



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 17 JULY 2014

Time: 8.00 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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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&Mid=1992&Ver=4>

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land forming part of 7 Woodlands Avenue, Ruislip 69927/APP/2014/1402	Cavendish	Two-storey, 3-bedroom detached dwelling with habitable basement with associated amenity space. Recommendation: Refusal	13 - 26

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	3 Canterbury Close, Northwood 68984/APP/2014/1820	Northwood	First floor side extension. Recommendation: Approval	27 - 36

8	32 Cranbourne Road, Northwood 31949/APP/2014/1197	Northwood Hills	Two x two storey, four-bedroom, dwellings with habitable roof-space and associated parking and amenity space, involving installation of bin stores to front and demolition of existing dwelling. Recommendation: Approval subject to Legal Agreement	37 - 54
9	524-526 Victoria Road, Ruislip 36666/APP/2013/3149	South Ruislip	Change of use from retail (Use Class A1) to childcare provision (Use Class D1) involving alterations to rear elevation. Recommendation: Approval	55 - 74
10	Hanover Court, Torrington Road, Ruislip 6626F/73/624		Deed of Variation to S106 Agreement. Recommendation: S106 Agreement	75 - 88
11	Tree Preservation Order No.717 (TPO 717): Oak at 11 Court Road, Ickenham	Ickenham	To consider whether or not to confirm TPO 717 with or without modification. Recommendation: That TPO 717 be confirmed without modification	89 - 92

Other

12 S106 Quarterly Monitoring Report

Page 93 - 106

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.

13	Enforcement Report	107 - 114
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PART I - Plans for North Planning Committee

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Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

7 May 2014

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



HILLINGDON
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	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Raymond Graham Michael Markham Carol Melvin David Yarrow Robin Sansarpuri Janet Duncan</p> <p>Also Present: Councillor Judy Kelly</p> <p>LBH Officers Present: Matthew Duigan, Planning Service Manager Meghji Hirani, Planning Contracts & Planning Information Manager Syed Shah, Principal Highway Engineer Tim Brown, Legal Advisor Nadia Williams, Democratic Services Officer</p>
218.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor David Allam and Councillor Janet Gardner attended in his place.</p>
219.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None was declared.</p>
220.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 25 MARCH 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 25 March 2014 were agreed as a correct record.</p>
221.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no matters notified in advance or urgent.</p>

222.	<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>It was confirmed that items marked Part 1 would be heard in public and item 10 marked in Part 2 would be heard in private.</p>
223.	<p>23 - 25 SWAKELEYS ROAD, ICKENHAM 62382/APP/2012/1252 (<i>Agenda Item 6</i>)</p> <p>Change of use from Retail (Use Class A1) to a Mixed Use comprising elements of retail/restaurant and cafe use (Sui Generis) (Retrospective).</p> <p>Officers introduced the report and directed Members to note the changes set out in the Addendum and to note in particular, the amendment to the heading to make it clear that the proposal was a mixed use development. Planning permission would therefore be required should there be any proposed change of use to predominantly restaurant and cafe in the future.</p> <p>In accordance with the Council's constitution a representative of the petitioners addressed the meeting.</p> <p>The petitioner made the following points in support of the application:</p> <ul style="list-style-type: none"> • Had lived in Ickenham for over 50 years and although Ickenham Village had changed, the village atmosphere had remained unchanged • The premises had been well operate and provided a welcomed service to people in the village and visitors alike • Over a thousand signatories to the petition had been collected by the applicant, which demonstrated the strength of support for the application • The premises was formerly a green grocers and the applicant had not realised when he acquired it two years ago, that the use he was operating the premises under was different to that of the green grocers • It had taken two years to progress the application before the Committee • Urged Members to approve the application. <p>A Member commented that the development had made a significant contribution to the High Street.</p> <p>The recommendation for Approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved – That the application be approved, subject to the conditions and informatives set out in the officers report and changes in the addendum.</p>
224.	<p>11 THE BROADWALK, NORTHWOOD 16871/APP/2014/297 (<i>Agenda Item 7</i>)</p> <p>Single storey rear extension.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be refused for the reasons set out in the officer's</p>

	report.
225.	<p>DUCKS HILL FARM, DUCKS HILL RD, NORTHWOOD 5907/APP/2014/277 (Agenda Item 8)</p> <p>General purpose agricultural building.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report.</p>
226.	<p>16 THE FAIRWAY, RUISLIP 61854/APP/2014/728 (Agenda Item 9)</p> <p>Conversion of roof-space to habitable use to include a rear dormer a side dormer, 1 side roof-light, conversion of roof from hip to gable end and installation of gable end window to front (Retrospective).</p> <p>In introducing the report, officers advised that there was no hip to the gable at No. 14 (which formed a pair of semi detached properties with No.16) thus raising the issue of subordination. Members were informed that Hip to the gable should normally be subordinate to the roof within which there were set. In addition, the issue relating to the visibility of the dormer to the highway was also highlighted for consideration by the Committee.</p> <p>A ward Councillor spoke in support of the application and raised the following points:</p> <ul style="list-style-type: none"> • Did not agree with concerns about dominance and the issue of setting a precedent • Had visited the property and observed that the development was not noticeable from the highway • The development blended remarkably well in the surrounding area and could not be noticed from the rear • Had been told that the roof could be changed from hip to gable • With regard to the issue of setting a precedent, suggested that this had already been set, as there were numerous examples in the area, particular at No.105 and did not consider therefore that this application was out of keeping • From the photographs circulated, Members could see that Nos. 4 and 5 The Fairway were almost identical buildings to No.16 • The application had been designed in such a way in order to raise the building, otherwise, the building would be unusable • Urged the Committee to grant the application. <p>A Member stated that they lived opposite a semi detached property with an originally hipped roof, which was then, converted one side to hip and the other side to gable with a huge dormer at the back of the property. The member did not feel that there was sufficient justification to refuse the application, which they considered would very likely be overturned on appeal.</p> <p>A Member further commented that being familiar with the developments in the area;</p>

	<p>refusal of this application would be unjustified.</p> <p>Officers highlighted that front dormers were not predominant in that area.</p> <p>The Committee indicated that on balance, there was sufficient precedent in the area to approve the application.</p> <p>It was moved and seconded that the application be approved and on being put to the vote was agreed.</p> <p>Resolved - That the application be approved.</p>
227.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>Officers introduced and outlined details of the report.</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> <ol style="list-style-type: none"> 1. That the enforcement actions as recommended in the officer's report be 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 8.05 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nadia Williams on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Minutes

NORTH PLANNING COMMITTEE

24 June 2014

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



HILLINGDON
LONDON

	<p>Committee Members Present:</p> <p>Councillors John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Duncan Flynn, Raymond Graham, Henry Higgins, John Morse, Jas Dhot and David Yarrow</p> <p>LBH Officers Present:</p> <p>Matt Duigan - Planning Services Manager, Adrien Waite - Major Applications Manager, Syed Shah - Principal Highways Engineer, Sarah White - Legal Adviser, Gill Oswell - Democratic Services</p>
3.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Eddie Lavery with Councillor Alan Champman substituting.</p>
4.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Henry Higgins declared a non-pecuniary interest in Item 15 a part 2 report. As he had previously made a complaint about the site.</p>
5.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 25 MARCH 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 25 March 2014 were agreed as a correct record.</p>
6.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 15 APRIL 2014 (<i>Agenda Item 4</i>)</p> <p>The minutes of the meeting held on 15 April 2014 were agreed as a correct record.</p>
7.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 5 JUNE 2014 (<i>Agenda Item 5</i>)</p> <p>The minutes of the meeting held on 5 June 2014 were agreed as a correct record.</p>
8.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 6</i>)</p> <p>There were no items notified in advance or urgent.</p>

9.	<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 7</i>)</p> <p>It was confirmed that all items marked Part 1 would be discussed in public and all items marked Part 2 would be discussed in private.</p>
10.	<p>226 SWAKELEYS ROAD, ICKENHAM - 21277/APP/2014/889 (<i>Agenda Item 8</i>)</p> <p><i>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.</i></p> <p>Prior to the consideration of this item officers asked the committee for delegated power to be given to Head of Planning, Green Spaces and Culture to all the applications on the agenda with a recommendation for a S106 agreement to amend the resolution in consultation with Legal Services as a S106 if not signed by the 31 July 2014 would be subject to a Community infrastructure Levy and not require a S106 agreement.</p> <p>The Committee agreed to delegate the amended wording to the resolution on applications where the recommendation was for a S106 agreement.</p> <p>Officers introduced the report setting out a brief summary of the application.</p> <p>The recommendation as amended was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved</p> <p>That the Council enters in to an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:</p> <p>i) A contribution of £20,454 for capacity enhancements in local schools;</p> <p>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.</p> <p>C) That officer be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.</p> <p>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 31 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:</p> <p>'The development is likely to give rise to a significant number of children of school age that would require additional educational provision, 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 -</p>

	<p>Saved UDP Policies (November 2012) and the Council's Planning Obligations, Supplementary Planning Document (July 2009)</p> <p>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.</p> <p>F) That if the application is approved, the conditions set out in the officers report and the addendum sheet circulated at the meeting be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.</p>
11.	<p>46 DAWLISH DRIVE, RUISLIP - 49706/APP/2014/707 (Agenda Item 9)</p> <p><i>Single storey front extension involving conversion of garage to habitable room (Part Retrospective).</i></p> <p>Officers introduced the report giving a brief summary of the application.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be refused for the reasons set out in the officers report.</p>
12.	<p>LAND ADJACENT TO 51 AND 53 PEMBROKE ROAD, RUISLIP - 66982/APP/2014/475 (Agenda Item 10)</p> <p><i>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.</i></p> <p>Officers introduced the report giving a brief summary of the application and that the road was a mix of detached and semi-detached properties. Officer reminded the Committee of the need to give delegated authority to officers to amend the resolution to include information on the Community Infrastructure Levy.</p> <p>In answer to an issue raised in relation to the parking, officers advised the Committee that the red line of the site included the frontage of No.53 Pembroke Road to enable 2 parking spaces to be provided for each property. The members were referred to condition 13, which sets out the requirement for the parking to be retained.</p> <p>The Legal adviser informed the Committee that the site was owned by one person and the legal agreement would bind any successors to the title.</p> <p>The recommendation with the amended resolution was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved -</p> <p>2.1 That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:</p>

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 conditions and informatives set out in the officers report and addendum sheet circulated at the meeting be imposed.

