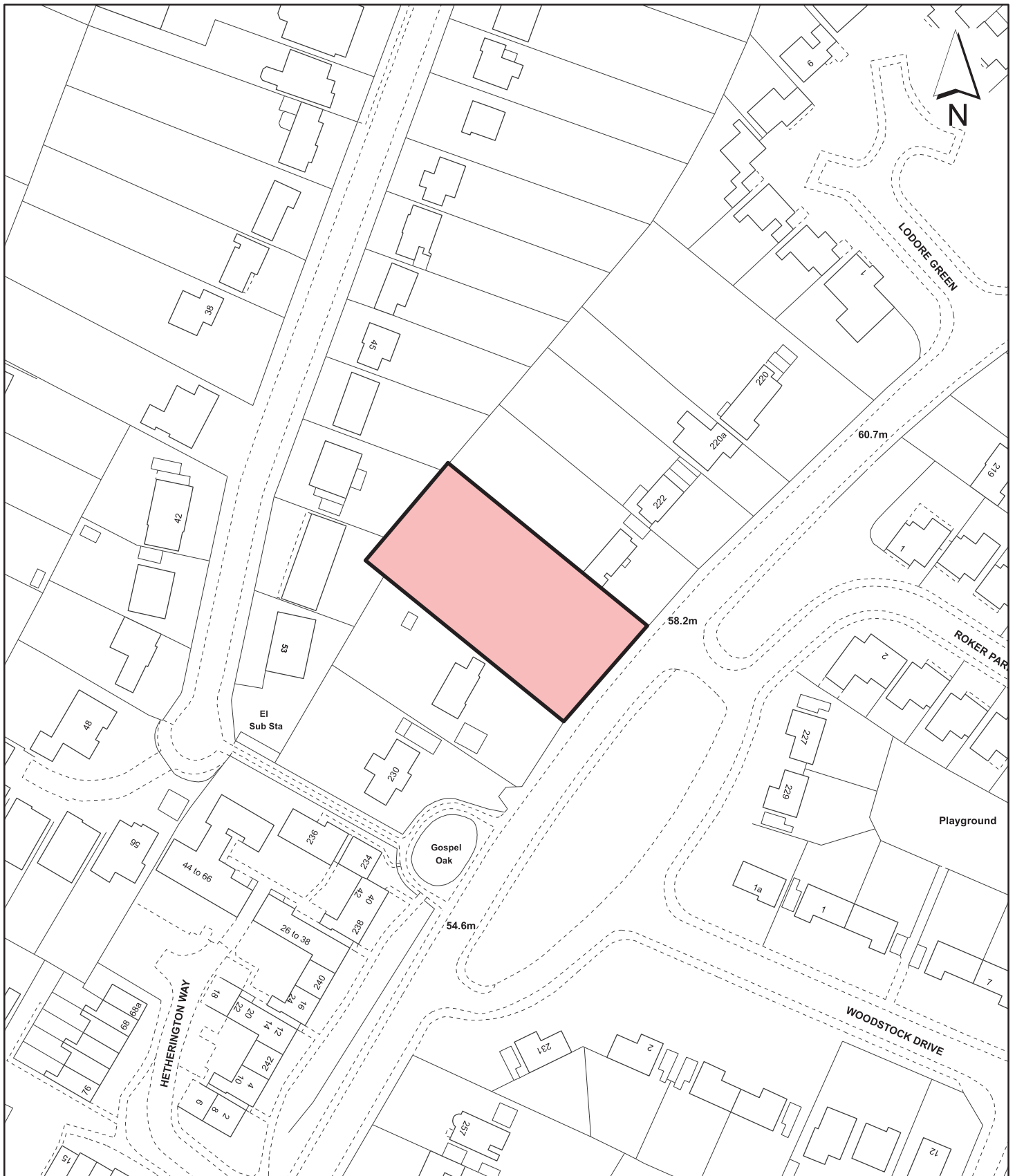
The application is therefore recommended for approval.



11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
National Planning Policy Framework.
Hillingdon Design and Access Statement 'Residential Layouts'.
Supplementary Planning Document 'Accessible Hillingdon'.
Supplementary Planning Document Noise.
Supplementary Planning Guidance Planning Obligations.
Supplementary Planning Guidance Planning Obligations - Revised Chapter 4 Education Contributions.
The London Plan 2011.
GLA's Supplementary Planning Guidance - Housing.

Contact Officer: Ed Laughton

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).</p> <p>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>226 Swakeleys Road Ickenham</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>21277/APP/2014/889</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 46</p>	<p>Date</p> <p>June 2014</p>	
		 <p>HILLINGDON LONDON</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 46 DAWLISH DRIVE RUISLIP

Development: Single storey front extension involving conversion of garage to habitable room (Part Retrospective)

LBH Ref Nos: 49706/APP/2014/707

Drawing Nos: 1349 P101
1349 P201 Rev. E
1349 P202 Rev. E
1349 P203 Rev. E

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

Date Application Valid: 28/03/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated on the south side of Dawlish Road and comprises a two-storey terraced dwelling with an existing single storey rear extension serving a kitchen, a front porch and two parking spaces to the front of the property. The external walls of the building are covered in white render and the roof is made from red tiles.

The dwelling has also undergone a two storey side extension with flat roof and a recent single storey front extension, which is the subject of the current application that has been completed in red brick.

The neighbouring property No.44 Dawlish Road to the west, also a two storey property, has a single storey rear extension and a rear dormer window. To the east exists No.48 Dawlish Road, a two storey property with a single storey rear extension.

The street scene is residential in character and appearance comprising predominantly terraced properties. The site is situated within a developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks retrospective planning permission for the conversion of the garage into a bedroom and shower room. In addition Part Retrospective planning permission is sought to reduce the depth of the existing front extension by 0.40m. The front porch extension would measure 4.93m wide, 0.80m deep and 3.60m high to the pitched roof and 2.85m to the eaves. The extension has been completed using red bricks.

1.3 Relevant Planning History

49706/APP/2012/1427 46 Dawlish Drive Ruislip
Proposed Satellite dishes to the rear of the dwelling.

Decision Date: 31-07-2012 NFA **Appeal:**
49706/APP/2012/509 46 Dawlish Drive Ruislip
Single storey rear extension, single storey front extension and conversion of existing integral garage to habitable room for use as a bedroom (Part Retrospective)

Decision Date: 30-04-2012 Refused **Appeal:**
49706/APP/2013/1286 46 Dawlish Drive Ruislip
Single storey front extension involving conversion of garage to habitable room (Retrospective)

Decision Date: 10-07-2013 Refused **Appeal:** 18-OCT-13 Dismissed
49706/APP/2013/3361 46 Dawlish Drive Ruislip
Single storey front extension involving conversion of garage to habitable room (Part Retrospective)

Decision Date: 10-02-2014 Withdrawn **Appeal:**

Comment on Planning History

This application is a resubmission of planning application ref. 49706/APP/2013/1286 for a single storey front extension involving conversion of garage to habitable room (retrospective). This application was refused on 10th July 2013 for the following reason:

1. The front extension, by virtue of its size, scale bulk and design, results in an incongruous and overly dominant addition which is detrimental to the architectural composition of the existing building, the visual amenities of the street scene and the wider area. The development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The applicant submitted an appeal (ref.APP/R5510/D/13/2203730), which was dismissed on 18th October 2013.

The application site is also subject of an Enforcement Notice (53160/303/1) which was served on 25th March 2013 and took effect on 30th April 2013 which required the applicant to:

- i) Demolish the front porch;
- ii) Remove from the land of all (sic) debris and building materials resulting from compliance with requirements (i) above.

The applicant has lodged the current scheme in an attempt to overcome the reasons that the previous scheme was refused.

49706/APP/2013/3361 - Single storey front extension involving conversion of garage to habitable room (Part Retrospective). Withdrawn 11.02.2014.

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

6 neighbours and the Ruislip Residents Association were notified by letter on 1st April 2014. A site notice was also displayed on 1st April 2014. No responses received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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 3.5 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

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

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

HDAS: Residential Extensions paragraph 8.2 states porch extensions when combined with a garage conversion may be integrated with a forward extension of the garage not exceeding 1.0m. Furthermore, the depth of any porch extension must not extend beyond the line of any bay window.

The proposal has reduced the depth to 0.80m and would not extend beyond the bay window, in compliance with guidance. Whilst the current scheme seeks to overcome previous concerns, the front extension, by reason of its height and width would change the

face of the building and detract from the character and appearance of the street scene in conflict with Policies BE13, BE15 and BE19.

The difference between the current scheme and the previously refused scheme is the depth of the porch would be reduced by 0.40m. The appeal inspector commented "because of its size, forward position and appearance, the extension unacceptably diminishes the bay window and dominates the front elevation of the house. The extension therefore comprises an incongruous addition which is out of keeping with the existing dwelling. In turn it detracts from the character and appearance of the street scene and wider area."

Officers are of the view that the 400mm reduction in the depth of the extension has not adequately overcome these issues and the comments of the appeal inspector are still considered valid.

The Supplementary Planning Document (SPD) HDAS: Residential Extensions: Section 11.0: Front gardens and parking, states you should avoid creating the appearance of a car park rather than a residential street, and that appropriate materials should be used.

The conversion of the garage into a habitable room would result in the loss of a parking space. There is hard-standing space to allow 1 additional car to be parked without overhanging the pavement and causing an obstruction, and it is therefore considered that pedestrian and vehicular safety would not be adversely affected by this proposal, and that the proposal would comply with Section 11.3 of the SPD: Residential Extensions and with Policy AM7 of Local Plan. There is currently no soft landscaping within the frontage of the site.

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

The resultant amenity space would be significantly over 100 sq.m which would be in excess of paragraph 3.13 of HDAS: Residential Extensions requirement.

In conclusion, the proposed front extension would have a detrimental effect on the existing house and the character and appearance of the street scene. As such, the proposal is considered to be unacceptable and contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the SPD HDAS: Residential Extensions paragraph 8.2 and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The front extension, by virtue of its size, scale, bulk and design, results in an incongruous and overly dominant addition which is detrimental to the architectural composition of the existing building, the visual amenities of the street scene and the wider area. The development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted

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:

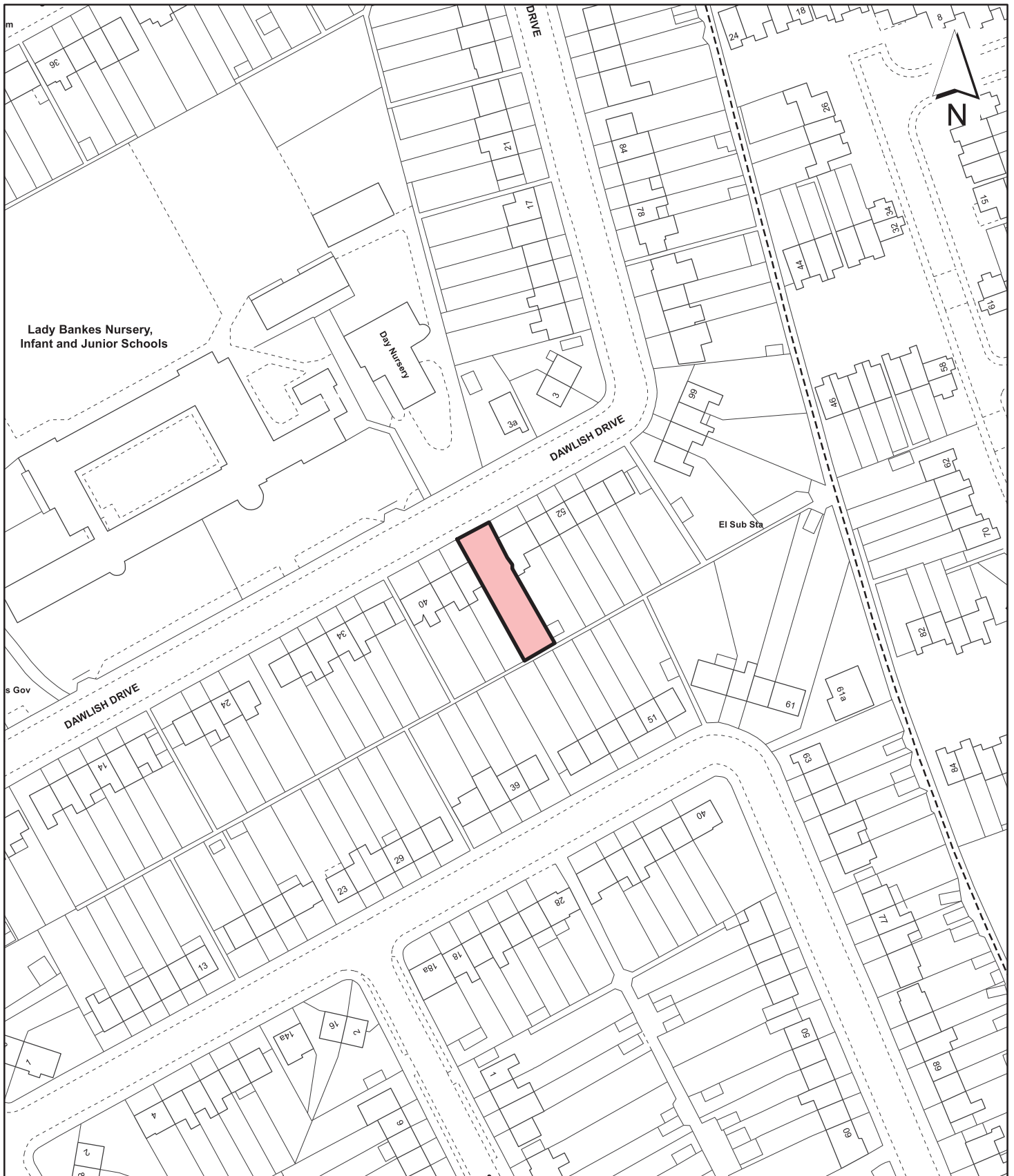
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, 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,

guidance.

LPP 3.5 Supplementary Planning Document, adopted December 2008
 (2011) Quality and design of housing developments

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



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Site Address

**46 Dawlish Drive
 Ruislip**

Planning Application Ref:
49706/APP/2014/707

Planning Committee
North Page 53

Scale
1:1,250

Date
June 2014

**LONDON BOROUGH
 OF HILLINGDON**
**Residents Services
 Planning Section**

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJ TO 51 & 53 PEMBROKE ROAD RUISLIP

Development: Two storey, 3-bed attached dwelling with associated parking and amenity space involving alteration to existing roof of No.51 installation of bin store and cycle store and alterations to existing vehicular crossover.

LBH Ref Nos: 66982/APP/2014/475

Drawing Nos: Location Plan
14/3316/1
14/3316/2 REV A
14/3316/3 REV A
14/3316/4
Design and Access Statement
Energy and Sustainability Statement

Date Plans Received: 12/02/2014 **Date(s) of Amendment(s):** 12/02/2014

Date Application Valid: 21/03/2014

1. SUMMARY

The application seeks planning permission for the erection of a two storey, 3-bed attached dwelling with associated parking and amenity space, involving alteration to existing roof of No.51, installation of bin and cycle stores, alterations to existing vehicular crossover and demolition of the existing attached garage.

The application relates to an 870 square metre plot of land located on northern side of Pembroke Road. The site contains a two storey detached dwelling, No.51 Pembroke Road, which has a centrally pitched roof made from brown tiles, with the external walls of the dwelling covered in pebbledash render.

The proposed development would enlarge the existing dwelling to change the detached dwelling to a pair of semi-detached dwellings. The new dwelling would be built to the same front and rear building lines as the existing dwelling and would replicate the hipped roof design and single storey rear element with flat roof. The double height bay window and timber framing in the principal elevation would be replicated as part of the development.

The proposed development would be considered an intensification of a brownfield site to provide additional residential accommodation and is acceptable in principle. The development would have an acceptable impact on the visual amenities of the surrounding area and the residential amenity of the neighbouring occupiers. The development would provide an acceptable living standard for future occupiers. However, some concern remain about the future use of land to the rear of the site. Therefore, the application is recommended for approval, subject to a legal agreement to ensure the land to the rear remains used as garden space for the occupier of No.53 Pembroke Road.

2. RECOMMENDATION

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

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

a) A legal agreement that the land to the rear of the application site and No.53 Pembroke Road remains within the curtilage of that dwelling and any future residential development on this land is prohibited.

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

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

2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised before 31st July 2014, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The development has failed to secure obligations relating to prevention of future subdivision of the plot leading to potentially harmful inappropriate development of residential gardens. Given that the application site (as shown on the submitted plans) does not encompass the entirety of the residential gardens and in the absence of a legal agreement to secure the retention of these gardens the grant of planning permission could be seen to establish separate planning units which would be detrimental to the urban grain and character of the area overall. Accordingly, the proposal is contrary to policy BE1 of the Hillingdon Local Plan: Part One - Saved UDP Policies (November 2012), policy 5.3 and paragraph 3.4 of the London Plan and the Mayor's Housing Supplementary Planning Guidance.'

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

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

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 14/3316/2 REV A & 14/3316/3 REV A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES5 General compliance with supporting documentation

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

Car Parking [14/3316/2 REV A]

Amenity Space [14/3316/2 REV A]

Cycle Store [14/3316/2 REV A & 14/3316/4]

Reduced Crossover [14/3316/2 REV A]

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

REASON

To ensure that the development complies with the objectives of Policies AM9, AM14 & BE23 of the Hillingdon Local Plan (November 2012).

4 RES6 Levels

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

REASON

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

5 RES7 Materials (Submission)

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

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

REASON

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

6 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

3. Schedule for Implementation

4. Other

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

4.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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the side walls or roof slopes of the development hereby approved facing No.53 Pembroke Road.

REASON

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

8 RES13 Obscure Glazing

The windows in the side elevation facing No.53 Pembroke Road shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

9 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.

10 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.

11 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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.

13 NONSC Non Standard Condition

The car parking area hereby approved shall be retained for the sole use of parking motor vehicles for the lifetime of the development. Furthermore, the spaces shall remain clear of obstacles and accessible for a minimum of 6 metres behind the spaces at all times.

REASON

To ensure the parking spaces are accessible and to allow for cars to exit and enter the site in forward gear in the interest of highway safety and in accordance with policy AM7 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.

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.
BE4	New development within or on the fringes of conservation areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
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 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

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

4 I1 Building to Approved Drawing

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

5 I2 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.

6 I3 Building Regulations - Demolition and Building Works

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

7 I4 Neighbourly Consideration - include on all residential exts

You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to

prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

8 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 Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

9 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to an 870 square metre plot of land located on northern side of Pembroke Road. The site contains a two storey detached dwelling, No.51 Pembroke Road, which has a centrally pitched roof made from brown tiles, with the external walls of the dwelling covered in pebbledash render. The dwelling has undergone a wraparound single storey rear extension with flat roof and has a small lean to extension on the western side elevation. The land in front of the dwelling is covered in hardstanding and provides space to park two vehicles. The dwelling also has a lean to garage extension attached to the eastern side elevation. To the rear of the dwelling is a garden area which is enclosed by a close board timber fence which provides the amenity space of the occupiers of the dwelling.

Also contained within the site is the area of hardstanding in front of No.53 Pembroke Road and an area of the public highway. The adjacent dwelling, No.53 Pembroke Road, is a two storey detached dwelling with an attached double width garage, with this property also being in the ownership of the applicant. The rear garden of this dwelling is larger than that of No.51, as it incorporates an area of land behind the rear boundary fence of No.51, creating an L-shaped garden.

To the west of the application site is No.49 Pembroke Road which is a two storey detached dwelling.

The site is located within a Developed Area, as identified in the Policies of the Hillingdon Local Plan (November 2012). The rear boundary line of the garden of No.53 Pembroke Road is shared with the edge of the Ruislip Manor Conservation Area.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 3-bed attached dwelling with associated parking and amenity space, involving alteration to existing roof of No.51, installation of bin and cycle stores, alterations to existing vehicular crossover and demolition of the existing attached garage.

The proposed development would enlarge the existing dwelling to change the detached dwelling to a pair of semi-detached dwellings. The new dwelling would be built to the same front and rear building lines as the existing dwelling and would replicate the hipped roof design and single storey rear element with flat roof. The double height bay window and timber framing in the principal elevation would be replicated as part of the development.

The existing crossover would be reduced in size and two parking spaces provided for each of the dwellings as part of the proposal. In addition, the boundary fence would be re-aligned with part of the garden of No.53 Pembroke Road absorbed into the application site.

3.3 Relevant Planning History

66982/APP/2010/1004 Land To Rear Of 51 And 53 Pembroke Road Ruislip
Erection of 2 five-bedroom, two storey detached dwellings with habitable roofspace, associated parking and amenity space.

Decision: 27-09-2010 Refused **Appeal:** 17-06-2011 Dismissed

66982/APP/2011/2221 Land To Rear Of 51 And 53 Pembroke Road Ruislip
Erection of 2 five-bedroom, two storey detached dwellings with habitable roofspace, associated parking and amenity space

Decision: 06-12-2011 Refused **Appeal:** 15-06-2012 Dismissed

66982/APP/2013/109 Land To Rear Of 51 And 53 Pembroke Road Ruislip
2 x 4-bedroom, detached bungalows with habitable roofspace, associated parking and amenity space.

Decision: 16-04-2013 Refused **Appeal:** 30-10-2013 Dismissed

Comment on Relevant Planning History

There have been a number of applications involving the wider No.51 & No.53 Pembroke Site, which can be summarised as follows:

66982/APP/2013/109 - 2 x 4-bedroom, detached bungalows with habitable roofspace, associated parking and amenity space. This application involved the use of the sizeable garden area to the rear of the site and was refused on the following grounds:

1. The proposed development would result in the inappropriate development of gardens. Additionally the size and scale of the houses in this location would appear over-sized, imposing and overly dominant when viewed from the public highway and other near by properties. The development by virtue of the loss of gardens, its size and design would erode the character, biodiversity, 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, 7.6 and 7.19D of the London Plan (July 2011) and the National Planning Policy Framework.

2. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, particularly in respect of education. The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations Supplementary Planning Guidance.

The applicant appealed this decision and the appeal was dismissed was the grounds of the inappropriate loss of the residential garden.

A previous scheme for development on the land to the rear of the application site was refused under application reference 8788/APP/2012/2348.

CASE OFFICER COMMENTS: It is noted that the current scheme is now for an attached dwelling to the side of the existing dwelling No.51 Pembroke Road. However, concerns are still raised as to the future use of the land to the rear of the site. A legal agreement is proposed to address this concern.

A two storey side extension was also approved in 2012, but this has not been added to the application building.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

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.

BE4 New development within or on the fringes of conservation areas

BE13 New development must harmonise with the existing street scene.

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
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BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
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LPP 3.4	(2011) Optimising housing potential
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LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 Neighbouring dwellings and the Ruslip Residents Association were notified of the proposed development on 20th February 2014. A further round of consultation was completed on 25th March 2014 due to the applicant not including a blue line around the remainder of the land in their ownership on the Location Plan. Also the site description and description of development were amended to better reflect the site and proposal. A site notice was also erected on 8th March 2014.

By the close of the second consultation period, 9 responses had been received. 8 were from local

residents stating no objection to the proposal. 1 was from a local resident who objected on the following grounds:

- i) Relocation of boundary fences within the site.
- ii) Comment about the loss of a highway tree
- iii) The impact to the appearance of the dwelling if this development were to be implemented alongside the 2012 side extension approval.

Case Officer Comment: In relation to point i) the relocation of boundary fences within a site does not require consent. The applicant is the landowner of both properties and relocated the boundary fences between the two properties under permitted development. In relation to point ii) the highway tree will be retained by the proposal. In relation to point iii) the applicant would not be able to implement both permissions as it would end up with a development which would not be in accordance with either set of plans.

Internal Consultees

HIGHWAYS OFFICER:

The development is for the construction of a single two storey semi detached dwelling within the boundary of the site. Vehicle access to the dwelling will be provided over one of two existing crossovers, shared with No. 53 Pembroke Road. As part of the proposals, 2 car parking spaces will be retained for the use of each of No's. 51 and 53 Pembroke Road, with 2 car parking spaces provided to serve the proposed dwelling. In addition, the existing vehicle crossover that serves number 53 Pembroke Road will be reduced in width and a shared manoeuvring area will be provided for the use of the proposed dwelling and number 53 Pembroke Road.

From reviewing the PTAL index within the area of the site, this has been identified as 3, which is classified as moderate. Therefore, the proposed car parking provision is considered acceptable. When undertaking assessment of the proposed means of access, it is noted that Pembroke Road is a classified highway and is designated as a local distributor road within the Council's Local Plan. As a result, vehicles are required to be able to manoeuvre in and out of the site in a forward gear. Although an area will be provided to enable vehicles to manoeuvre within the site, this is required to be retained under an appropriate legal agreement.

Therefore, provided that the proposed manoeuvring area is secured as part of an appropriate legal agreement and the details below are made conditional to the planning consent, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012 and an objection is not raised in relation to the highway and transportation aspect of the proposals.

Conditions:

1. The development shall not be occupied until the proposed car parking, manoeuvring area and amendments to the existing vehicle crossover have been laid out, surfaced and drained in accordance with details first submitted to, and approved in writing by, the Local Planning Authority and shall be maintained and retained for the life time of the development.
2. The access to the proposed car parking area shall be provided with 2.4m x 2.4m pedestrian visibility splays in both directions and shall be maintained at all times free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining carriageway.

WASTE OFFICER

A bin store is shown which is good practice. However, Hillingdon is not a wheeled bin borough. Bins or other containment would have to be provided by the developer.

TREES AND LANDSCAPING OFFICER

The site comprises the land between, and to the rear of, 51 and 53 Pembroke Road. There is an

attached single-garage to the side of number 51.

The area is characterised by a mix of detached and semi-detached residential properties associated with the expansion of Metroland during the 1920's.

There are no significant trees or other landscape features close enough to the proposed development to pose a constraint. There are no Tree Preservation Orders on, or close to, the site.

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 will be affected by the development and the proposal includes space and opportunity for landscape enhancement through supplementary planting.
- The proposal includes the demolition of the attached garage in order to accommodate the new attached house. The dropped kerb in front of number 53 will be reduced in width and the front garden of number 51 re-arranged to provide two off-street parking spaces and additional planting in the front gardens of 51 and the new house.
- The new house will have a rear private garden of 120sqm, leaving number 51 with a side and rear garden of almost three times this size. Similarly, number 53 will retain a sizeable rear garden which will extend to the rear of number 51.

- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

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

CONSERVATION OFFICER:

No objection and no further comments for the amended plans.

EPU:

No objection.

ACCESS OFFICER:

No objection to amended plans.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states a presumption in favour of the redevelopment of brownfield sites. The proposed development is considered to be a redevelopment of a brownfield site to provide an increase in residential accommodation. Therefore, it is considered to comply with Part 1 Policies BE1 & H1 of the Hillingdon Local Plan, Policy 3.5 of the London Plan (November 2012) and the National Planning Policy Framework and is acceptable in principle.

7.02 Density of the proposed development

The proposed development would have a residential density of 22.89 units per hectare. Policy 3.4 of the London Plan (July 2011) requires a site within a suburban area with a PTAL score of 3 to have a density of between 35 - 95 units per hectare. Therefore, the development is slightly below the required threshold.

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

The development is sufficiently distanced from the Conservation Area to the rear of the site to ensure that it would preserve the Character and appearance of the Conservation Area. Therefore, the proposed development would comply with Policy BE4 of the Hillingdon Local Plan (November 2012).

7.04 Airport safeguarding

The development raises no safeguarding concerns.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The proposed development was reviewed by the Council's Conservation Officer who suggested a number of amendments to the scheme. These were included as part of the revised plans which were submitted to the Council. The proposed design replicates the key design features of the existing dwelling, including the double height bay windows and the timber framing. The overall size and bulk of the pair of semi detached dwellings is considered in keeping with the appearance of the surrounding streetscene. Furthermore, the proposed enlargement has retained the hipped roof of the original property and the design of the rear extension has retained the appearance to the rear of the premises. The proposed extension would retain 1 metre to the side boundary line of the site and would prevent any future terracing effect between itself and No.53 Pembroke Road.

The proposed development is considered to have an acceptable impact on the appearance of the existing dwelling and the streetscene, in accordance with Part 1 Policy BE1 and Part 2 Policies BE13, BE15 & BE19 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The proposed dwelling would be built on the eastern side of No.51 Pembroke Road and would have the same front and rear building lines. Therefore, it would not breach the 45 degree guideline from either No.49 or 53 Pembroke Road and would ensure no significant loss of light would occur. Furthermore, the extension would not cause a significant loss of light to the application dwelling, No.51 Pembroke Road. The proposed dwelling would bring the two storey element in closer proximity to the side elevation of No.53 Pembroke Road, but this dwelling has no habitable room windows which act as primary light sources. Furthermore, the extension would be sufficiently distanced to any neighbouring dwelling to ensure no significant loss of outlook or sense of dominance would occur.

The only windows in the side elevation of the dwelling facing No.53 Pembroke Road serve non-habitable rooms and could be conditioned to be obscure glazed. The remaining windows face the highway or into the garden of the application site and would not result in any significant harm to the residential amenity of the neighbouring occupiers in terms of loss of privacy. Therefore, the proposed development would comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Internal Floor Area

Annex 4 of the Mayors Housing SPG provides internal floor area requirements to ensure dwellings provide an acceptable living area for future occupiers. The Annex requires a two storey, 3 bedroom dwelling to be provided with between 74 - 99 square metres of internal floor area. The proposed dwelling would be provided with 109 square metres of internal floor area, which would ensure a sufficient living condition for future occupiers would be provided, in accordance with Policy 3.5 of the London Plan (July 2011).

External Amenity Space

The proposed development would include the relocation of the boundary fence between Nos. 51 & 53 Pembroke Road. The HDAS Residential Layouts requires the provision of 60 and 100 square metres of external amenity space for a 3 and 4 bedroom dwelling respectively. The dwelling would provide approximately 120 square metres of external amenity space for the proposed 3 bedroom dwelling and retain in excess of 250 square metres of external amenity space for Nos. 51 & 53 Pembroke Road. Therefore sufficient external amenity space would be provided for each dwelling, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012).

Light and outlook

It is considered that all the proposed habitable rooms, and those altered by the development, would have an adequate outlook and source of natural light, therefore complying with Policies BE20 of the Hillingdon Local Plan and Policy 3.5 the London Plan (2011).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed development would provide 2 car parking spaces each for the proposed new dwelling, No.51 Pembroke Road and No.53 Pembroke Road. Therefore, sufficient off street parking would be provided in accordance with the Council's adopted parking standards. The Highways Officer has reviewed the access arrangement and considers them to be acceptable, given that cars can exit and enter the site in forward gear. The proposed development is considered to comply with Policies AM7 & AM14 of the Hillingdon Local Plan (November 2012).

The Council's adopted standards requires the provision of two cycle storage spaces within the site. The plans indicate that a cycle store would be provided in the rear garden of the site and this would be secured by condition and with this attached, the development would comply with Policy AM9 of the Hillingdon Local Plan (November 2012)

7.11 Urban design, access and security

The proposed development raises no concerns from an urban design or access stand point. A conditioning requiring the scheme to comply with Secure By Design would be added to any approval.

7.12 Disabled access

The access officer raised no objection to the amended layout of the development, as it would comply with the Lifetime Homes Standards. Therefore, subject to a condition, the development is considered to comply with Policy 3.8 of the London Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not applicable to the current application.

7.14 Trees, landscaping and Ecology

No trees or other landscape features will be affected by the development and the proposal includes space and opportunity for landscape enhancement through supplementary planting. The Trees and Landscaping Officer has requested a condition requiring details of the landscaping to the front and rear of the dwelling to ensure the development would comply with Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

The plans show an area for hardstanding for bins within the rear garden of the proposed new dwelling. This would ensure the bins are screened and would protect the visual amenities of the surrounding area.

7.16 Renewable energy / Sustainability

The application has been submitted with an energy report which provides some detail of the proposed sustainable measures of the building. The report states that the dwelling

would be built in accordance with Code for Sustainable Homes Level 4, however, there is no supporting assessment alongside this. Therefore, a condition would be added to any approval requiring the dwelling to achieve Code for Sustainable Homes Level 4. With this condition attached, the development is considered to comply with Policies 5.1, 5.2 & 5.3 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

The site is not within a Flood Zone or Critical Drainage Area. Therefore, subject to a condition relating to sustainable urban drainage systems, the development is considered acceptable in this regard.

7.18 Noise or Air Quality Issues

There are no noise or air quality considerations associated to the development.

7.19 Comments on Public Consultations

No further comment required.

7.20 Planning obligations

The wider site of Nos.51 & 53 Pembroke Road have been the subject of a number of planning applications in recent years to create residential properties to the rear of the site. These have been refused as they are contrary to Local, Regional and National Planning Policy on the development of rear gardens for residential use. Concern is raised that this development is a precursor to segregate the land to the rear from the residential gardens and sterilise the site ahead of a further application for residential development within this area of land. These applications would then have a better chance of approval if it could be demonstrated that they are not part of the garden of these dwellings.

Therefore, it is considered necessary for a legal agreement to be sought to require this land to be used as garden space within the curtilage of No.53 Pembroke Road in order to prevent the future sterilisation of this area of land to assist in further applications for residential developments.

The proposed development would not add more than 6 habitable room to the site and no planning obligation towards educational facilities would be sought.

7.21 Expediency of enforcement action

None required.

7.22 Other Issues

The proposed extension would be charged at £35 per square metre for Mayoral CIL.

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

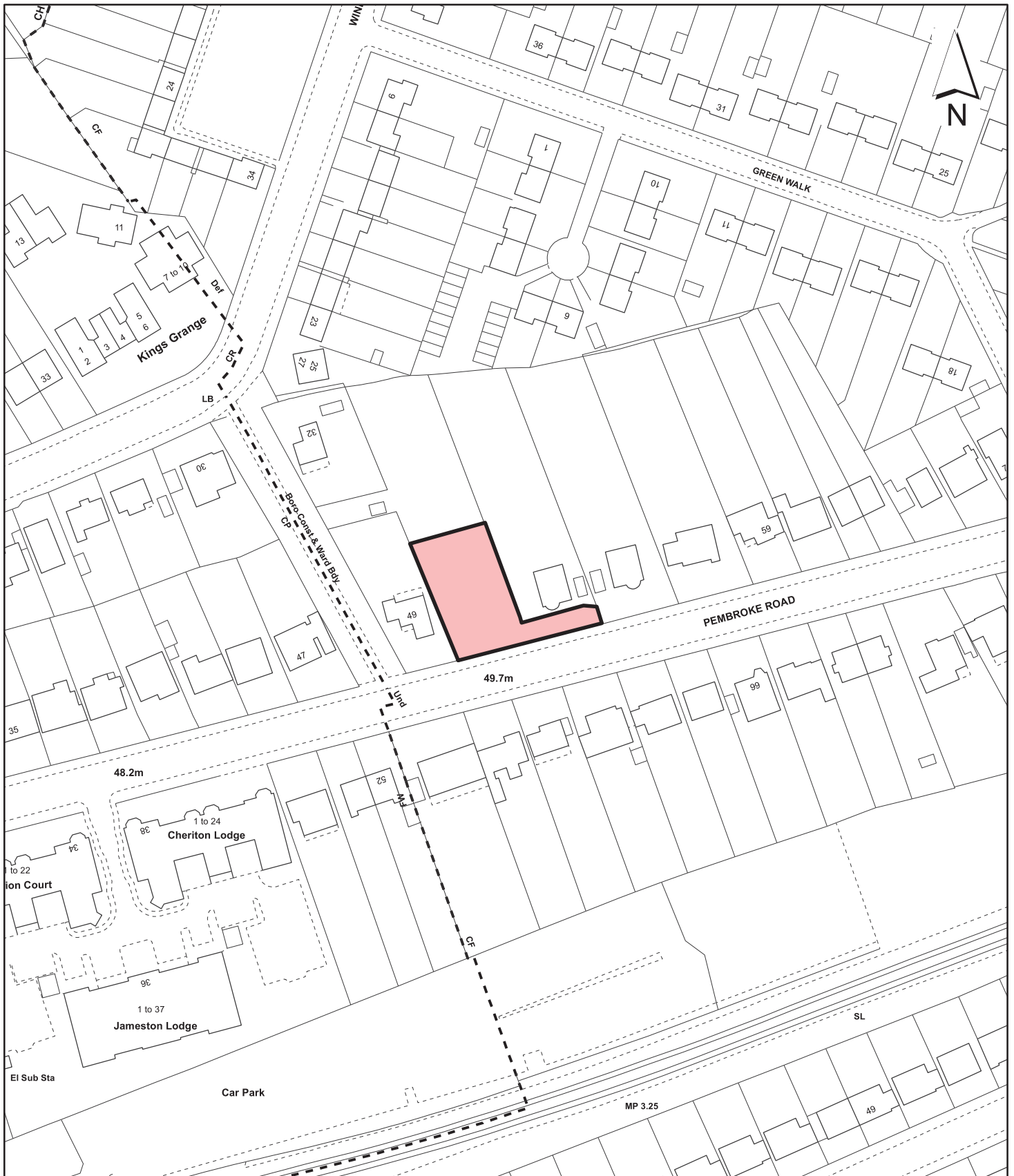
The proposed development would be considered an intensification of a brownfield site to provide additional residential accommodation and is acceptable in principle. The development would have an acceptable impact on the visual amenities of the surrounding area and the residential amenity of the neighbouring occupiers. The development would provide an acceptable living standard for future occupiers. However, some concerns remain about the future use of land to the rear of the site. Therefore, the application is recommended for approval, subject to a legal agreement to ensure the land to the rear remains used as garden space for the occupier of No.53 Pembroke Road.