13. **13 AND LAND FORMING PART OF 13, LINKSWAY, NORTHWOOD - 53509/APP/2014/722** (*Agenda Item 11*)

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.

Officers introduced the report giving a brief summary of the application informing the Committee that this was identical to a previous permission and there had been no changes to policies or circumstances since the previous decision. Officer reminded the Committee of the need to give delegated authority to officers to amend the resolution to include information on the Community Infrastructure Levy.

The recommendation with the amended resolution to be added was moved, seconded and on being put to the vote was agreed.

Resolved

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

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 conditions and informatives set out in the officers report and the addendum sheet circulated at the meeting be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.

14. 43 HARLYN DRIVE, NORTHWOOD - 69719/APP/2014/1104 (Agenda Item 12)

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.

Officers introduced the report giving a brief summary of the application, and advised the Committee that this application overcame the previous reasons for refusal. The application now provided sufficient parking and there was no longer a bedroom on the ground floor and the rear extension had been reduced.

	<p>Officers suggested that condition 2 be amended to include 'that that utility room shall not be used as a habitable room' this would ensure that this could be enforced. The amendment to condition 2 was agreed by the Committee.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be approved, subject to the conditions and informatives set out in the officers report and Condition 2 being amended to include 'that the utility room shall not be used as a habitable room.'</p>
15.	<p>10 HILLSIDE RISE, NORTHWOOD - 69492/APP/2014/168 (<i>Agenda Item 13</i>)</p> <p><i>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.</i></p> <p>Officers introduced the report giving a brief summary of the report and the main issues were in relation to the character and appearance and neighbour amenity. The Committee were informed that to overcome the objections to the application a number of amendment had been made, which had resulted in the application being recommended for approval.</p> <p>A copy of correspondence received from an objector had been provided to Committee members, which was seeking deferral of the application to enable a site visit to take place</p> <p>A Ward Councillor addressed the meeting and made the following points:-</p> <ul style="list-style-type: none"> • This application had been amended to overcome concerns of the neighbouring occupiers. • The area was unusual as it was on a hill and the issue was around the levels and the topography of the area. • The applicant had made efforts to amend the application, which had resulted in the current application. • The accommodation did not meet modern living standards. • Urged the Committee to support the officer's recommendation. <p>In answer to a question raised in relation to objections from No 12 Hillside Rise officer's advised that because of the levels the proposal would not impact on this property. The application meets our guidance and the 45° angle had not been breached.</p> <p>The recommendation was moved, seconded and on being put to the vote was agreed.</p> <p>Resolved - That the application be Approved, subject to the conditions and informatives set out in the officer's report.</p>
16.	<p>THE FERNS, WITHY LANE, RUISLIP - 6885/APP/2014/987 (<i>Agenda Item 14</i>)</p> <p><i>2 x two storey, 2-bed, semi-detached dwellings with associated parking and</i></p>

amenity space and installation of vehicular crossover to front involving demolition of existing Use Class B2 building.

Officers introduced the report giving a brief summary of the application informing the Committee that one parking space had been provided for each dwelling. Officer reminded the Committee of the need to amend the resolution to include information on the Community Infrastructure Levy.

A member asked whether this was felt to be a suitable site for residential dwellings.

Officers advised that a contamination remediation scheme was required by Condition 14 to ensure the land was safe for residential use.

The recommendation as amended was moved, seconded and on being put to the vote was agreed.

Resolved -

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

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 conditions set out in the officers report

	and addendum sheet circulated at the meeting be imposed subject to any changes negotiated by the Head of Planning, Green Spaces and Culture prior to issuing the decision.
17.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>1. That the enforcement actions as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p>
18.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>1. That the enforcement actions as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p>
	The meeting, which commenced at 7.00 pm, closed at 8.20 pm.

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

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 7 WOODLANDS AVENUE RUISLIP

Development: Two storey, 3-bed, detached dwelling with habitable basement with associated amenity space

LBH Ref Nos: 69927/APP/2014/1402

Drawing Nos: 7A 004
Proposed Floor Plans and Elevations
Site Plan - Proposed
Site Plan - Existing
7 Planning Side
OS MAP

Date Plans Received: 23/04/2014 **Date(s) of Amendment(s):**

Date Application Valid: 08/05/2014

1. SUMMARY

The application seeks planning permission for a two storey, 3 bed detached dwelling including a basement on the garden area of 7 Woodlands Avenue. No.7 is located at the junction of Woodlands Avenue with Newnham Avenue. The proposed house would front onto Newnham Avenue although its rear elevation would be sited abutting the boundary fence with No.5 Woodlands Avenue.

Whilst the site is located within the developed area as defined in the Hillingdon Local Plan: Part Two - UDP Saved Policies, the construction of one dwelling on this site would effectively represent "garden grabbing" with a significant area of the existing garden to No. 7 Woodlands Avenue taken and which currently provides an undeveloped open/green space behind the rear of the adjoining dwellings in Woodlands Avenue and Newnham Avenue. As this land is not otherwise previously developed, the proposal should be considered as an inappropriate form of development in this locality.

In addition, the proposed house would appear cramped and out of keeping with the established pattern of development. Therefore, it is considered that the proposed dwelling would be harmful to the character of the area.

Due to the siting and design of the proposed house it would cause significant loss of light, loss of outlook, sense of dominance and unacceptable overlooking of the neighbouring occupiers. Therefore, the proposal would have an acceptable impact on the residential amenity of the neighbouring occupiers

Insufficient evidence has been provided in relation to parking, access, drainage and private garden area. Therefore the proposed development would be harmful to the interests of highway safety and also not provide an appropriate residential living environment.

Finally, whilst the house provides adequate living space for a 3 bedroom house the proposal does not include a downstairs wc and would not meet lifetime homes requirements.

There are no issues of concerns in relation to trees and landscaping and if the scheme was otherwise acceptable a suitable condition could be imposed to control these matters.

However, in light of the above issues of concern the proposed development would be contrary to policies in the Hillingdon Local Plan Part One and Part Two, London Plan 2011 and the NPPF. Therefore, the proposed development is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

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

2 NON2 Non Standard reason for refusal

The proposed development, by virtue of its size, scale, bulk and position, would be detrimental to the amenities of adjoining occupiers at 5 and 7 Woodlands Avenue by reason of overdominance, overlooking and loss of outlook. The proposal is therefore contrary to Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed development, by reason of its location, size, scale, bulk and design, would result in a cramped, visually intrusive, unduly prominent and undesirable form of development, that would be out of keeping with the character and appearance of the street scene and the area in general, contrary to Policies 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.

4 NON2 Non Standard reason for refusal

Insufficient evidence has been provided to show that the proposed development can provide the required level of off street car parking. As such the proposed development would lead to demand for on street parking to the detriment of highway and pedestrian safety. The proposal is therefore contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

Insufficient evidence has been provided to show that the proposed development will provide private amenity space for the proposed and existing dwellings to the detriment of the amenity of current and future occupiers. The proposal is therefore contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposed development by reason of its position and the provision of a kitchen

window abutting the boundary fence resulting in inadequate levels of natural light and lack of outlook from this room to the detriment of the amenity of future occupiers. The proposal is therefore contrary to Policy BE21 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7 NON2 Non Standard reason for refusal

The proposed development does not provide a downstairs WC/cloakroom. As such the proposed development fails to meet the requirements of lifetime homes and is contrary to Policy 3.8 of the London Plan (July 2011) and the adopted and the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

8 NON2 Non Standard reason for refusal

The proposed development includes a habitable basement however the application has not been accompanied by any evidence to adequately show that the proposed scheme will not give rise to flooding or drainage issues. As such it is considered that due to insufficient evidence it is possible that the proposed development would lead to drainage and flooding issues and is therefore contrary to Policy OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE18	Design considerations - pedestrian security and safety
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.
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 7.6	(2011) Architecture
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a two storey semi detached property on the north west side of Woodlands Avenue. The house is located at the junction of Woodlands Avenue with Newnham Avenue.

The application property has a garage and a single storey side extension and a reasonable sized rear garden. To the front, the property has a hardstanding area used for vehicle parking.

The wider area comprises similar sized properties on slightly smaller plots, the corner plots being larger. The character of such corners has the long rear gardens of the properties on Woodlands Avenue running towards the side elevations of properties on Newnham Avenue, this is similar to the other junctions with Woodlands Avenue.

The site is located within the developed area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme comprises a two storey, 3-bed, detached dwelling with habitable basement with associated amenity space.

The proposed dwelling measures 8.9m deep, 7.1m wide and 9m high to ridge level and would provide a maximum of 120sq. m of garden space for the the proposed dwelling and existing dwelling.

The proposed dwelling will front onto Newnham Avenue. No parking details have been provided with the application.

3.3 Relevant Planning History

Comment on Relevant Planning History

No relevant Planning History.

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:

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE18 Design considerations - pedestrian security and safety

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.