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 (January 2010)
GLA's Supplementary Planning Guidance - Housing;

Contact Officer: Alex Smith

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**Land adj to 51 and 53 Pembroke Road
 Ruislip**

Planning Application Ref:

66982/APP/2014/475

Planning Committee

North Page 73

Scale

1:1,250

Date

June 2014

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 13 AND LAND FORMING PART OF 13 LINKSWAY NORTHWOOD

Development: Two storey, 6-bed, detached dwelling with habitable roofspace and basement with associated parking and amenity space involving installation of vehicular crossover to front, relocation of existing crossover and relocation of existing detached garage

LBH Ref Nos: 53509/APP/2014/722

Drawing Nos: PL 001
PL 006 Rev B
PL 007 Rev A
PL 008 Rev A
PL 009 Rev A
PL 015 Rev A
PL 018 Rev A
14/348
Arboricultural Implication Assessment
PL 002
PL 003
PL 004
PL 005
PL 010 Rev A
PL 011 Rev B
PL 012 Rev A
PL 013 Rev A
PL 014 Rev A
PL016 Rev A
PL017 Rev B
PL020 Rev A
Arboricultural Impact Assessment
Hydrogeological Assessment
Arboricultural Impact Plan
Tree Protection Plan

Date Plans Received:	04/03/2014	Date(s) of Amendment(s):	04/03/2014
Date Application Valid:	17/03/2014		04/03/0014
			08/05/2014

1. SUMMARY

The application seeks planning permission for the erection of a two storey, 6-bed, detached dwelling with habitable roofspace and basement with associated parking and amenity space involving installation of vehicular crossover to front, relocation of existing crossover and relocation of existing detached garage.

The proposed development is the same as previously approved under application reference 53509/APP/2011/823 which granted an extension of time for the original permission at the site which was granted under application reference 53509/APP/2008.

The development is the same as previously approved at the site in 2008 and 2011. The applicant has submitted updated information relating to landscaping, tree protection and

a site investigation for groundwater and the basement construction. All of the additional information is considered acceptable and the development is considered to comply with current, local, regional and national planning policy. 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 £12,796 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 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers listed below and shall thereafter be retained/maintained for as long as the development remains in existence:

PL 006 Rev B
PL 007 Rev A
PL 008 Rev A
PL 009 Rev A
PL 011 Rev B
PL 012 Rev A
PL 013 Rev A
PL 014 Rev A
PL 015 Rev A
PL 016 Rev A
PL 017 Rev B
PL 018 Rev A

REASON

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

3 RES5 General compliance with supporting documentation

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

Car Parking [PL 006 Rev B]
Amenity Space [PL 006 Rev B]
Vehicular Crossover [PL 006 Rev B]

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 AM7, AM14 & BE23 of the Hillingdon Local Plan (November 2012).

4 RES6 Levels

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

REASON

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

5 RES7 Materials (Submission)

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

with the approved details and be retained as such.

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

REASON

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

6 RES8 Tree Protection

No site clearance or construction work shall take place until the tree protection measures have been implemented in accordance with the details contained within the Tree Protection Plan, Arboricultural Impact Assessment & Arboricultural Impact Plan.

Thereafter, 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:

1.a There shall be no changes in ground levels;

1.b No materials or plant shall be stored;

1.c No buildings or temporary buildings shall be erected or stationed.

1.d No materials or waste shall be burnt; and.

1.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) 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 (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two

Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the side walls or roof slopes of the development hereby approved facing No.13 or No.15 Linksway.

REASON

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

9 RES14 Outbuildings, extensions and roof alterations

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

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 RES15 Sustainable Water Management (changed from SUDS)

No development shall take place until, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Ground Investigation Report, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i) provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

ii) Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.

iii) Provide details of the body legally responsible for the implementation of the management and maintenance plan.

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) Incorporate water saving measures and equipment.
- v) Provide details of water collection facilities to capture excess rainwater;
- vi) 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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

11 RES16 Code for Sustainable Homes

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

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

REASON

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

12 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

13 HO7 No roof gardens

Access to flat roof areas shall be for maintenance or emergency purposes only and flat roof areas shall not be used as roof gardens, terraces, balconies, patios or similar amenity areas.

REASON

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

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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 3.4	(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 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

4

Building Techniques - It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 277018 if you require any advice. REASON The Council is aware some parts of the London Borough of Hillingdon have been identified as having 1-3 per cent of properties above the action level for radon. As the property includes a basement level a check for radon and ground gas, and/or installation of a suitable membrane as a precaution is advised.

5 I1 **Building to Approved Drawing**

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

6 I2 **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 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

8 I3 **Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to

demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Residents Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

9 14 Neighbourly Consideration - include on all residential exts

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

10 147 Damage to Verge - For Council Roads:

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).

11 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies within the Copsewood Estate Area of Special Local Character as identified in the Hillingdon Local Plan (November 2012). The site comprises land around 13 Linksway a large detached house on the eastern side of Linksway. Contained within the site is a side garden with of a small water garden, an asphalt tennis court and a variety of trees. The western side towards the road is currently part of the driveway and includes a separate double garage block and gateway onto Linksway. The southern boundary with no.15 is defined by a chain link fence shielded by shrubs with a number of mature deciduous trees adjacent. The area immediately behind the garage block of no.15 is marked by a row of conifers, which act as a screen between the properties.

The houses within Linksway have a variety of architectural styles and materials consisting

of brick with tiled roofs. The houses within Linksway have a variety of footprints with a number of the dwelling redeveloped or with permission for redevelopment in recent years.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, 6-bed, detached dwelling with habitable roofspace and basement with associated parking and amenity space involving installation of vehicular crossover to front, relocation of existing crossover and relocation of existing detached garage.

The proposed development is the same as previously approved under application reference 53509/APP/2011/823 which granted an extension of time for the original permission at the site which was granted under application reference 53509/APP/2008/1787.

The proposed new dwelling would be three storeys (includes rooms in roof) and would be 20m wide and 10m deep (14m at its deepest, to service a ground floor dining area), with an eaves height of 6.5m and a ridge height of 10.2 square metres. The new dwelling would comprise games room, home cinema, guest bedroom, and bathroom and plant and storage rooms at basement level. An open plan kitchen/dinning area and living area and bathroom will be located on the ground floor. The first floor would comprise of a master bedroom and two additional bedrooms, all with ensembles. The second floor would be contained within the roof and comprises of two bedrooms (one with ensuite), a bathroom and a study. The proposed house would have two allocated parking spaces at the front of the house and a rear garden area of approximately 1500 square metres.

3.3 Relevant Planning History

53509/98/2228 Forming Part Of 13 Linksway Northwood
Erection of a detached dwellinghouse (outline application)

Decision: 09-02-2000 Approved

53509/APP/2004/1605 Forming Part Of 13 Linksway Northwood
RENEWAL AND VARIATION OF CONDITION 1 OF OUTLINE PLANNING PERMISSION REF. 53509/98/2228 DATED 09.02.2000: ERECTION OF A DETACHED DWELLINGHOUSE (APPLICATION MADE UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT 1990)

Decision: 04-08-2004 Approved

53509/APP/2007/1260 Land Forming Part Of 13 Linksway Northwood
RENEWAL AND VARIATION OF CONDITION 1 ON OUTLINE PLANNING PERMISSION REF.53509/ APP/2004/1605 DATED 04/08/2004 FOR FURTHER 2 YEARS (ERECTION OF A DETACHED HOUSE AND A DETACHED GARAGE).

Decision: 09-08-2007 Approved

53509/APP/2007/2462 Forming Part Of 13 Linksway Northwood
ERECTION OF A FIVE-BEDROOM DETACHED DWELLINGHOUSE WITH BASEMENT AND PARTIAL ROOF TERRACE, ASSOCIATED PARKING AND LANDSCAPING

Decision: 20-06-2008 Withdrawn

53509/APP/2008/1787 Forming Part Of 13 Linksway Northwood

ERECTION OF A SIX-BEDROOM DETACHED DWELLINGHOUSE COMPRISING
BASEMENT, 3 FLOORS AND ASSOCIATED CAR PARKING AND LANDSCAPING.

Decision: 18-08-2008 Approved

53509/APP/2011/1053 Forming Part Of 13 Linksway Northwood

Amendment to the approved scheme (53509/APP/2008/1787) for the erection of a 6 bedroom detached dwellinghouse and associated car parking and landscaping. The alterations include changes to the external finish materials (render in lieu of brick), a re-configuration of the glazing pattern to the east elevation, the introduction of a first floor bay and entrance canopy to the west elevation and the removal of the external lift will some resulting minor re-configurations in the internal layout.

Decision: 18-07-2011 Approved

53509/APP/2011/823 Forming Part Of 13 Linksway Northwood

Application to replace extant planning permission ref: 53509/APP/2008/1787 dated 18/8/2008 :
Erection of a six-bedroom detached dwelling house comprising basement, 3 floors and associated car parking and landscaping.

Decision: 06-06-2011 Approved

Comment on Relevant Planning History

The proposed development is the same as previously approved under application reference 53509/APP/2011/823 which granted an extension of time for the original permission at the site which was granted under application reference 53509/APP/2008/1787.

It is noted that a variation to the above scheme was granted under application reference 53509/APP/2011/1053, however, the current scheme has reverted back to the originally approved design.

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.EM6 (2012) Flood Risk Management
- PT1.H1 (2012) Housing Growth

Part 2 Policies:

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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H3	Loss and replacement of residential accommodation
H4	Mix of housing units
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
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LPP 3.8	(2011) Housing Choice
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LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.3	(2011) Designing out crime
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 neighbouring occupiers and the Northwood Residents Association were notified of the proposed development on 20th March 2014. A further round of consultation was undertaken on 9th May 2014 after additional documentation was received relating to flood risk from the basement and tree protection.

By the close of the public consultation period, one response in support of the application had been received.

Internal Consultees

TREES AND LANDSCAPING

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 392.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): There are several, valuable protected trees on this site. The submitted (updated) tree report makes adequate provision for their protection and retention; and also makes provision for the re-planting of other non protected / lower value trees that need to be removed.

Recommendations: None

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8 (implementation of submitted details) and RES10.

FLOOD WATER MANAGEMENT OFFICER

I am satisfied with the submission of the ground investigation that the basement will not affect groundwater flows and therefore happy to remove my initial objection subject to a condition for sustainable drainage to be utilised on the site.

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in Ground Investigation Report, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iii. provide details of the body legally responsible for the implementation of the management

and maintenance plan.

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

- iii incorporate water saving measures and equipment.
- 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 that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

ACCESS OFFICER

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwellinghouse is shown to be stepped, which would be contrary the above policy requirement. 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 and rear 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 designed in accordance with the Lifetime Homes Standards. At least 1100 mm should be provided in front of the WC pan, with no less than 700mm provided to one side. Floor gulley drainage is also required within the facility and should be specified on plan.
3. A minimum of one bathrooms/ensuite on the first floor should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

CASE OFFICER COMMENTS: The comments of the Access Officer are noted, however, the layout of the building has not been amended since the previous approvals at the site.

HIGHWAYS OFFICER

Highways Comments The development is considered to be satisfactory from the parking viewpoint and the vehicular access arrangements are satisfactory subject conditions being attached with any permission requiring pedestrian visibility splays of 2.4mx2.4m at all of the vehicle accesses within the red line and the crossover and associated works on the highway being undertaken at the applicant's cost.

ENVIORNMENTAL PROTECTION UNIT

Please consider including the following informative for the above application. As the application includes a basement a gas/radon informative is also advised due some parts of the borough being identified now as having 1-3% of properties being above the action level for radon, which is thought to apply to this area. GAS/RADON INFORMATIVE ONLY (This is NOT a planning condition) Building Techniques - It is recommended that the house including the basement is designed and constructed to prevent/minimise the possible entry of any migrating radon or possible ground gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 277018 if you require any advise. REASON The Council is aware some parts of the London Borough of Hillingdon have been identified as having 1-3 per cent of properties above the action level for radon. As the property includes a basement level a check for radon and ground gas, and/or installation of a suitable membrane as a precaution is advised.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The erection of a dwelling at the site has been approved under three separate planning application since 2008. Therefore, the principle of a new residential dwelling at the site has been established under the previous planning applications and is considered acceptable.

7.02 Density of the proposed development

Policy 3.4 of the London Plan provides a table with the required density ranges for different locations throughout London. The application site has a PTAL score of 1 and is in a suburban location. Therefore, the required density range would be 35 - 55 units per hectare. The wider development of No.13 Linksway would have a density of 3.9 units per hectare. Whilst this is somewhat short of the required standard, density is only an indicator of acceptability and given the large gardens on the Copse Wood Estate, does not provide a good barometer for the determination of an application.

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

This application relates to the replacement of an extant planning permission 53509/APP/2011/823), for the erection of a six-bedroom detached house, comprising basement and habitable loft accommodation, and therefore this aspect of the development has already been established. The previous considerations were as follows -

The Council's Urban Design and Conservation Officer considered that the proposed design respects the traditional rules of the Estate and on balance could be supported. The proposal harmonises with design features, architectural styles and building heights predominant in the area. In this respect, the design incorporates brick, with pitched tiled roof and fenestration with vertical emphasis punctuating curtain walling. While the lift shaft echoes the traditional chimney feature, breaking the ridgeline, whilst the double height rectangular feature with glazing at right angles, echoes the traditional two storey bay. Further the front building line, frontage width and ridgeline of the roof of the new house would be consistent with the adjoining dwellings. As such the proposal would not appear visually intrusive in the streetscene. Accordingly the proposal is in accordance with policies BE5, BE13 and BE19 of the Hillingdon Local Plan (November 2012). Regarding distance to side boundaries, the Council requires two storey buildings within the Copsewood estate be set at least 1.5m from the side boundary. The subject dwelling is set-in 4m from the side boundary with no.13 and 6m from the side boundary with no.15. This is in accordance with Policy BE22 of the Hillingdon Local Plan (November 2012) and paragraph 5.1-5.2 of HDAS (SPD) Residential Extensions. With respect to the rear dormers, paragraph 7.8 of HDAS (SPD) Residential Extensions allows for rear dormers provided they are set-in 1m below the ridge level and 1m from the sides of the roof. The two dormers proposed are set-in 1m from the sides of the roof, 1.2m below the ridge of the roof and set above the eaves by 700mm. The dormers would have a width of 4m and

a height of 2.2m and are in proportion to the size of the roof plane and the dwelling house. In this respect it is considered that the subject dormers are acceptable and are in accordance with the above SPD.

7.04 Airport safeguarding

Not applicable to the current application.

7.05 Impact on the green belt

Not applicable to the current application.

7.07 Impact on the character & appearance of the area

See the 'Impact on archaeology/CAs/LBs or Areas of Special Character' section of this report.

7.08 Impact on neighbours

This application relates to the replacement of an extant planning permission (53509/APP/2011/823), for the erection of a six-bedroom detached house, comprising basement and habitable loft accommodation, and therefore this aspect of the development has already been established. The previous considerations were as follows -

Due to the siting, the proposed house would not result in additional overshadowing to the adjoining neighbours. The proposal does not breach the 25-degree line taken from the adjacent dwelling at no.13. Furthermore this house does not breach the 45-degree line taken from the first floor habitable room windows at no.13 and no.15. In this respect the proposal would comply with policy BE20 of the Hillingdon Local Plan (November 2012)

Amended plans were received during the original application which addressed initial concerns raised in respect to overlooking/ loss of privacy. In this regard the south facing side flank windows to the dormers were made solid, the window to the south flank elevation servicing the study was also removed. The flank windows servicing the dining area at ground floor were omitted as well as the rear balcony at first floor level (to ensure that no parts of the flat roof of the dwelling or garage are used as a balcony, it is recommended a condition be placed on the consent to this effect). With respect to the terrace at ground floor level this was reduced in size so as to relocate it further from the boundary with no.13. With respect to the enclosed glazed courtyard located in the southwesterly corner of the dwelling (part facing the street and part facing no.15) this is considered to be acceptable as the area glazed is to the first floor, which is not accessible by the occupiers of the dwelling. This glazing provides light to the courtyard area at ground floor, which is enclosed by full height screen walls, as such there will be no overlooking from this area. With respect to the flank glazing to the northern elevation, located towards the front of the site this is also considered acceptable as it services non-habitable rooms and although located within 21m of the dwelling with no.13, this area of glazing overlooks the blank facing flank wall of the dwelling house. With respect to the windows proposed on the front and rear walls these would not result in any overlooking. Thus, in this respect the proposal would comply with policies BE20, BE21 and BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Annex 4 of the Mayors Housing SPG requires a minimum of 103m² internal floor space, for a five-bedroom house. The internal floor area proposed for the new house is approx. 485m², which accords with the above policy. In this respect the subject proposal would provide an acceptable sized indoor living space for its future occupiers.

It is considered that all the proposed habitable rooms, and those altered by the development, would have an adequate outlook and source of natural light, therefore

complying with Policy BE20 of the Hillingdon Local Plan (November 2012) and Policy 3.5 of the London Plan (2011).

Policy BE23 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) requires that within new residential developments adequate amenity space should be provided for the benefit of future residents. Paragraph 4.15 of HDAS (SPD) New Residential Layouts requires a minimum of 100m² of amenity space for five or more bedroom dwellings. The proposed garden is approx. 1500m², which is in accordance with the above policies. Furthermore, the remaining garden area for no.13 Linksway is of an equal size, and as such would also comply with the above amenity area standards.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highways Engineer has raised no objections to the proposed development and has advised that the parking provision including the proposed access are acceptable and in line with Council Policies AM7 (ii) and AM14 of the Hillingdon Local Plan (November 2012) This is subject to informatives recommending that the removal of any redundant crossovers and renewal of footways be carried out at the expense of the applicant. Further, the applicant will be required to maintain an unobstructed visibility above the height of 1m from the site access for vehicles at least 2.4m in both directions along the back edge of the footway.

7.11 Urban design, access and security

To comply with Policy 7.3 of the London Plan, a condition relating to compliance with Secure by Design will be added to any approval.

7.12 Disabled access

The Access Officer has asked for alterations to the scheme as it does not comply with all the lifetime homes standards. The scheme is the same as previously approved and the condition relating to the lifetime homes standards will be added to any approval.

7.13 Provision of affordable & special needs housing

Not applicable to the current application.

7.14 Trees, Landscaping and Ecology

The applicant has submitted additional Tree Protection and Arboricultural Impact Assessments to update the information submitted with the previous applications. The Trees and Landscaping Officer has reviewed this information and is satisfied that the development ensure the protection of the protected trees at the site and that the lower value trees will be suitably replaced. Therefore, the development would comply with Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan 2011 requires the highest standards of sustainable design and construction to be achieved. To ensure the development complies with this policy a condition will be added for the development to be built to Code for Sustainable Homes Level 4, with an interim certificate and specification provided before the commencement of works.

7.17 Flooding or Drainage Issues

The development includes the creation of a basement level within the development. The applicant has submitted a site investigation which was reviewed by the Council's Floodwater Management Officer who raised no objection. Therefore, the development is

considered to comply with Policy OE8 of the Hillingdon Local Plan (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to the current application.

7.19 Comments on Public Consultations

No further comments relating to the public consultation.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The proposed development would create more than six habitable rooms and the education contribution related to the development has been calculated at £12,796.

The proposed development would also incur a CIL of £21,574.44.

7.21 Expediency of enforcement action

None required

7.22 Other Issues

No further issues for consideration.

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

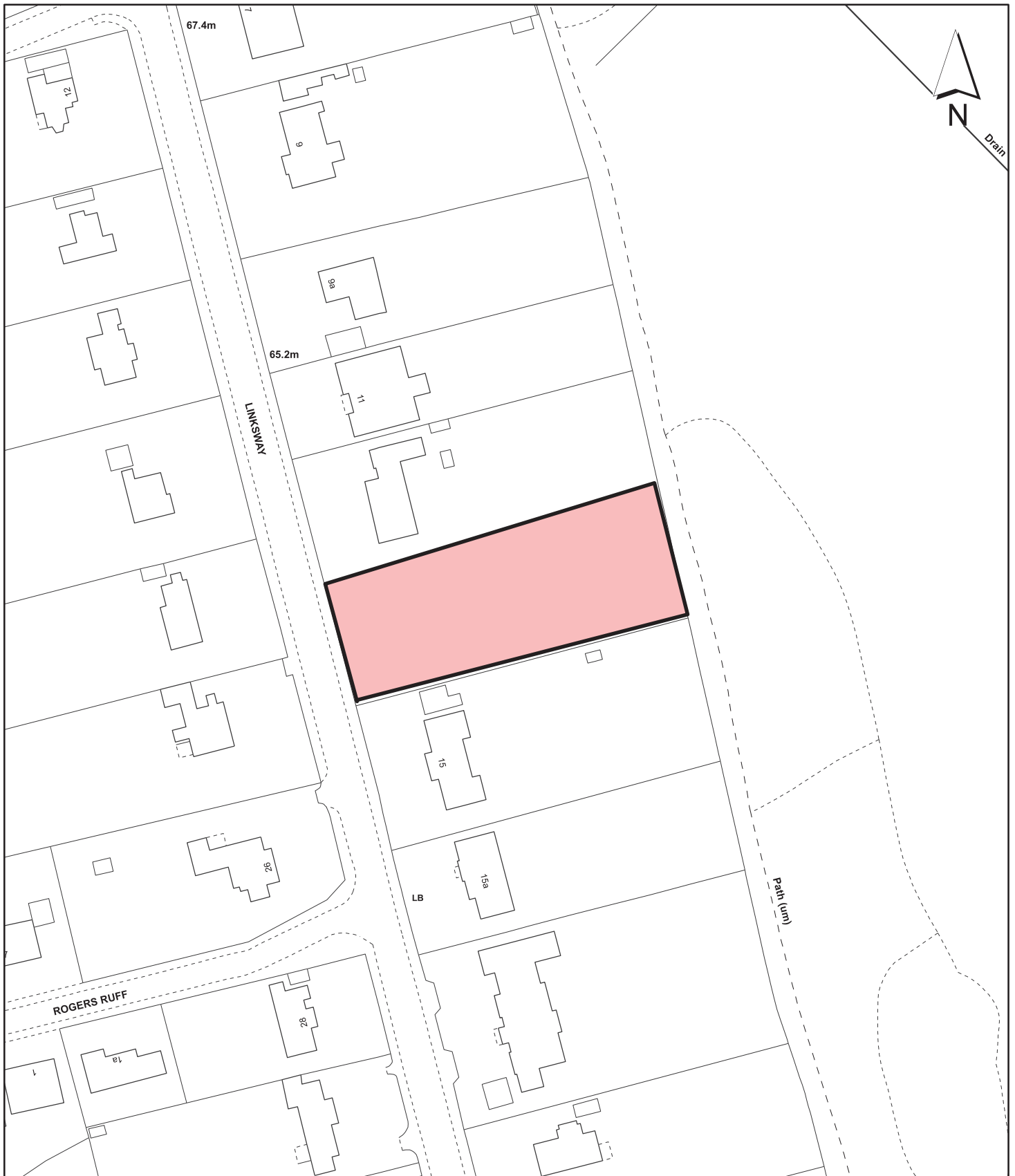
The development is the same as previously approved at the site in 2008 and 2011. The applicant has submitted updated information relating to landscaping, tree protection and a site investigation for groundwater and the basement construction. All of the additional information is considered acceptable and the development is considered to comply with current, local, regional and national planning policy. Therefore, the application is recommended for approval.



11. Reference Documents

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

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).</p> <p>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 style="text-align: center;">13 Linksway Northwood</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 style="text-align: center;">53509/APP/2014/722</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 94</p>	<p>Date</p> <p style="text-align: center;">June 2014</p>	
		 HILLINGDON <small>LONDON</small>	

Report of the Head of Planning, Sport and Green Spaces

Address	43 HARLYN DRIVE PINNER		
Development:	Single storey rear extension and conversion of roof space to habitable use to include rear dormer with Juliette balcony, 3 front rooflights and conversion of roof from hip to gable end and additional hardstanding to front		
LBH Ref Nos:	69719/APP/2014/1104		
Drawing Nos:	Ex GF Plan Prop Front Rear Elevation Prop Front Garden Site Layout Ex Site Layout Ex Elevation Prop Loft Plan & Rear Elevation Location Plan Prop Section Ex Section proposed ground floor plan and side elevation		
Date Plans Received:	31/03/2014	Date(s) of Amendment(s):	31/03/2014
Date Application Valid:	11/04/2014		03/04/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a semi detached bungalow on the east side of Harlyn Drive. The property is constructed of brick and render beneath a tiled roof and is sited on a reasonably sized plot. There is a modest front garden with vehicular access off Harlyn Drive for one vehicle.

The wider area comprises similar style properties although a number have been extended and altered including at roof level and other properties comprises a more chalet style of bungalow with rooms in the higher roofspace. Some of the nearby properties are set forward of the application property and its neighbouring properties to the south.

To the east of the application property are the grounds of the primary school.

The site lies within the developed area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

1.2 Proposed Scheme

The proposed scheme comprises a single storey rear extension and conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3 front rooflights and conversion of roof from hip to gable end.

The proposed rear extension measures 3.6m deep, 7.8m wide and 3.0m high.

The change from hip to gable will measure 3.4m high, 8.2m wide and 3.9m deep and provide an additional floorspace of 18.12 cubic metres $[(3.4 \times 8.2 \times 3.9) / 6]$

The rear dormer measures 6.6m wide, 2.4m high and 2.8m deep, this adds a volume of 22.18 cubic metres $[(6.6 \times 2.8 \times 2.4) / 2]$. It will be sited 0.5m above eaves, 0.5m below ridge and 0.5 and 0.7m from the side margins.

Two car parking spaces are proposed at the front of the property.

The proposed extension will provide kitchen/dining room, additional bedroom and ensuite.

Materials to match existing property.

The scheme has subsequently been amended to remove bedroom 3 and the associated window, and replace with a utility room incorporating a door in a comparable position to the existing glazed door.

1.3 Relevant Planning History

69719/APP/2014/257 43 Harlyn Drive Pinner

Single storey rear extension and conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3 front rooflights and conversion of roof from hip to gable end

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

Comment on Planning History

Planning permission for a single storey rear extension and conversion of roof space to habitable use to include a rear dormer with Juliette balcony, 3 front rooflights and conversion of roof from hip to gable end, reference 69719/APP/2014/257, was refused on 25 March 2014, for the following reasons

1. The proposal by reason of the size, scale, bulk, width, height and design of the single storey rear extension represents an unduly intrusive and incongruous form of development, detrimental to the character and appearance of the existing dwelling and the visual amenities of the street scene and the wider area. As such it would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed ground floor bedroom would be served by a single window which is sited 1m off the boundary fence with No. 39 Harlyn Drive and as such would provide an unsatisfactory outlook and level of daylight to the bedroom, leading to the provision of an unsatisfactory residential living environment. The proposal would be contrary to policy BE20 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed development does not demonstrate the provision for two off street car parking spaces to serve the enlarged 4 bedroom property. As such the proposed development would lead to demand for on street parking which would not be in the interest of highway safety. Therefore, the proposal would not comply with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

The current application has been submitted to address these reasons of refusal.

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

8 letters were sent to local residents and The Residents Association on 15 April 2014 and the site notice was posted on 25 April 2014. 3 representations have been received in response to the public consultation commenting and objecting to the proposed development, one objection was sent on behalf of two properties.

The Residents Association Objected as follows:

This is the second application for this site. The previous 69719/APP/2014/257 was refused for three reasons. The current application shows parking spaces in the front garden, however the other two reasons for refusal have not been addressed. The change of the roof shape from hip to gable end will give an unbalanced aspect to this pair of semi detached bungalows. Bedroom three will still have an outlook of a brick wall a metre away from the window. We request that the application be refused.

The 2 other objections raised are as follows:

- The minor amendments made would not alter the reason for refusal of the previous decision.
- Furthermore, when the houses in this road were built the intention was to provide a mixture of houses, chalet bungalows, two-bedroom bungalows and maisonettes in order that there would be a diversity of provision and therefore a diversity of residents. Transforming two-bedroom bungalows into four bedroom houses diminishes this original intention and the character of the road.
- The second ground of refusal of planning permission was to do with the nature of the proposed ground floor bedroom window and its level of outlook and daylight. We cannot see how the new proposals significantly change this.
- The third ground of refusal was related to the lack of provision for two off-street parking places and therefore additional on-street congestion in an already congested street which has school and driving school parking issues. The new submission does include additional off-street parking provision but we doubt whether the space is sufficient for the Luton-lorry-sized vehicle and private car which those submitting the proposal have? Or is it most likely that this vehicle will be parked on the road?
- Loss of outlook and overly dominant on neighbouring property
- No. 43 already deeper than neighbouring properties
- Bedroom 3 overlooking and close to neighbouring property
- These type of small 2 bed houses should be retained to allow for down sizing
- Not provide out of character and oversized enlargements.

In addition the original objection of one resident was resubmitted with a note advising that these comments applied to the current proposal

- Noise from development
- Construction noise and disturbance over a long period
- Overlooking of garden
- Loss of Chimney

- Congestion on street
- Unable to park near property
- Party Wall Act issues
- Property set back further than application property increasing loss of outlook. Not aesthetically pleasing
- Loss of house value
- Loss of privacy
- Need to retain and not lose small bungalows
- Juliette balcony would overlook school possible issues with regard to children safety
- School parking in Harlyn Drive is an issue
- Too much development changing Harlyn Drive

The comments are primarily dealt with in the planning assessment below. However, matters such as future occupiers, house values, construction matters, unable to park near property, Party Wall Act issues and keeping the bungalows small are not considered material planning considerations for the determination of the application. Equally with regard to parking space it would not be reasonable to request a space for a large van.

It has also been requested by the Ward Councillor that the application be referred to the Planning Committee for determination.

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
- BE18 Design considerations - pedestrian security and safety
- 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

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area, residential amenity of the occupiers of adjoining properties as well as the future occupiers, provision of adequate parking and providing adequate private amenity space.

The depth and height of the proposed single storey rear extension would be consistent with those as set out in paragraphs 3.3 and 3.7 of the HDAS: Residential Extensions. This guidance advises that extensions to semi detached properties should be a maximum of 3.6m deep and 3m high with a flat roof. The proposed extension is 3.6m deep and 3.3m high. The single storey rear extension, by reason of its scale, form and design would therefore appear subordinate to the original house and would harmonise satisfactorily with its character and appearance. It is noted that the adjacent properties are set forward of the building line of the proposed application property, however, this is not seen on its own as an issue of concern. Therefore, the single storey rear extension would not detract from the visual amenities of the surrounding area and would be in compliance with policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved Policies (November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The proposed extension is sited 1.1m from boundary with No 39 and 0.2m from the boundary to No. 43. Both these properties benefit from rear conservatory extensions. Also No. 39 is set back from the rear building line of the application property. However, it is not considered that the proposed extension would lead to an unacceptable loss of sunlight/daylight or outlook from the adjacent properties. The proposed dormer extension would have a window overlooking the rear garden and this is not considered any more harmful to the amenity of adjoining occupiers including the school than the established first floor windows on the adjoining properties. The Juliette balcony would not extend any view from the window/doors it serves. As such, the proposed scheme would not harm the residential amenities of the occupiers of the above properties from increased overshadowing, visual intrusion and/or over-dominance.

The proposed dormer extension would be viewed from neighbouring rear gardens and also from the school. The overall size, scale, bulk and design of the rear dormer is considered to comply with guidance in HDAS chapter 7. Whilst paragraph 7.11 advises that hip to gable extension would normally be refused the current proposal would constitute permitted development as it is less than 50 cubic metres additional space and meets the other criteria for such roof extensions. In light of this it is not considered reasonable to refuse planning permission on this ground.

The proposal also provides for the internal conversion of a bathroom and cloakroom to a utility room, the scheme was amended from the original bedroom following discussions with planning officers. This room has a side door which is comparable in siting to the existing part glazed side door, it is recommended that the glazed part of the door is obscure glazed and this can be secured by a condition. The utility room would be 1.1m off the boundary of the property with No. 39 and whilst it is not considered that this will lead to unsatisfactory overlooking indeed it is a similar situation to the existing kitchen which has a part glazed door.

The rear windows and door proposed to the extension would provide an adequate outlook and natural light to the room they would serve.

As such, the application proposal would not represent an unneighbourly form of development and in this regard, would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part 2 - Saved Policies (November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2011).

The proposed scheme provides an additional bedroom which would normally require 2 of street parking spaces. The proposed plan shows sufficient space for two parking spaces and retain a garden area. There is also unrestricted on street parking. Therefore it is considered that this is satisfactory for the enlarged property. As such the proposal complies with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

Over 100 sq.m of private amenity space would be retained (approximately 135 sq.m) and which is considered to be adequate for the enlarged property and would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and policy BE23 of the Hillingdon Local Plan: Part 2 - Saved Policies (November 2012).

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, titled proposed front rear elevation, amended proposed ground floor plan, amended proposed side elevation, proposed section, proposed front garden site layout & proposed loft plan & rear elevation.

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 No 41 and No.45 Harlyn Drive.

REASON

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

5 HO6 Obscure Glazing

The window in the side door facing No.39 shall be glazed with permanently obscured glass and non-opening for so long as the development remains in existence.

REASON

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

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
BE18 Design considerations - pedestrian security and safety
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

- 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: Mark Jones

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**43 Harlyn Drive
Pinner**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

69719/APP/2014/1104

Scale

1:1,250

Planning Committee

North Page 105

Date

June 2014



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 10 HILLSIDE RISE NORTHWOOD

Development: Demolition of existing attached garage and erection of single storey side/rear extension to include habitable roofspace, conversion of existing roofspace to habitable use to include a front dormer and 8 side rooflights, porch to front and alterations to side elevations (AMENDED PLAN RECEIVED)

LBH Ref Nos: 69492/APP/2014/168

Drawing Nos: Design and Access Statement
213140/01
213140/03 Rev. C

Date Plans Received: 17/01/2014 **Date(s) of Amendment(s):** 29/05/2014

Date Application Valid: 17/01/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is a detached bungalow dating from the inter-War period with existing single side garage addition located on the southern side of Hillside Rise. The property has a small front dormer, a front projecting gable with a bay window and is finished in white render. It retains period finishes and features including its general plan-form, brickwork, chimney, projecting front gable and roof form.

Land levels fall from the west to the east of the street, creating a 'rise' as you travel eastwards, therefore the properties to the east are elevated of each property. Furthermore, land levels also fall from the north to the south resulting in a change of level from the front of the property to the rear.

The streetscene is residential in character and appearance comprising a mixture of bungalows and two-storey detached and semi-detached properties in varying styles, proportions, designs and finishes. The area is characterised by similar detached properties, mostly modest in size, with integral garages constructed back from the main road with ample visual gaps between them. It therefore has significance within the Hillside Area of Special Local Character both individually and being part of a planned estate.

To the west of the site is No. 8 which has been extended to the side and rear with a large crown roof extension. At present the rear depth of the extension projects 5m beyond the rear building line of the application site and the side element is positioned approximately 0.80m (dimension taken from OS) from the shared boundary.

To the east of the site is No. 12, a larger bungalow in terms of its height and overall bulk, however it is set back from the rear building line of the application site by approximately 0.9m.

The application site lies within the Developed Area and Hillside Area of Special Local Character as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012).

1.2 Proposed Scheme

The applicant seeks planning permission for the erection of a single storey side/rear extension to include habitable roofspace, conversion of existing roofspace to habitable use to include 8 side rooflight, porch to front, alterations to side elevations and front dormer and demolition of existing attached garage.

The front dormer would measure 1.23m deep 0.91m high and 1.42m deep. The front porch would be 1.20m deep, 4.60m wide and would align with the main front building line, behind the bay window.

The single storey rear extension would project between 3.5m and 4.5m deep (stepping in from the boundary with No. 12 to reduce impact) and on the side adjacent to No. 8.

The proposal would extend to the existing main ridge at 6.65m high. The part nearest to No. 12 would be cornered off. The side element (near to No 8) would be 2.34m wide (and would extend to the side boundary). It should be noted that the side extension end 1m from the full extent of the rear extension (to reduce the impact on No. 8).

The roof extension would comprise a barn-hipped style gable end which would accommodate the conversion of the roof into habitable accommodation. 4 rooflights would be positioned on each side elevation.

During the course of the application the applicant has made changes including:

- Flank windows removed
- Redesigned side extension with setback and altered roof form
- Revised first floor window design rear elevation
- Extra 1m at ground floor rear only.

1.3 Relevant Planning History

51189/APP/2006/2005 8 Hillside Rise Northwood

ERECTION OF SINGLE-STOREY PART FRONT / PART SIDE EXTENSION AND SINGLE - STOREY PART REAR EXTENSION: CONVERSION OF ROOFSPACE TO HABITABLE ACCOMMODATION INVOLVING ROOF ENLARGEMENT, FRONT AND REAR DORMERS AND SIDE ROOFLIGHTS (EXISTING SIDE EXTENSION TO BE DEMOLISHED)

Decision Date: 22-09-2006 Approved **Appeal:**

51189/APP/2006/3397 8 Hillside Rise Northwood

Amendment to Planning Permission ref.51189/APP/ 2006/2005 dated 22-09-2006, single storey part side extension, to allow for retention of garage, and external door and window changes (erection of single storey part front/part side extension and single storey part rear extension: conversion of roofspace to habitable accommodation involving roof enlargement, front and rear dormers and side rooflights (existing side extension to be demolished).

Decision Date: 05-04-2007 Approved **Appeal:**

51189/APP/2008/2882 8 Hillside Rise Northwood

Retention of front and rear dormers (Retrospective application).

Decision Date: 19-12-2008 Refused **Appeal:**

51189/APP/2009/281 8 Hillside Rise Northwood

Retention of front and rear dormers (Retrospective application)

Decision Date: 09-04-2009 Approved **Appeal:**

69492/APP/2013/2835 10 Hillside Rise Northwood

Single storey side/rear extension to include habitable roofspace and 1 x rear dormer, conversion of existing roofspace to habitable use to include an additional front dormer, front porch, alterations to side elevations and demolition of existing attached garage.