LPP 3.3 (2011) Increasing housing supply

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 3.8 (2011) Housing Choice

LPP 7.6 (2011) Architecture

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

NPPF National Planning Policy Framework

NPPF1 NPPF - Delivering sustainable development

NPPF6 NPPF - Delivering a wide choice of high quality homes
NPPF7 NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 letters were sent to local residents and the Residents Association on 12 May 2014 and the site notice was posted on 12 May 2014. 13 letters of objection and two petitions, one with 14 and one with 25 signatures, have been received objecting on the following grounds:

1. Loss of residential amenity
2. Possible flooding
3. Possible subsidence
4. Loss of fir tree
5. Lack of parking
6. Increase congestion and on street parking
7. Detached house out of keeping
8. Highway danger
9. Quiet area
10. Set a precedent.

Officer Comment: The issues raised are addressed in the main body of the report.

Internal Consultees

Highways Officer:

1. The application forms indicate no existing or proposed car parking. None shown on plans as well. Car parking for both existing and new house should be shown on plans.
2. Gates to the new house must not open on to the public highway.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

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

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

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

The construction of one dwelling on this site would effectively represent "garden grabbing" with a significant area of the existing garden to No. 7 Woodlands Avenue taken and which currently provides an undeveloped open/green space behind the rear of the adjoining dwellings in Woodlands Avenue and Newnham Avenue. As this land is not otherwise previously developed, the proposal should be considered as an inappropriate form of development in this locality and is thus contrary to the objectives of the NPPF, London Plan Policy 3.5 and Hillingdon Local Plan Policy BE1.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal

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 application site comprises the side and rear garden area between the semi-detached properties on Woodlands Avenue and Newnham Avenue and occupies a prominent and attractive corner plot. The properties in the area comprise simply designed two storey properties in render beneath a tile roof, all with modest front gardens and parking areas.

The area comprises a mixture of designs although in the main hipped roof semi-detached properties dominate. The proposed detached house would be two storeys high and would have a gable end roof design. 7 Woodlands Avenue and the properties that surround it are semi-detached house with hipped roofs. The houses opposite the application site are semi-detached and comprise hipped roofs. Although these micro design level issues such as the window designs and materials etc have been addressed, the overall shape and

size of the proposed development provides the impression that it has been squeezed onto the site and its comparatively narrow plan form and significantly shorter depth would result in a much smaller scale that would contrast the larger form of surrounding buildings. This would create an anomaly in the street scene and a cramped appearance, given the close proximity of the building to the site boundaries and resulting small gardens compared with the neighbours. Therefore, the development would conflict with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) which requires the layout and appearance of new development to harmonise with the street scene and complement or improve the character of the area, Policies 3.5 and 7.4 of the London Plan (2011) which have similar objectives underlined by a requirement for high quality design as well as design guidance contained within the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Residential Layouts.

7.08 Impact on neighbours

The proposed two storey house would be built to the north west of the host dwelling adjacent to No. 52 Newnham Avenue. The proposed dwelling does not extend beyond the rear of No. 52 and is adjacent to the side extension of that property. As such it is not considered harmful to the amenity of the occupiers of this property. The proposed house would be sited only 10m from the existing rear elevation of No. 7 Woodlands and also 12m from No. 5. There would be no windows at first floor level in the proposed side elevation but glazed doors and windows at ground level serving the dining room, this could be screen by suitable boundary treatment. However, give the short distance to the two existing properties No. 5 and No. 7, it is considered that the proposed development would lead to a loss of outlook and overbearing impact on the two existing houses.

Furthermore, as the the proposed house would be built on the boundary of the garden of No. 5 with a bedroom window at first floor this will also lead to an unsatisfactory level of overlooking of the neighbouring property.

Therefore, the proposed two storey property would cause significant loss of outlook, sense of dominance and unacceptable overlooking of neighbouring occupiers.

Therefore, the proposal would have an acceptable impact on the residential amenity of the neighbouring occupier and the development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan Part 2 Saved Policies states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' require residential developments to provide a minimum of 60 sq metres of amenity space for a three bedroom house. The proposed development does not show the proposed garden area for the existing house and the proposed house. However, the total area available for both house would be 120sq. m but it is still considered that insufficient evidence has been provided to show an adequate private garden can be achieved for both properties. In addition the proposed garden for the new property would be to the side of the house and could lead to issues of privacy and usability. The proposed scheme thus is not considered to provide a satisfactory amount of amenity space for a three bedroom house and would not be acceptable.

Internal Floor Space

Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' requires all new residential units to be built to lifetime home standards. Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (July 2011). For 2 storey houses these are set out below:

3 bed 4 person house = 87 sq m

3 bed 5 person house = 96 sq m

The proposed house would have a floor area of approximately 156 sq metres (including approximately 65 sq.m in the basement) which meets the standards of the London Plan.

Outlook

In terms of outlook for future residents, Policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

Whilst the majority of rooms provide an adequate outlook it is noted that the kitchen window is abuts the boundary fence and provides no outlook from this room. In this regard, it is considered that the proposed house layout would not afford the future occupiers with a sufficient level of outlook.

As such the proposed scheme would not comply with policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and HDAS: Residential Extensions.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Although there is an existing vehicle access off Newnham Avenue no details of parking and access have been provided for the proposed dwelling as confirmed by the Council's Highways Officer. As such insufficient evidence has been provided to show that the adequate parking for 2 vehicles can be provided off street. Therefore, the proposed development could give rise to the need for on street parking which would not be in the interest of highway safety and is therefore contrary to policies AM7 and AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.11 Urban design, access and security

See Section 7.07.

7.12 Disabled access

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

It is noted that the proposed development does not have a downstairs WC/cloakroom. As such the proposed development fails to meet the requirements of lifetime homes and is contrary to the London Plan Policy 3.8 and guidance in HDAS Accessible Hillingdon.

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal does not involve the loss of trees. No details of landscaping or boundary treatment have been provided however, if other wise acceptable this could be controlled

by a planning condition. As such the proposal would comply with policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.15 Sustainable waste management

Not Applicable to this application.

7.16 Renewable energy / Sustainability

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the scheme meets code level 4 of the Code for Sustainable Homes would address this matter.

7.17 Flooding or Drainage Issues

The site is located to an area which is in a critical drainage area and liable to surface water flooding. The proposed development includes a habitable basement, however, the application has not been accompanied by any evidence in relation to these issues. In the absence of a groundwater site investigation, it is not possible to judge the drainage and flooding issues associated with the basement. As such it is considered that due to insufficient evidence it is possible that the proposed development would lead to drainage and flooding issues and is therefore contrary to policy OE8 of the Hillingdon Local Plan Part 2 UDP Saved Policies (November 2012).

7.18 Noise or Air Quality Issues

Not Applicable to this application.

7.19 Comments on Public Consultations

The matters raised have been covered in the main body of the report.

7.20 Planning Obligations

As less than 6 habitable rooms are proposed no education contribution is required. However a CIL payment of £5951.57 will be required if approved.

7.21 Expediency of enforcement action

Not Applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing

the conditions are necessary, relevant to planning, relevant to the development to be permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not Applicable to this application.

10. CONCLUSION

It is considered that the proposed development would lead to a cramped form of development that also amounts to a form of "garden grabbing" and is therefore harmful to the character and appearance of the area. Due to the siting and design of the proposed house the proposal will constitute an unneighbourly form of development due to potential overlooking and loss of outlook to the occupiers of the neighbouring properties. The proposed house would also provide an unsatisfactory living environment for future occupier due to the lack of outlook from windows abutting the boundary fence and its failure to meet lifetime homes requirements.

Furthermore the proposal does not provide sufficient evidence to show adequate parking and is considered harmful to interests of highway Safety. Similarly no evidence is provided to show an adequate garden area can be provide for the proposed and existing house. Similarly there is no evidence to confirm the proposed development will not lead to flooding issues In addition The proposed house would not respect the character of the

wider area and be harmful to the amenity of adjoining occupiers. Therefore, for these reasons the scheme is considered unacceptable.

Accordingly the application is recommended for refusal.



11. Reference Documents

National Planning Policy Framework.
London Plan (July 2011).
Hillingdon Local Plan Part 1 2012.
Hillingdon Local Plan Part 2 Saved Policies (November 2012).
HDAS: Residential Layouts

Contact Officer: Mark Jones

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">Land Forming Part Of 7 Woodlands Avenue Ruislip</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">69927/APP/2014/1402</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North Page 25</p>	<p>Date</p> <p align="center">July 2014</p>	
			

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Report of the Head of Planning, Sport and Green Spaces

Address 3 CANTERBURY CLOSE NORTHWOOD

Development: First floor side extension

LBH Ref Nos: 68984/APP/2014/1820

Drawing Nos: 2013082/PLG/07
2013082/PLG/08
2013082/PLG/09 Rev. A
2013082/PLG/11
2013082/PLG/12

Date Plans Received: 27/05/2014

Date(s) of Amendment(s):

Date Application Valid: 04/06/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached dwelling located on the northern side of Canterbury Close. The building is set back from the main highway and accommodates off road parking to the front driveway and the attached garage, which projects to the side and front of the dwelling at single storey with a pitched roof above. The property has a centrally pitched gable ended roof and is adjoined by a detached dwelling to the west. The detached dwelling to the east is set at a 90 degree angle to the application site facing towards the flank elevation.

The street scene is residential in character and appearance and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is also covered by TPO 149.

1.2 Proposed Scheme

The application is a resubmission which seeks planning permission for a first floor side extension measuring 2.5m wide, 6.75m long and 7.1m high (max). The extension would be built on top of the existing side extension. There is a first floor window which is proposed to be obscure glazed and the materials would match the existing.

The internal layout of the extension has been amended to create an master bedroom with ensuite and wardrobe, in order to overcome the previous refusal reason relating to a lack of outlook from a habitable room.