Decision Date: 29-11-2013 Refused **Appeal:**

Comment on Planning History

Planning permission was refused on the 2nd December 2013 application ref. 69492/APP/2013/2835 on the following grounds:

1. The proposed extensions, by virtue of their projection, height, size, scale, bulk and crown roof design, would fail to appear as subordinate additions and would thus be detrimental to the appearance of the original house and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed development, by reason of the rearward depth and overall height of the flank wall, would represent an overbearing and visually intrusive form of development which would be detrimental to the amenities of the occupiers of No. 12 Hillside Rise, by reason of loss of light, overbearing appearance, overshadowing and loss of outlook, contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Since the above application was refused, the applicant has been in post refusal discussions with the Local Planning Authority to ascertain what steps could be undertaken to address the refusal reasons. As such the current scheme has been submitted and the applicant seeks to address the above refusal reasons by undertaking the following:

- removal of the prominent crown roof element
- reduction in the height of the side element from 7.58m high to 4.4m high
- reduction in depth of the rear element from 5.4m to 3.5m-4.0m deep

No. 8 Hillside Road was granted planning permission in 2006 for a similar extension, prior to the designation of the ASLC, comprising the erection of a single storey part side extension, to allow for retention of garage, and external door and window changes (erection of single storey part front/part side extension and single storey part rear extension: conversion of roofspace to habitable accommodation involving roof enlargement, front and rear dormers and side rooflights (existing side extension to be demolished). A further retrospective application was approved for front and rear dormers.

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**

FIRST ROUND OF CONSULTATION

4 adjoining occupiers/owners and Northwood Hills Residents Association were consulted, two objections were received as follows:

- (i) Flank wall extension to full depth will result in a loss of amenity
- (ii) Three foot long gap will result in a loss of privacy and lack of light to no. 8.
- (iii) Rooflights will overlook bathroom
- (iv) Overlooking
- (v) Out of Character
- (vi) Owners of No. 8 recognise that if they left their proposal any later it would have probably been refused due to the introduction of the Area of Special Local Character (ASLC). The current proposal should comply with the ASLC policies.
- (vii) Loss of light
- (viii) Huge expanse of roof
- (xi) Proposal not in keeping

OFFICER COMMENT: Changes have been sought to address loss of privacy concerns as detailed in the 'proposed scheme'. Further issues relating to neighbour amenity, visual amenity and streetscene are addressed in the main body of the report.

SECOND ROUND OF CONSULTATION

Following receipt of a revised plan a further round of consultation was undertaken. 1 objection was received making the following comment:

"We have noted the amendments to the submitted revised plans. We regret to note the applicant's persistence not to take on board the objection of rearward extension on the boundary line. This will result in severe loss of amenity and light to our use of the kitchen. The omission of a pitched roof over this addition will not make any difference to the loss of amenity and light. This can be established by striking light and vision lines from our kitchen window. The 25mm offset shown from the boundary is farcical and meaningless. Our objection to the revised scheme still stands. The applicant should take note of how a similar issue has been dealt with by the extension being built at the property exactly opposite their property - 7 Hillside Rise, Northwood. Accordingly I reject the revised planning application."

Ward Councillor: Has requested that the application be heard at Planning Committee, given the objections to the scheme.

INTERNAL CONSULTEES

Urban Design and Conservation

BACKGROUND: This is a well proportioned detached bungalow dating from the inter-War period within the Hillside, Northwood Hills, Area of Special Local Character (ASLC). It retains period finishes and features including its general plan-form, brickwork, chimney, projecting front gable and roof form. The area is characterised by similar detached properties, mostly modest in size, with integral garages constructed back from the main road with ample visual gaps between them. It therefore has significance within the ASLC both individually and being part of a planned estate.

COMMENTS: There are no objections in conservation or design terms to the revised

scheme for this property, and the objections previously raised by the team have now been addressed. I suggest that the additions are rendered above ground level and left as brickwork below, to break up their apparent bulk and height, also low level light coloured render can get grubby quite quickly - this could be dealt with via condition if you agreed.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE5 New development within areas of special local character
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
AM14 New development and car parking standards.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3 (2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the existing property, the impact upon the visual amenities of the surrounding area and Area of Special Local Character, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking provision.

Character of the Property

Policy BE1 of the Local Plan seeks high quality urban design of all new development including residential extensions.

Paragraph 7.2 of HDAS states that front roof extensions will be considered acceptable on bungalows subject to meeting design criteria. Paragraph 7.5 states that it is important that extensions appear secondary to the existing roof face. Where a roof can be extended, the Council would recommend small dormer(s) window(s) or roof lights. Paragraph 7.8 of HDAS states that set-ins should be at least 1m on detached houses. It is considered that the front dormer would replace the existing front dormer and would be comply with HDAS requirements. In addition, the gable-ended roof extension would ensure that the hipped

profile of the roof is maintained in the streetscene, whilst providing habitable accommodation.

Section 3.0 of HDAS requires single and two storey rear extensions not to exceed 4m in the case of detached properties. A single storey side and rear extension should not normally exceed 3.4m in height, in the case of a pitched roof. The rear extension is 3.5m in depth near the neighbours boundaries the 4.5m deep section is set off the site boundaries. No. 8 is at a lower level but already has a 5m deep extension and no.12 is at a higher level. Taking into account the site specific circumstances the rear extension is considered to be acceptable.

The side extension exceeds the height requirement by 1.0m. Given the change in levels at the front, side and rear of the property of at least 1.05m as demonstrated in the plans, it is considered to be acceptable, given that the floor to ceiling height would be 2.6m high.

The single storey rear extension with roof addition, can be considered as a two storey rear extension by virtue of its height it would comply with HDAS requirements in terms of its depth, projecting no more than 4m.

It is considered that the proposed extension by virtue of its size, scale, height and general proportions would harmonise with the existing property in terms of its character and appearance. The proposal would therefore comply with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Supplementary Planning Document HDAS: Residential Extensions Sections 3.0 and 6.0.

Visual Amenities of the Streetscene

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require all extensions to harmonise with the streetscene and complement or improve the character of the area. Policy BE5 seeks to ensure new development harmonises with the architectural style, design and materials of ASLC.

It is noted that the many of the properties in the immediate locality have been extended and the application proposal appears smaller in terms of its height and bulk than the directly adjoining neighbours. It is considered that the proposed design of the house reflects the materials, design features and building heights predominant in the locality whilst providing an element of architectural individuality.

In addition, the development ensures that there are no two storey elements adjacent to the eastern and western boundary, which maintains key views through the site and avoids any potential terracing effect in accordance with Policy BE22 of the Local Plan.

Overall, it is considered that the overall siting, size, scale, massing and bulk of the proposed development would ensure that it would have an acceptable impact on the surrounding area and harmonise with the visual amenities of the locality. It is therefore considered that the proposed development would comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Impact on Neighbouring Properties

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise Policies BE20 and BE24 resists any development which would have an adverse impact upon the amenity of nearby residents and occupants through loss of daylight and privacy.

Section 6.2 states that "two-storey rear extensions will only be allowed where there is no overdominance, over-shadowing, loss of outlook or daylight." In order to assess this, any extensions at first floor level "should not extend beyond a 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property".

Objections have been received regarding the potential impact on the neighbouring occupiers in terms of loss of daylight, sunlight, outlook, overlooking and overdominance.

No. 8 to the west of the application site currently projects 5.40m beyond the existing building line of the application site. As demonstrated in the applicants plans, the proposed 4m deep rear extension development would be set in approximately 1.4m behind the rear building line of No. 8.

The proposed rear element would not breach the 45-degree line of site from the nearest habitable room window of the neighbouring property to the east, No. 12, due to being staggered adjacent to the boundary shared with this neighbouring occupier, limiting the nearest projection to 3.5m deep.

It is acknowledged that the side element of the extension, would extend to the boundary with the adjoining occupier to the west, No. 8. No. 8 has a secondary kitchen window on the side elevation facing the application site with a 0.80m gap to the shared boundary. Although the proximity to the kitchen window is not ideal, given that the window is a secondary window; the existing change in ground levels; the siting of the existing small side garage addition on the boundary which extends 4.8m deep and 2.66m high with a flat roof; it is considered that this would not warrant a refusal. Attempts have been made by the applicant to address this issue, however given the change in levels and the internal floor to ceiling height required for a habitable room, the height of the side element could not be lowered. The applicant has however set in the side extension by 25mm away from the shared boundary; and removed the ground floor side windows facing this direction. Furthermore, the applicant has stated that the roof lights would be positioned so they would not directly face No.8's roof lights.

The proposed extension by virtue of its siting, height, depth and positioning of windows would not cause any undue loss of daylight, sunlight, visual intrusion, overdominance or loss of privacy. Therefore it is considered that the proposed development would not constitute an un-neighbourly form of development and would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Garden Space

The resulting amenity space of approximately 160 square metres would be over 100 square metres which is considered adequate for the extended four bedroom property and

would be in compliance with Paragraph 5.13 of HDAS and Policy BE23 of the Local Plan.

Parking

The application proposal would result in the loss of parking on the site through the demolition of the existing garage, however sufficient on street parking is available and one parking space would be accommodated on the hardstanding at the front of the property.

Conclusion

The proposed development, as amended has addressed the previous reasons for refusal and complies with the Policies of the of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) and 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, number 213140/03 Rev. C.

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 HO6 Obscure Glazing

The windows and rooflights in the side elevations facing 8 and 12 Hillside Rise shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

5 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 8 or 12 Hillside Rise.

REASON

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

6 HO7 No roof gardens

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

REASON

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

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).

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1 The decision to GRANT planning permission has been taken having regard to

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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.
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- 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.

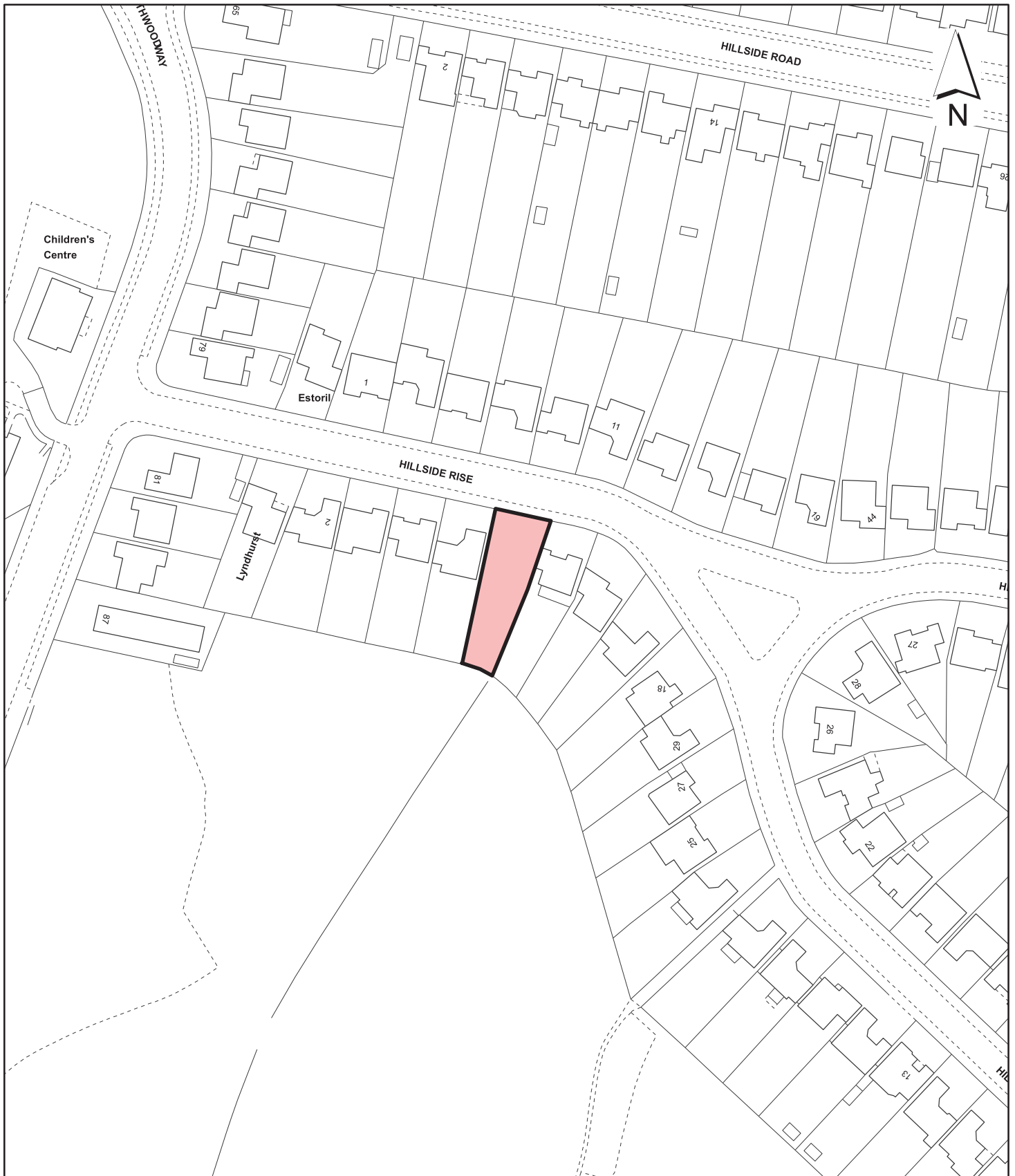
D) No bonfires that create dark smoke or nuisance to local residents.

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: Henrietta Ashun

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**10 Hillside Rise
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
69492/APP/2014/168

Scale
1:1,250

Planning Committee
North Page 119

Date
June 2014



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address THE FERNS WITHY LANE RUISLIP

Development: 2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing Use Class B2 building

LBH Ref Nos: 6885/APP/2014/987

Drawing Nos: Location Plan (1:1250)
14/3320/2
14/3320/3
Design & Access Statement
Energy & Sustainability Report
Existing Photos
14/3320/1 Rev C

Date Plans Received: 20/03/2014 **Date(s) of Amendment(s):** 21/05/2014
Date Application Valid: 27/03/2014 28/03/2014
21/03/2014

1. SUMMARY

This scheme seeks planning permission to demolish the existing single storey industrial/storage buildings on site and the erection of two, two storey semi-detached two bedroom residential properties, and installation of vehicular crossover to front with associated parking, landscaping and external amenity space.

It is considered that the proposed development would provide housing of an acceptable standard for future occupiers and conforms with the requirements of the Hillingdon local Plan (2012) and the London Plan (2011).

The application is therefore 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 £5,081 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 before the 31st of July 2014, 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 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 14/3320/1 Rev C, 14/3320/2, 14/3320/3 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 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and know 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 RES5 General compliance with supporting documentation

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

Car Parking [14/3320/1 Rev C]

Amenity Space [14/3320/1 Rev C]

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).

5 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 North (towards the Fire Station) or South (towards Rotary House).

REASON

To prevent overlooking to adjoining properties and to safeguard the satisfactory redevelopment of adjoining sites which have development potential in accordance with policies BE14 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 HO6 Obscure Glazing

The window(s) facing North (towards the Fire Station) and South (towards Rotary House) shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties and to safeguard the satisfactory redevelopment of adjoining sites which have development potential in accordance with policies BE14 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, , including details of balconies 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)

8 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
3. Schedule for Implementation
4. Other
 - 4.a Existing and proposed functional services above and below ground
 - 4.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 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)

9 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.

10 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.

11 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards (with the exception of the requirement for a Lifetime Homes' compliant entry level WC).

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

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.

13 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with policy AM7 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

14 RES26 Contaminated Land

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

any such requirement specifically and in writing:

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

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

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

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

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

(iv) No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils, or reused onsite topsoils 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 risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems and the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with policy OE11 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011). References: Hillingdon's Land Contamination Supplementary Planning Guidance (SPG).

INFORMATIVES

1

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, odors 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. You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974.

2 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 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).

4

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £6,020 from Section 8 of Spreadsheet which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738

5 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.
BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
BE14	Development of sites in isolation
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.
H8	Change of use from non-residential to residential
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 5.3	(2011) Sustainable design and construction
LPP 7.16	(2011) Green Belt
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
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

6 I47 Damage to Verge - For Council Roads:

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).

7 I1 Building to Approved Drawing

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

8 I2 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.

9 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as -

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

3. CONSIDERATIONS

3.1 Site and Locality

The L-shaped application site is located on the east side of Withy Lane, some 25m to the north of its junction with Breakspear Road. It comprises a detached part single storey, part two storey building previously in use as a stone mason's workshop with ancillary storage. At the time of the Officer's site visit it appeared that the building was no longer be in use.

To the south of the application site, fronting Breakspear Road is Rotary House, a three storey building comprising two floors of office space with residential flats above. Car parking serving the building and its access from Withy Lane separates the two sites. To the east of Rotary House is a 24 hour service station with car washing facilities and to the north of the application site is the Ruislip Fire Station. On the opposite side of Withy Lane is the Breakspear Crematorium, with two cottages within its grounds immediately opposite the application site. The site on the southern side of Breakspear Road, opposite Withy Lane incorporates a Grade II Listed Building and is in use for car sales.

Breakspear Crematorium forms part of the Green Belt, a designation which also includes Withy Lane itself.

The application site sits within a Developed Area, as designated by the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

This application seeks planning permission for the erection of an 'L' shaped two storey building sited on the eastern side of Withy Lane, some 20m to the north of its junction with Breakspear Road. The proposal would involve the demolition of the existing part single storey, part two storey workshop and associated storage buildings.

The proposed building would comprise 2 x 2 bedroom semi-detached residential properties, with two associated car parking spaces to the south of the site accessed by a new vehicular crossover and adjoined by landscaping strips.

The building would be set back by approximately 1m from the northern side boundary at the closest point and approximately 1m from the southern side boundary at the closest point. It would be set back from Withy Lane at its nearest point by 1.6m. The building would have a maximum width of 10.4m and depth of 12.6m. The building would be characterised with a pitched hipped roof.

External amenity space would be provided to the rear of the site, with both proposed dwellings having approximately 60m² of amenity space. Cycle storage is proposed to the rear of the sites within the amenity space.

Proposed materials are red multi bricks, dark red tiles, upvc windows and doors, block paving and black upvc guttering.

3.3 Relevant Planning History

6885/APP/2004/745 The Ferns Withy Lane Ruislip

ERECTION OF A THREE STOREY BUILDING CONTAINING THREE TWO-BEDROOM FLATS AND SIX ONE-BEDROOM FLATS, AND CAR PARKING SPACES (OUTLINE APPLICATION)

Decision: 12-08-2004 Withdrawn

6885/APP/2005/3075 The Ferns Withy Lane Ruislip

ERECTION OF A PART THREE-STOREY WITH ROOF TERRACE, PART FOUR-STOREY BUILDING CONTAINING 6 ONE-BEDROOM FLATS TOGETHER WITH PARKING SPACES (INCLUDING DEMOLITION OF THE EXISTING WORKSHOP AND ASSOCIATED STORE)

Decision: 03-05-2006 Refused

6885/APP/2007/3707 The Ferns Breakspear Rd Withy Lane Ruislip

ERECTION OF A THREE STOREY BUILDING WITH ROOF TERRACE AND GROUND FLOOR VEHICULAR ACCESS TO REAR PARKING AREA TO PROVIDE 5 ONE-BEDROOM FLATS (INVOLVING DEMOLITION OF THE EXISTING WORKSHOP AND ASSOCIATED STORE) (OUTLINE APPLICATION FOR APPROVAL OF LAYOUT, APPEARANCE, SCALE AND ACCESS ONLY)

Decision: 18-12-2008 Refused

6885/APP/2009/2650 The Ferns Withy Lane Ruislip

Demolition of existing industrial building and erection of a block of 5 flats with associated parking (outline application.)

Decision: 16-08-2010 Refused **Appeal:** 11-02-2011 Dismissed

6885/APP/2012/2217 The Ferns Withy Lane Ruislip

Three storey building to create 4 x 1-bed self contained flats, and installation of vehicular crossover to front with associated parking at ground floor level and landscaping, involving demolition of existing industrial buildings and yard

Decision: 29-01-2013 Refused

6885/G/79/0619 L Pepper Metalworks Withy Lane Ruislip

Continued use for metal work and erection of extension to workshop extension.

Decision: 17-08-1979 Refused

6885/H/80/1048 L Pepper Metalworks Withy Lane Ruislip

Continued use of premises for metalwork, welding and brazing.

Decision: 04-08-1980 ALT

6885/J/86/0652 L Pepper Metalworks Withy Lane Ruislip
Alterations to existing workshop plus first floor extension.

Decision: 03-06-1986 Approved

6885/K/97/0808 The Ferns Withy Lane Ruislip
Erection of three storey block of 6 flats including access and parking (involving demolition of existing storage/industrial buildings)(outline application)

Decision: 18-03-1998 Refused

Comment on Relevant Planning History

This application follows six previous applications for residential development at the site, one of which was withdrawn. The most recent was for the demolition of the existing industrial building and erection of a block of 4 x 1 bedroom flats with associated parking (ref. 6885/APP/2012/2217). This application was refused for the following reasons:

1) The proposal by reason of its siting, overall layout, size, bulk, site coverage, design and excessive density, would result in a cramped appearance and constitutes an over-development of the site with limited opportunities for landscaping, to the detriment of the character and visual amenities of the area. The proposal would result in a scale and design of building that is inappropriate for the plot. The proposal is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19, BE22 and BE38 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Supplementary Planning Document HDAS: Residential Layouts and Policies 3.4 and Table 3.2, 3.5 and 7.4 of the London Plan (2011).

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

The current proposal has been amended to resolve concerns regarding the design and density of the development. The applicant has also indicated their agreement to enter into an appropriate legal agreement for education contributions.

6885/APP/2009/2650 - Outline application for demolition of existing industrial building and erection of a block of 5 flats with associated parking - Refused 16th of August 2010.

6885/APP/2007/3707 - Erection of a three storey building with roof terrace and ground floor vehicular access to parking area to provide 5 x 1 bedroom flats - refused on the 18th of February 2008.

6885/APP/2005/3075 - Full permission for the erection of a four-storey building containing 6 one-bedroom flats together with parking spaces was refused on 3rd May 2006 on grounds of excessive density, Green Belt grounds, impact upon flats at Rotary House, inadequate amenity space and inadequate car parking.

6885/APP/2004/745 - Outline permission for the erection of a three-storey building containing three two-bedroom flats and 6 one-bedroom flats and car parking spaces was withdrawn on 12th August 2004.

6885/K/97/808 - Outline permission for the erection of a three storey block of 6 flats including access and parking was refused on 18th March 1998 on grounds of excessive density, disputed ownership of whole site, inadequate amenity space, excessive disturbance of amenity space by vehicle movements, inadequate parking, no archaeological and noise assessments and inadequate visibility.

4. Planning Policies and Standards

No additional policies

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.

BE1 Development within archaeological priority areas

BE13 New development must harmonise with the existing street scene.

BE14 Development of sites in isolation

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.

H8 Change of use from non-residential to residential

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 5.3	(2011) Sustainable design and construction
LPP 7.16	(2011) Green Belt
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
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

24 neighbouring occupiers and the Ruislip Residents Association were consulted on the proposal on the 31/03/14 and a site notice was displayed that expired on the 17/05/14. By the end of the 21 day consultation period no comments or letters of objection had been received.

Internal Consultees

TREES AND LANDSCAPE:

The site is an 'L'-shaped plot occupied by a stone mason's yard and workshop situated to the south of a fire station yard and to the north of the car park of Rotary house. It is accessed from Withy Lane, to the north of Breakspear Road

The self-set trees, including an Ash, which used to stand hard on the boundaries are no longer present. There are no trees or other landscape features of merit which might constrain development.

The proposal is to demolish the existing Use Class B2 workshops and build 2 x two-storey, 2-bed, semi-detached dwellings with associated parking and amenity space and install a vehicular crossover.

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 of merit will be affected by the proposal.
- Macleod drawing No. 14/3320/1 indicates small front gardens (fronting onto Withy Lane, three off-street parking bays surrounded by soft landscaping and private gardens to the rear with indicative boundary tree planting.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

Recommendations:

No objection, subject to the above considerations and conditions RES 9 (parts 1,2,5 and 6).

HIGHWAYS:

The scheme has been through a number of amendments to resolve parking concerns and the current layout and parking provision raises no objections from the Council's Highways Officer.

ACCESS OFFICER:

Planning permission is sought to demolish an industrial building and to erect a pair of two-bedroom, semi detached houses.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The Design & Access Statement reports that the design would meet the needs of disabled people, The document refers to the level access thresholds, and further states that the houses would otherwise be compliant with Approved Document M to the Building Regulations. Three standard dimensioned car parking spaces are proposed. Whilst the development is said to be capable of meeting the Lifetime Home Standards, the plans as presented fall below the standards required at the planning stage, and the following observation should be referred to the applicant in order that revised plans can be submitted:

1. Details of level access to and into the proposed dwellings should be submitted. A fall of 1:60 in the areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. A minimum of one bathroom on the first floor, in each dwellinghouse, should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

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

ENVIRONMENTAL PROTECTION UNIT 1:

No objection to the planning application. Please note the highlighted comments below as informative (1) INF 20 Control of environmental nuisance from construction work 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, odors 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. You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974.

ENVIRONMENTAL PROTECTION UNIT 2:

The site most recently has been identified as a 'Works' and the applicant has indicated the site is industrial (appears to be a Stone Masons). Historically there are unidentified buildings on site, and the site currently appears to be covered entirely in building and hard standing, so there is potentially contaminated made ground under this. As the applicant is proposing a sensitive end use, the following conditions are recommended on any permission that may be given. Any contamination assessment should also consider contamination from the former use along side standard suites of contaminants. The imports condition is recommended as garden areas will be created as part of the development and the soils would need to be suitable for use.

RES26 - Contaminated Land Condition:

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

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

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

(c) A written method statement providing details of the remediation scheme and how the completion of the remedial works will be verified shall be agreed in writing with the LPA prior to commencement, along with details of a watching brief to address undiscovered contamination.

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

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

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

Imported Materials Condition:

No contaminated soils or other materials shall be imported to the site. All imported soils for landscaping purposes shall be clean and free of contamination. Before any part of the development is occupied, all imported soils, or reused onsite topsoils shall be independently tested for chemical contamination. All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON: To ensure that 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). References: Hillingdon's Land Contamination Supplementary Planning Guidance (SPG).

FLOOD AND WATER MANAGEMENT SPECIALIST

The majority of the site lies within Flood Zone 1 the Zone defined as having little or no risk of flooding. No Built development is proposed in any of the areas of Flood Zone 2 and none of the site lies within Flood Zone 3. Therefore, there are no objections to the proposed development.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development would make use of existing brownfield land to provide 2 x 2 bedroom residential units, in accordance with National Planning Policy Framework guidance on the location of new housing and the adopted Hillingdon Local Plan (November 2012).

Previous applications for residential dwellings on the site have not raised an objection to the principle of residential use. Therefore, the principle of a residential development has been established by the previous applications at the site.

Policy LE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that proposals which involve the loss of existing industrial floorspace on land outside of designated Industrial and Business Areas will only be permitted if the existing use seriously affects amenity, is unsuitable for industrial/business redevelopment, is unlikely to be used for industrial /warehousing space in the future and accord with the Council's regeneration policies for the area.

Previous applications on the site have provided supporting information that argues that Withy Lane is a narrow cul-de-sac with The Ferns being the only industrial use in the road. The use is unrestricted in terms of operating hours and being a small restricted site with no scope to expand, the use for the preparation and cutting of stone products ranging from granite worktops to memorials makes servicing of the site extremely difficult, given the narrow width of road. The lack of off-street parking results in delivery lorries blocking the road which has resulted in complaints to the Council, as has the open storage of wood used in the packaging waiting for disposal due to the lack of space on site. Given the above, there is little prospect of the site continuing in its current use.

As regards employment, it is considered that as the site appears to no longer be operating as a business and is now in the ownership of a development company, the impact upon employment with the loss of the use would be negligible.

It is considered that the existing use of the site clearly has the potential to seriously affect surrounding properties and given its restricted size and location, is unlikely to be used for industrial/business purposes in the future. As such, it is considered the scheme accords with Policy LE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Table 3.2 of the London Plan (July 2011) recommends that developments on suburban sites with a PTAL score of 1 should be within the ranges of 50 - 75 u/ha or 150 - 200 hr/ha. The application proposes 2 x 2 bedroom 4 person dwellings, with the site area being approximately 331 sqm. This equates to a development density of 60 units per hectare and 241 habitable rooms per hectare which is within the density range for dwelling numbers and marginally above the habitable room density thresholds. The density matrix contained in Table 3.2 is intended as a guide, and therefore as the density of units is within the set parameters the number of habitable rooms is deemed acceptable in this instance.

It is considered that the density of the development is acceptable and the site can accommodate the proposed level of development whilst maintaining a satisfactory environment within and around the site.

Given the proposed siting and layout, it is considered that the scheme would harmonise

with the surrounding area and achieve good environmental conditions for future residents of the site, in accordance with London Plan Guidelines and Council policies.

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

The application site is not within an Archaeological Priority Area and is not within a Conservation Area or an Area of Special Local Character. There is a Grade II Listed Building on the opposite side of Breakspear Road but it is considered that the proposal would be too remote from this building to adversely affect its setting.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

In terms of Policy OL5 of the UDP (Saved Policies) and the impact of development adjacent to the Green Belt, it is considered that the proposal would not adversely harm its open character, given the siting and scale of adjoining development, including the adjoining three storey Rotary House, five storey tower at the adjoining Ruislip Fire Station and two storey terrace housing at the northern end of Withy Lane.

7.07 Impact on the character & appearance of the area

Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require development to harmonise with the street scene and to safeguard the amenity and character of the surrounding area.

Withy Lane is characterised by a mix of residential and commercial/industrial properties of differing design, which are predominantly two and three storeys in height. The area is also somewhat dominated by the five storey training tower at the Ruislip Fire Station immediately adjoining the site to the north. The application site itself consists of two buildings. The main building is part single, part two-storey, with both pitched and flat roof components, and fronts directly onto Withy Lane. It is currently used as a workshop and ancillary offices. The secondary building is single storey with a flat corrugated roof and is used for storage.

The proposed building would also be two storeys in height and would be characterised with a pitched hipped roof and would be residential appearance. It is considered that the overall design is acceptable and results in an appropriate street frontage.

Policy BE22 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires buildings of two or more storeys to be set back a minimum of 1m from the side boundaries for the full height of the building. The proposal conforms with this policy.

Furthermore, as the site adjoins the relatively open fire station to the north, the site may be redeveloped in the future and the proposal is considered acceptable and would not prejudice the future development of this site. The proposal is therefore considered to be contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The nearest residential properties to the application site are the second floor flats in Rotary House and Crematorium cottages, the two houses on the opposite side of Withy Lane.

The nearest part of the proposed building would be sited approximately 12m from the existing flats. However, at this point, the building would be of a limited depth at 5.75m with

the remainder of the building sited further away to the north.

Design guidance advises that development of two or more storeys should be sited at least 15m from adjoining habitable room windows. However, that guidance assumes the habitable room windows will be at ground floor, whereas in this instance, the proposed building only represents a single storey building as viewed from the second floor flats. As such, the spirit and purpose of the guidance would not be breached and the 12.0m separation gap is adequate to prevent the building from appearing unduly dominant. In terms of loss of sunlight, the flats in Rotary House, being sited to the south of the proposal would not be affected and the first floor windows proposed in the flank elevation of the building facing Rotary House could be conditioned to remain fixed shut and obscure glazed.

As regards Crematorium Cottages, the proposed building would be sited over 21m from the habitable room windows of the nearest house, No. 2 Crematorium Cottages and its rear amenity space.

As such, it is considered that the proposal complies with policies BE20, BE21 and BE24 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's SPD HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

All the habitable rooms of the proposed dwellings would have an adequate outlook and all their facilities would be self-contained. The dwellings would have an internal floor area of approximately 85m². These areas are adequate to ensure that the floor areas satisfy the requirements of table 3.3 of the London Plan which states that 2 bed 4 person dwellings should have 83m² of floor area. It is therefore considered that the units would provide internal floor space to achieve adequate living conditions for their future occupiers.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the provision of amenity space, which is usable in terms of its shape and siting. The Council's SPD HDAS: Residential Layouts, advises that 60m² of amenity space is required for each two-bedroom property. The proposal provides external amenity space to meet these requirements at 61m².

It is therefore considered that the size and location of the proposed amenity space is considered to result in satisfactory usable amenity space for the occupiers of the development. The proposal would accord with policy BE23 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's SPD HDAS: Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's adopted car parking standards require a maximum provision of 1.5 spaces per unit and 2 spaces are proposed. Due to the constraints of the site and the desire to achieve an acceptable design for the proposal in terms of its impact on the streetscene and the character of the area, the Council's Highway Engineer raises no objections to this level of provision and the general layout is considered acceptable. The proposal is therefore considered to comply with policies AM7 and AM14 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

The Council's Access Officer does not raise objection to the scheme, advising on detailed matters as regards compliance with Lifetime Homes standards. It is noted that the requirement for a lifetime homes compliant downstairs toilet could not be accommodated in the current layout of the building. The size of the plot is awkward and there have been a number of refusals at the site which have sought to be bring the plot into residential use. The current scheme complies with all other local, regional and national planning policies and the benefit of bringing a vacant site back into use to provide two new residential dwelling is considered to outweigh the harm of not having a lifetime homes compliant toilet on the ground floor. Therefore, no objection is raised in this regard.

7.13 Provision of affordable & special needs housing

Only two residential units are proposed as part of this development and therefore a requirement for affordable housing is not applicable to this development.

7.14 Trees, Landscaping and Ecology

The Council's Landscape Officer has advised that there are no trees or other landscape features of merit which might constrain development.

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. Therefore it is considered appropriate that landscape conditions should be imposed on any approval to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

The proposal makes adequate provision for refuse/recycling storage, the details of which are recommended to be required by condition attached to any approval.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan 2011 requires the highest standards of sustainable design and construction to be achieved. The applicant has provided an energy and sustainability statement which provides some outline goals for the measures being proposed in the building. However, the document is vague and lack detail as to what the CO2 reduction of each measure would be. Therefore, to ensure the development complies with this policy a condition will be added for the development to be built to Code for Sustainable Homes Level 4, with an interim certificate and specification provided before the commencement of works.

7.17 Flooding or Drainage Issues

Policy OE7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) advises of the need to provide flood protection measures in new development in areas liable to flood. Whilst the very southern tip of the site is located within an area designated as being at flood risk, no development is proposed on this section of the site. The area of the site designated as being at risk is proposed for soft landscaping and as such the scheme is deemed to accord with with Policy OE7 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

The proposal does not raise any concerns with respect to noise or air quality.

7.19 Comments on Public Consultations

None received

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreational open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning

obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £5,081 if the application is recommended for approval.

Community Infrastructure Levy:

The Mayoral Community Infrastructure Levy for the proposed development is calculated to be £6,020. Whilst the development will replace an existing building with a floor space greater than that proposed, the existing property has not been in use for 6 or more of the last 36 months and the scale of the current building is therefore not deductible.

7.21 Expediency of enforcement action

None applicable to this development

7.22 Other Issues

None applicable

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

10. CONCLUSION

This scheme seeks planning permission to demolish the existing single storey industrial/storage buildings on site and erection of two, two storey semi-detached two bedroom residential properties, and installation of vehicular crossover to front with associated parking, landscaping and external amenity space.

It is considered that the proposed development would provide housing of an acceptable standard for future occupiers and conforms with the requirements of the Hillingdon local Plan (2012) and the London Plan (2011).

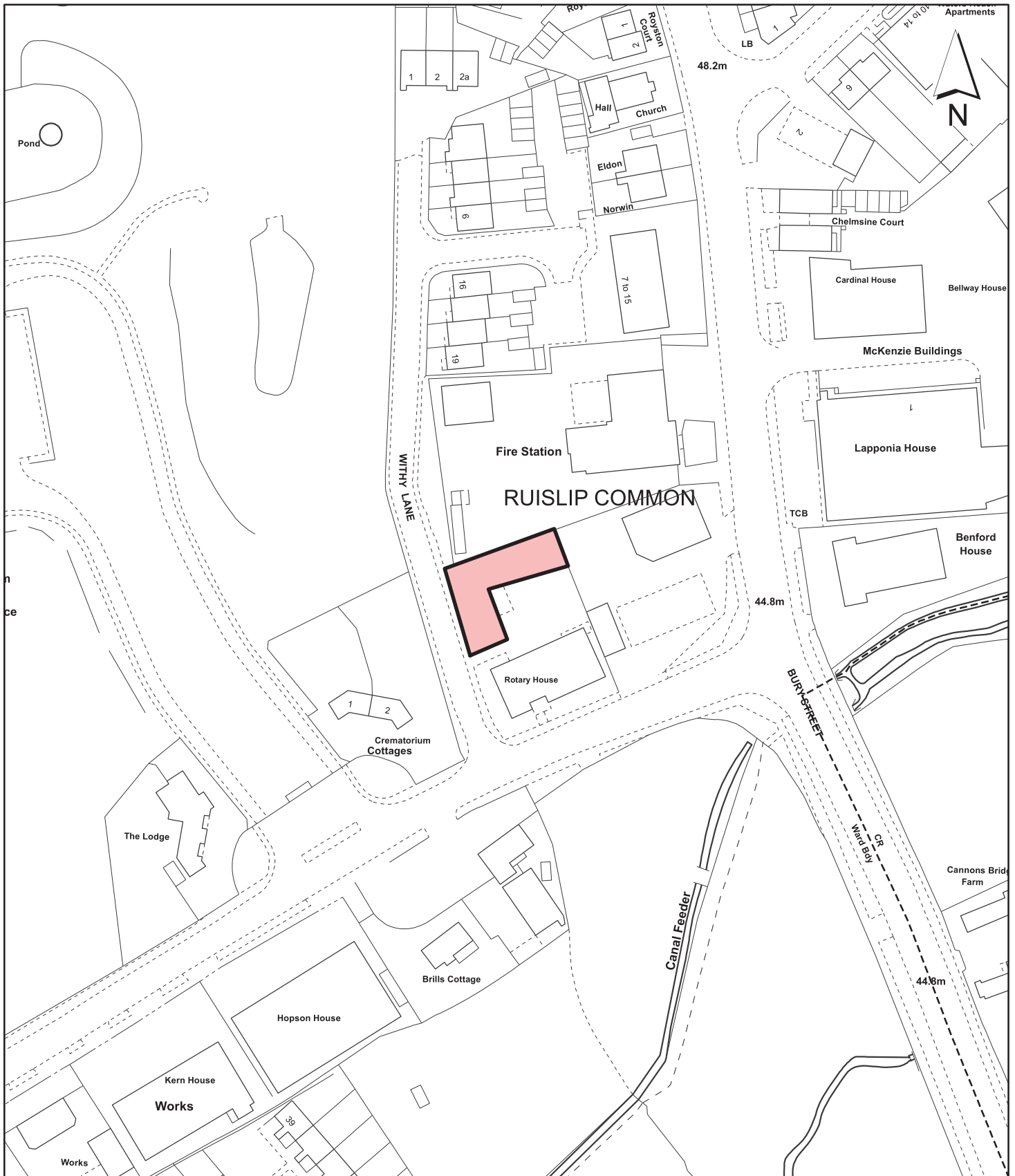
The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
Hillingdon Design and Access Statement 'Residential Layouts'.
Supplementary Planning Document 'Accessible Hillingdon'.
Supplementary Planning Document Noise.
Supplementary Planning Guidance Planning Obligations.
Supplementary Planning Guidance Planning Obligations - Revised Chapter 4 Education Contributions.
The London Plan 2011.