1.3 Relevant Planning History

68984/APP/2013/186 3 Canterbury Close Northwood

Part two storey, part first floor, part single storey side and rear extensions, and porch to front

Decision Date: 08-05-2013

Refused

Appeal:29-JUL-13

Dismissed

68984/APP/2014/1027 3 Canterbury Close Northwood
First floor side extension

Decision Date: 23-05-2014 Refused **Appeal:**

68984/APP/2014/1395 3 Canterbury Close Northwood

Two storey rear extension, single storey side extension and conversion of roof space to habitable use to include rear dormer (Application for a Lawful Development Certificate for a proposed use/development)

Decision Date: 04-06-2014 Withdrawn **Appeal:**

68984/APP/2014/1942 3 Canterbury Close Northwood

Two storey rear extension (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: **Appeal:**

Comment on Planning History

Planning permission was refused for a part two storey, part first floor, part single storey side and rear extensions, and porch to front on 9 May 2013, reference 68984/APP/2013/186, for the following reasons:

1. The proposed two storey side/rear extension by reason of their overall size, scale, bulk, depth and design, in particular the resultant flat roof would constitute an overdevelopment of the dwelling, to the detriment of the character and appearance of the original dwelling and the visual amenities of the street scene and the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
2. The proposed extensions by reason of their overall size, scale, bulk, width, depth, appearance and orientation in relation to the adjoining dwelling at 2 Canterbury Close would constitute an un-neighbourly form of development resulting in an unacceptable loss of residential amenity in terms of over-dominance, overshadowing, loss of light, loss of outlook and visual intrusion. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE19, BE20 and BE21 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.
3. The proposed single storey side/rear extension by reason of its overall size, scale, depth and position in relation to the side boundary would result in a cramped form of development which would increase the built up appearance of the site to the detriment of the host dwelling and the visual amenities of the street scene and the surrounding area. The development is therefore contrary to Policy BE1 (Built Environment) of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

A subsequent scheme for a first floor side extension reference 68984/APP/2014/1027 was refused on 23 May 2014 for the following reason:

1.The proposed development would result in the only window to a habitable room (bedroom 2) being only 2.5m from the side wall of the adjacent property, 2 Canterbury Close, and being obscured glazed. It is considered that this would not provide adequate outlook and light to this habitable room. As such the proposed development would not provide a satisfactory residential living environment for current or future occupiers of the property, contrary to policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (July 2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

In addition there is a current application for a certificate of lawfulness awaiting to be determined reference 68984/APP/2014/1942 for a two storey rear extension.

The current scheme has changed the internal layout by removing a bedroom and providing an en suite to a large master bedroom to address the previous 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 5 June 2014 and a site notice was posted on 11 June 2014. One letter of objection has been received objecting to the proposal on the following grounds:

1. Overshadowing
2. loss of light to patio area and main internal living space.

Ward Councillor: Objects to the proposed scheme with regard to its impact upon the neighbouring property and requests that the application be reported to the Planning Committee for determination.

Officer Comment: The above matters are considered in the planning assessment below.

Tree Officer:

This site is covered by TPO 149, however no trees, protected or otherwise, will be affected.

Conclusion: Acceptable.

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.
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.
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 relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area, parking issues, residential amenity of proposed and adjoining occupiers and the retention of sufficient private garden.

The side extension, would involve building on top of the existing garage. The resultant structure would be compliant with the requirements set out in paragraphs 4.5 of the HDAS: Residential Extensions. The extension would not be more than two thirds the width of the original house and would have a height at eaves and ridge level that is the same as the original house. The extension would be in line with the front elevation of the main house but set down behind the front elevation of the ground floor garage. The front elevation of No. 3 is set back behind the front elevation of No.2 Canterbury Close. As such the principle of the first floor extension would comply with the requirements in chapter of 5 of HDAS: Residential Extensions. It is considered that the current proposal addresses the previous reason for refusal.

Therefore, the proposed extension is not considered to harm the appearance of the existing dwelling or detract from the visual amenities of the street scene and the surrounding area and would be in compliance with policy BE1 of the Local Plan: Part One and policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed windows overlook the front and the rear of the property and there is one window in the side of the proposed extension, which is proposed to be obscure glazed and a condition requiring this is recommended. Therefore it is considered that the proposal does not give rise to overlooking of the neighbouring properties. In addition, given the distance of the extension and position of No.2 Canterbury Close, it is considered that the proposed first floor side extension would not harm the residential amenities of the occupiers of the above properties from increased overshadowing, visual intrusion and/or over-dominance, as it would not breach the 45 degree guideline when measured from the nearest habitable room window of this neighbouring occupier. As such, the 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 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development provides a side window approximately 2.5m off the flank elevation of No.2 and would be obscured glazed to serve proposed bedroom 2. However, the internal layout has been changed since the previous refusal and this window now serves an ensuite which is considered satisfactory. It is considered that the proposed windows would provide adequate outlook and light to the bedroom. As such the proposed development would provide a satisfactory residential living environment for occupiers of the property and the application proposal would be in compliance with policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would still retain over 100 sq.m of private amenity space which is considered to be adequate for the enlarged property and therefore would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to parking there would be space provided within the existing garage and also in front of the garage. This is considered adequate for the property and the proposal therefore complies with policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The Council's Tree Officer has advised that the plans would not impact on any protected trees within the site and the proposal complies with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Therefore, for the reason stated above, the application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2013082/PLG/07, 2013082/PLG/08, 2013082/PLG/11 and 2013082/PLG/12.

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. 2 Canterbury Close.

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 first floor window in the side elevation facing 2 Canterbury Close 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)

INFORMATIVES

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

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -

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

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

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

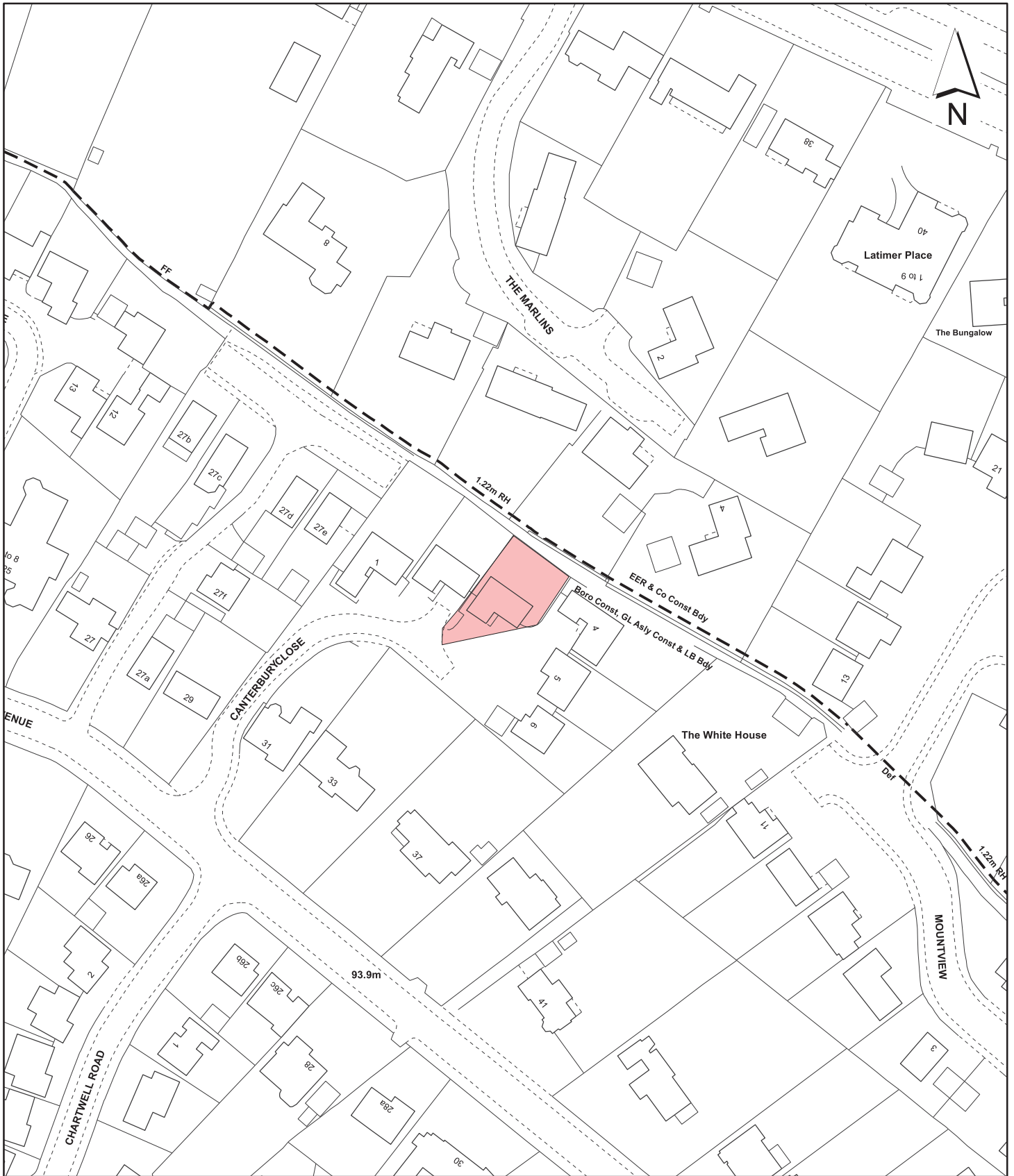
D) No bonfires that create dark smoke or nuisance to local residents.