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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Site Address

**The Ferns
 Withy Lane
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**
**Residents Services
 Planning Section**

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

Planning Application Ref:

6885/APP/2014/987

Scale

1:1,250

Planning Committee

North Page 142

Date

June 2014



HILLINGDON
 LONDON

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

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

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Plans for North Applications Planning Committee 24 June 2014



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

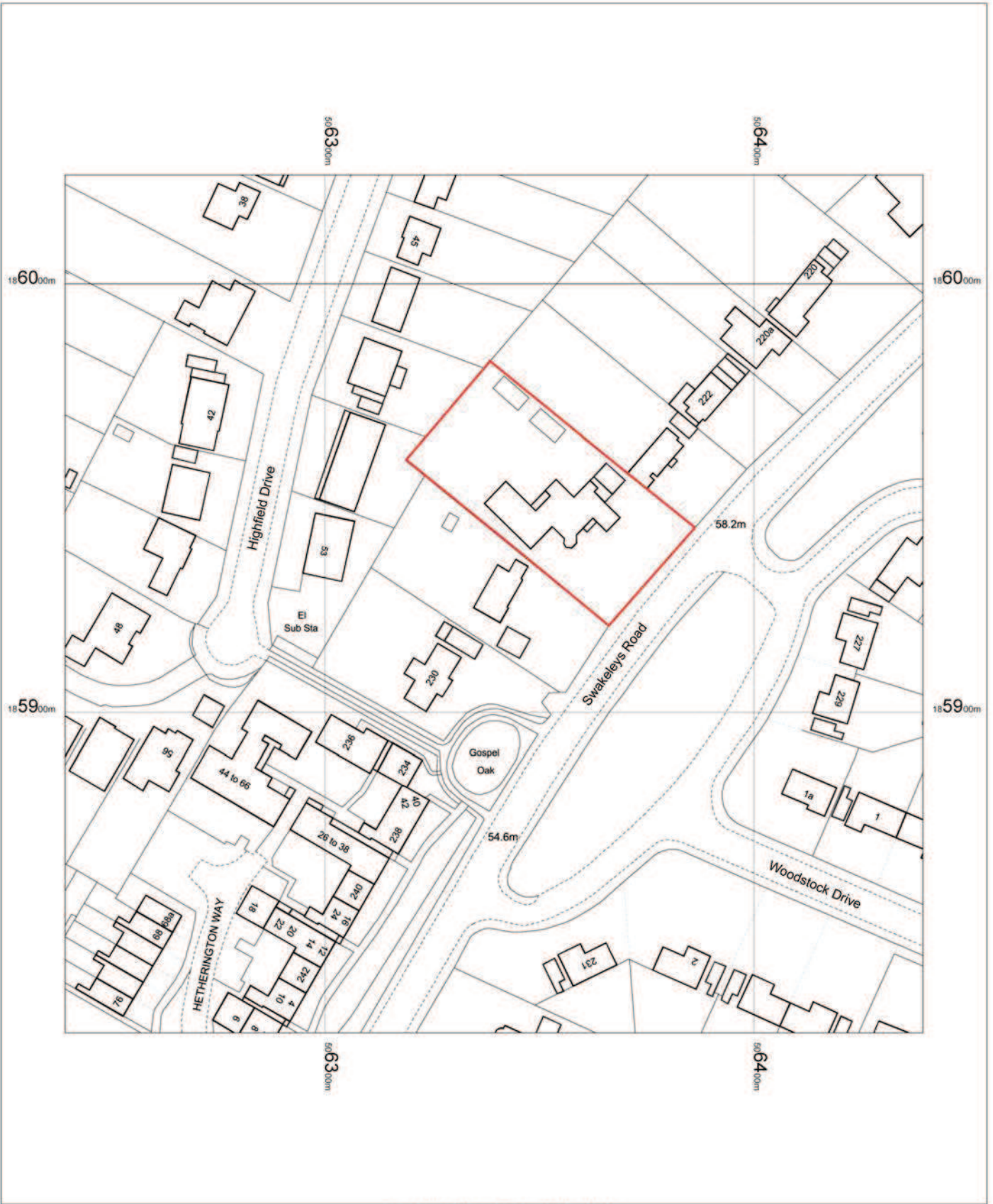
Address 226 SWAKELEYS ROAD ICKENHAM

Development: Two storey building to include habitable roofspace to provide 2 x 1-bed, 3 x 2-bed and 4 x 3-bed self contained flats with associated parking and amenity space involving installation of crossover to front and demolition of existing dwelling house

LBH Ref Nos: 21277/APP/2014/889

Date Plans Received: 14/03/2014 **Date(s) of Amendment(s):** 14/03/2014

Date Application Valid: 27/03/2014



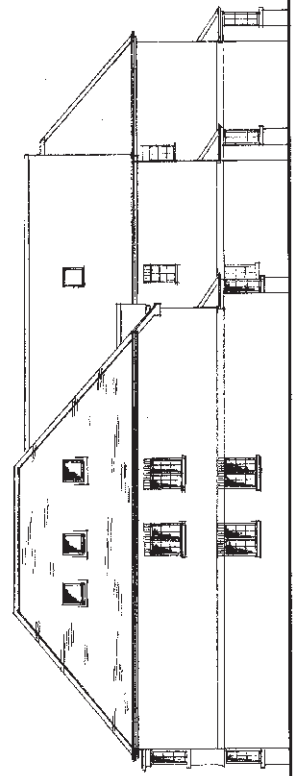
226 Swakeleys Road, UB10
8AX

OS Mastermap
08 May 2012, ID: CM-00148452
www.centremapslive.co.uk

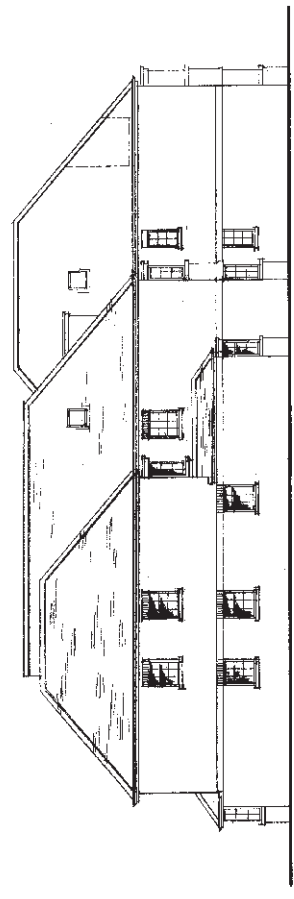
1:1250 scale print at A4, Centre: 506339 E, 185925 N
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REVISION	DATE	NOTE
A	Mar 14	Side views amended
B	May 14	Tree protective fencing amended
C	May 14	Parking layout amended
D	May 14	Garden plan amended
E	Jun 14	Roof plan amended



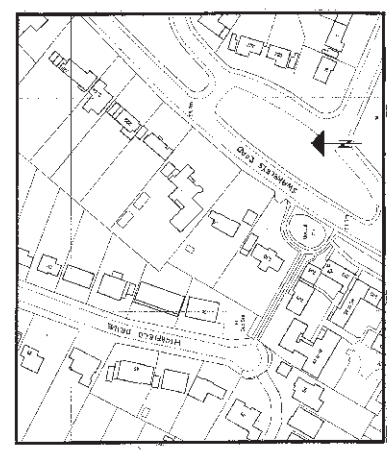
SIDE VIEW TO NO. 228



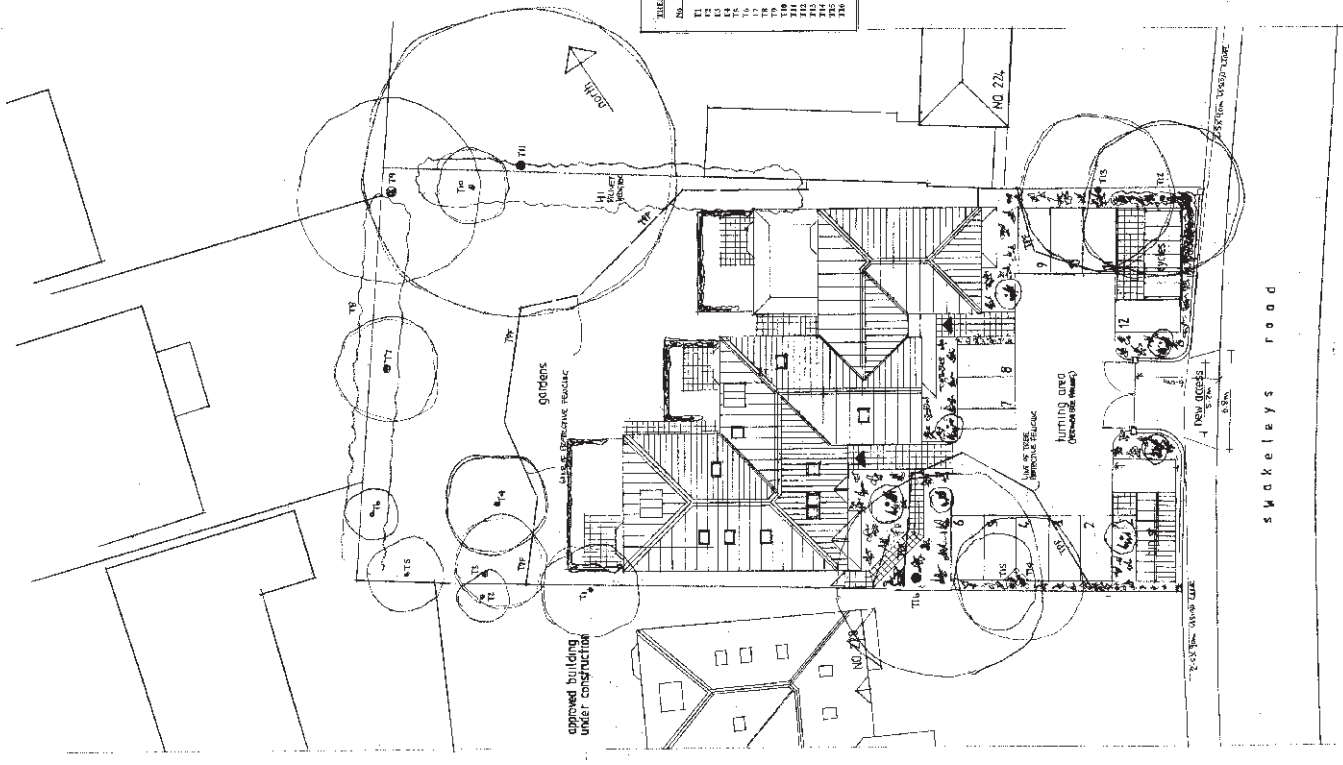
SIDE VIEW TO NO. 224

TREE SCHEDULE	NO.	SYMBOL	NO.	SYMBOL
11	Cherry	12a	Maple	
12	Willow	13a	Box	
13	Birch	14	Yew	
14	Oak	15	Juniper	
15	Cypress	16	Thuja	
16	Redwood	17	Redwood	
17	Redwood	18	Redwood	
18	Redwood	19	Redwood	
19	Redwood	20	Redwood	
20	Redwood	21	Redwood	
21	Redwood	22	Redwood	
22	Redwood	23	Redwood	
23	Redwood	24	Redwood	
24	Redwood	25	Redwood	
25	Redwood	26	Redwood	
26	Redwood	27	Redwood	
27	Redwood	28	Redwood	
28	Redwood	29	Redwood	
29	Redwood	30	Redwood	

SHADE TREE
 The shade tree to be planted in the garden area to be retained and protected with protective fencing is shown prior to commencement of any new building works. Fencing to be shown in situ.
 The Protective Fencing shall be shown in situ at all stages of the works, with the fence to be shown in situ at all stages of the works, with the fence to be shown in situ at all stages of the works.
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SITE LOCATION 1:1000



SITE LAYOUT PLAN 1:200

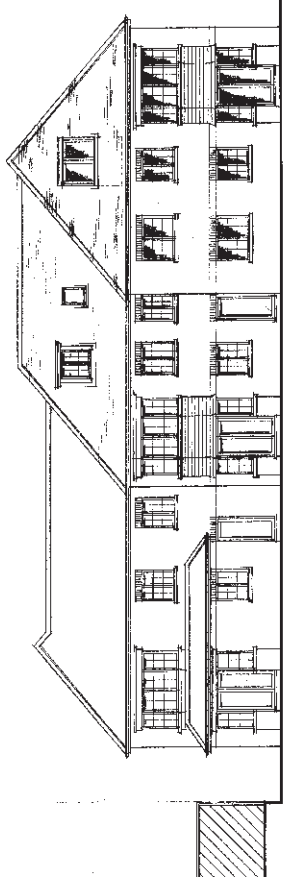
homeplans
 Church Gardens, Church Hill, Hatfield, Hertfordshire, SG9 6JU
 T: 0195 822468
 F: paul@homeplanshatfield.com
 W: www.homeplanshatfield.com

CLIENT: MR & MRS THAKRAR
 PROJECT: 226 SWAKELEY'S ROAD
 ICKENHAM MIDDX UB10 6AX
 TITLE: DESIGN PROPOSAL
 ELEVATIONS, SITE LAYOUT & LOCATION
 DATE: DEC 2013 SCALE: 1:100-1:200(A1A)
 DRAWN: [Signature]
 DRG NO: 1731/4
 A B C D E

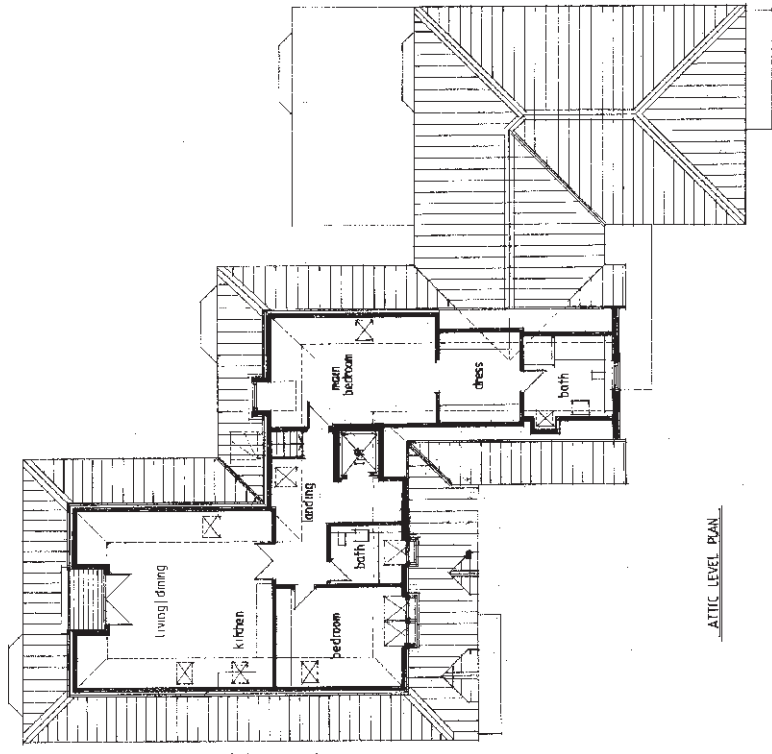


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 DO NOT SCALE FROM THIS DRAWING
 ALL DIMENSIONS TO BE TAKEN FROM THIS SET

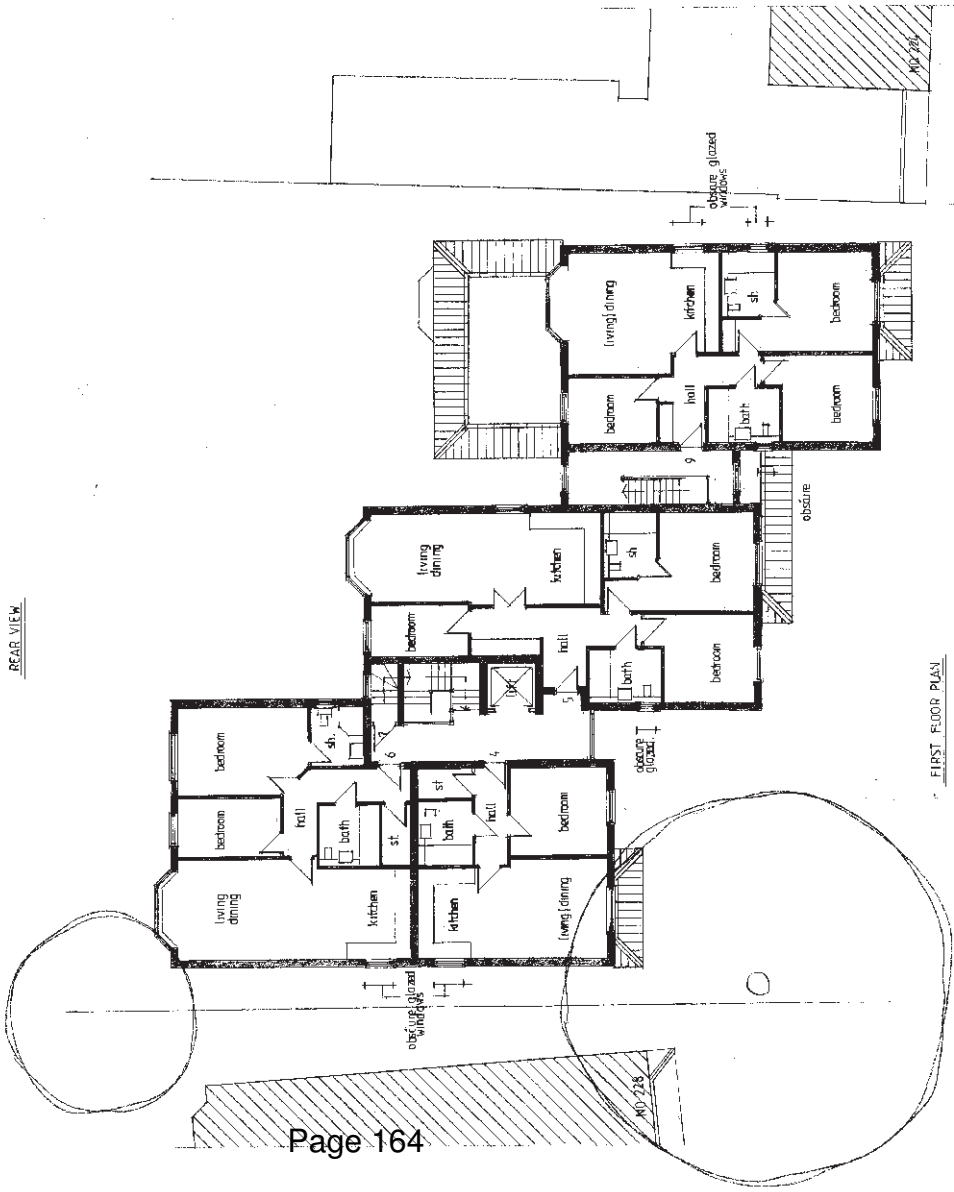
REVISION	DATE	BY
A	Mar 14	Notes added
B	Jun 16	Realignments to front lowered



REAR VIEW



ATTIC LEVEL PLAN



FIRST FLOOR PLAN

homeplans

Church Gardens, Church Hill, Iwerfield, Middlessex UB8 8DU,
 T: 01895 822489
 C: 02070610000@homeplans-uk.com
 W: www.homeplans-uk.com

CLIENT:	MR & MRS THAKRAR
PROJECT:	236 SWALELES ROAD ICKENHAY MIDDX UB10 8AX
TITLE:	DESIGN PROPOSAL
DATE:	DEC. 2013
SCALE:	1:100 AT A1
DRAWN:	[Signature]
DRG NO.:	17313
	A B



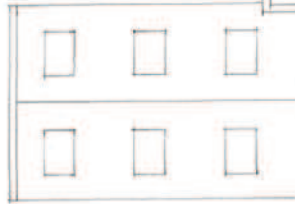
FRONT VIEW



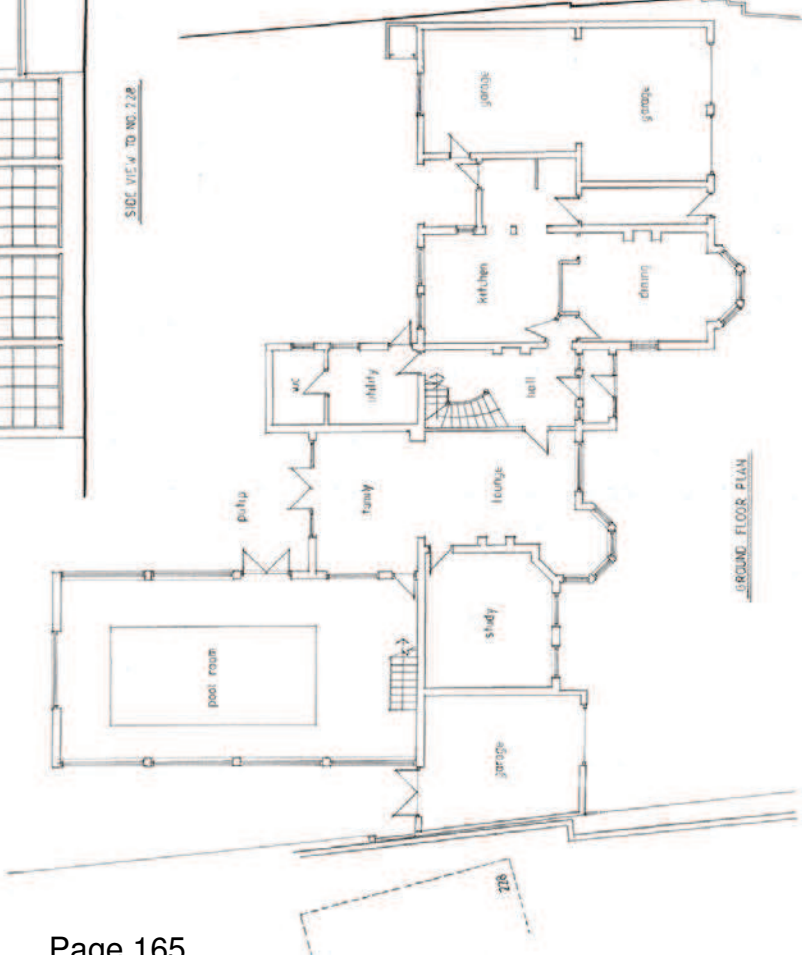
REAR VIEW



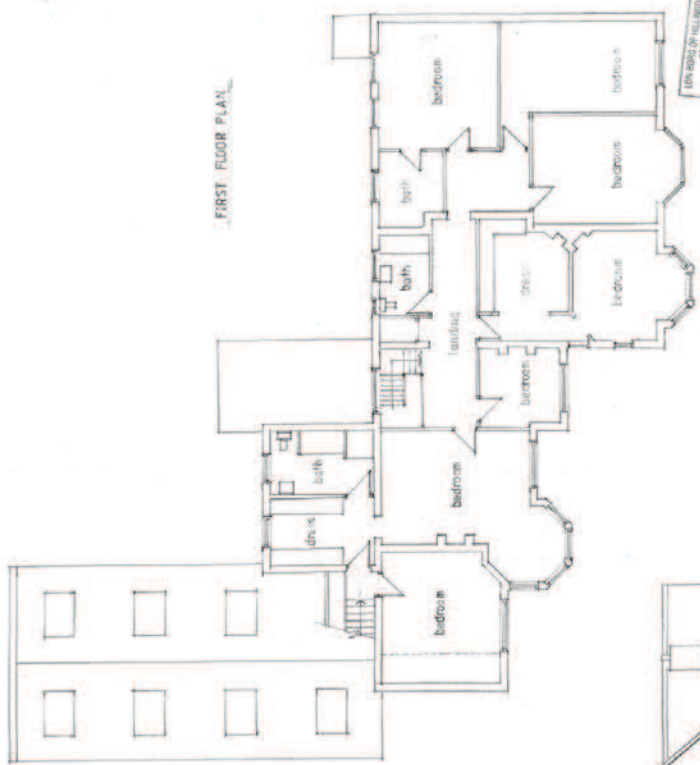
SIDE VIEW TO NO. 22B



SIDE VIEW TO NO. 22A



GROUND FLOOR PLAN



FIRST FLOOR PLAN

UNLESS OTHERWISE SPECIFIED
14 MAR 2014
R. HARRIS & ASSOCIATES

homeplans

Church Gardens, Church Hill, Farnfield, Mid Glamorgan, U99 6DU

T: 01856 822488

E: info@homeplans.co.uk

W: www.homeplans.co.uk

CLIENT: MR & MRS THOMAS

PROJECT: 7% SWAWEYS ROAD

IONCHYHAY URF1 8AX

TITLE: EXISTING BUILDING

FLOOR PLANS & ELEVATIONS

DATE: DEC 2013

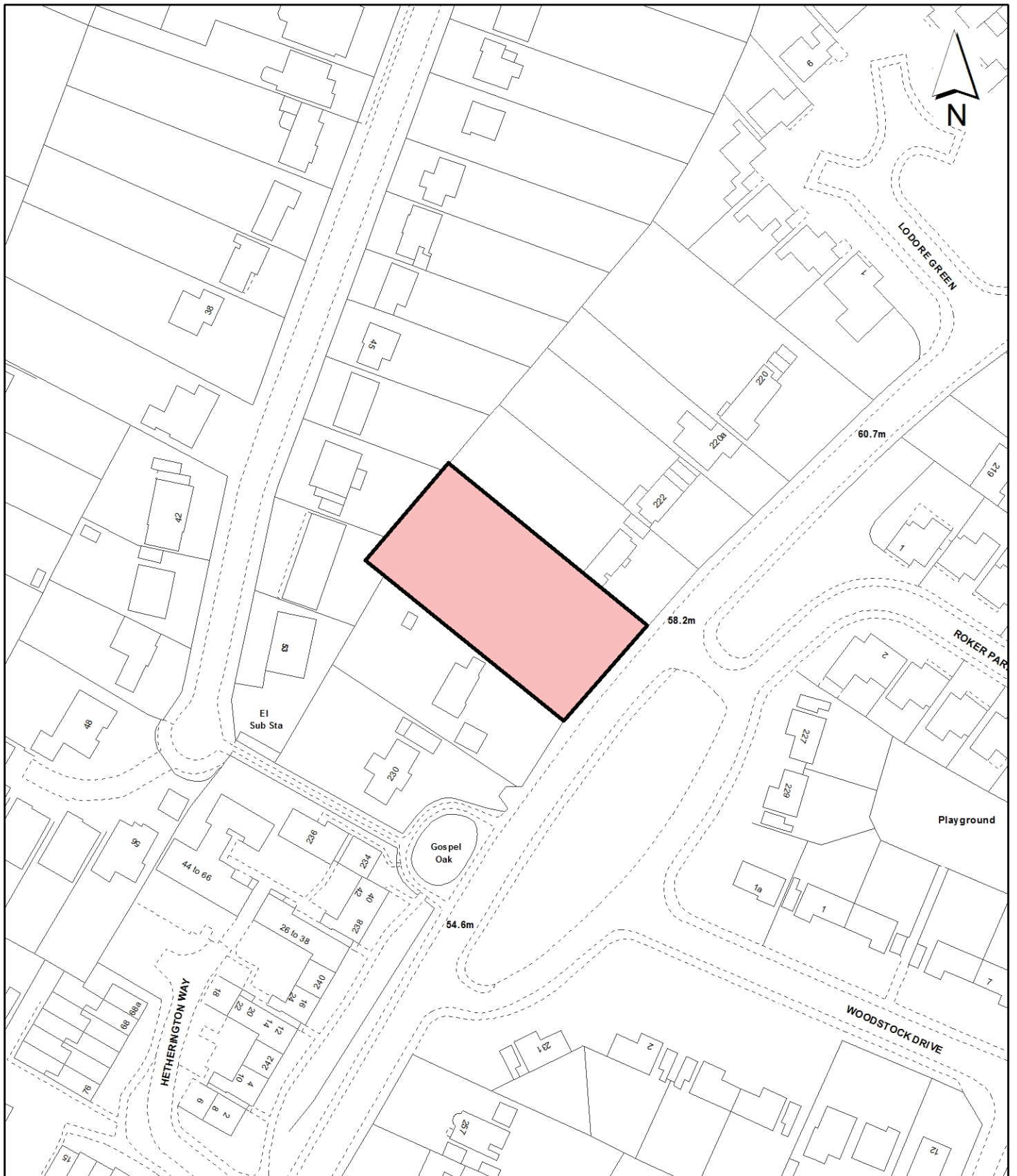
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DRAWN: [Signature]

DRG NO:

173111





<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 align="center">226 Swakeleys Road Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">21277/APP/2014/889</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North Page 166</p>	<p>Date</p> <p align="center">June 2014</p>	
		 HILLINGDON LONDON	

Report of the Head of Planning, Sport and Green Spaces

Address 46 DAWLISH DRIVE RUISLIP

Development: Single storey front extension involving conversion of garage to habitable room
(Part Retrospective)

LBH Ref Nos: 49706/APP/2014/707

Date Plans Received: 03/03/2014

Date(s) of Amendment(s):

Date Application Valid: 28/03/2014



Rev	Date	Description	Int.
-	-	-	-

Client
MR. R. MESHREKY

Project Title
PROPOSED FRONT & REAR EXTENSION AND
CONVERSION OF GARAGE INTO HABITABLE ROOM
46 DAWLISH DRIVE, RUISLIP, HA4 3SD

Drawing Title
LOCATION PLAN

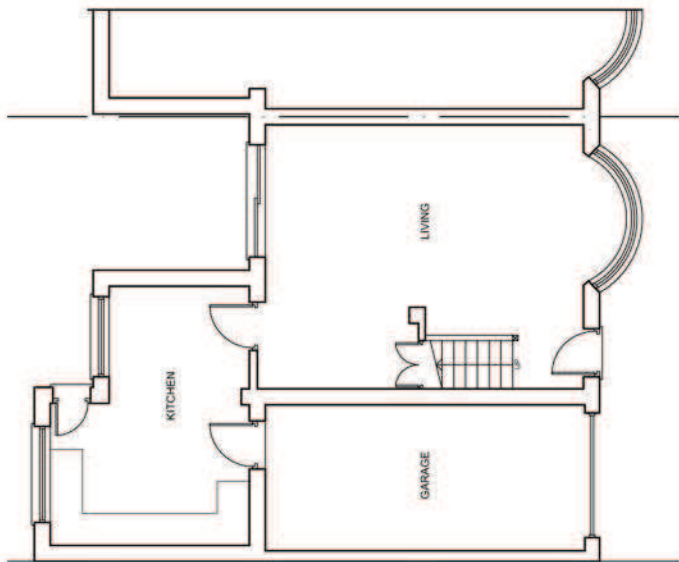
Car File	Sheet Size	Scale
P101	A4	1:1250
Drawn By	Drawing Date	Approved By
RP	FEB 2012	NJ
Project No.	Drawing No.	Revision
1349	P101	-



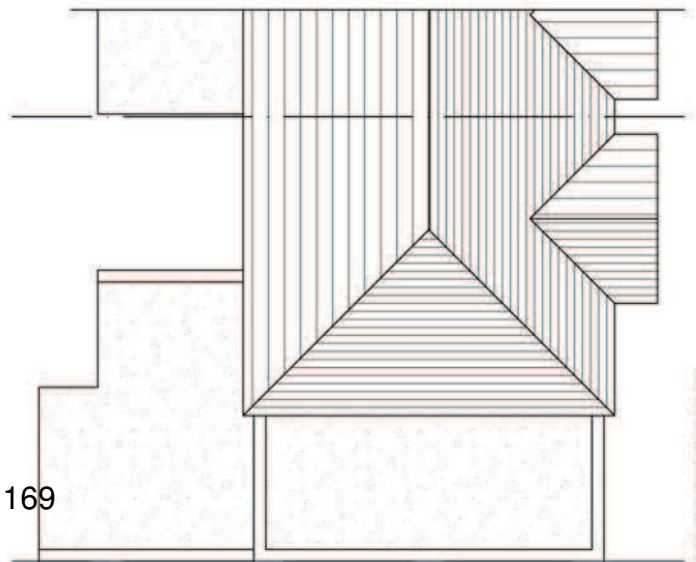
ARCYLE HOUSE,
302, STONEY HILLS,
MIDDLESEX, HA5 1UN
Telephone: 01923 840077
fax: 01923 840076

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on site before commencing work. No dimensions to be scaled from
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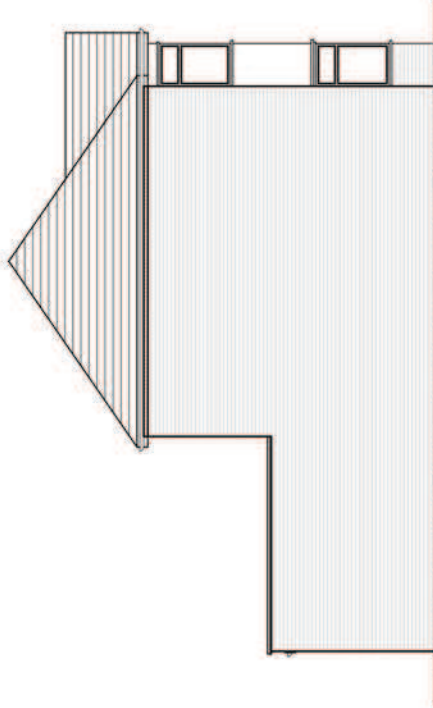
PLANNING ISSUE



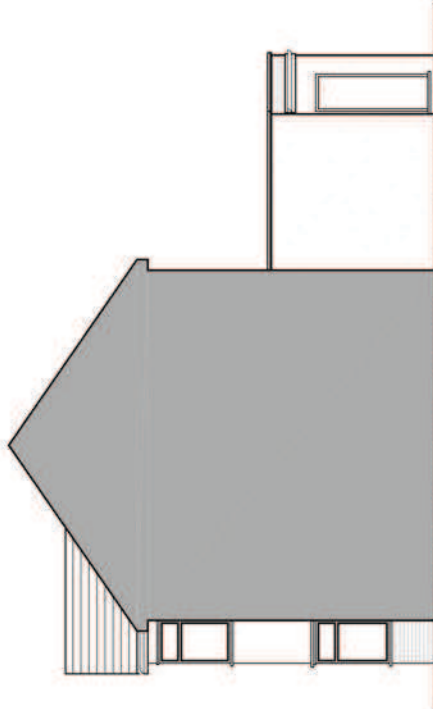
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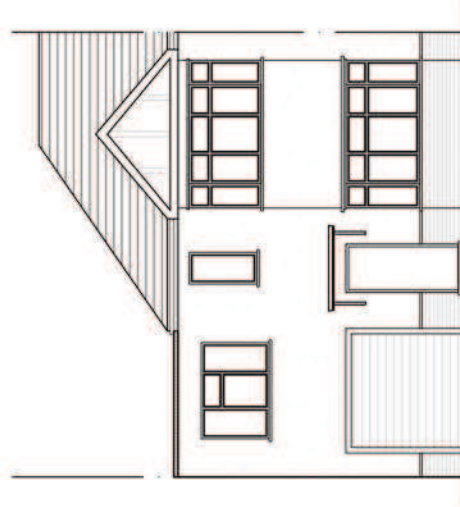
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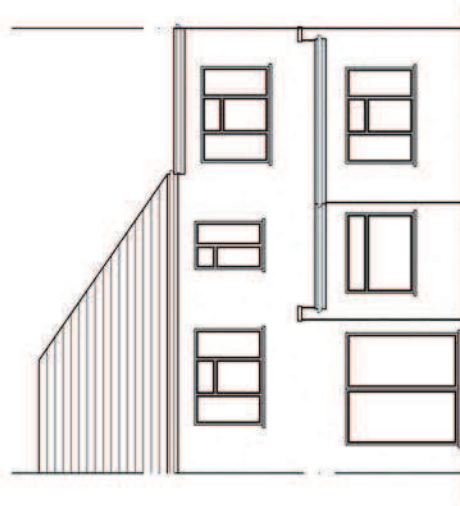
PRE-EXISTING SIDE ELEVATION



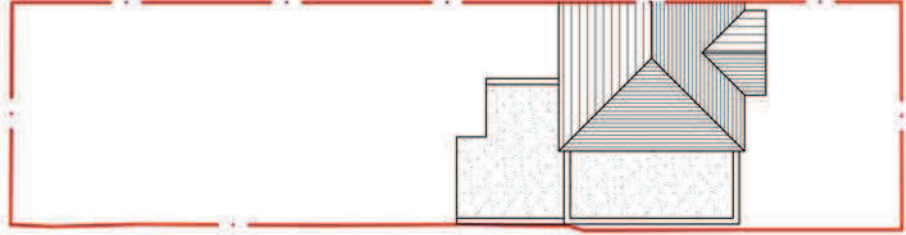
PRE-EXISTING SIDE ELEVATION



PRE-EXISTING FRONT ELEVATION



PRE-EXISTING REAR ELEVATION



PRE-EXISTING BLOCK PLAN
SCALE 1:200

Date	Description	By
18.03.14	APPROVED TO SUB PLANNING	MR R. WESPREY
25.11.13	APPROVED TO SUB VALIDATION	MR R. WESPREY
21.11.13	EXISTING FRONT AMENDED	MR R. WESPREY
17.05.13	PLANNING SUBMISSION	MR R. WESPREY
18.05.12	APPROVED TO SUB VALIDATION	MR R. WESPREY