You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

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

Contact Officer: Mark Jones

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>3 Canterbury Close 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>68984/APP/2014/1820</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 36</p>	<p>Date</p> <p>July 2014</p>	
			

Report of the Head of Planning, Sport and Green Spaces

Address 32 CRANBOURNE ROAD NORTHWOOD

Development: 2 x two storey, 4-bed, dwellings with habitable roofspace and associated parking and amenity space involving installation of bin stores to front and demolition of existing dwelling

LBH Ref Nos: 31949/APP/2014/1197

Drawing Nos: Lifetimes Homes Statement
Demolition and Construction Management Plan
Design and Access Statement
CRAN32-13
CRAN32-14
CRAN32-15
CRAN32-16
CRAN32-12
CRAN32-1 Rev. A
CRAN32-2 Rev. A
CRAN32-3 Rev. A
CRAN32-4 Rev. A
CRAN32-5 Rev. A
CRAN32-6 Rev. A
CRAN32-7 Rev. A
CRAN32-8 Rev. A
CRAN32-9 Rev. A
CRAN32-10 Rev. A
CRAN32-11 Rev. A
EXCRAN32-1 Rev. A
EXCRAN32-2 Rev. A
EXCRAN32-3 Rev. A
EXCRAN32-4 Rev. A
EXCRAN32-5 Rev. A
JDDCR-E1
JDDCR-E2
JDDCR-E3
JDDCR-E4

Date Plans Received: 04/04/2014

Date(s) of Amendment(s):

Date Application Valid: 16/04/2014

1. **SUMMARY**

The proposal relates to the erection of a pair of semi-detached dwellings, involving the demolition of the existing bungalow on this site. 4 off-street parking spaces would be provided on the frontage, two for each dwelling. The application is a resubmission of a previously approved scheme reference 31949/APP/2010/2474, approved 22 December 2010. This permission is a significant consideration in the determination of this application.

It is considered that the new dwellings would retain sufficient gaps with the boundaries to either side and the design is considered to reflect that of the existing properties in the

street scene, including the size, shape, roof form and the proposed fenestration details. No objection has been raised by the Highway Engineer and therefore it is considered that the proposed on-site parking provision is acceptable.

The proposal is considered to be in-keeping with the appearance of the surrounding area and as such would comply with policies BE13 and BE19 of the Hillingdon Local Plan Part two UDP Saved Policies (November 2012) and advice contained the Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

2. RECOMMENDATION

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

EITHER:

A)(1) That prior to the Council's Community Infrastructure Levy coming into force, the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or other appropriate legislation to secure:

i) A contribution of £13,432 for capacity enhancements in local schools;

OR:

A)(2) That following the Council's Community Infrastructure Levy coming into force, 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.

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 CRAN32-1 Rev. A, CRAN32-2 Rev. A, CRAN32-3 Rev. A, CRAN32-4 Rev. A, CRAN32-5 Rev. A, CRAN32-6 Rev. A, CRAN32-7 Rev. A, CRAN32-8 Rev. A, CRAN32-9 Rev. A, CRAN32-10 Rev. A, CRAN32-11 Rev. A, CRAN32-12, CRAN32-13, CRAN32-14, CRAN32-15, CRAN32-16, Lifetimes Homes Statement, Demolition and Construction Management Plan and Design and Access Statement 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:

Brick details

Roof Tile Details

Refuse and Recycling Storage

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 2. Specify

4 RES13 Obscure Glazing

The windows facing 30 and 34 Cranbourne 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)

5 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 30 and 34 Cranbourne Road.

REASON

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

6 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)

7 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

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

8 RES16 Code for Sustainable Homes

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

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

REASON

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

9 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with Lifetime Homes Standards as set out in the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

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

10 RES22 Parking Allocation

No unit hereby approved shall be occupied until the parking allocation hereby approved has been implemented. 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).

11 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.

12 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 Landscape Maintenance

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

2.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.

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 and BE38 of the 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.
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
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. Mix of housing units

H4		
HDAS-LAY		Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3		(2011) Increasing housing supply
LPP 3.4		(2011) Optimising housing potential
LPP 3.5		(2011) Quality and design of housing developments
LPP 3.8		(2011) Housing Choice
LPP 7.4		(2011) Local character
LPP 7.5		(2011) Public realm
LPP 7.6		(2011) Architecture

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - 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).

5

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 £6,265 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

6 12 Encroachment

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

7 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.

8 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.

9 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the south west side of Cranbourne Avenue and comprises a bungalow. The surrounding area is characterised predominantly by semi-detached dwellings, although there are examples of detached properties in the street scene. The locality is sloped, with the land rising up as you move through the street in a northwesterly direction, this is shown with a number of the semi-detached properties having a split ridge

line, in order to accommodate the changing levels. The existing site comprises a single storey detached property, of simple design with a hipped roof and attached garage to the side. To the front the area is mainly laid to hardstanding with two vehicular access points to the site. The application site lies within a developed area as identified in the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission to erect a pair of semi detached 4-bedroom properties. The dwellings would be identical, but handed. With each unit being 6m wide, and 11.1m deep, although 1m of this depth would comprise a single storey element to the rear. The dwellings would be finished with hipped roofs and rear facing dormer windows, 5.3m high at the eaves and 8.8m high at the ridge (average heights used due to differing ground levels). Each property would be provided with two parking spaces on the frontage.

3.3 Relevant Planning History

31949/82/0639 32 Cranbourne Road Northwood
Householder development - residential extension(P)

Decision: 09-06-1982 Approved

31949/APP/2010/2474 32 Cranbourne Road Northwood
Erection of 2, two storey, four-bedroom, semi- detached dwellings with habitable roofspace (involving demolition of existing dwelling.)

Decision: 23-12-2010 Approved

31949/APP/2011/965 32 Cranbourne Road Northwood
Repositioning of front door and ground floor windows on front elevations. Repositioning of door and windows on rear elevations. (Application for non-material amendment following grant of planning permission ref: 31949/APP/2010/2474 dated 23/12/2010; Erection of 2, two storey, four-bedroom, semi- detached dwellings with habitable roofspace (involving demolition of existing dwelling.)

Decision: 05-05-2011 Refused

Comment on Relevant Planning History

Planning permission was granted for the erection of 2, two storey, four-bedroom, semi-detached dwellings with habitable roofspace (involving demolition of existing dwelling) on 22 December 2010. The current application is an identical resubmission of this scheme.

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.
- 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
- 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.

- H4 Mix of housing units
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 7.4 (2011) Local character
- LPP 7.5 (2011) Public realm
- LPP 7.6 (2011) Architecture

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 letters were sent to local residents and the Residents Association on 22 April 2014 and the site notice was posted on 28 April 2014. No representations have been received.

Internal Consultees

Highways Officer:

The proposal provides 2 off street parking spaces per dwelling accessed off existing crossovers. No objections are raised on highway grounds.

Access Officer:

Planning permission is sought to demolish the existing property and erect two, four bedroom, semi-detached houses, each with two car parking spaces.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document HDAS: Accessible Hillingdon adopted 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 dwelling appears to be stepped, which would be contrary to 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 compliant with the Lifetime Home requirements. To this end, a minimum of 700mm should be provided to one side of the toilet pan, with 1100mm in front to any obstruction opposite.
3. A minimum of one bathroom 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 1100mm provided between the front edge of the toilet pan and a door or wall opposite.
4. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.
5. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

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

ADDITIONAL CONDITION

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

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area. Given its location within the developed area it is considered that the proposed development for a residential use is acceptable in principle and it is the scale and form of the development and its impact on the character and appearance of the area and adjoining properties which are matters for

consideration.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not Applicable to this application.

7.04 Airport safeguarding

Not Applicable to this application.

7.05 Impact on the green belt

Not Applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE22 states development of two or more stories should be set away a minimum of 1m from the side boundary for the full height of the building. This is to protect the character and appearance of the street scene and protect the gaps between properties, and the proposal is considered to comply with this advice showing distances of 1m to both side boundaries. Section 4.27 of the SPD Residential Layouts states, careful consideration should be given to building lines, and these should relate well to the existing street pattern, although in some instances varied building lines can achieve diversity and interest. The main frontage of the dwellings would form a fluid building line between the two properties to either side, although they would not protrude in front of either property, and in relation to their design it is considered that the proposed dwellings would reflect the design characteristics of the existing properties in the street, and would be of a similar size and shape, together with roof form, and fenestration details. The proposed materials are considered in keeping with the area and are acceptable. In addition the details of the proposed levels indicate that the development will not be harmful to the character of the area. Therefore, the proposal is considered to be in-keeping with the appearance of the surrounding area and would comply with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Layouts.

With regard to the proposed frontage parking for the existing property. Section 4.37 of the SPD HDAS: Residential Layouts, states careful consideration should be given to the boundary treatment and the retention of mature and semi-mature trees, and that car parking at the front will not always be achievable, as a result of retaining and enhancing the local character of the area. There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area. 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 landscape features of merit will be removed as part of this proposal and some (minimal) indicative planting is proposed. However, HDAS (Residential extensions, chapter 11.2) recommends that, where parking space is increased in front gardens at least 25% of front garden space is retained for soft landscaping therefore subject to conditions relating to suitable drainage and the submission of a landscaping plan the proposal is considered to accord with Policy BE38 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Layouts.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD HDAS: Residential Layouts, in relation to new dwellings, states all residential

developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-dominance, and 15m will be the minimum acceptable distance. This proposal would comply with this advice with over 22m to the rear boundary line. Furthermore, the proposed dwellings would use a similar front building line to the two properties to either side and whilst a deeper (2-storey) building line would be used at the rear, this would not compromise a 45 degree line of sight from any of the rear facing windows of the neighbouring properties (Nos. 30 and 34). As such, it is not considered a material loss of residential amenity would arise by loss of light or overdominance and the proposal would comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

With regard to loss of privacy, the windows shown in the flank elevations at first floor level are to serve bathrooms and therefore are conditioned to be obscure glazed and non-opening to avoid any future overlooking concerns. Any ground floor openings could be dealt with by screen fencing on these boundaries. Therefore subject to conditions the proposal is not considered to result in a material loss of privacy and as such would comply with policy BE24 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the SPD HDAS: Residential Layouts: Section 4.12.

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts requires a minimum of 100 sq metres of amenity space for a four bedroom house. The proposal provides approximately 160 sq metres of useable private amenity space, per unit, in the form of a rear garden, together with additional garden area to the side of the house and front. The proposed scheme thus meets the minimum requirements of amenity space for a four bedroom house.

Internal Floor Space

In terms of internal space standards and the quality of accommodation provided, the Hillingdon Design and Accessibility Statement (HDAS) Residential Layouts requires all new residential units to be built to lifetime home standards. Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (July 2011). For a 2 storey 4 bed 6 person house the London Plan requires a minimum floor area of 107sq.m. The proposed houses would have a floor area of some 125 sq. metres which meets the standards of the London Plan.

Outlook

In terms of outlook for future residents, Policy BE21 seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

In this regard, it is considered that the proposed site layout and room sizes would afford the future occupiers with a sufficient level of outlook and amenity.

Accordingly the proposed scheme complies with policies BE21 and BE23 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and London Plan Policy 3.5.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal shows 2 parking spaces are to be provided for each dwelling. No objection is raised by the Council's Highways Officer and it is considered that the proposal complies with policy AM14 Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

No objection is raised by the Highways Officer in relation to highway safety, as detailed above, subject to suitable planning conditions. Accordingly it is considered that the proposed development accords with Policy AM7 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

7.11 Urban design, access and security

Urban design and access are considered elsewhere in the report. The applicant has submitted, a Secured by Design Statement which meets the Council's guidance on such matters

7.12 Disabled access

London Plan Policy 3.8 requires all new housing to be built to Lifetime Homes standards. The Council's Supplementary Planning Document HDAS: Accessible Hillingdon also requires all new housing to be built to Lifetime Homes standards.

The Council's Access Officer has raised issues however, it is considered that the proposed scheme is comparable to the approved scheme it also shows a level access to the front of the properties. When considering the previous application it was considered that the layout plans show the provision of WC facilities at ground floor which could be redesigned to accommodate disabled spaces in the future, should the need arise. With regard to the other requirements it is considered that a condition is added to any permission issued requiring the development to comply with lifetime homes standards. Therefore the proposal is considered to comply with Policy 3.8 of the London Plan and the Council's HDAS: Accessible Hillingdon

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

As confirmed on the previous planning application there are no tree preservation orders present on the site and the proposal is not harmful to any existing trees. A suitable landscaping condition would be imposed on the grant of planning permission.

7.15 Sustainable waste management

Not Applicable to this application.

7.16 Renewable energy / Sustainability

The application has not identified specific means of ensuring sustainability of the development. However, it is felt that the imposition of a suitable condition to require the scheme to meet code level 4 of the Code for Sustainable Homes would address this matter and ensure the proposal would meet the requirements of Policies 5.1, 5.2 and 5.3 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

Not Applicable to this application.

7.18 Noise or Air Quality Issues

Not Applicable to this application.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

As the proposed scheme proposes more than 6 habitable rooms a contribution of £13,432 is required for education provision.

7.21 Expediency of enforcement action

Not Applicable to this application.

7.22 Other Issues

A CIL payment of £6,265 will be required.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not Applicable to this application.

10. CONCLUSION

The proposal relates to the erection of a pair of semi-detached dwellings, involving the demolition of the existing bungalow on this site. 4 off-street parking spaces would be provided on the frontage, two for each dwelling.

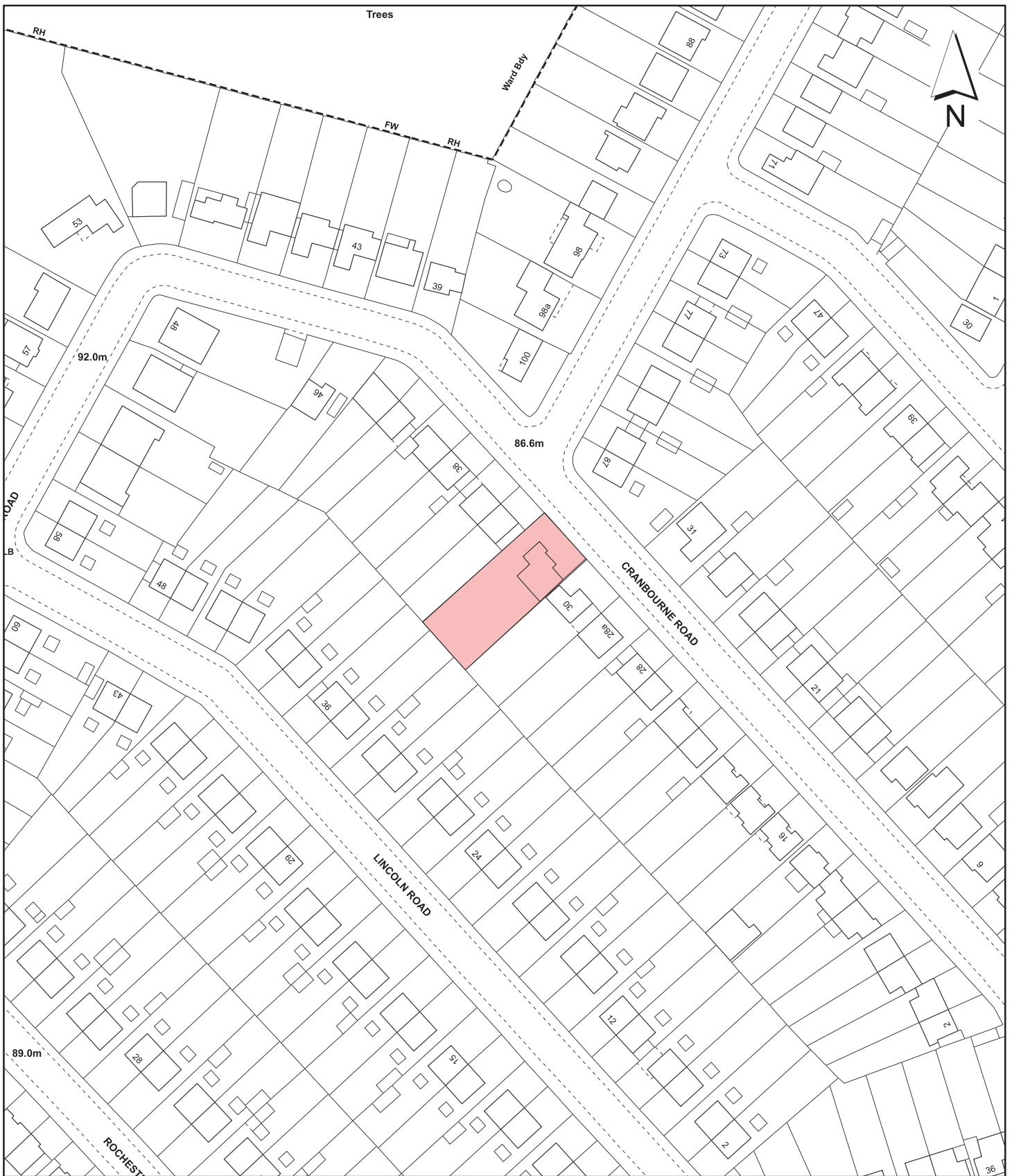
It is considered the new dwellings would retain sufficient gaps with the boundaries to either side and the design is considered to reflect that of the existing properties in the street scene, including the size, shape, roof form and the proposed fenestration details. No objection has been raised by the Highway Engineer and therefore it is considered that the proposed on-site parking provision is acceptable. The proposal is considered to be in-keeping with the appearance of the surrounding area and in light of the previous approval it would comply with policies BE13 and BE19 of the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012) and the Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.



11. Reference Documents

Hillingdon Local Plan Part 1 November 2012
Hillingdon Local Plan Part 2 Saved Polices November 2012
Accessible Hillingdon
HDAS: Residential Layouts
The London Plan (2011)
Supplementary Planning Guidance: Educational Facilities

Contact Officer: Mark Jones

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>32 Cranbourne Road 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>31949/APP/2014/1197</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North Page 53</p>	<p>Date</p> <p>July 2014</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address 524-526 VICTORIA ROAD RUISLIP

Development: Change of use from retail (Use Class A1) to childcare provision (Use Class D1) involving alterations to rear elevation

LBH Ref Nos: 36666/APP/2013/3149

Drawing Nos: PA-01 Rev. B
PA-02 Rev. A
PA-03 Rev. A
PA-04 Rev. A
PA-05 Rev. A
PA-06 Rev. A
PA-07 Rev. A
PA-08 Rev. A
PA-09 Rev. A
Design and Access Statement
Marketing Information
Estate Agent Letter
Staff to Child Ratio
Parking Confirmation Letter

Date Plans Received: 24/10/2013 **Date(s) of Amendment(s):**

Date Application Valid: 27/03/2014

1. **SUMMARY**

The application seeks planning permission for the change of use of the ground floor unit from A1 (Retail) to D1 (Non-Residential Institution) to provide a children's nursery. It is proposed that the Nursery will accommodate up to 30 children between the ages of 3 months and 5 years, who will attend either morning, afternoon or full daily sessions.

The application is a resubmission after the refusal of a previous application for a similar change of use under application reference 36666/APP/2013/395. This application was refused on the grounds of unacceptable loss of an A1 unit in a designated retail area, failure to demonstrate that the parking provision would be acceptable, unacceptable design and layout of the children's play area and unacceptable layout for the proposed parking area.

The proposed development would provide a Childcare Facility which would provide a valuable community asset for residents in the surrounding area. The site is somewhat limited in the parking provision, however, the under provision of off-street parking is considered acceptable, given the strong public transport links, the location of the site within a designated Local Centre and the benefit of the use to the wider community.

The application has now provided sufficient information to demonstrate that the loss of the A1 unit would be acceptable, given the length of vacancy and lack of interest in a unit of this size in this area.

The proposed development has also now provided a formal plan of the parking and play area to the rear of the site and the improvements to the rear service yard are considered

to have overcome the previous reasons for refusal, relating to the juxtaposition between the parking and children play area.