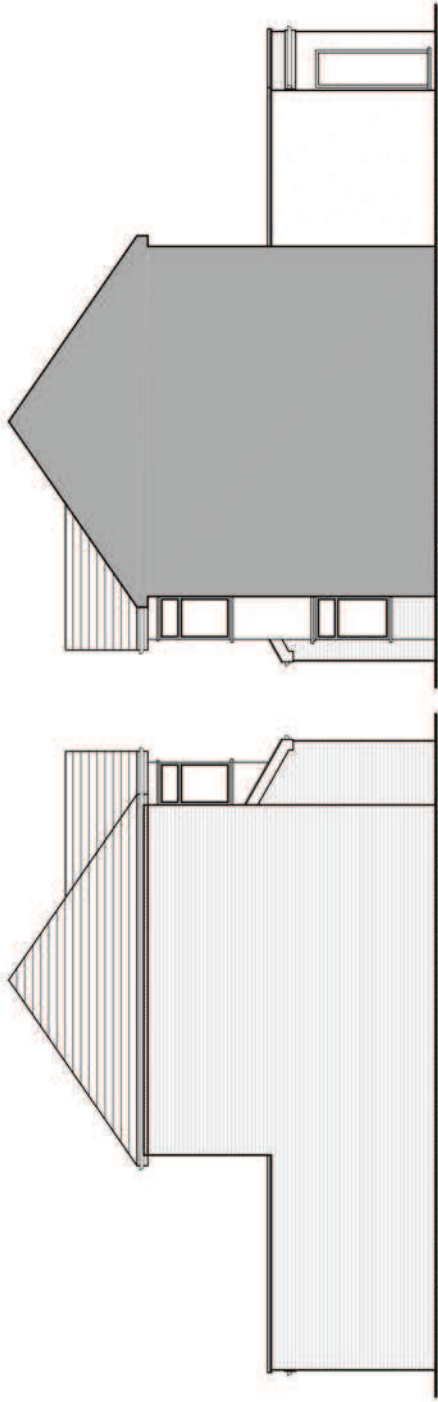
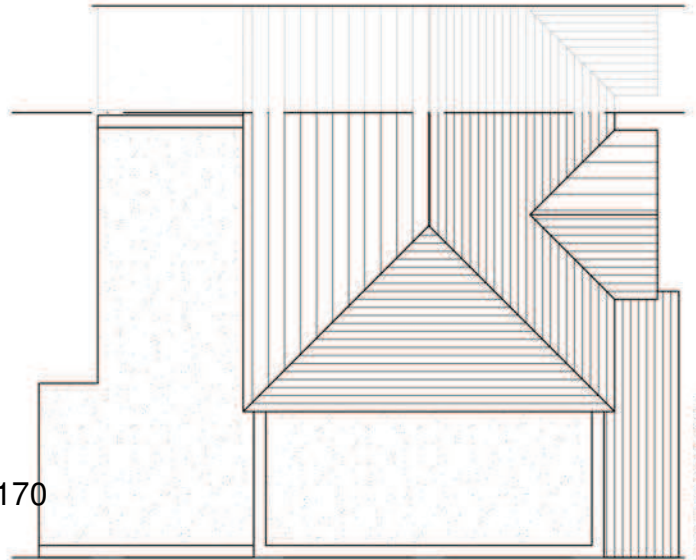
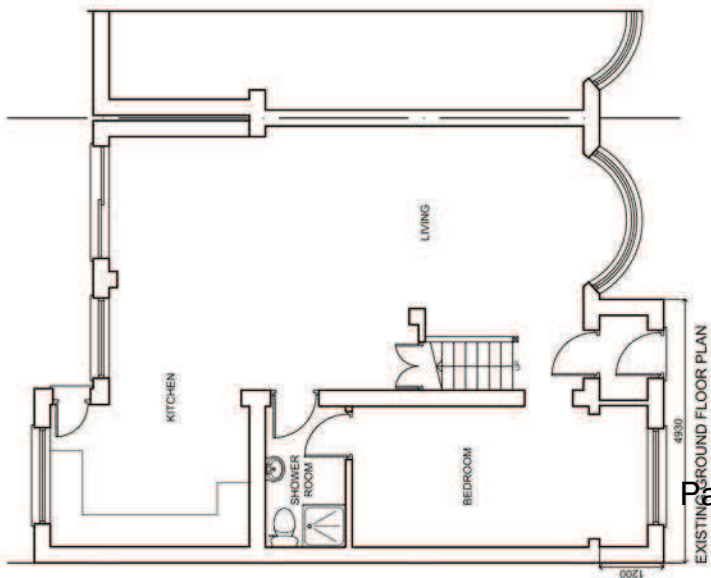
Project No: _____
 PROPOSED FRONT & REAR EXTENSION AND
 GARAGE AND DOUBLE ROOM
 48 DAWLISH DRIVE, ROUSEP, HAM SID

Client: MR R. WESPREY
 Date: 18.03.14
 Project No: 1349
 Drawing Title: PRE-EXISTING PLANS
 Scale: 1:200
 Date: 18.03.14

SCP ARCHITECTS LTD
 1349
 P201
 E

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PLANNING ISSUE

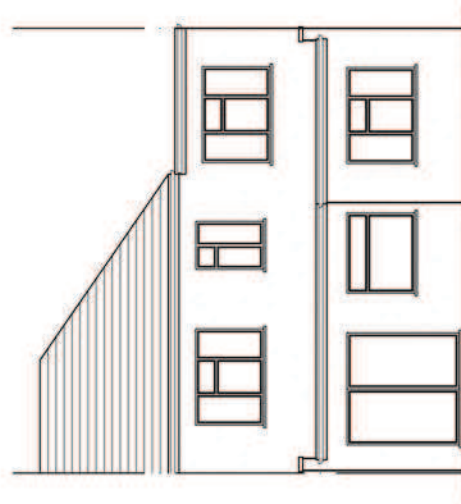


EXISTING SIDE ELEVATION

EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION

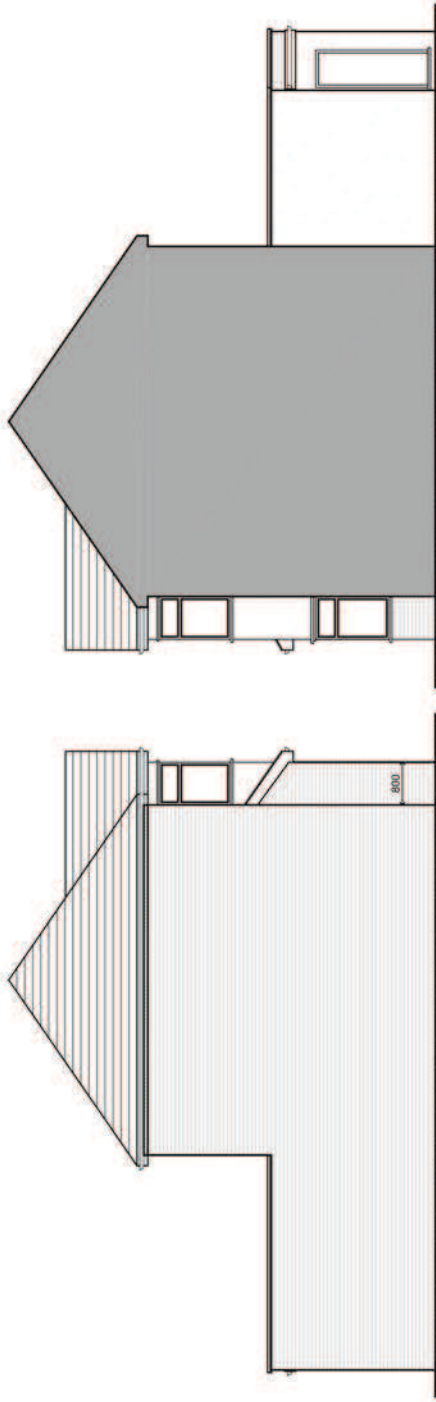
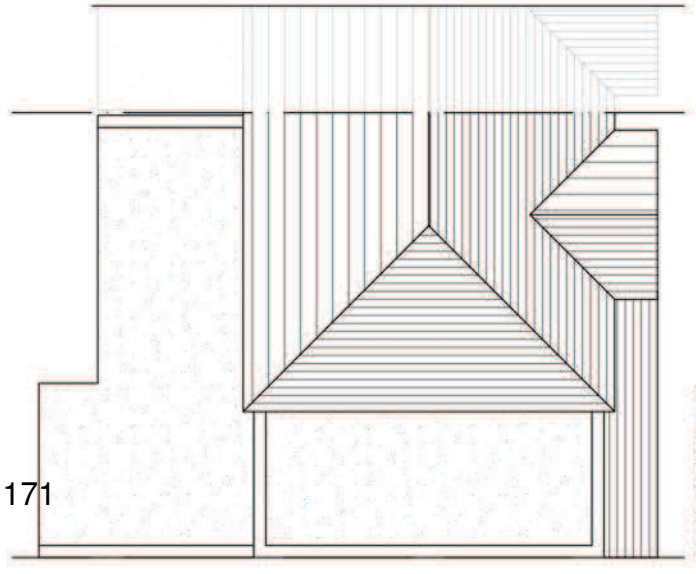
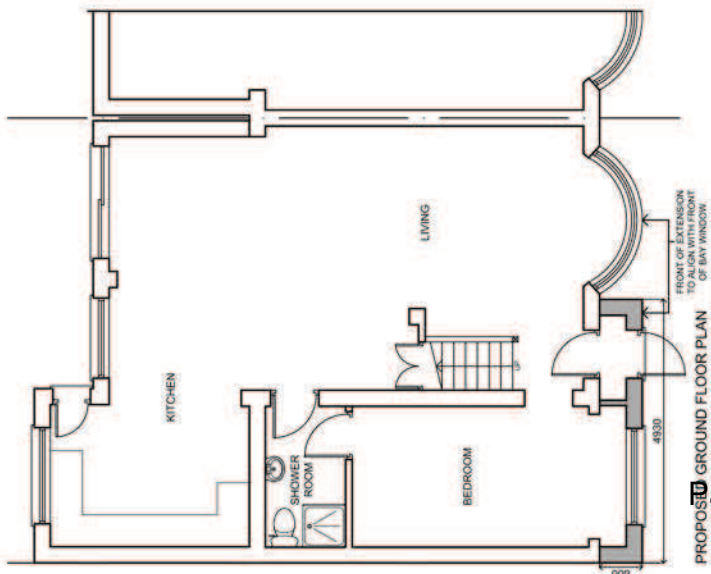


EXISTING REAR ELEVATION

Date	Description	By
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25.11.13	APPROVED TO SUB VALIDATION	AS
21.11.13	EXISTING PLAN AMENDED	AS
17.06.13	PLANNING SUBMISSION	AS
18.06.12	APPROVED TO SUB VALIDATION	AS
		AS
		AS

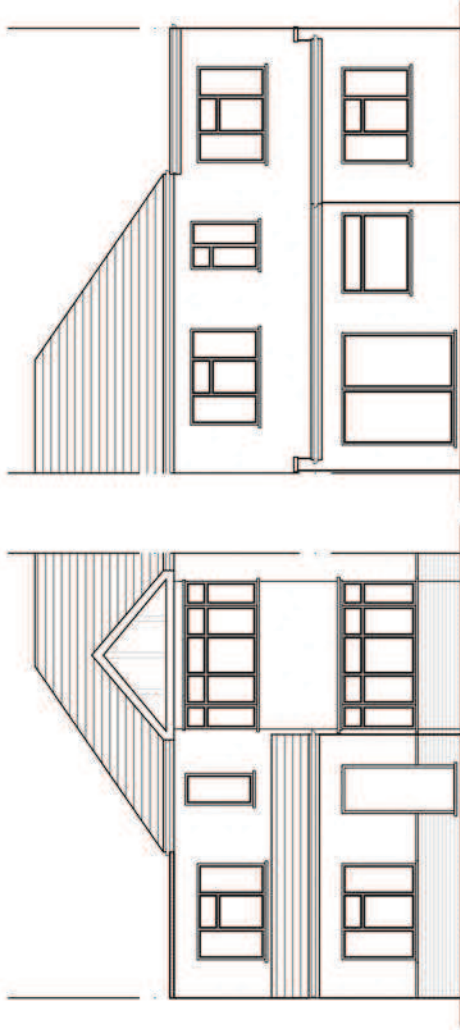
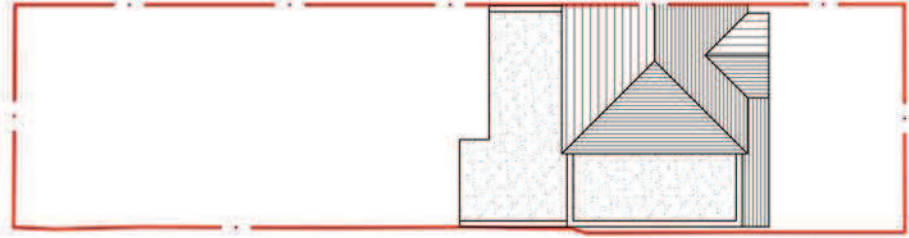
MR. R. WESPREY
 Project No.
 PROPOSED FRONT & REAR EXTENSION AND
 GARAGE AND DOUBLE ROOM
 48 DAWLISH DRIVE, ROUSE, HM S8D
 Planning Title
 AS BUILT PLANS
 Client: AS BUILT
 Architect: SCP ARCHITECTS LTD
 Project No: 1349
 Date: P202
 E
 SCP ARCHITECTS LTD
 100, THE GARDENS
 NORTHWOOD HILLS
 BARNWELL, LEICESTERSHIRE
 LE12 0AD
 Tel: 01530 210000
 Fax: 01530 210001
 Email: info@scparchitects.co.uk
 www.scparchitects.co.uk
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PLANNING ISSUE



PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION (NO CHANGE)

Date	Description	By	Check
18.03.14	APPROVED TO SIFT PLANNING		
25.11.13	APPROVED TO SIFT VALIDATION		
21.11.13	EXISTING ARCHITECTURE		
17.05.13	PLANNING SUBMISSION		
18.05.12	APPROVED TO SIFT VALIDATION		

MR. R. WESPREY

Project No:
**PROPOSED FRONT & REAR EXTENSION AND
 REAR GARAGE TO EXISTING SINGLE ROOM**
 48 DAWLISH DRIVE, ROUSEP, HM 88D

Project Title

PROPOSED PLANS

Client	Architect	Scale
MR. & MRS. ABEY	SCP ARCHITECTS LTD	1:200
1349	P203	E

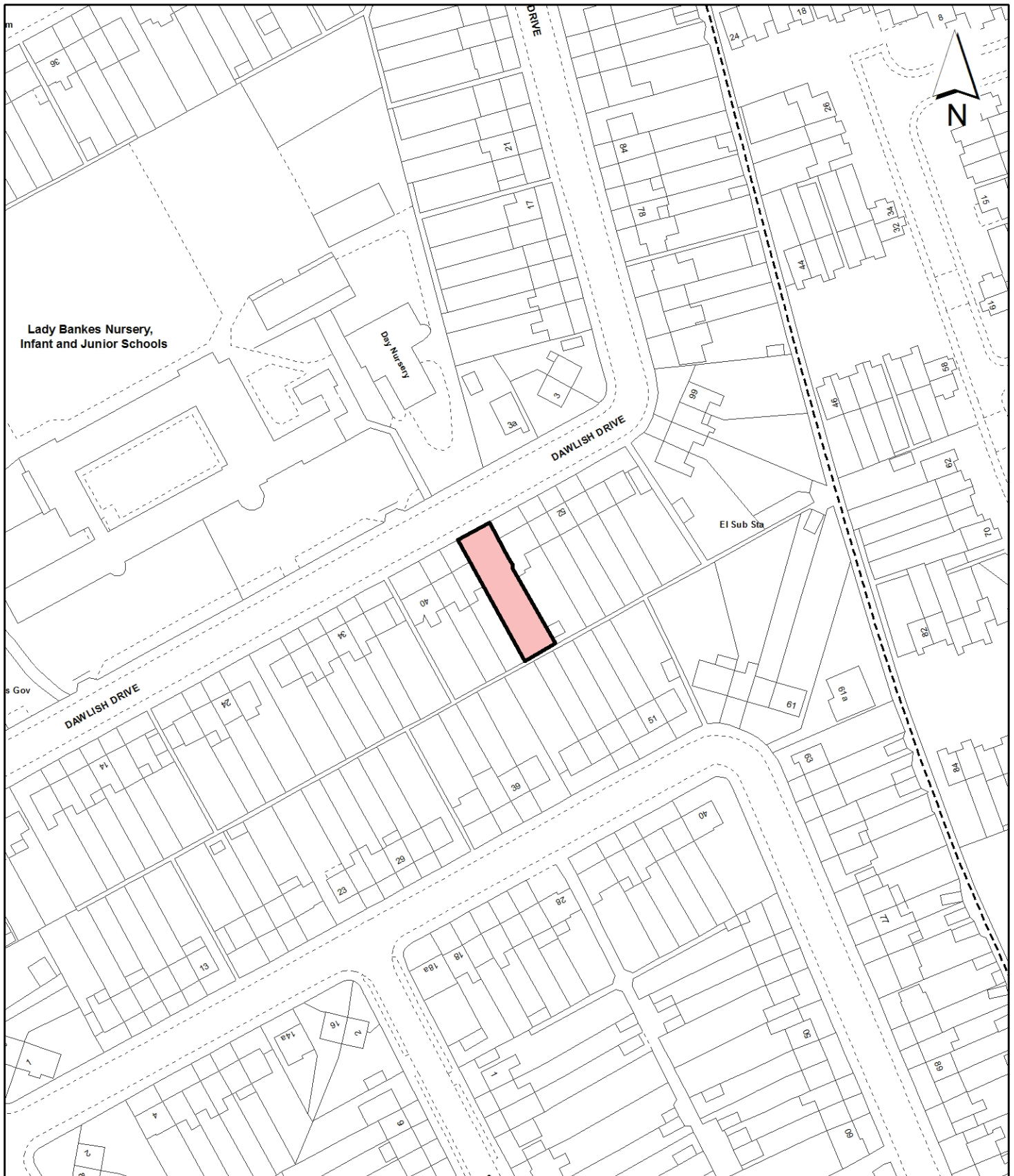
SCP ARCHITECTS LTD

1349 DAWLISH DRIVE, ROUSEP, HM 88D
 NORTHAMPTONSHIRE, ENGLAND
 NORTHAMPTONSHIRE, ENGLAND
 NORTHAMPTONSHIRE, ENGLAND


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PLANNING ISSUE

PROPOSED BLOCK PLAN
SCALE 1:200



Notes

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Site Address

**46 Dawlish Drive
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

49706/APP/2014/707

Scale

1:1,250

Planning Committee

North Page 172

Date

June 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND ADJ TO 51 & 53 PEMBROKE ROAD RUISLIP

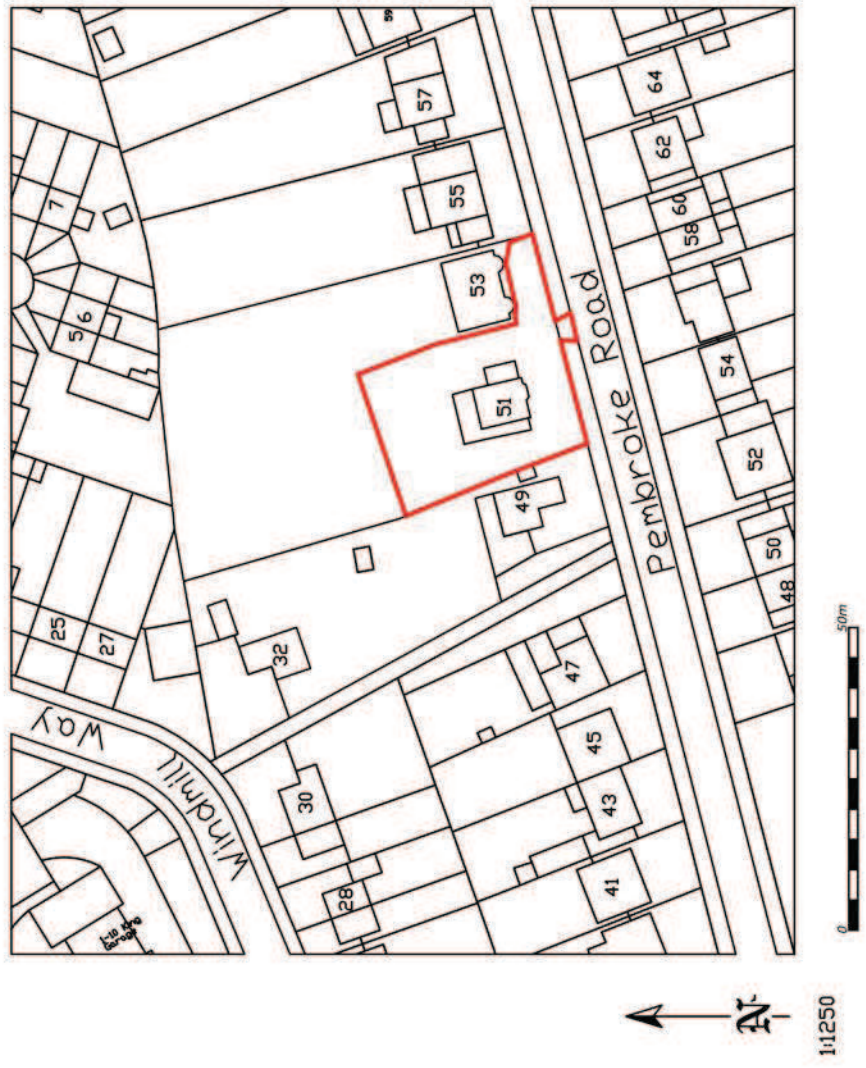
Development: Two storey, 3-bed attached dwelling with associated parking and amenity space involving alteration to existing roof of No.51 installation of bin store and cycle store and alterations to existing vehicular crossover.

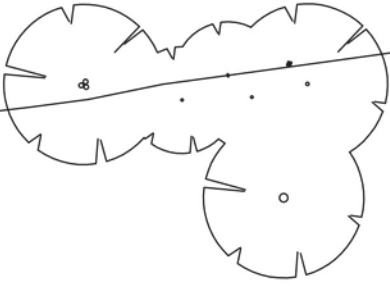
LBH Ref Nos: 66982/APP/2014/475

Date Plans Received: 12/02/2014

Date(s) of Amendment(s): 12/02/2014

Date Application Valid: 21/03/2014





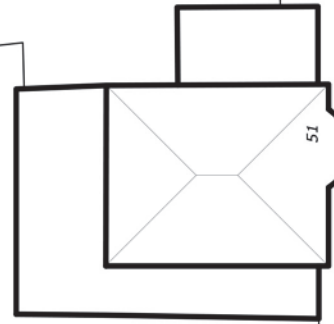
FRUITS 4-6m.

Mixed hedge 1.5m.



Laurel & holly hedge 1.8m.

Ex. access

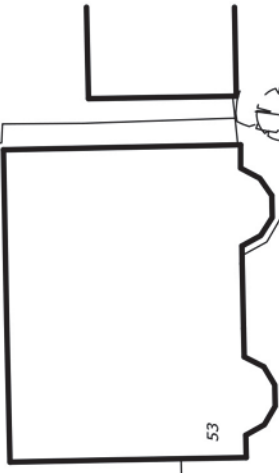


EXISTING HARDSTANDING AREA

GROUP of FIRS 3m.

Ex. drainage

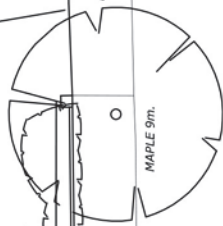
Ex. access



EXISTING HARDSTANDING AREA

Laurel & holly hedge 1.8m.

Ex. access



MAPLE 9m.

PEMBROKE ROAD

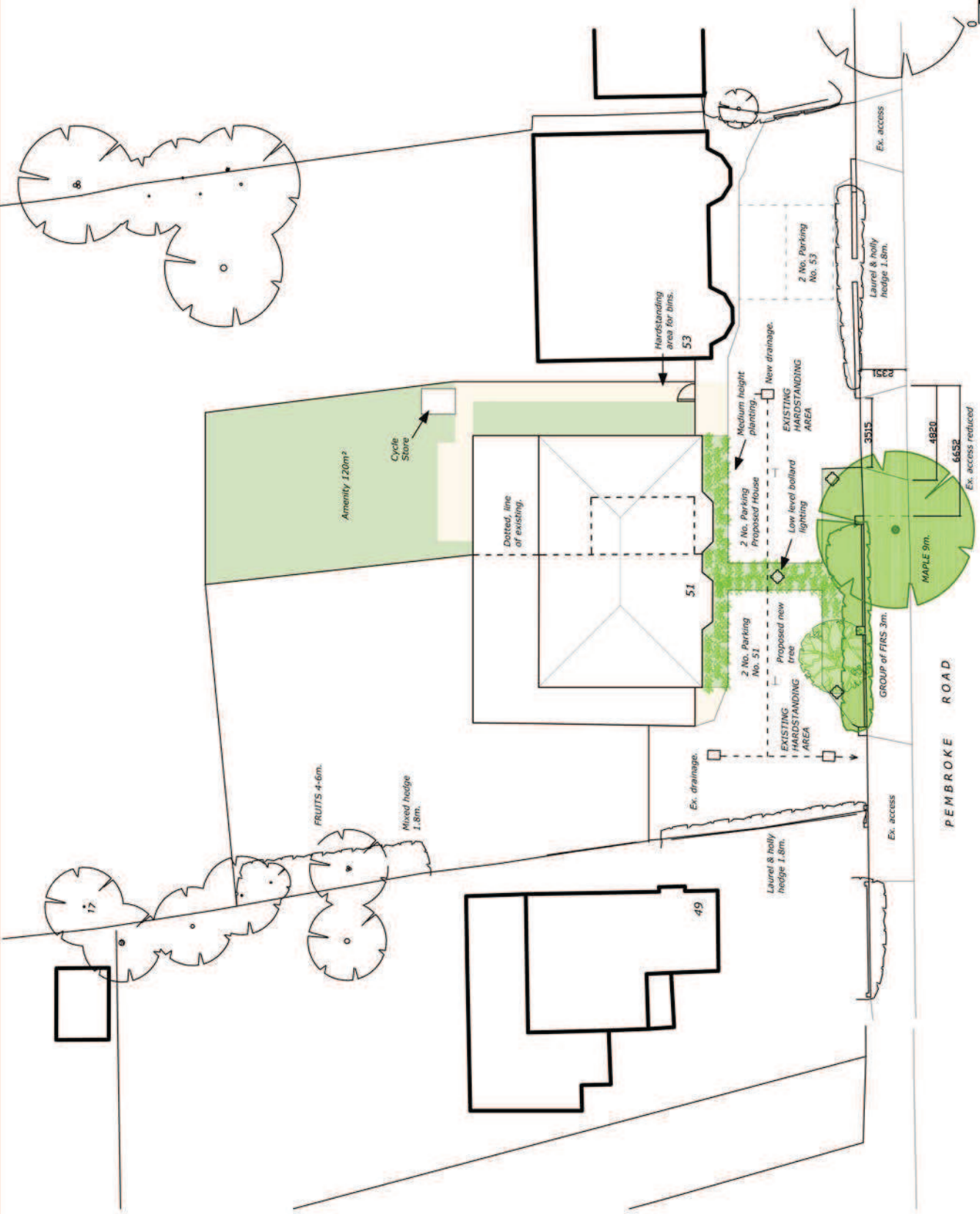
Existing Site Plan



51 PEMBROKE ROAD, RUISLIP.

W J Macleod
 ARCHITECT
 770 High Street, Northwood, Middlesex HA8 9BL,
 phone: 01882 646600

Project Number	14 / 3316 / 1	Revision	
Date	24 / 1 / 14	Drawn by	
Scale	1:200 @ A3	Drawn Ref.	



Proposed Site Plan

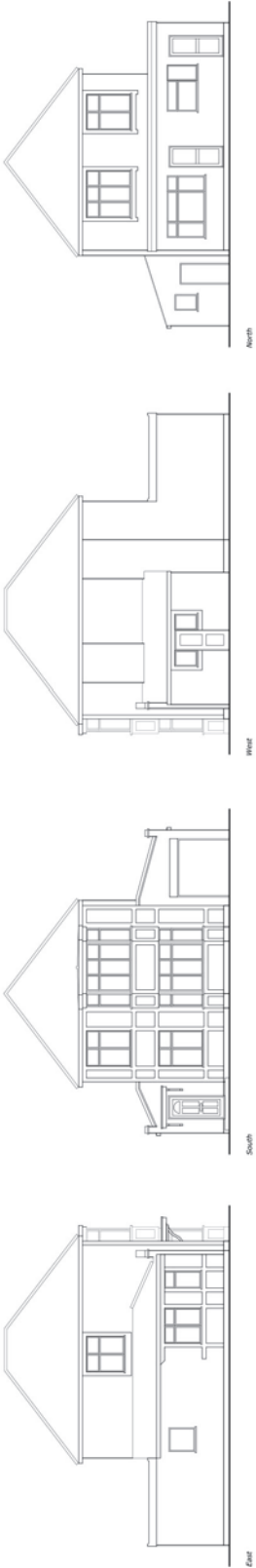
0 10m

Rev A Design revision 26/3/14

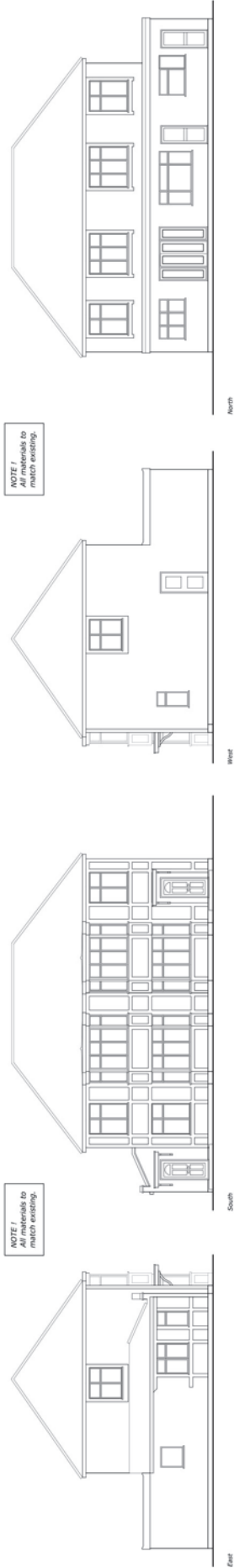
Project No.	Phase	Date	Scale
14 / 3316 / 2	A	24 / 1 / 14	1:200 @ A3

W J Macleod
 ARCHITECT
 75 High Street, Northwood, St. Michael's, Barbados
 Phone: (592) 262-0000

51 PEMBROKE ROAD, RUISSLIP.



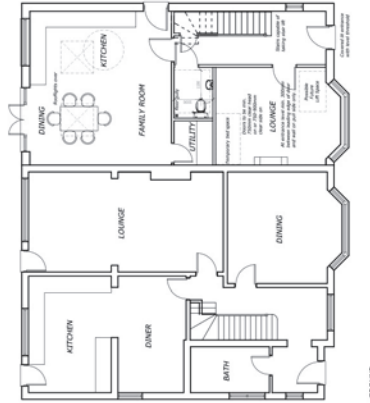
EXISTING ELEVATIONS



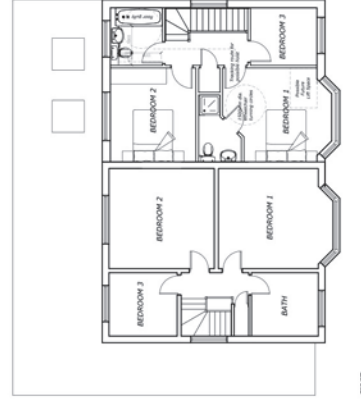
PROPOSED ELEVATIONS



EXISTING FLOOR PLANS



PROPOSED FLOOR PLANS



PROPOSED FLOOR PLANS

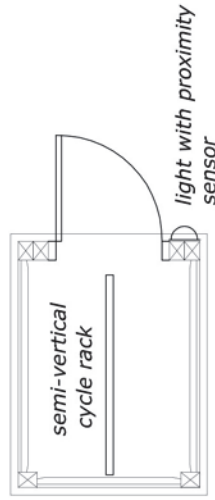
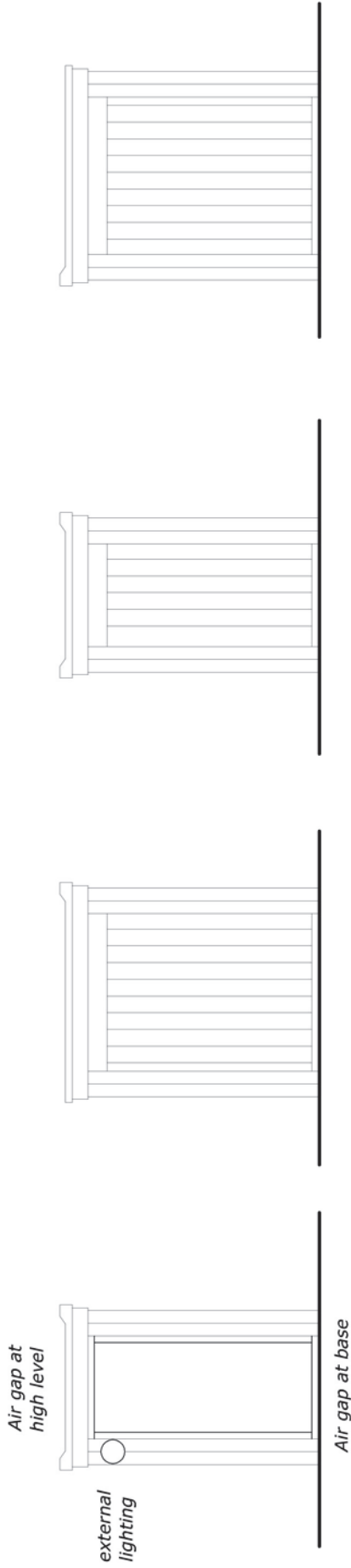


Rev A Design revisions 09/14

Drawings Number	14 / 3316 / 3
Revision	A
Date	24 / 1 / 14
Scale	1:100@A1

W J Macleod
ARCHITECT
170 High Street Northwood Middlesex HA8 9LJ
phone 01882 684000

51 PEMBROKE ROAD, RUISLIP .



PLAN

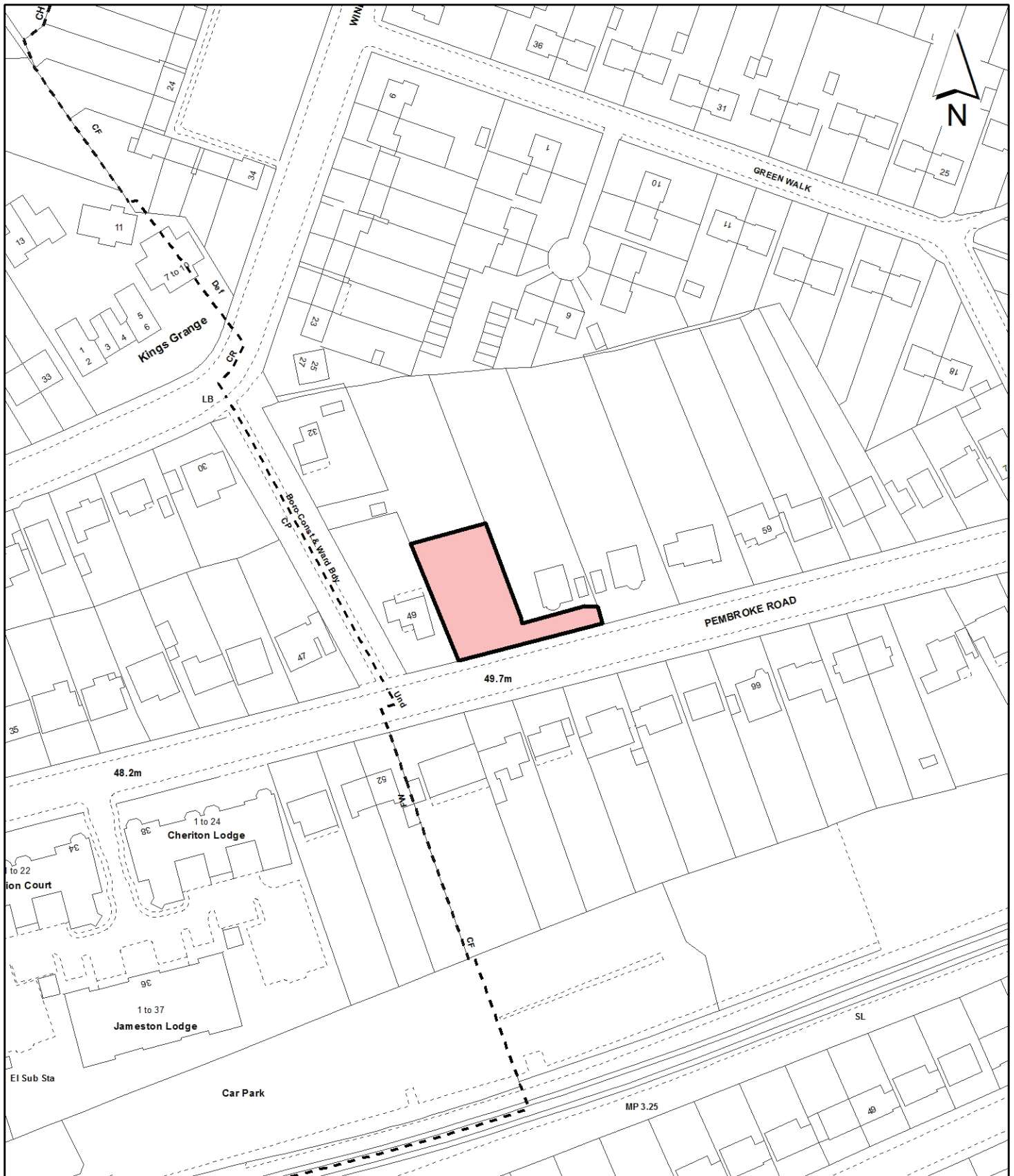
CYCLE STORE




51 PEMBROKE ROAD, RUISLIP .

W J Macleod
ARCHITECT
175 High Street, Northwood, Middlesex HA8 1RL
phone: 0181 241 0000