Therefore, the development is considered to comply with national, regional and local policies and is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PA-01 Rev B, PA-03 Rev A, PA-06 Rev A, PA-07 Rev A, PA-09 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 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 COM21 Sound insulation /mitigation

No development shall take place until a scheme for the control of noise transmission to the adjoining premises has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of sound insulation and other measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

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

4 RES17 Sound Insulation

No development shall take place until a scheme for protecting the proposed development from noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 7.15.

5 COM27 Traffic Arrangements

The development hereby approved shall not be occupied until the car parking spaces as shown on plan reference PA03 Rev A have been laid in hardstanding to a standard considered acceptable by the Council's highways officer and marked out.

Thereafter, the 3 parking spaces marked as visitor spaces shall be used by visitors to the site only and not staff members. All the spaces shall be kept clear of obstructions and used for the sole purpose of parking motor vehicles for as long as the use hereby approved remains in operation.

REASON

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

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting (including lighting for the access road to the car parking area)

2.f Play areas, 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011)

7 COM31 Secured by Design

The building 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 building 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 excising 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.

8 B16 Details/Samples to be Submitted

Development shall not begin until details of security measures including lighting, illumination and CCTV have been submitted to and approved by the Local Planning Authority.

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 excising 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.

9 NONSC Non Standard Condition

The premises shall not be used outside the hours of 07:30 hrs and 2000 hrs on Mondays to Fridays, 0800 hrs to 1500 hrs on Saturdays and at no time at all on Sundays or Bank Holidays.

REASON

To safeguard the amenity of the adjoining neighbours from unacceptable noise disturbance in the early hours of the morning in accordance with Policies OE1 & OE5 of the Hillingdon Local Plan (November 2012).

10 NONSC Non Standard Condition

The premises shall not be used for deliveries and collections, including waste collections, outside the hours of 0800 hrs and 1900 hrs, Monday to Friday, 0800 hours and 1400 hours on Saturdays and not at all on Sundays or Bank Holidays.

REASON

To safeguard the amenity of the adjoining neighbours from unacceptable noise disturbance in the early hours of the morning in accordance with Policies OE1 & OE5 of the Hillingdon Local Plan (November 2012).

11 NONSC Non Standard Condition

No development shall take place until a scheme for protecting the proposed accommodation from external air pollution has been submitted and approved in writing by the Local Planning Authority.

Thereafter, any works which form part of such a scheme shall be completed in strict accordance with the approved details before any part of the development is first occupied or used and measures put in place to ensure it is maintained for as long as the use hereby approved remains in operation.

REASON

To safeguard the amenity of the development in accordance with policy OE1 of the Hillingdon Local Plan (November 2012).

12 RES20 Traffic Arrangements - submission of details

The use shall not commence until a pick up and drop off management plan with staggered timings and no pick up and drop off by vehicles at the front of the premises has been submitted to and approved by the Local Planning Authority. The approved development shall not be occupied until all works required have been constructed in accordance with the approved details. Thereafter, the plan shall be implemented in accordance with the approved details as long as the use remains.

REASON

To ensure pedestrian and vehicular safety and convenience in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (July 2011).

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.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
S6	Change of use of shops - safeguarding the amenities of shopping areas
S9	Change of use of shops in Local Centres
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
R12	Use of premises to provide child care facilities
AM2	Development proposals - assessment of traffic generation, impact

AM7	on congestion and public transport availability and capacity
AM14	Consideration of traffic generated by proposed developments.
LPP 4.7	New development and car parking standards.
LPP 4.8	(2011) Retail and town centre development
LPP 4.12	(2011) Supporting a Successful and Diverse Retail Sector
LPP 6.13	(2011) Improving opportunities for all
LPP 6.9	(2011) Parking
LPP 7.2	(2011) Cycling
	(2011) An inclusive environment

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 11 Building to Approved Drawing

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

5 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.

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 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.

8 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.

9 19 Community Safety - Designing Out Crime

Before the submission of reserved matters/details required by condition 8, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

10 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

11

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a ground floor double retail unit within the shopping parade, which has been vacant for approximately 24 months.

The building is three storeys in height with residential uses on the upper floors. The property has a gross internal floor area of 148 square metres and was formerly occupied by 'Gintred Limited' Suppliers of Wooden Flooring.

There is a wide footway to the front of the property, together with a service/access road to the rear.

The site is located on Victoria Road, a classified highway, and directly adjacent to the site there are parking restrictions that prevent parking during the daytime.

The site is situated within the Core Area of South Ruislip Local Centre and within the Developed Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the change of use of the ground floor unit from A1 (Retail) to D1 (Non-Residential Institution) to provide a children's nursery. It is proposed that the Nursery will accommodate up to 30 children between the ages of 3 months and 5 years, who will attend either morning, afternoon or full daily sessions.

Opening hours would be 6.30am to 19.30pm Monday to Friday and 8.00am - 13.00pm on a Saturday.

The internal layout would comprise a large nursery area with associated office and staff room. To the rear would be a kitchen, store, three WC's and a babies room. A children's outdoor play area would be provided within the existing rear yard area. Bin storage areas are also proposed within the rear yard. An existing window on the rear elevation is proposed to be removed and a new door is proposed to be installed.

The applicant has stated that 12 members of staff would be employed, 4 of which would be employed full time and 8 would be employed on a part-time basis.

During the course of the application the red line boundary around the site has increased significantly and notice has been served on the owner of the land.

3.3 Relevant Planning History

36666/A/92/3543 524-526 Victoria Road Ruislip
Installation of an internally illuminated fascia sign

Decision: 10-06-1992 Approved

36666/APP/2012/2958 524-526 Victoria Road Ruislip
Change of use from Use Class A1 (Shops) to Use Class D1 (Non-residential Institutions) to provide childcare provision involving alterations to rear elevation.

Decision: 04-02-2013 Refused

36666/APP/2013/395 524-526 Victoria Road Ruislip

Change of use from Use Class A1 (Shops) to Use Class D1 (Non-residential Institutions) to provide childcare provision involving alterations to rear elevation

Decision: 25-06-2013 Refused

Comment on Relevant Planning History

Planning permission was refused on the 25 June 2013 at Planning Committee for the change of use from Use Class A1 (Shops) to Use Class D1 (Non-residential Institutions) to provide childcare provision involving alterations to rear elevation, on the following grounds:

1. The proposed change of use from a retail unit to a use for childcare provision within the designated Core Area of the South Ruislip Local Centre would result in the loss of a retail unit and would undermine the attractiveness of the Core Area which has been defined to identify the minimum number and range of shops needed to carry out its function. The proposal would thus harm the vitality and viability of the South Ruislip shopping area and would be contrary to Policy S9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. It has not been demonstrated that the proposed car parking provision at the site would be adequate to serve the development or that it would be retained and available for the lifetime of the development and would also constitute a loss of parking for adjacent uses. The proposal would thus result in indiscriminate parking, undue traffic and congestion in the locality prejudicial to highway safety and contrary to Policies AM7, AM9, AM14 and R12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3. The character and visual quality of the rear service area is incompatible with the proposed use as play area by virtue of its poor quality landscaping, boundary treatment, lack of maintenance, lighting and poor natural surveillance and would thus not provide a safe and secure location for such a use, contrary to Policy BE1 of the Hillingdon Local Plan Part 1: Strategic Policies (November 2012) and Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4. The proposed parking area is not safe or secure by virtue of its lack of maintenance and inadequate lighting and as a result the area would not be suitable for the dropping off/picking up of children or for the use by pedestrians and cyclists. The proposal would thus be contrary to Policy AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan Part 1: Strategic Policies (November 2012).

Planning permission was refused under reference 36666/APP/2012/2958 for a change of use from Class A1 to D1 and associated alterations to provide a nursery on the following grounds:

1. The proposed change of use of from retail unit to childcare provision within the

designated Core Area of the South Ruislip Local Centre would result in the loss of this retail unit and would undermine the attractiveness of the core area which has been defined to identify the minimum number and range of shops needed to carry out its function thus harming the vitality and viability of that shopping area. The proposal is therefore contrary to Policy S9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The applicant has failed to demonstrate that there will be adequate cycle and car parking facilities that will serve the development, particularly for the dropping off and picking up of children and would thus result in undue traffic and congestion in the locality and would be prejudicial to highway safety and traffic contrary to Policies AM7, AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Post refusal discussions were held between the Applicant and Council Officers, where it was maintained by Officers that the principle of the development is unacceptable in this location. Nevertheless this re-submission application seeks to address the reasons for refusal of the previous application through the provision of additional information as follows:

- confirmation of cycle storage facilities,
- confirmation of the 6 parking spaces (including 1 permanent space and 5 drop-off bays),
- A Transport Assessment and a Travel Plan.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- S6 Change of use of shops - safeguarding the amenities of shopping areas
- S9 Change of use of shops in Local Centres
- R11 Proposals that involve the loss of land or buildings used for education, social,

	community and health services
R12	Use of premises to provide child care facilities
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 4.12	(2011) Improving opportunities for all
LPP 6.13	(2011) Parking
LPP 6.9	(2011) Cycling
LPP 7.2	(2011) An inclusive environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 neighbours and South Ruislip Residents Association were consulted and a site notice was erected adjacent the site. A further round of consultation was undertaken on 28th March 2014 due to an amended site location plan being submitted. By the close of the second public consultation period, no consultation responses had been received.

Internal Consultees

Environmental Protection Officer

With regard to the above application, we would advise adequate consideration needs to be given to external air pollution. As the proposed development is located very close to a junction, there is a possibility the air quality at the facade of the building may exceed 40 ug/m³ for NO₂ (the EU limit value). As sensitive receptors will be introduced to the area as a consequence of the development, the ingress of polluted air condition is recommended for inclusion in any planning permission that may be given.

Air Quality Condition 1:

Before the development is commenced a scheme for protecting the proposed accommodation from external air pollution shall be submitted and approved by the LPA. Any works which form part of such a scheme shall be completed before any part of the development is first occupied or used and measures put in place to ensure it is maintained for the life of the development.