Project No	14/3316/4
Date	12/2/14
Code	150044



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Site Address

**Land adj to 51 and 53 Pembroke Road
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
**Residents Services
Planning Section**

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

Planning Application Ref:

66982/APP/2014/475

Scale

1:1,250

Planning Committee

North Page 179

Date

June 2014



HILLINGDON
LONDON



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<p>eltridge smerin 17 Collico Row London SW11 3TW T 020 7228 2824 F 020 7228 2825 E info@eltridge.com</p>	
<p>13A Linksway Northwood Middlesex HA6 Location Plan</p>	<p>Project Number: A601 Date: 31.07.07 Planning: PS Priority: NE Reference: P1 001</p>

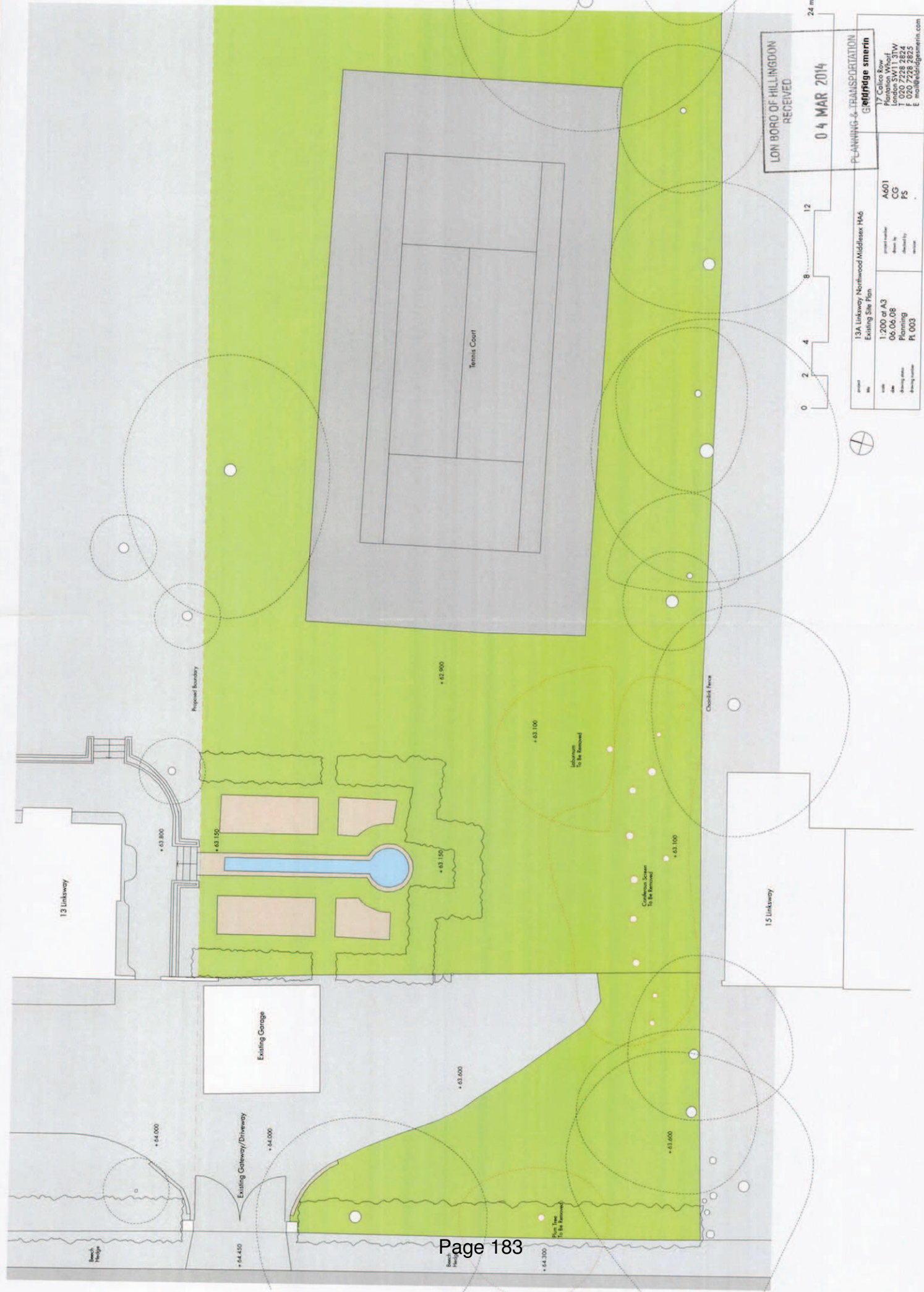




eldridge smerin
 17 Colindale Avenue
 London SW11 3TW
 T 020 7228 2824
 F 020 7228 7825
 E mail@eldridgesmerin.com

project	13 Linksway, Northwood Middlesex HA6 Existing Context Plan		
scale	1:500 at A3	project number	A601
date	06.06.08	drawn by	CG
drawing title	Planning	checked by	PS
drawing number	PL 002	revision	

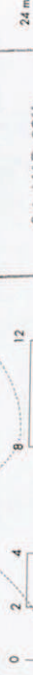
LON. BORD. OF HALLINGDON
 RECEIVED
 04 MAR 2014
 PLANNING & TRANSPORTATION
 GROUP



LON BORO OF HILLINGDON
 RECEIVED
 04 MAR 2014

PLANNING & TRANSPORTATION
 GREGGIE SMERN

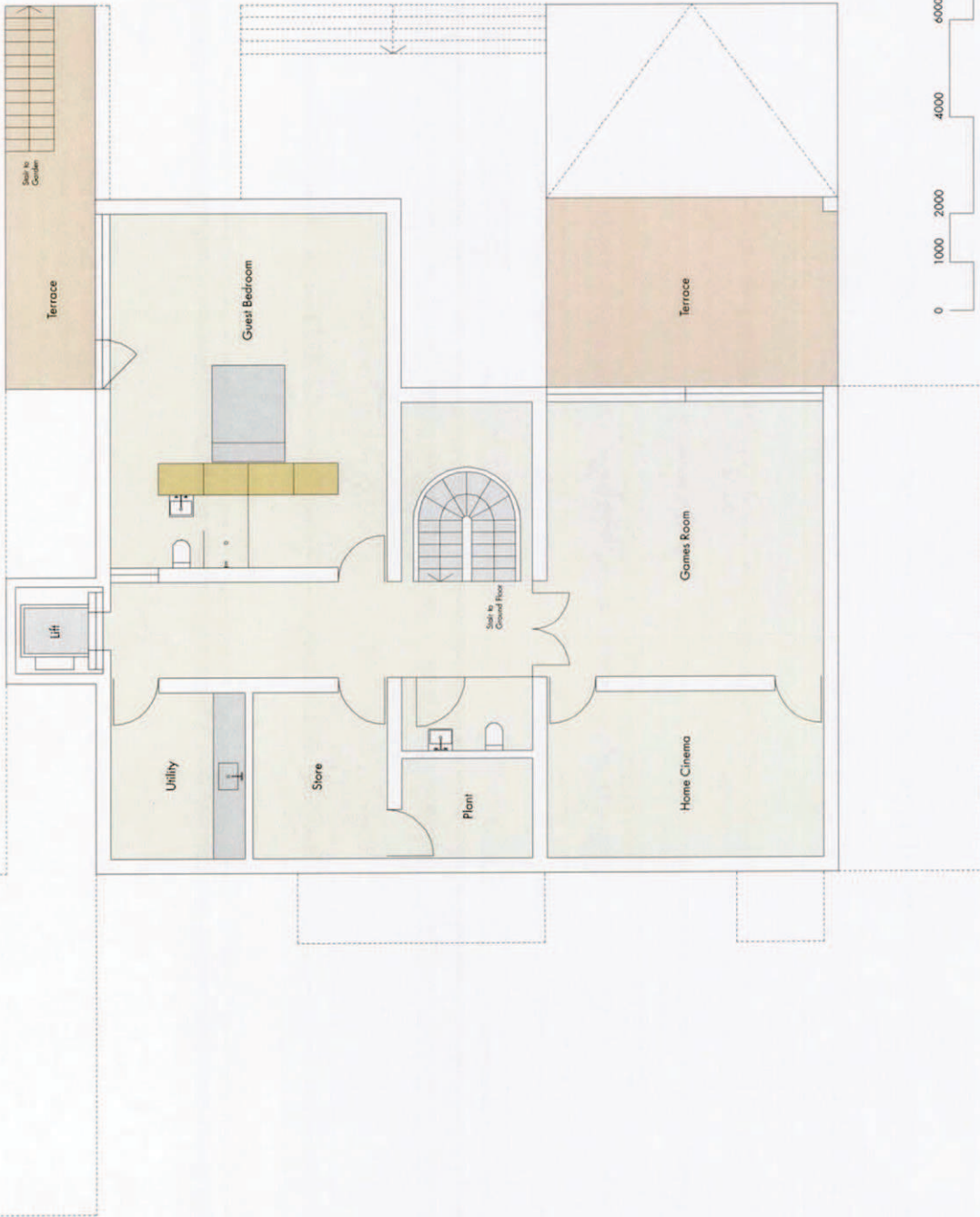
Project Name	13A Linksway, Northwood Middlesex M46	Project Number	A601
Scale	Existing Site Plan	Date	CG
Author	1:200 at A3	Checked by	PS
Issue	06.06.08	Drawn by	
Planning	PL 003	Member	





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04 MAR 2014
PLANNING & TRANSPORTATION
GROUP

13 Linksway Northwood Middlesex HA6 Proposed Context Plan		eldridge smerin 17 Colons Bay Penkese Wharf London SW11 3TW T 020 7228 2825 F 020 7228 2825 E mail@eldridgesmerin.com	
project no	1500 at A3	project number	A601
date	06.06.08	drawn by	CG
drawing name	Planning	checked by	PS
drawing number	PL 005	revision	

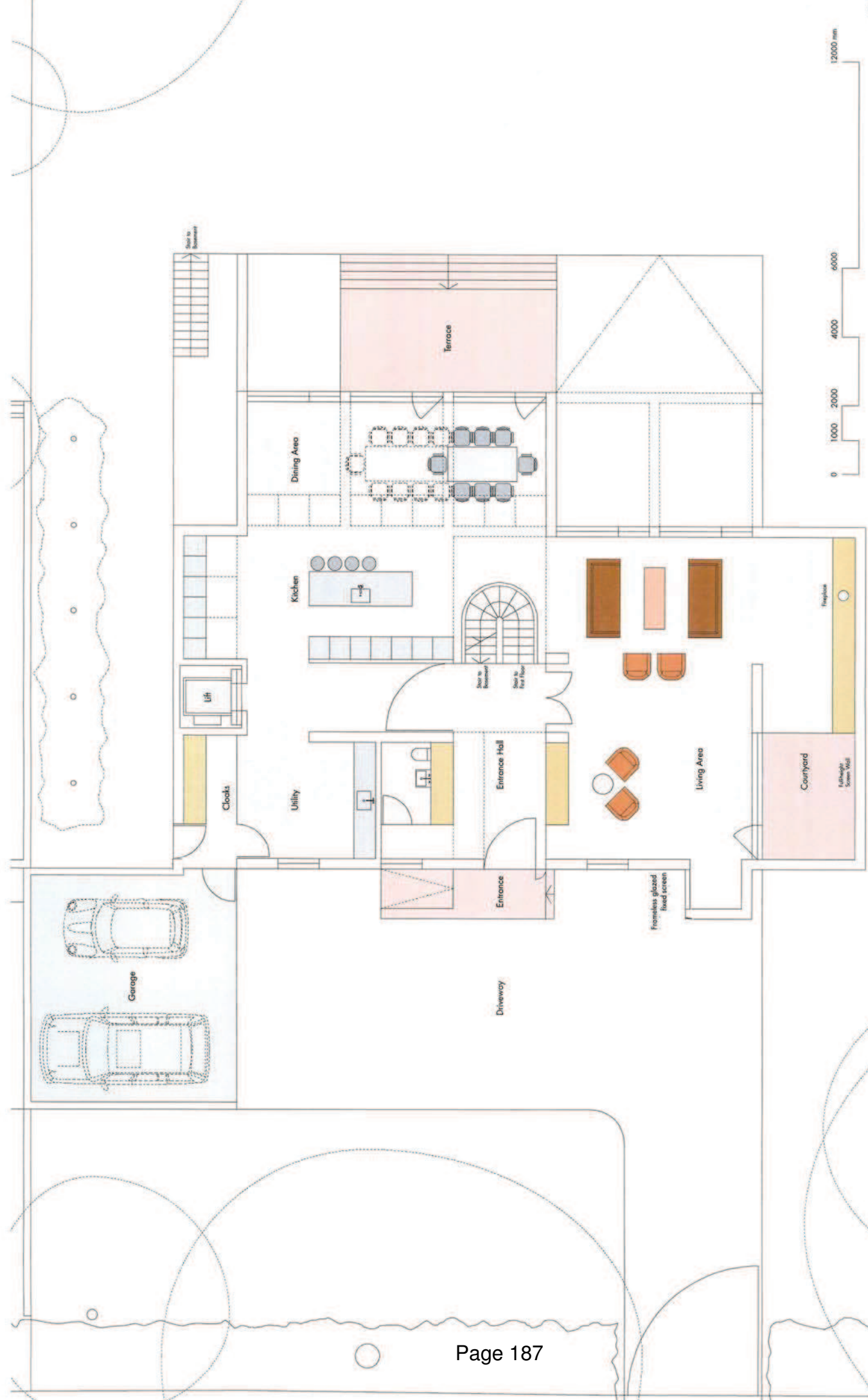


LOW BORO OF HILLINGDON
RECEIVED
04 MAR 2014
PLANNING & TRANSPORTATION
GROUP

13A Linkway Northwood, Middlesex HA6 Proposed Basement Floor Plan		A601	
scale	1:100 at A3	project number	EP
date	06.06.08	drawn by	PS
drawing status	Planning	checked by	A.
drawing number	R_010	revision	



eldridge smern
17 Colles Row
Plumpton Wharf
London SW11 3TW
T 020 7258 3824
F 020 7258 3824
E mail@eldridgesmern.com



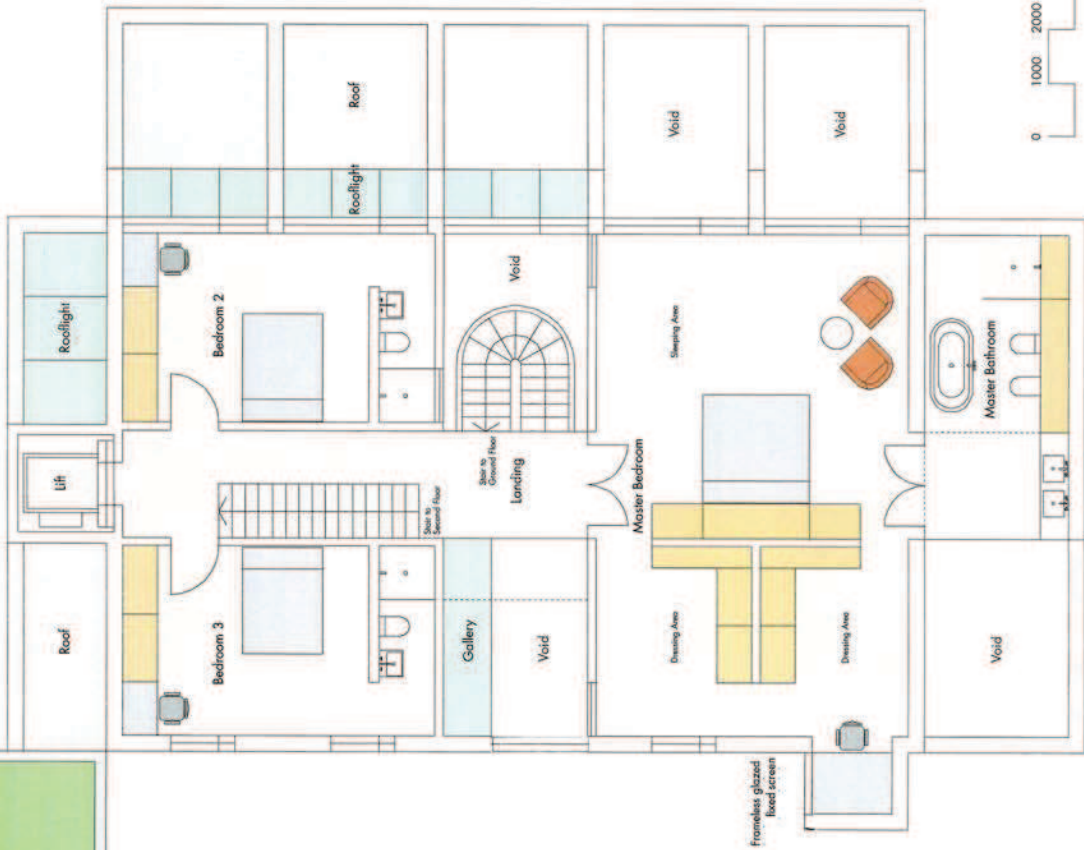
aldridge smerin 17 Calico Row Halesworth, Suffolk T 020 7228 2824 F 020 7228 2825 E mail@aldridgesmerin.com	
project No.	13A Linkway Northwood Middlesex HA6 Proposed Ground Floor Plan
scale date drawing/s drawing number	1:100 at A3 06.06.08 Planning PL 007
project number drawn by checked by status	A601 EP FS A



Amended by Andrews Esdes
 for
 Planning application 33509/APP/2014/722
 12th March 2014

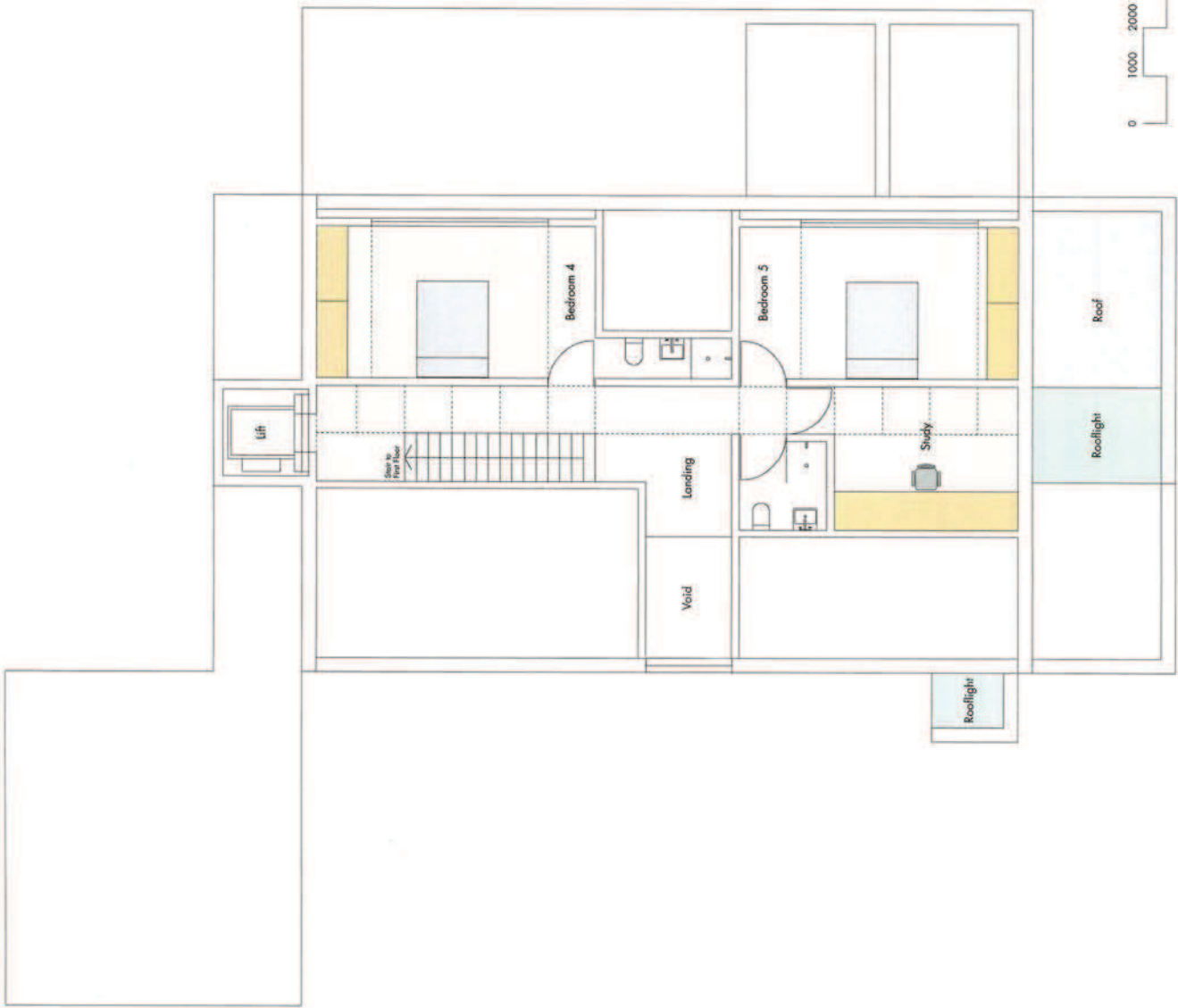


Green Roof



elderidge smerth 17 Gallico Row Penrith NSW 2150 T 030 7228 2824 F 030 7228 2825 E mail@elderidgesmerth.com	
project name 13A Linkway Northwood Middlesex HA6 Proposed First Floor Plan	project number A601 drawn by EP checked by FS drawing number A
scale 1:100 at A3 date 06.06.08 drawing phase Planning drawing number PL 008	

Amended by Andrews Eades
 for
 Planning application 53509/APP/2014/722
 12th March 2014



eldridge smerni 17 Calico Row Penrith NSW NSW 2150 T 020 7228 2824 F 020 7228 2825 E mail@eldridgesmerni.com	
13A Linkway Northwood Middlesex HA6 Proposed Second Floor Plan	
project no 1:100 at A3	project no A601
title 06.06.08 Planning	prepared by EP checked by FS drawn by A
date 06.06.08 Planning	date 06.06.08 Planning
drawing no PL 009	drawing no PL 009



Amended by Andrews Eades
 for
 Planning application 5.3506/APP/2014/722
 12th March 2014



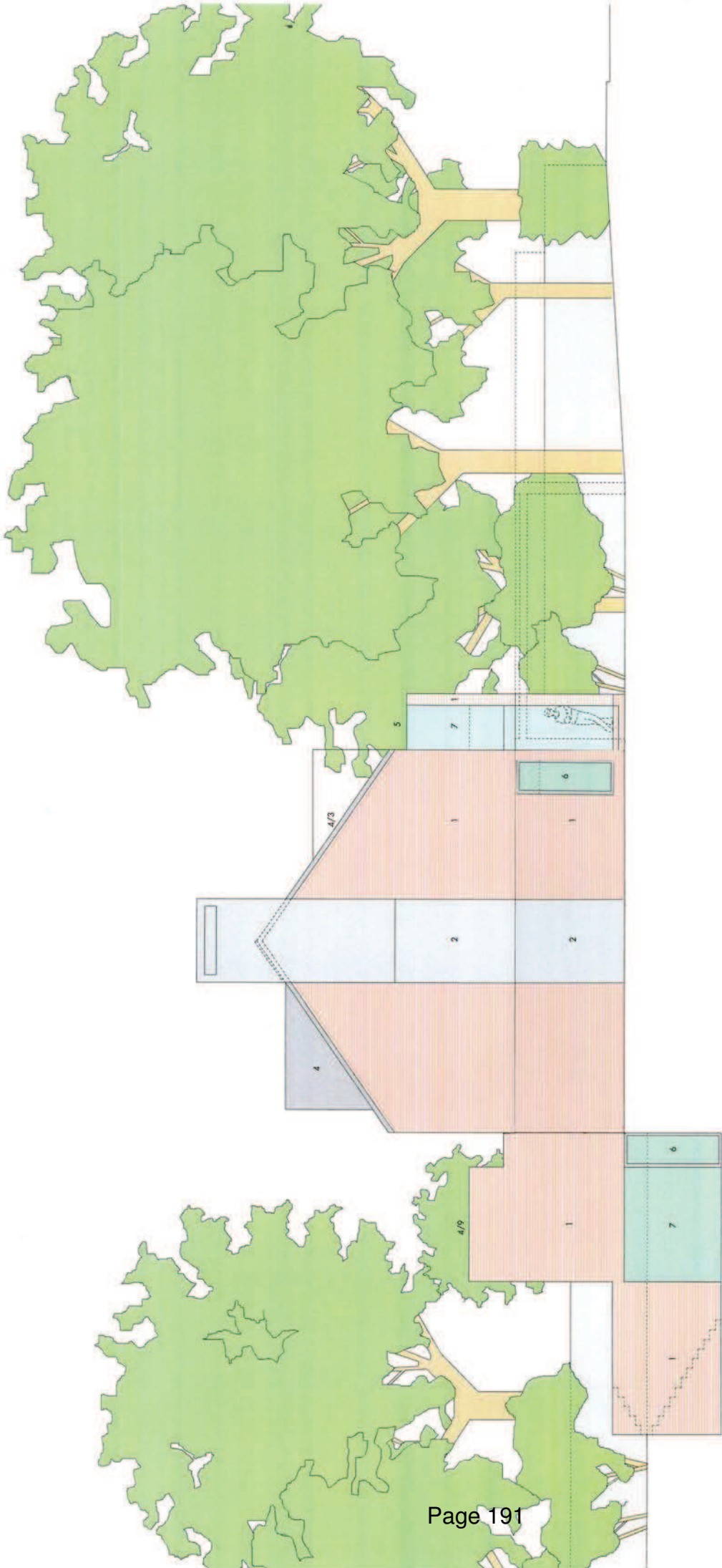
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13A Linkway Northwood Middlesex HA6

project	13A Linkway Northwood Middlesex HA6		
site	Proposed Roof Plan		
scale	1:100 at A3	project number	A601
date	06.06.08	drawn by	EP
drawing date	Planning	checked by	PS
drawing number	PL 011	revision	B

eldridge smerin
 17 Colles Row
 Plandon Wharf
 London SW11 1 3TW
 T 020 7728 2825
 F 020 7728 2825
 E mail@eldridgesmerin.com

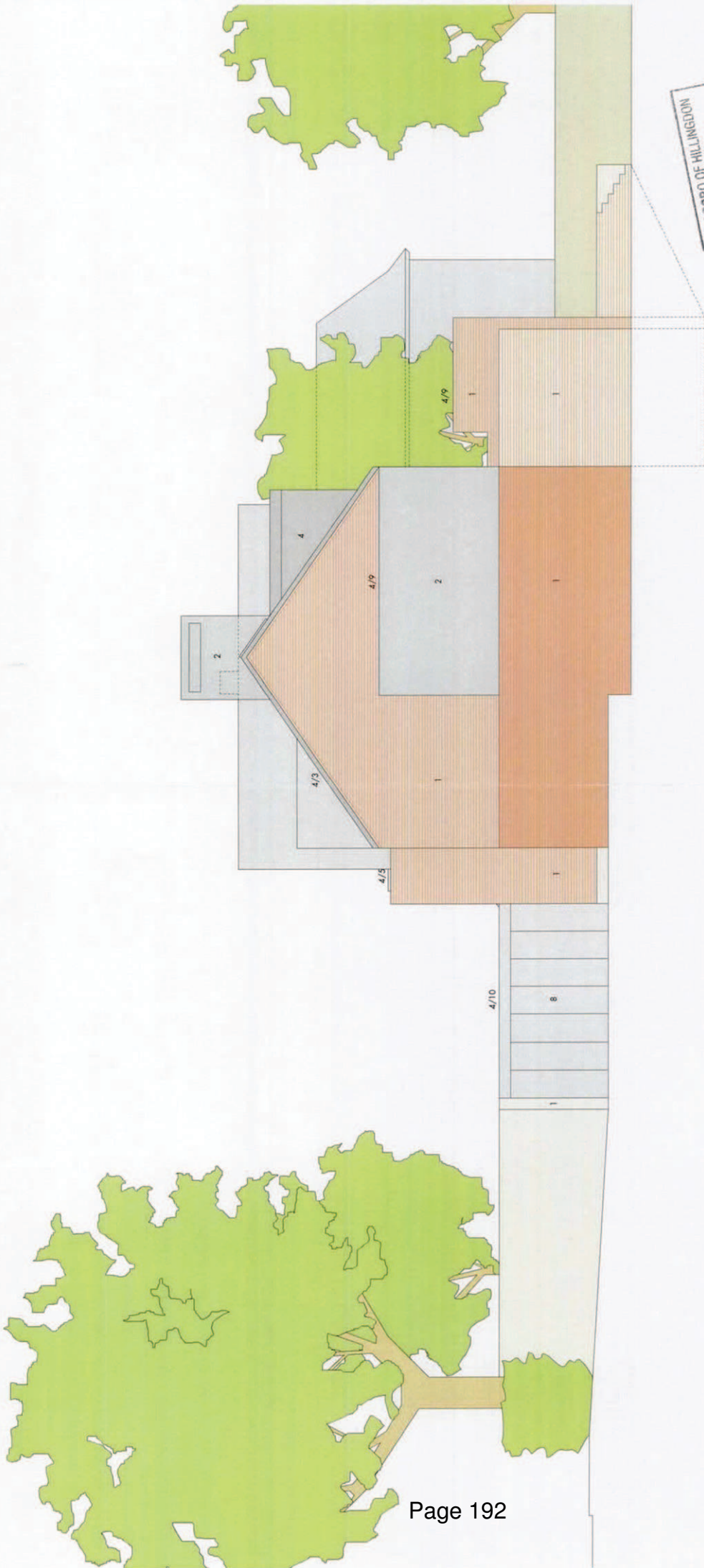


- Materials Key**
- 1 Dark brown facing brickwork
 - 2 Off-white textured render
 - 3 Dark brown clay roof tiles
 - 4 Dark grey metalwork cladding/guttering/roofs
 - 5 Frameless glazed rooflights
 - 6 Dark grey metal framed windows/floors
 - 7 Frameless glazed doors/panels
 - 8 Dark grey membrane roofing
 - 9 Dark grey mansard roof
 - 10 Sedum planted green roofing



eldridge smerin 17 Colles Row, Penkington Wharf, London SW11 1JTW T 020 7228 2825 E mail@eldridgesm.com	
13A Linkway, Northwood, Middlesex HA6 Proposed North Elevation	
project no: date: drawing no: drawing title:	project no: A401 date: 06.06.08 drawing title: Planning drawing no: PL 015
drawn by: checked by:	CG PS A

Amended by Andrews Eades
 for
 Planning application 53559/APP/2014/722
 12th March 2014



Materials Key

- 1 Dark brown facing brickwork
- 2 Off white through-coloured render
- 3 Dark brown clay roof tiles
- 4 Dark grey metalwork dormers/guttering/copings
- 5 Dark grey membrane roofing
- 6 Dark grey timber boarded doors
- 7 Dark grey timber boarded doors
- 8 Dark grey timber boarded doors
- 9 Dark grey membrane roofing
- 10 Sedum planted green roofing

project 13A Linkway Northwood Middlesex HA6
 title Proposed South Elevation
 scale 1:100 at A3
 date 08.06.08
 drawing name Planning
 drawing number PLO16

project number 6601
 drawn by CC
 checked by PS
 date

eldridge smerin
 17 Collico Row
 London SW11 3TW
 T 020 7228 2824
 F 020 7228 2825
 E mail@eldridgesm.com

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- Materials Key**
- 1 Dark brown facing brickwork
 - 2 Off white through-coloured render
 - 3 Dark brown clay roof tiles
 - 4 Dark grey metalwork eavens/guttering/copings
 - 5 Dark grey metalwork eavens/guttering/copings
 - 6 Dark grey glazed framed windows/doors
 - 7 Frameless glazed fixed screens
 - 8 Dark grey timber boarded doors
 - 9 Dark grey membrane roofing
 - 10 Sedum planted green roofing

eldridge smerin 17 Collico Row London SW11 3TW T 020 7228 2824 F 020 7228 2825 E mail@eldridgesmerin.com	
project No.	13A Linkway Northwood Middlesex HA6 Proposed East Elevation
title drawing scale drawing number	1:100 of A3 06.06.08 Planning PLO17
project number drawn by checked by status	A401 CG PS B



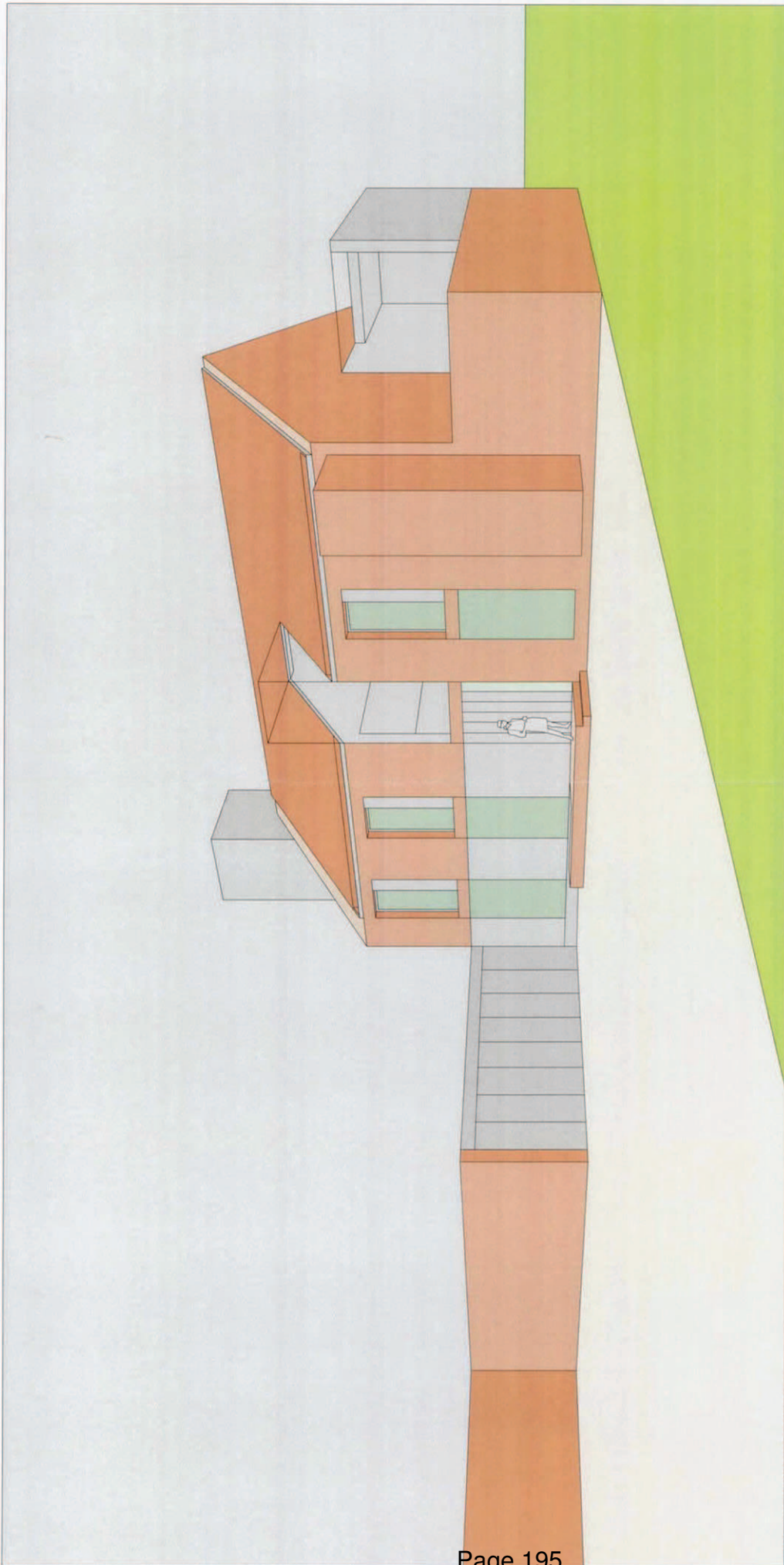
- Materials Key**
- 1. Dark brown facing brickwork
 - 2. Clay roof tiles
 - 3. Dark brown clay roof tiles
 - 4. Dark grey metal/wood slatted/guttering/corings
 - 5. Frameless glazed rooflights
 - 6. Dark grey metal framed windows/doors
 - 7. Frameless glazed fixed fire doors
 - 8. Dark grey metal frame
 - 9. Dark grey membrane roofing
 - 10. Sedum planted green roofing

Amended by Andrews Enders
for
Planning application 53509/APP/2014/722
12th March 2014

13A Linkway, Northwood, Middlesex HA6 Proposed West Elevation Option	
project no. date drawing scale drawing number	1:100 at A3 06.06.08 Planning PL 018
project name drawn by checked by status	A601 CG PS A



eldridge smerin
 17 Colco Row,
 Panton Wharf,
 London SW11 3TW
 T 020 7228 2822
 F 020 7228 2825
 E mail@eldridgesm.com



Surrounding houses and planting omitted for clarity

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project no	13A Linkswy Northwood Middlesex HA6 Perspective View From Front	project number	A601
date	06.06.08	drawn by	CG
drawing name	Planning	checked by	PS
drawing number	P.020	revision	A

edridge smerin
 17 Calico Row
 Potters Wood
 Hemel Hempstead
 Herts SG9 6JY
 T 020 7228 2824
 F 020 7228 2825
 E mail@edridgesmerin.com



• 79.485 Edge 13.00m
 • 77.485 Edge
 • 75.485 Edge

• 46.800 Etern

• 44.100 CRFH

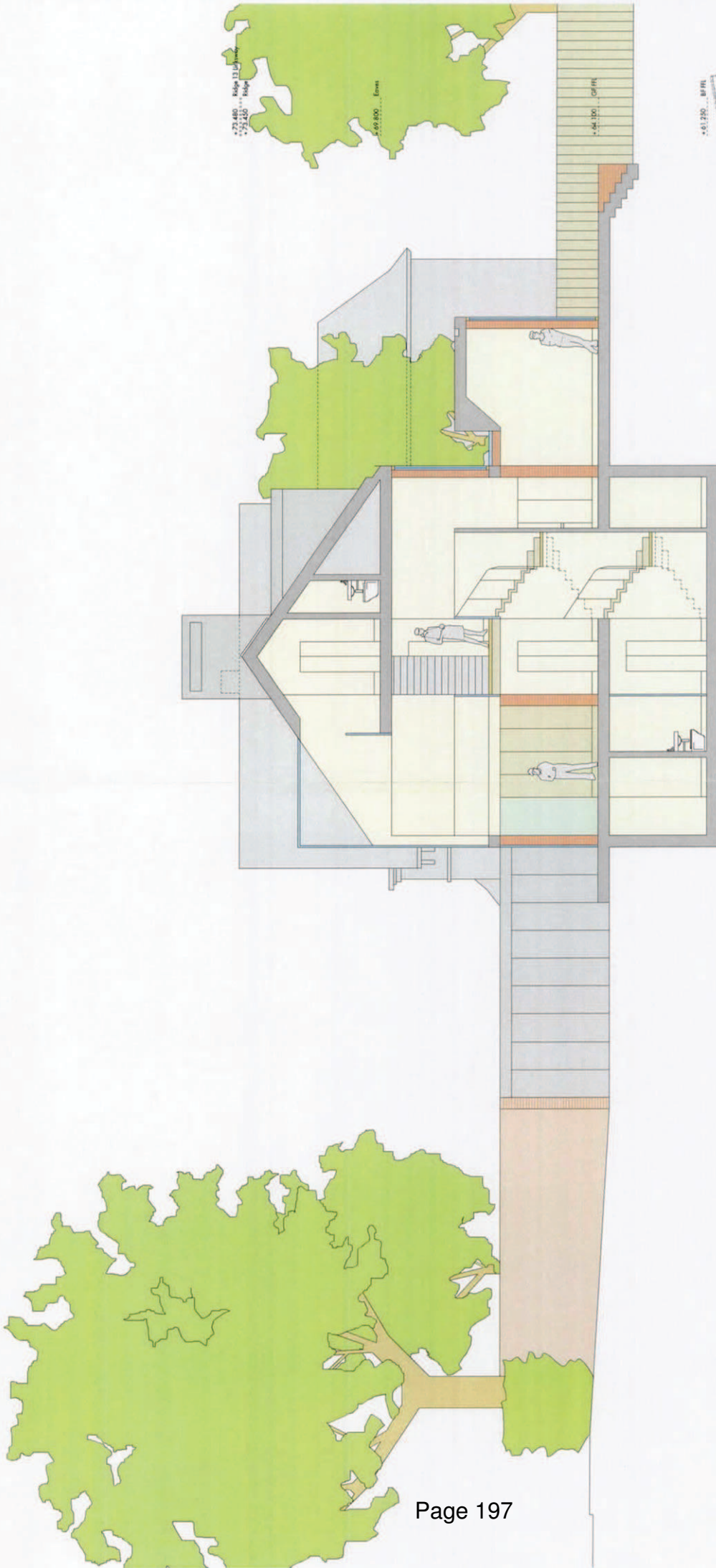
• 41.250 CRFH

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0 1000 2000 4000 6000 12000 mm

project no.	13A Linkway Northwood Middlesex HA6 Proposed Cross Section 1		
scale	1:100 at A3	sheet number	A601
date	06.06.08	drawn by	CG
drawing status	Planning	checked by	FS
drawing number	PL 012	revision	A

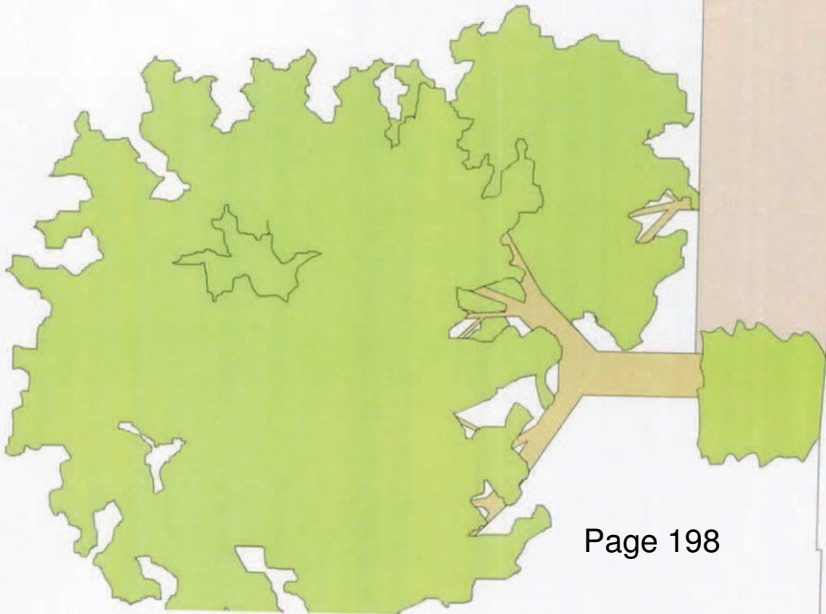
eldridge smerin
 17 Colico Row
 London SW11 3TW
 T 020 7228 2824
 F 020 7228 2825
 E mail@eldridgesmerin.com



+61.250 - B/F RL
 +61.100 - G/F RL
 +69.800 - Eaves
 +71.480 - Ridge 13 (Pitch)
 +71.520 - Ridge

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eldridge smerin 17 Collicie Row Pinner, Middlesex Uxbridge, Middlesex UB11 3TW T 020 7228 2824 F 020 7228 2825 E mail@eldridgesmerin.com			
project no title date drawing status drawing number	13A Linkway Northwood Middlesex HA6 Proposed Cross Section 2 1:100 at A3 06.06.08 Planning P.013	project number drawn by checked by status	A601 CG PS A



±73.480 Ridge 13 U/L
±75.285 Ridge
±69.800 Down

±61.250 0/F RL

±61.250 0/F RL

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GROUP
12000JHM



project	13A Linkway Northwood Middlesex HA6 Proposed Cross Section 3		
scale	1:100 at A3	prepared by	AG01
date	06.06.08	drawn by	CG
drawing title	Planning	checked by	PS
drawing number	PL 014	issued	A

eldridge smerin
17 Colaco Row
Plantation Wharf
London SW11 1STW
T 020 7228 2825
F 020 7228 2825
E mail@eldridgesmerin.com



Boundary walls and hedges omitted for clarity

13 Linkway

13A Linkway

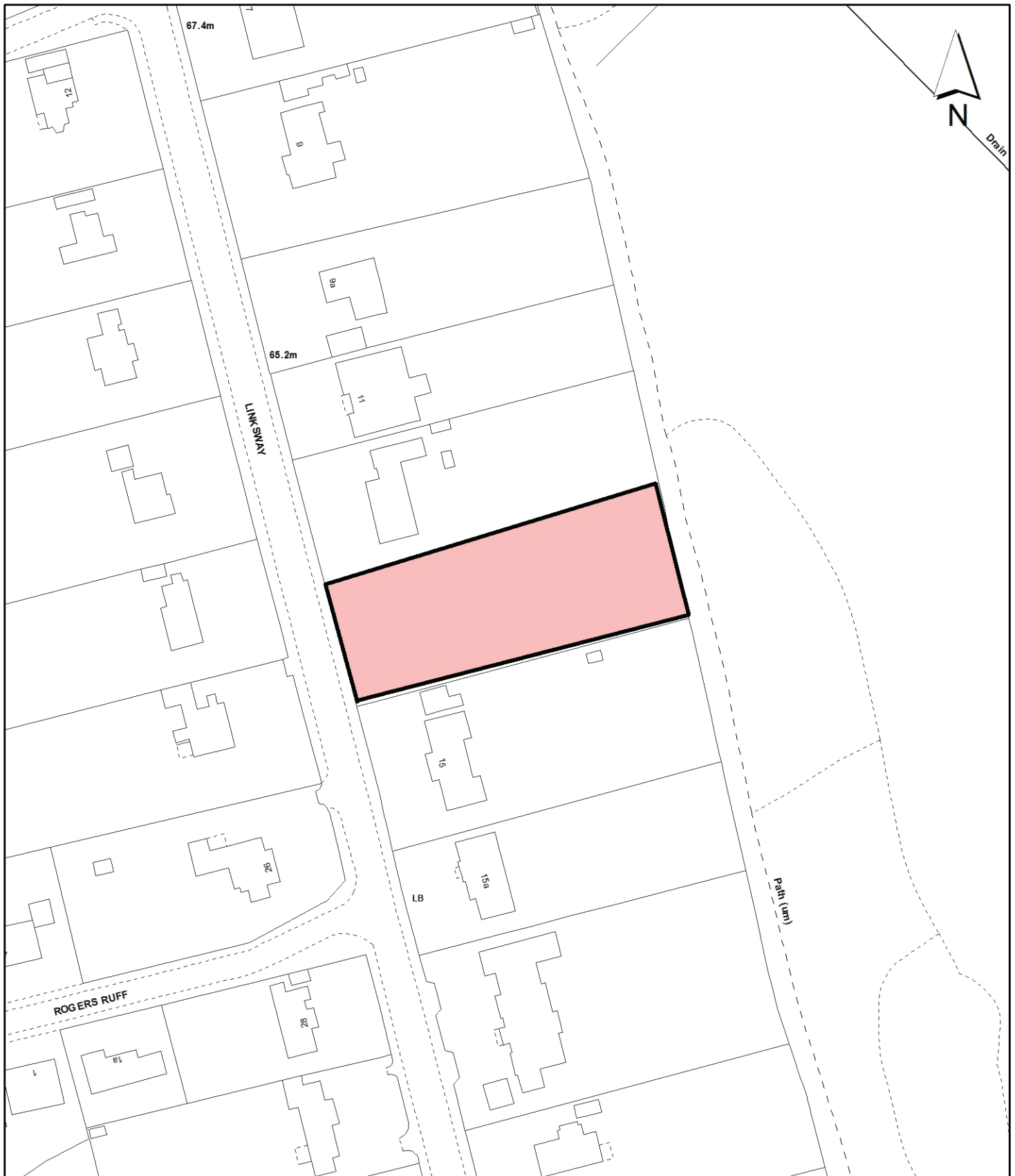
15 Linkway



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GROUP



project no.	13A Linkway Northwood Middlesex HA6 Existing Street Elevation	project number	A401
title	1:250 at A3	drawn by	CG
date	06.04.08	checked by	PS
drawing status	Planning	revision	
drawing number	PL 004		

eldridge smerin
17 Colindale Avenue
London NW9 1STW
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E mail@eldridgesmerin.com



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	<p>Planning Application Ref:</p> <p>53509/APP/2014/722</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 200</p>	<p>Date</p> <p>June 2014</p>	
		 <p>HILLINGDON LONDON</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 43 HARLYN DRIVE PINNER

Development: Single storey rear extension and conversion of roof space to habitable use to include rear dormer with Juliette balcony, 3 front rooflights and conversion of roof from hip to gable end and additional hardstanding to front

LBH Ref Nos: 69719/APP/2014/1104

Date Plans Received:	31/03/2014	Date(s) of Amendment(s):	11/04/2014
Date Application Valid:	11/04/2014		03/04/2014
			31/03/2014

43 Harlyn Drive, HA5 2DF



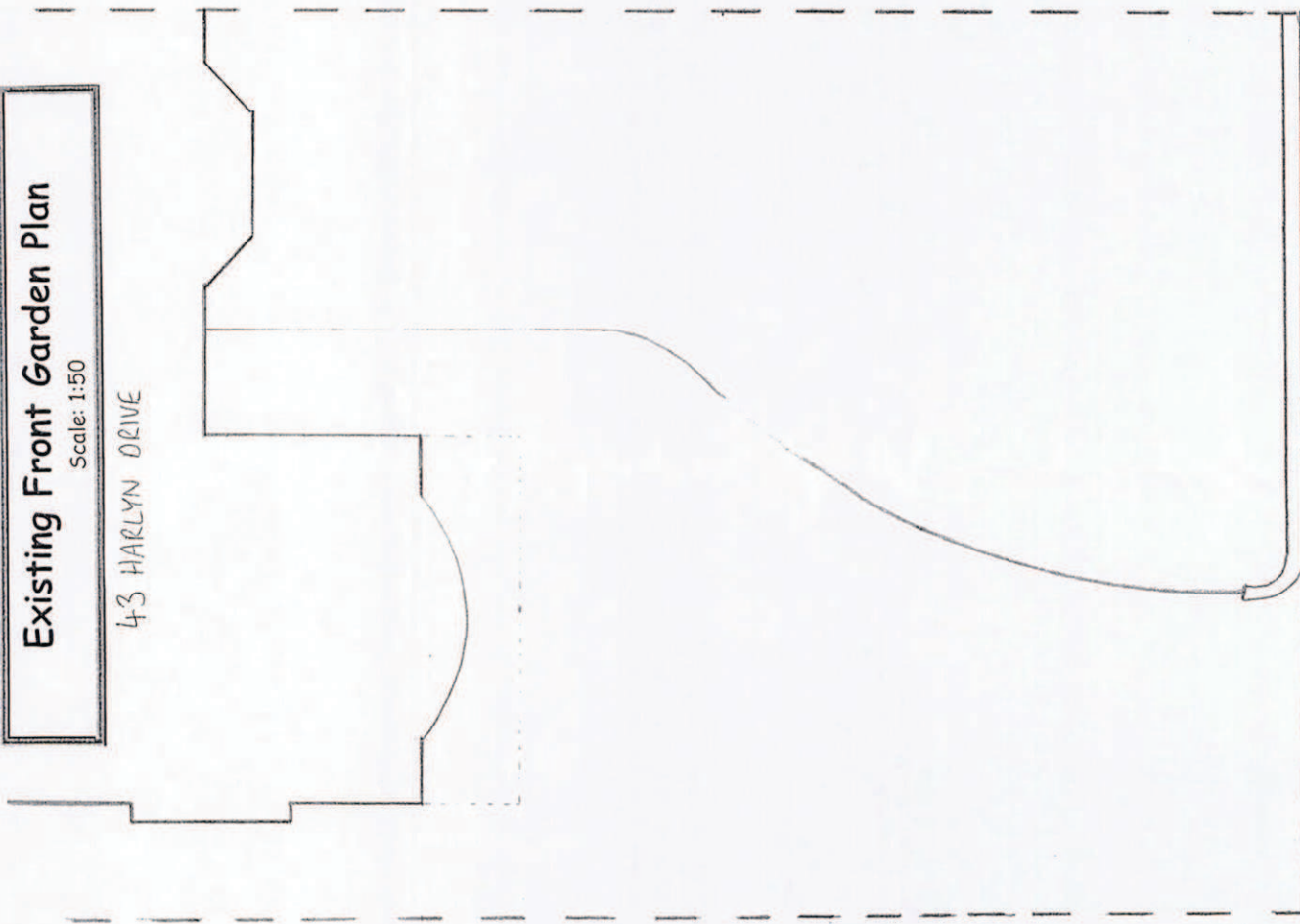
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Scale: 1:1250, paper size: A4

Existing Front Garden Plan

Scale: 1:50

43 HARLYN DRIVE



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GROUP

Proposed Front Garden Plan 1

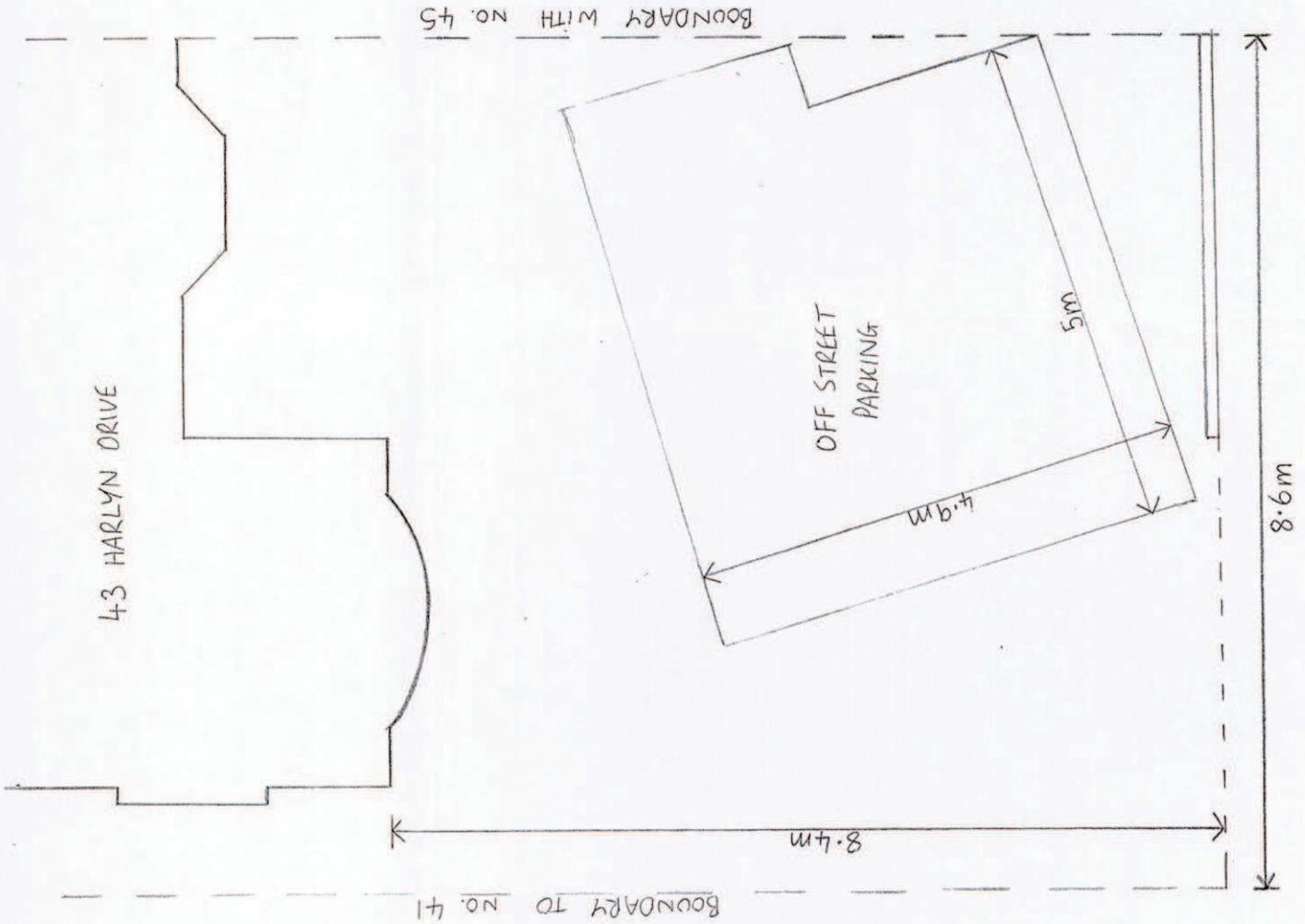
Scale: 1:50

Guidance notes:

Property currently has a dropped curve and width access of 3.3m from the road. We propose to landscape the whole front garden to provide minimum hard standing space of 4.8m x 4.8m. This will provide 2 off street car parking spaces but still provide plentiful space for shrubs and planting areas. All materials used will be natural and durable, and consistent with surrounding neighbourhood.

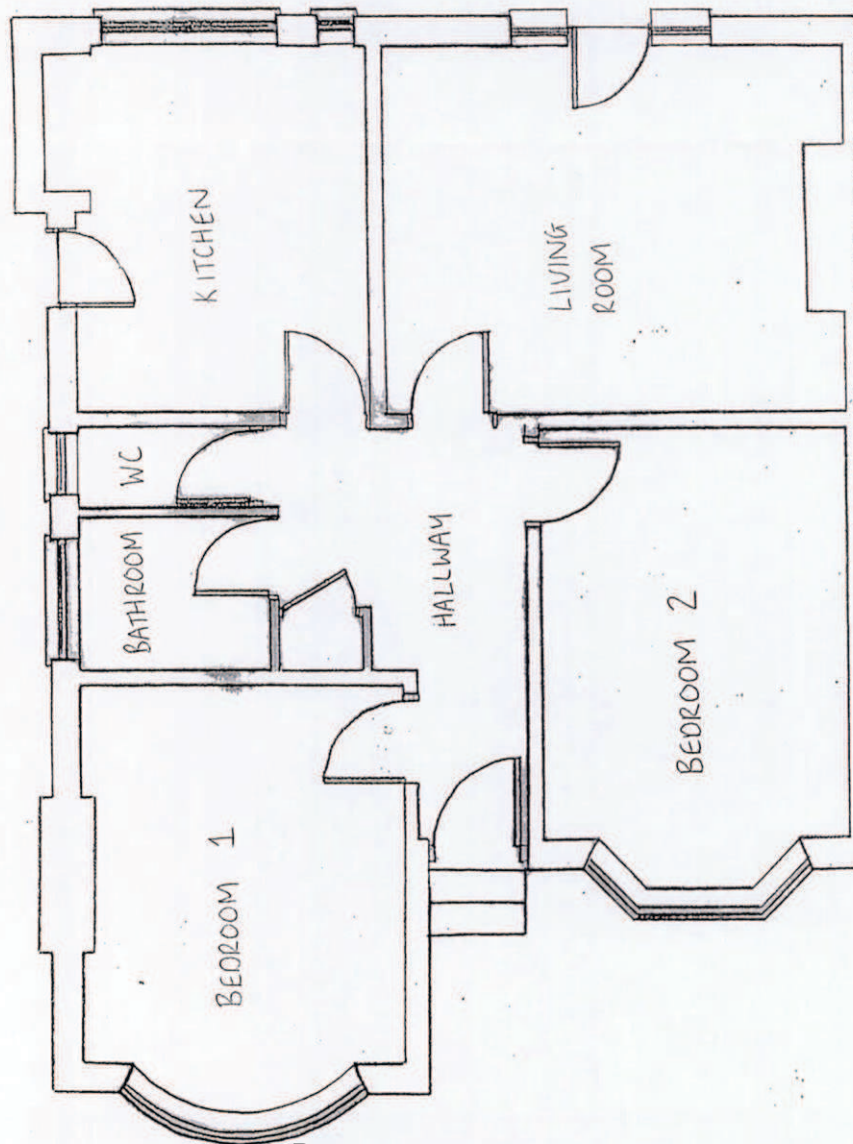
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43 Harlyn Drive,
Pinner, HA5 2DF



Existing Ground Floor Plan

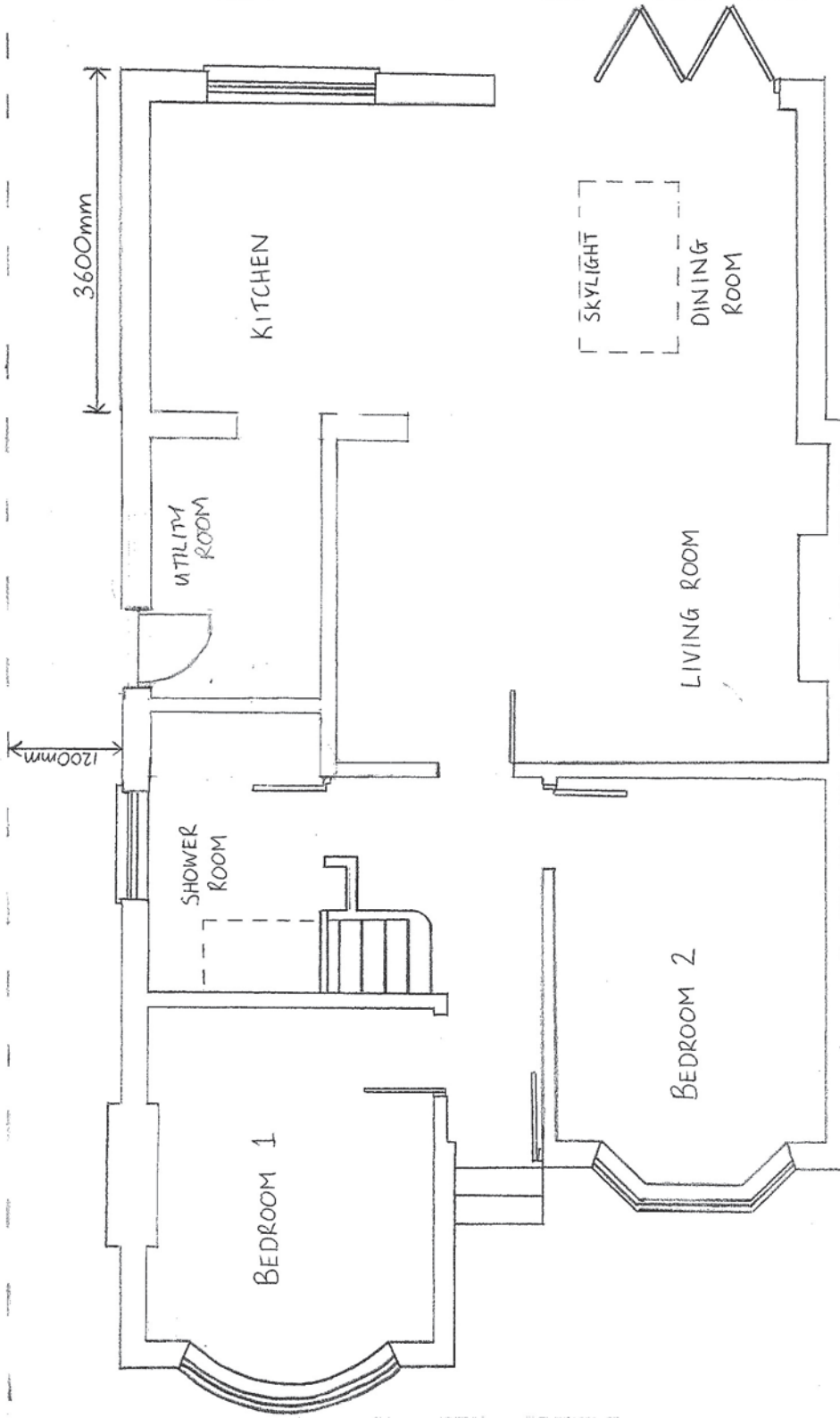
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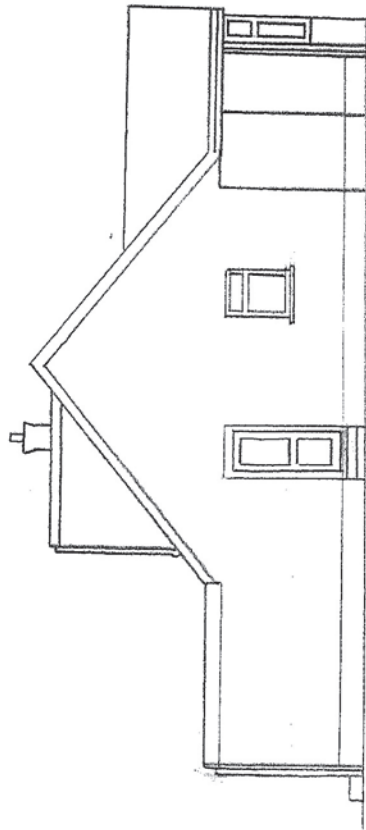
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43 Harlyn Drive,
Pinner, HA5 2DF

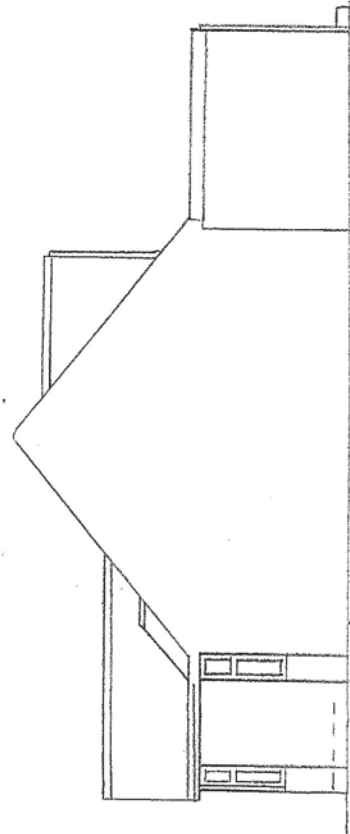
Proposed Ground Floor Plan
Scale 1:50



43 Harlyn Drive,
Pinner, HA5 2DF

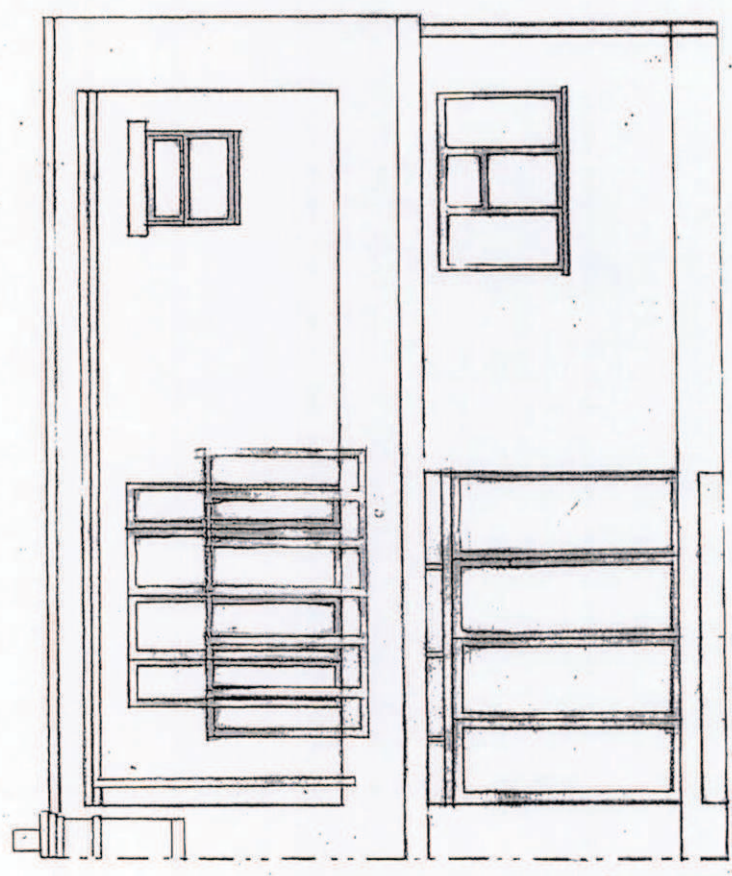
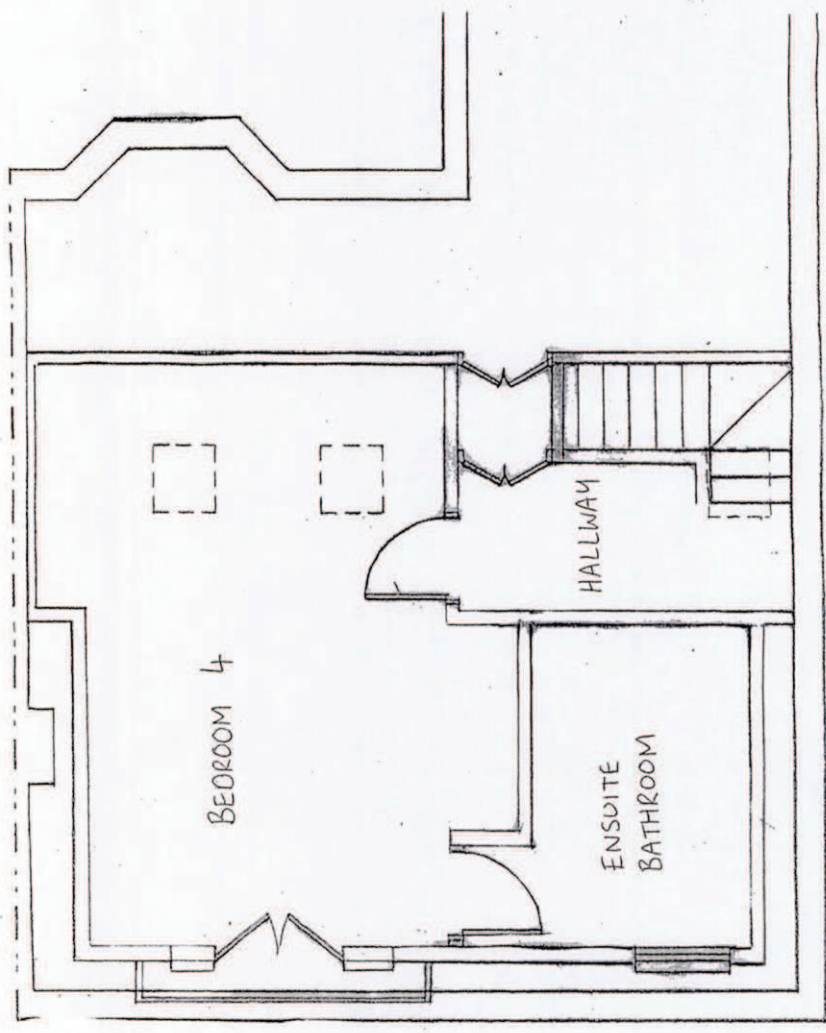


Proposed Side Elevation
Scale 1:100



43 Harlyn Drive,
Pinner, HA5 2DF

**Proposed Loft Plan and Rear
Elevation**
Scale 1:50



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43 Harlyn Drive,
Pinner, HA5 2DF

Reference: 69719/APP/2014/1104

Proposed Front Elevation

Scale 1:100



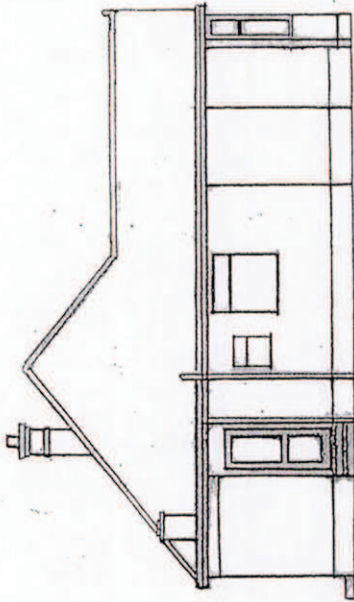
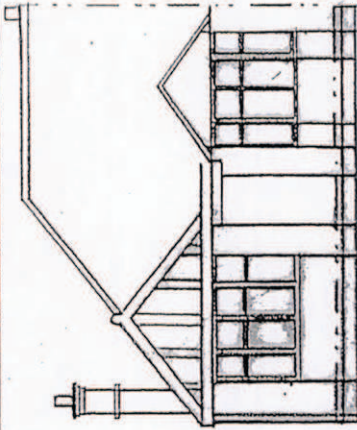
Proposed Rear Elevation

Scale 1:100

43 Harlyn Drive,
Pinner, HA5 2DF

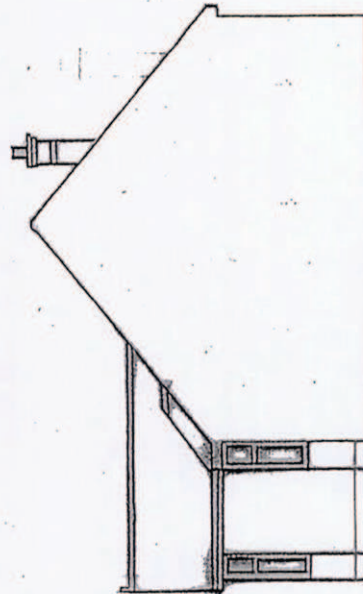
Existing Front Elevation

Scale 1:100



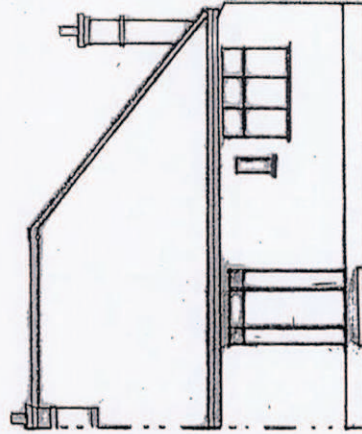
Existing Side Elevation

Scale 1:100



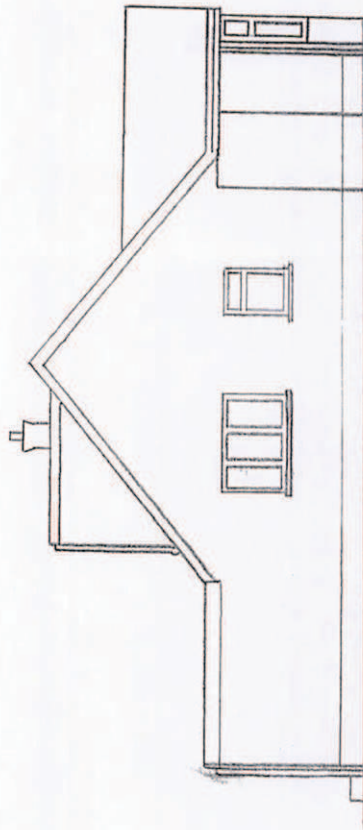
Existing Rear Elevation

Scale 1:100



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- 1 APR 2014
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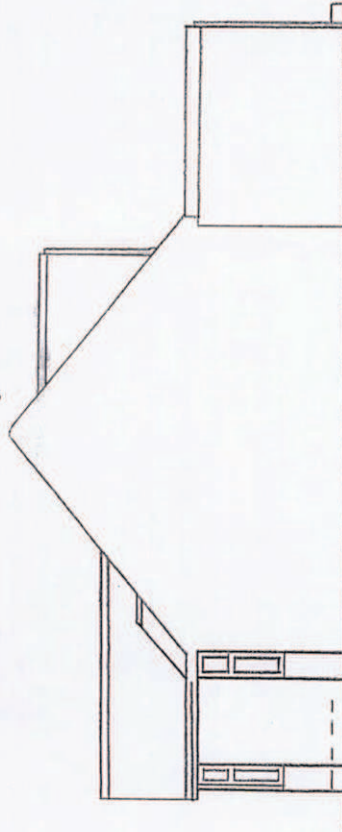
43 Harlyn Drive,
Pinner, HA5 2DF



Revised plan

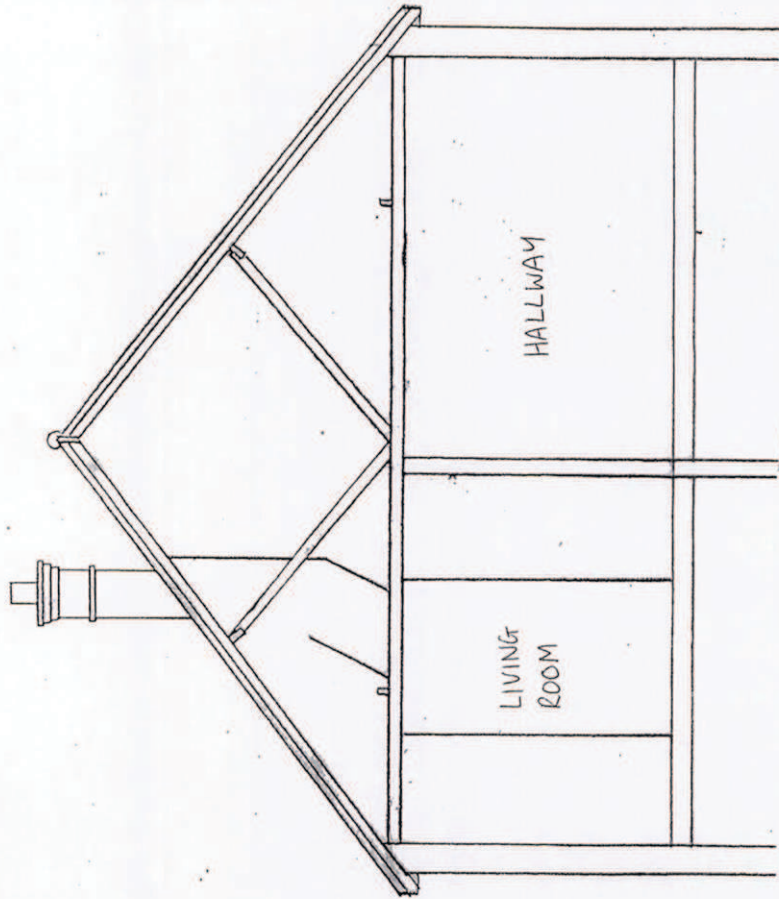
Proposed Side Elevation
Scale 1:100

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- 1 APR 2014
PLANNING & TRANSPORTATION
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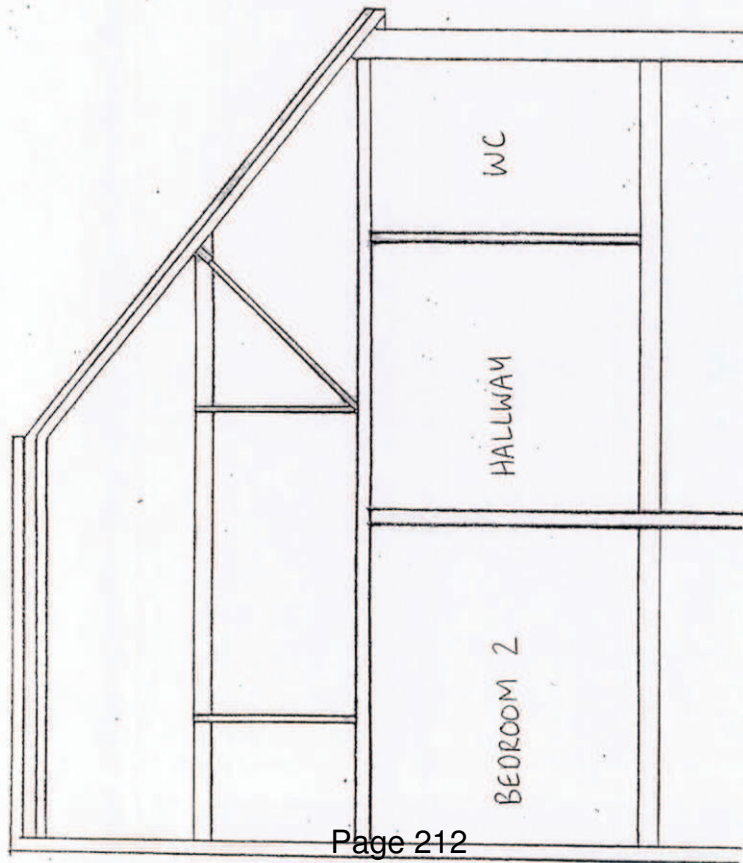


**43 Harlyn Drive,
Pinner, HA5 2DF**

Existing sections
Scale 1:50

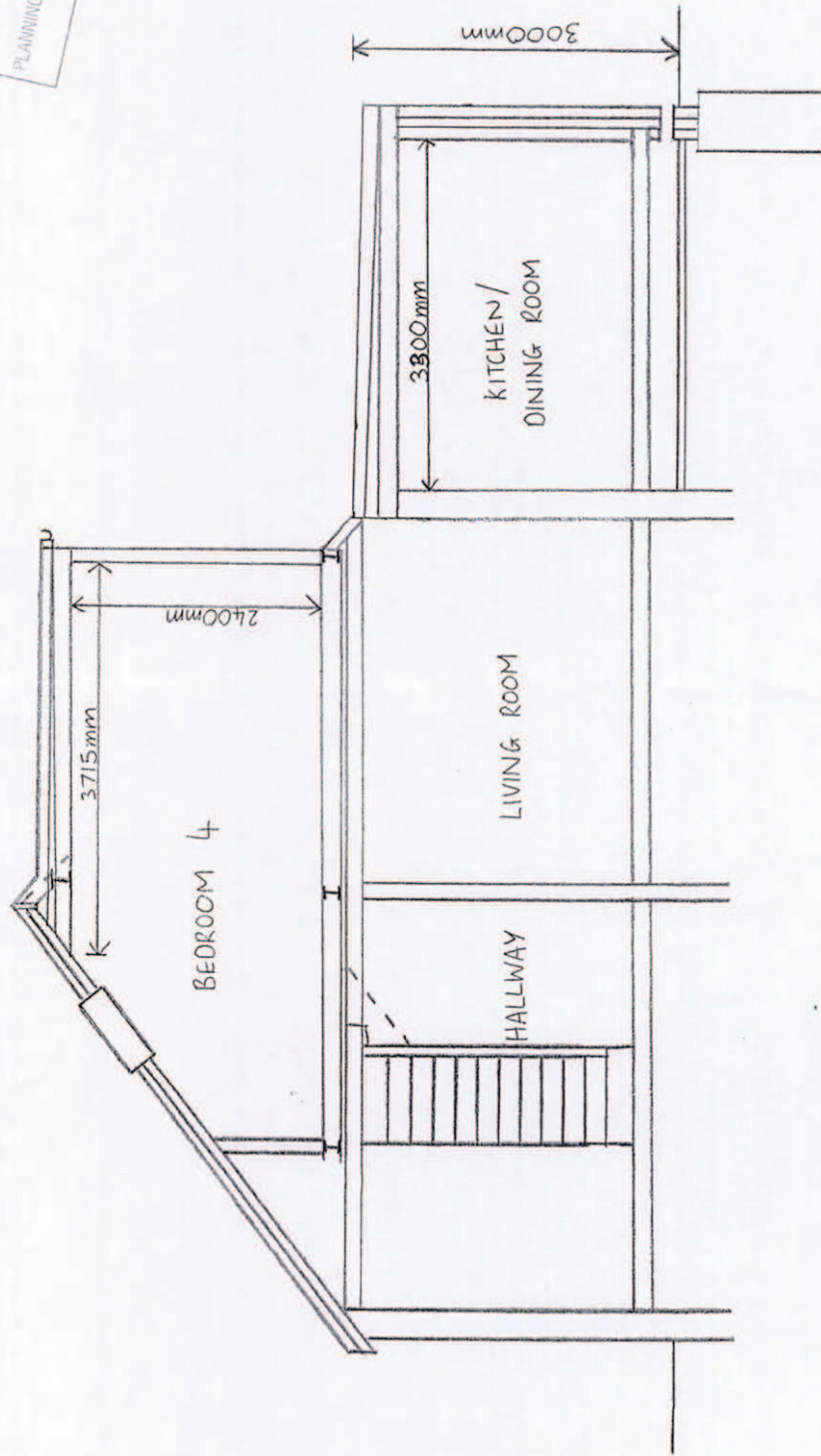


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Pinner, HA5 2DF**

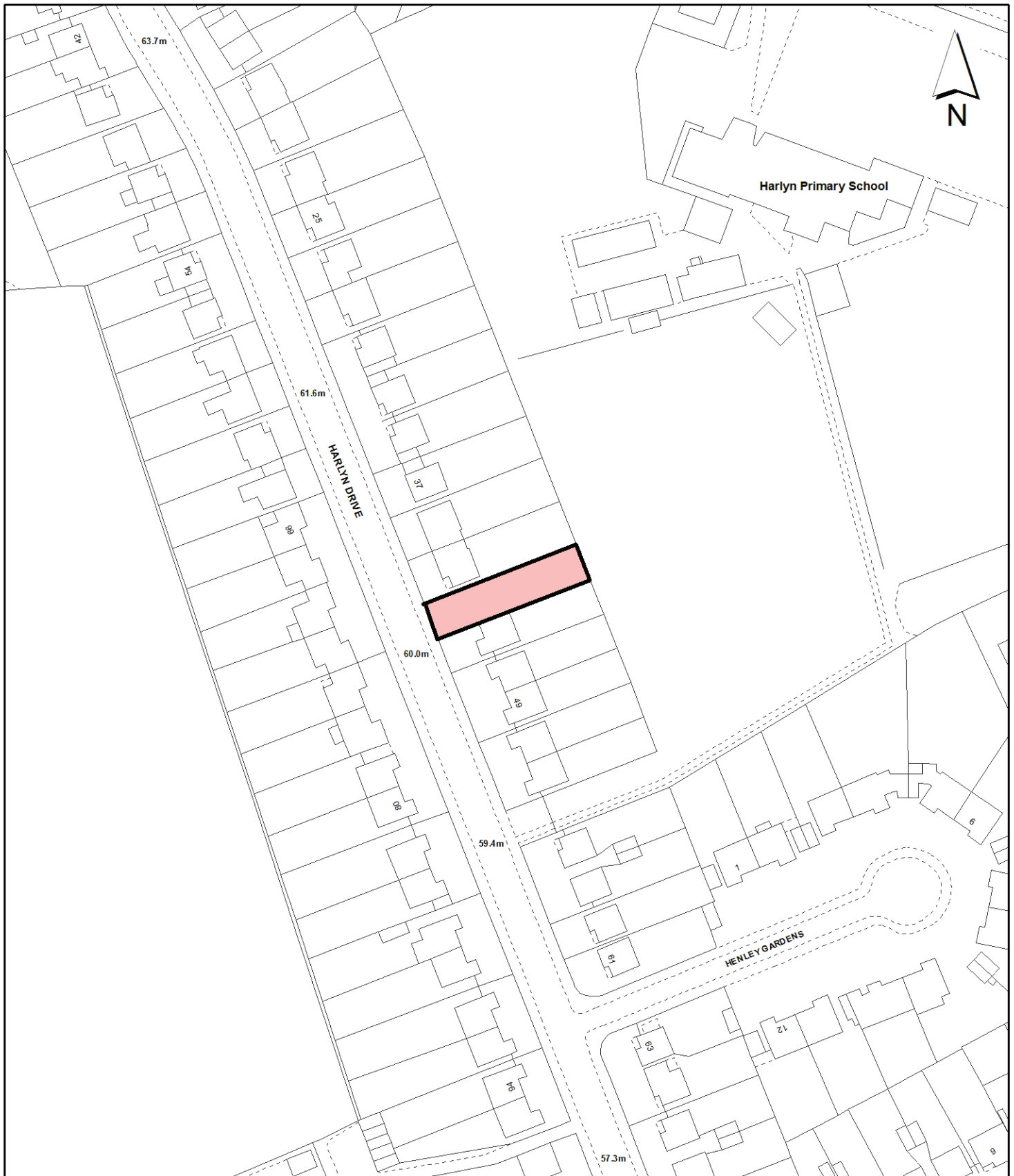
Proposed Section
Scale: 1:50



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- 1 APR 2014
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Revised plan.

43 Harlyn Drive,
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Site Address

**43 Harlyn Drive
Pinner**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

69719/APP/2014/1104

Scale

1:1,250

Planning Committee

North Page 214

Date

June 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 10 HILLSIDE RISE NORTHWOOD

Development: Demolition of existing attached garage and erection of single storey side/rear extension to include habitable roofspace, conversion of existing roofspace to habitable use to include a front dormer and 8 side rooflights, porch to front and alterations to side elevations (AMENDED PLAN RECEIVED)

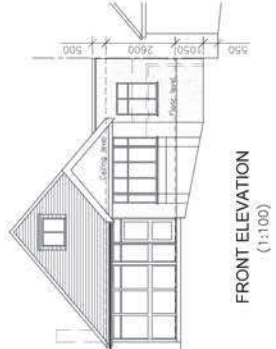
LBH Ref Nos: 69492/APP/2014/168

Date Plans Received: 17/01/2014

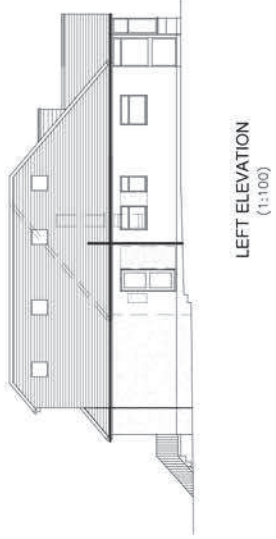
Date(s) of Amendment(s): 17/01/2014

Date Application Valid: 17/01/2014

29/05/2014



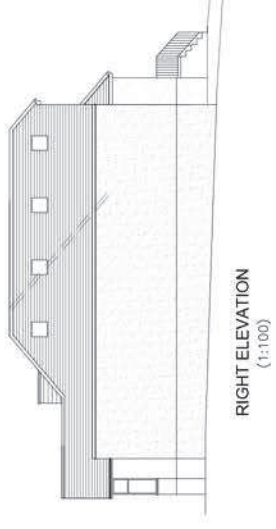
FRONT ELEVATION
(1:100)



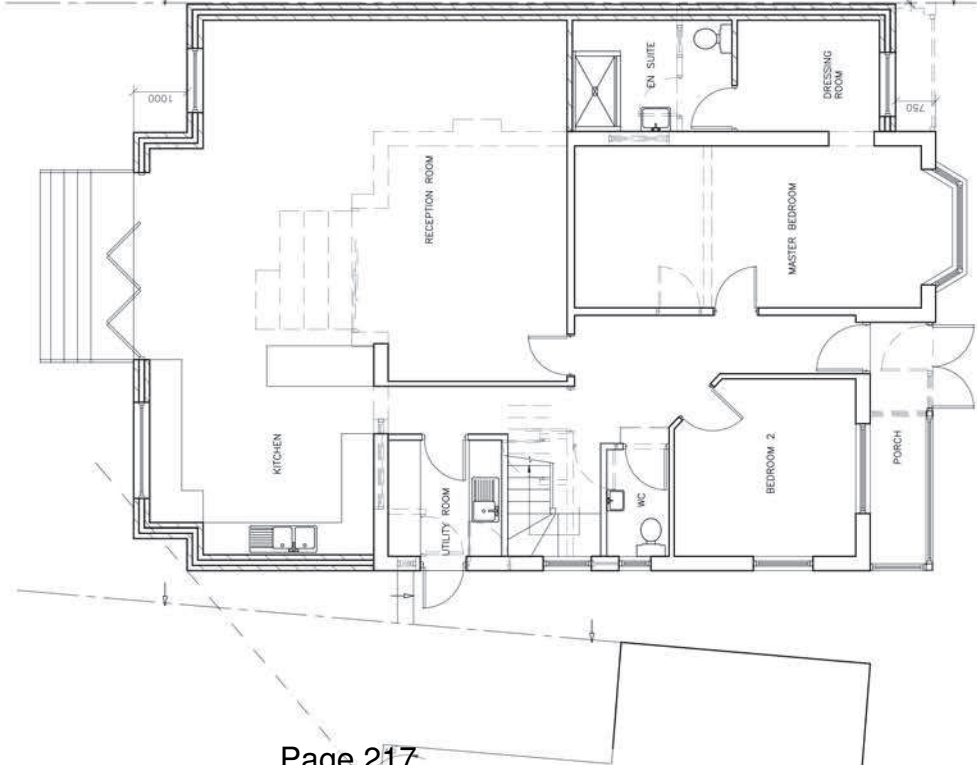
LEFT ELEVATION
(1:100)



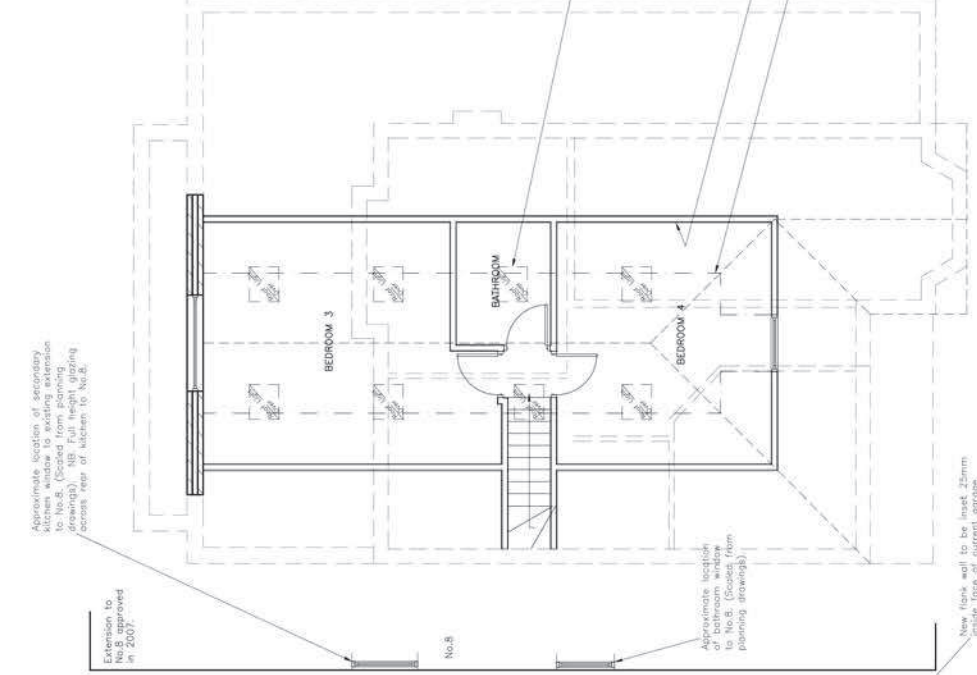
REAR ELEVATION
(1:100)



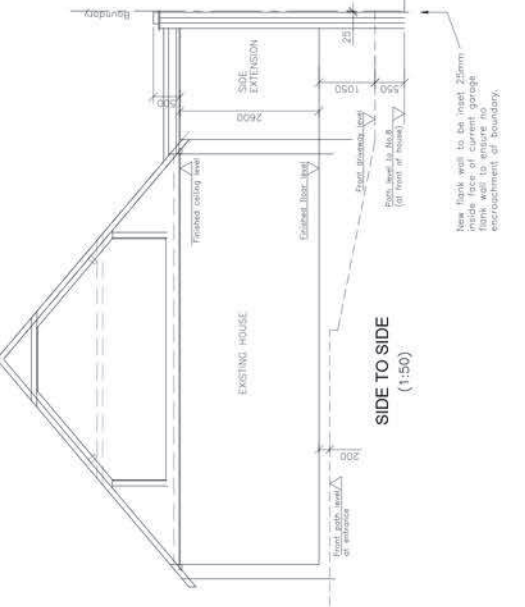
RIGHT ELEVATION
(1:100)



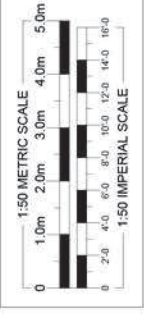
GROUND FLOOR PLAN
(1:50)



FIRST FLOOR PLAN
(1:50)



SIDE TO SIDE
(1:50)



05/14	DATE
03/14	
03/14	
REVISIONS	
C - Scheme amended	
B - Minor amendments	
A - Minor amendments	

ARTHUR J. FERRYMAN & ASSOCIATES
 ENGINEERS • SURVEYORS
 158 Hillside Rise, Northwood, HA6 1RR
 Tel: 020 8602 5500 Email: arthur@ajferryman.co.uk

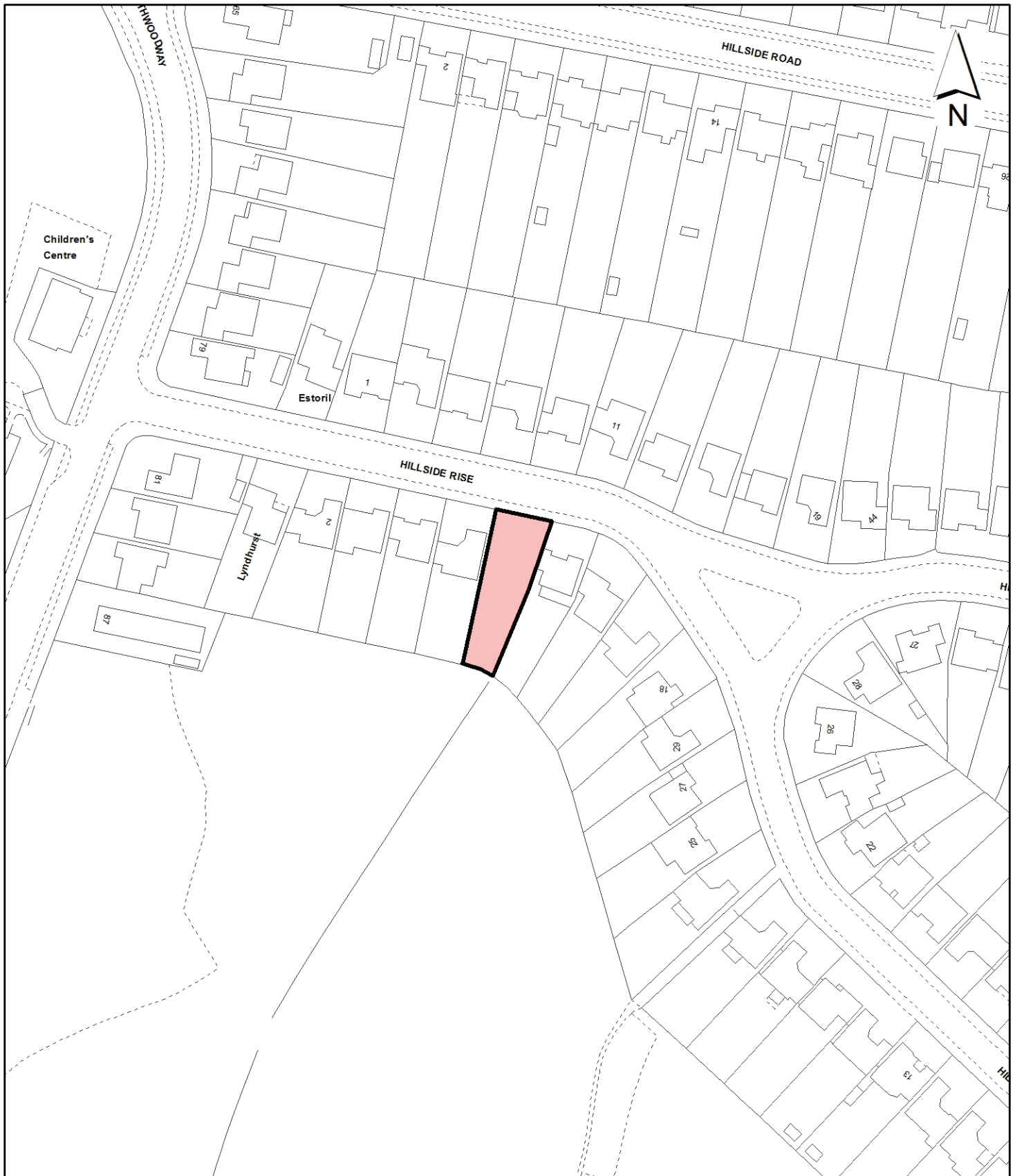
PROPOSED EXTENSIONS AND ALTERATIONS



ADDRESS: 10 Hillside Rise, Northwood, HA6 1RR

CLIENT: Mr A. Anand

SCALE: AS SHOWN @A1 DRAWN: DATE: 08/13

DRAWING: 213140/03 REV: C



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	<p>Planning Application Ref:</p> <p style="text-align: center;">69492/APP/2014/168</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;">North Page 218</p>	<p>Date</p> <p style="text-align: center;">June 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

Address THE FERNS WITHY LANE RUISLIP

Development: 2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing Use Class B2 building

LBH Ref Nos: 6885/APP/2014/987

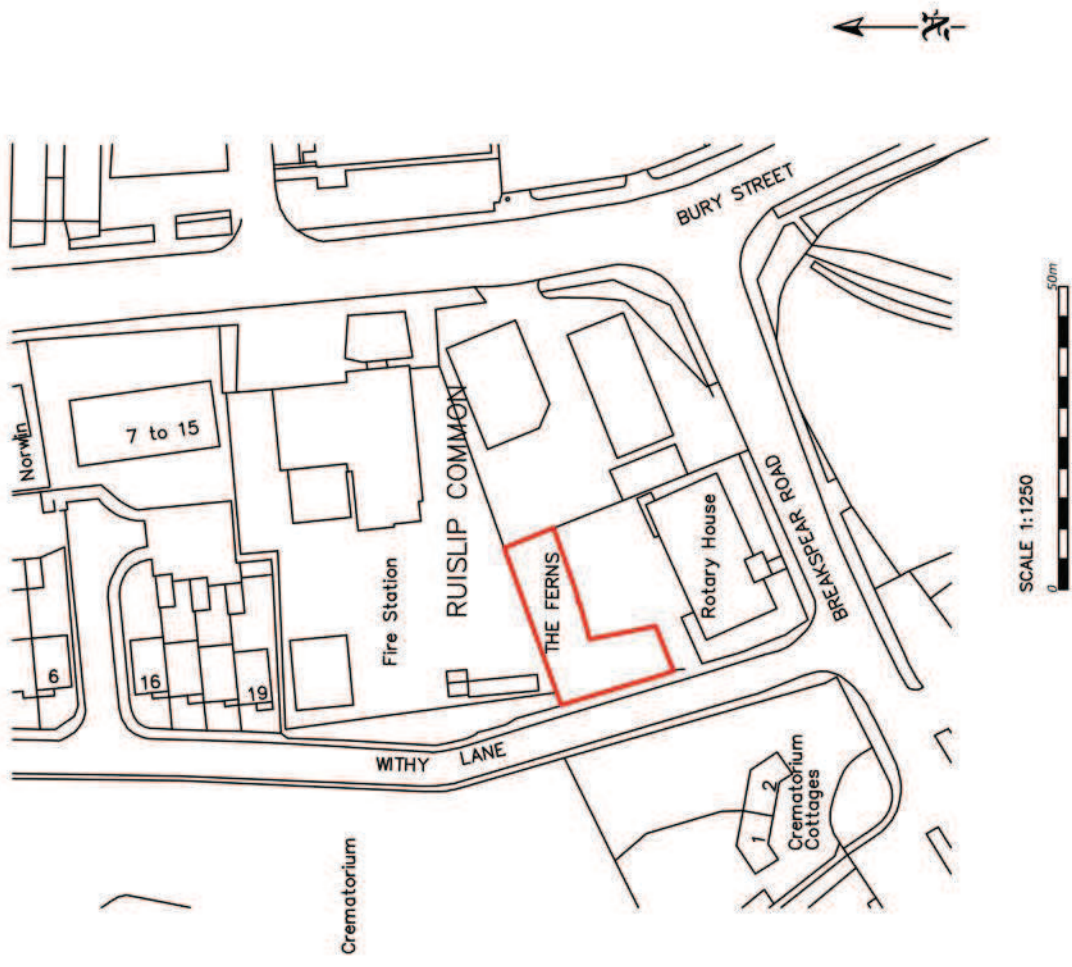
Date Plans Received: 20/03/2014

Date(s) of Amendment(s): 21/05/2014

Date Application Valid: 27/03/2014

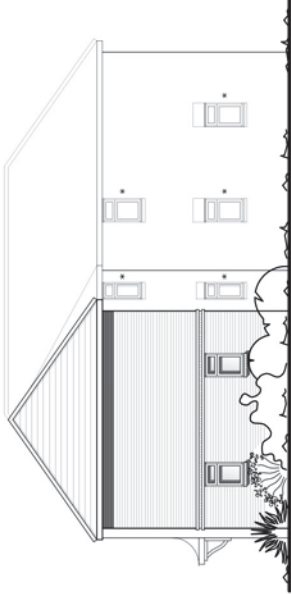
28/03/2014

21/03/2014



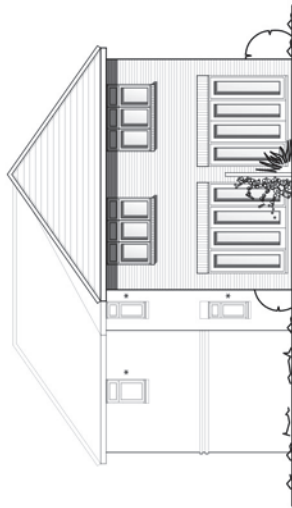


South West

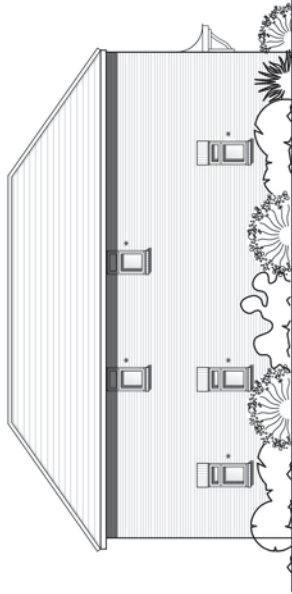


South East

* Obscured glazing, top hung opening

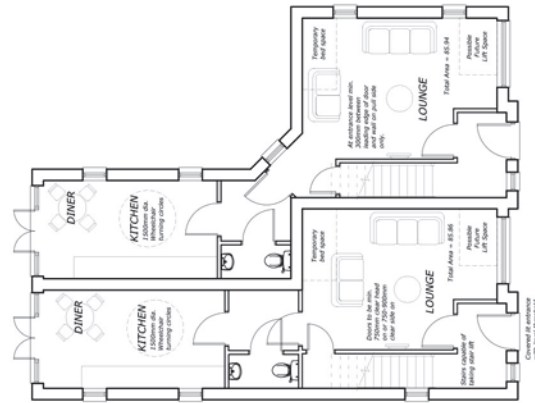


North East

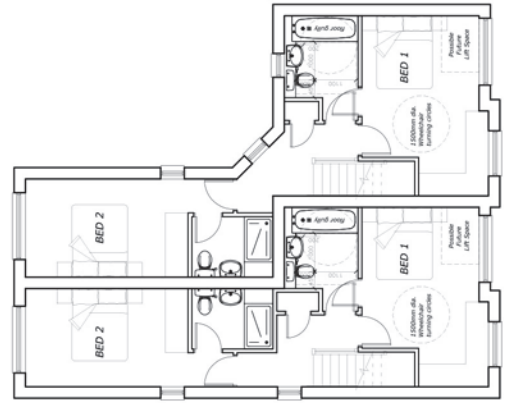


North West

* Obscured glazing, top hung opening



GROUND



FIRST

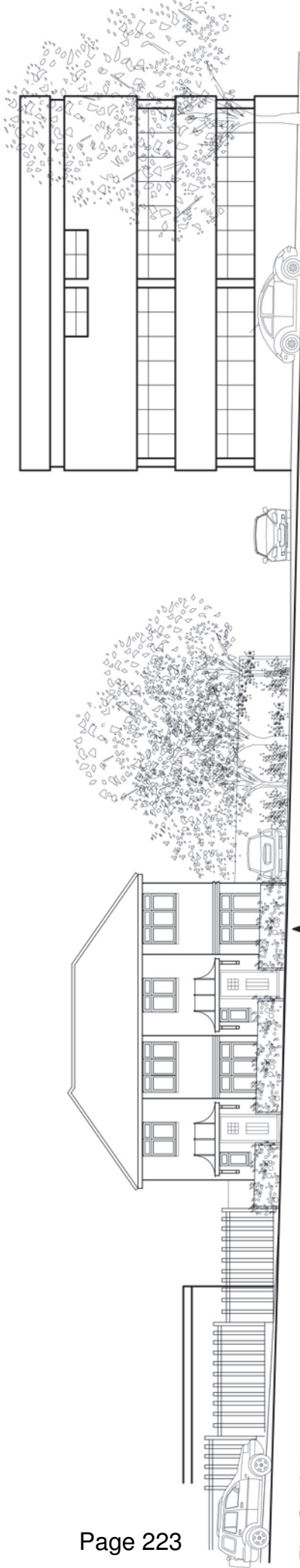
Floor Plans and Elevations



Project Number	14 / 3320 / 2
Date	18 / 3 / 14
Scale	1:100@A2

W J Macleod
 ARCHITECT
 725 High Street, Northwood Kelowna BC, V1Y 9K6
 phone: (250) 860-0000

LAND AT WITTHY, RUISLIP, MIDDLESEX.



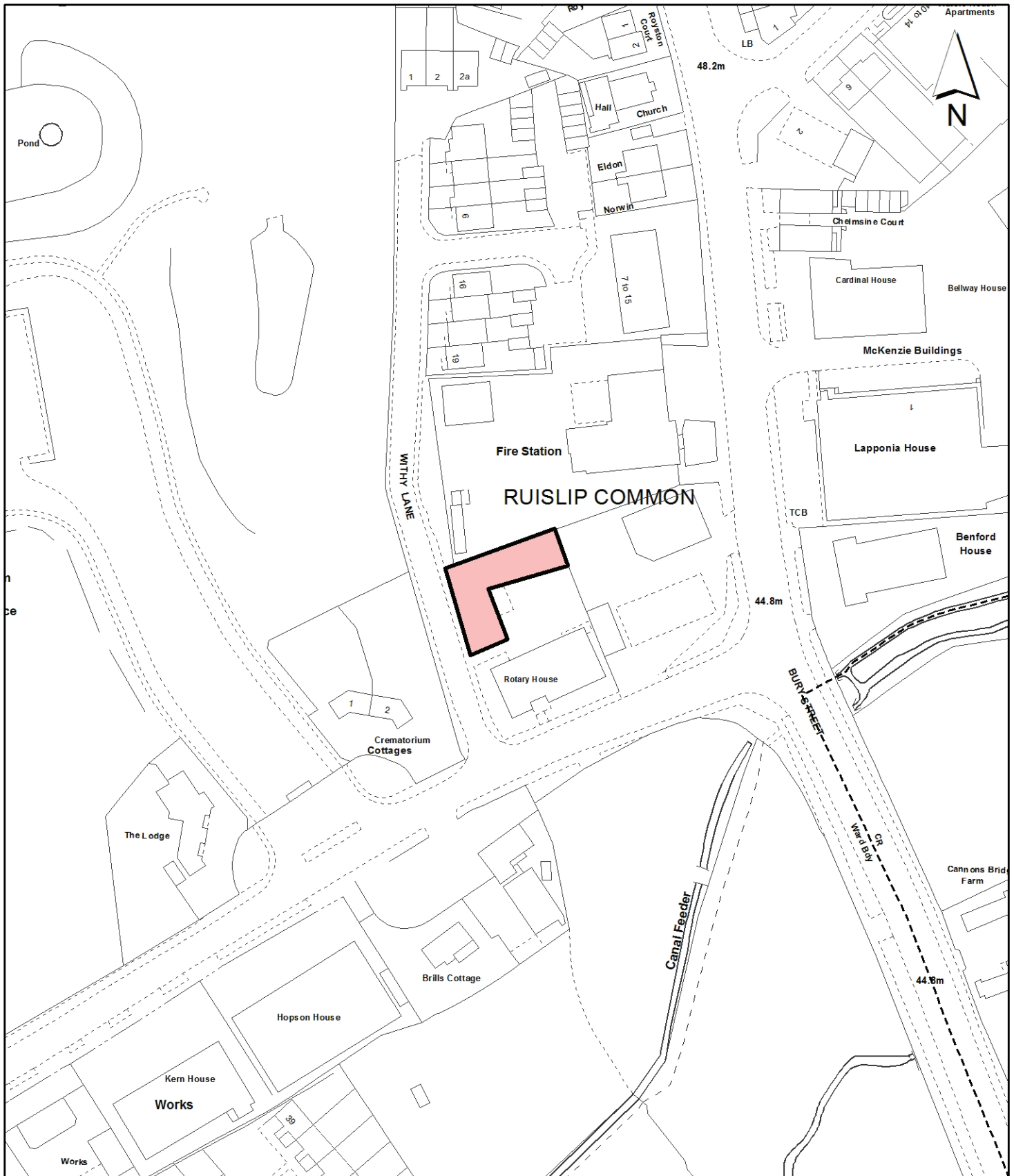
STREET SCENE / SITE SECTION




Project Number	14 / 3320 / 3
Client	19 / 3 / 14
Scale	1:200 @ A4

W J Macleod
ARCHITECT
170 High Street, Middlesex, UK
Phone: 01923 840003

LAND AT WITTHY, RUISLIP, MIDDLESEX.



Notes

 Site boundary

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Site Address

**The Ferns
Withy Lane
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**
**Residents Services
Planning Section**

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

Planning Application Ref:

6885/APP/2014/987

Scale

1:1,250

Planning Committee

North Page 224

Date

June 2014



HILLINGDON
LONDON