REASON: To safeguard the amenity of the development in accordance with policy OE1 of the Hillingdon Unitary Development Plan (September 2007).

Notes: In areas where there the air pollution levels are above, or close to, the national and European limits, this is designed to safeguard the future residents/users of the site from the ingress

of the poor outdoor air quality. The design must take into account climate change pollutants and ensure there are no trade-offs between local and global pollutant emissions. Suitable ventilation systems will need to: take air from a clean location or treat the air and remove pollutants; designed to minimise energy usage; be sufficient to prevent summer overheating; have robust arrangements for maintenance. If you have any queries, please let me know

I do not wish to object to the application however please could the following conditions be added:

I understand that the premises wishes to operate from 7:00am, however given the proximity to residential properties and the disturbance that may arise from cars dropping off I suggest the following:

Condition 1

The premises shall not be used outside the hours of 07:30 hrs and 2000 hrs on Mondays to Fridays, 0800 hrs to 1500 hrs on Saturdays and at no time at all on Sundays or Bank Holidays.

Reason: To safeguard the amenity of surrounding areas.

Condition 2

Delivery and waste collections; The premises shall not be used for deliveries and collections, including waste collections, outside the hours of 0800 hrs and 1900 hrs, Monday to Friday, 0800 hours and 1400 hours on Saturdays and not at all on Sundays or Bank Holidays.

Reason: To safeguard the amenity of surrounding areas.

Trees and Landscaping Officer

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

- No trees or other significant landscape features will be affected by the proposal
- The Design & Access Statement makes no reference to the landscape/external space to the rear of the building. However, Jetview's drawing No. PA-03 Rev A indicates an outdoor play area to the rear.
- In addition to providing valuable play space for the children attending the nursery, the opportunity should be taken to provide a safe and attractive landscape setting and screen views of the unsightly service yard beyond.
- Landscape conditions are necessary to enhance the visual amenities of the rear service yard.

RECOMMENDATIONS: No objection, subject to the above considerations and conditions COM9 (parts 1, 2, 4 and 5).

Access Officer

The proposal seeks a change the use from a shop to a children's nursery on the ground floor. The building is mid-terraced within a parade of shops (understood to have been a former bank). The change of use proposal involves building alteration and significant internal reconfiguration, which would include forming an accessible WC facility.

The following observations are offered:

1. Level access should be achieved into the proposed facility to ensure that disabled people can gain access to the service.

2. The accessible WC should be sized and feature fixtures and fittings that accord with Approved Document M to the Building Regulations 2010 (2004 edition, including 2010+2013 amendments).

Recommended Informative

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

Conclusion: to secure the provisions detailed in point 1 and 2 above, revised plans should be requested, or a suitable planning condition attached to any grant of planning permission.

Highways Officer

The development proposals are for the change of use from Use Class A1 Retail to Use Class D1, to provide a nursery within the boundary of the site. It is proposed that the nursery will accommodate for up to 30 children, with 4 full time and 8 part time staff. No information has been provided to confirm if children will attend either morning, afternoon or full daily sessions.

As part of the proposals 5 car parking spaces will be provided at the rear of the site, with 2 parking spaces allocated for the use of staff and the remaining 3 parking spaces allocated the dropping off/picking up of children. In addition, a drop off point will be provided adjacent to the rear access of the building. Cycle parking will be provided within the site that will accommodate 5 bicycles.

When undertaking assessment of the development, it is considered that the applicant has failed to demonstrate that the car parking provision at the site would be adequate to serve the proposals. As a result, there is a risk that any overspill/indiscriminate parking along the adjacent highway (Victoria Road, a busy Classified Road) would obstruct the free flow of traffic to the detriment of highway safety.

When considering the access way to the rear of the site, it is noted that this is not maintained nor is there any form of lighting provided.

Notwithstanding the above issues, it is considered that in the event that the application is considered acceptable on all other planning merits, conditions should be attached with any permission requiring:

1. Low level lighting within the rear access road together with maintenance of the same and the access way and car parking spaces; and
2. Pick up and drop off management plan with staggered timings and no pick up and drop off by vehicles at the front of the premises.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that in Local Centres the Local Planning Authority will only grant planning permission to change the use from Class A1 shops outside the core areas. Core areas contain the minimum number of shops and range of shops to enable Local Core Areas to function, providing for the needs of people who do not live close to a Town Centre; reducing the need to travel for goods and services. The site is located within the Core

Area of South Ruislip Local Centre therefore ordinarily a change of use from A1 would be not be permitted. However, given that the site has been vacant for approximately 24 months, the nature of the proposed use, and the supporting marketing information from local estate agents it is considered that a departure from the Policy S9 would be appropriate to bring the long term vacant unit back into use.

Policy S6 seeks to safeguard the amenities of shopping areas and permission will only be granted for a change of use of Class A1 Shops on the basis that the proposed development would not be detrimental to visual amenity; shop frontage design; compatibility and road safety. There are no external alterations proposed to the frontage as part of this application, and therefore the proposal would not affect the visual amenity or the shop front. Although it is noted that highway objections have been raised to the proposed development, it is considered that these can be mitigated through the imposition of conditions.

Policy R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), relates to the provision of childcare uses. The Council will permit such uses on the basis that there is no loss of residential units; it would not be prejudicial to highway safety and traffic; parking is in accordance with the Council's standards; and the noise and general activity would not detract from the amenity of nearby residential properties. The proposed development would not result in the loss of residential accommodation and it is considered that the parking and highway issues can be resolved through the imposition of conditions.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 resist any development which would fail to harmonise with the existing streetscene or complement or improve the character of the area.

It is considered that the minor alterations to the rear of the site comprising the removal of a window and installation of a door would not significantly harm on the visual amenities of the streetscene. Furthermore, the redevelopment of the rear would provide an opportunity for landscape enhancement which would benefit the rear of the site. Therefore, the proposal is satisfactory in this respect.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that would become detrimental to the amenity of the adjoining occupiers or surrounding area would not be approved. Policy OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle.

The application site relates to the ground floor units within the site, with a number of residential units on the upper floors of the building. The Councils Environmental Protection

Unit have reviewed the scheme and consider that the development would not lead to significant noise disturbance to the upper floor residential units and raised no objection to the change of use. However, they have asked for the hours of operation and hours of delivery to be conditioned to ensure that the traffic generation would not be at unsociable hours of the morning.

The change of use from A1 (Retail) to D1 (Non-residential Institution) is considered not to result in any unacceptable noise and disturbance over the current situation and therefore is considered to comply with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). In addition, conditions have been imposed in relation to sound insulation to protect the residential neighbouring occupiers.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The accompanying Transport Assessment in the Design and Access Statement is not in accordance with relevant guidance and the highways officer has raised an objection to the provision of only 5 car parking spaces at the rear of the site, with 2 parking spaces allocated for the use of staff and the remaining 3 parking spaces allocated the dropping off/picking up of children.

However, it is noted that the site is located within a designated local centre and is within 200m walk of both underground station, a rail stations and bus stops, meaning that public transport options are readily available at the site. Furthermore, the applicant will provide cycle storage for up to 5 bicycles for staff travelling to the site.

The Council have previously refused applications for the provision of childcare facilities in residential dwellings due to the traffic generation issues related to the development in a residential setting, which often have less parking than the proposed and poor public transport links. Childcare Facilities play an important role in residents lives and the social benefit of this is required to be considered in the determination of a planning application, alongside the environmental and economic benefits as outlined in the NPPF.

It is acknowledged that the parking provision at the site does not meet the Council's required standards, however, the siting of the proposed childcare facility in a designated local centre with strong public transport links is considered to be one of the more suitable locations for this use type in the Borough.

Therefore the social benefits of the provision of a childcare facility is considered to outweigh the harm of the underprovision of parking at the site and the increased traffic generation at peak hours. The proposed development is considered to comply with Policy AM2, AM7 & AM14 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

It is considered that the existing rear yard at present would not be suitable location for a nursery play area, however the imposition of conditions relating to security, landscaping, illumination and lighting, would ensure that a suitable environment is achieved and basic landscaping plans have been provided to show how this would be achieved.

7.12 Disabled access

The Access Officer has raised a couple of initial concerns over the development not being fully accessible, in relation to level access and the entry level toilet not being wheelchair accessible. The existing access into the unit would be used as part of the proposal and the new rear access would need to be level to comply with building regulations. A toilet of

sufficient size to make it wheelchair accessible has been shown on the plans. Therefore, the development is considered to be accessible by all and in compliance with Policy 7.2 of the London Plan (July 2011).

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

The Tree & Landscaping Officer has stated that the character and visual quality of this area is currently incompatible with nursery use. However, the applicant has provided an initial landscaping and play area plan, which would provide suitable landscaping improvements to the rear of the building and service yard area. Therefore, subject to conditions of detailed information it is considered the proposed development would comply with Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. The details of this information will be secured by condition and the collection arrangement would be similar to the existing unit.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

As outlined in section 7.08 of this report, the Council's Environmental Protection Unit has raised no objection to the proposed use of the site, in terms of noise disturbance to the residential units above, subject to conditions on hours of use.

7.19 Comments on Public Consultations

No further comments in relation to public consultations.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No 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

Not applicable to this application.

10. CONCLUSION

The proposed development would provide a Childcare Facility which would provide a valuable community asset for residents in the surrounding area. The site is somewhat limited in the parking provision, however, the under provision of off-street parking is considered acceptable, given the strong public transport links and the location of the site within a designated Local Centre.

The application has now provided sufficient information to demonstrate that the loss of the A1 unit would be acceptable, given the length of vacancy and lack of interest in a unit of this size in this area.

The proposed development has also now provide a formal plan of the parking to the rear of the site and the play area and the improvements to the rear service yard are considered to have overcome the previous reasons for refusal relating to the juxtaposition between the parking and children play area.

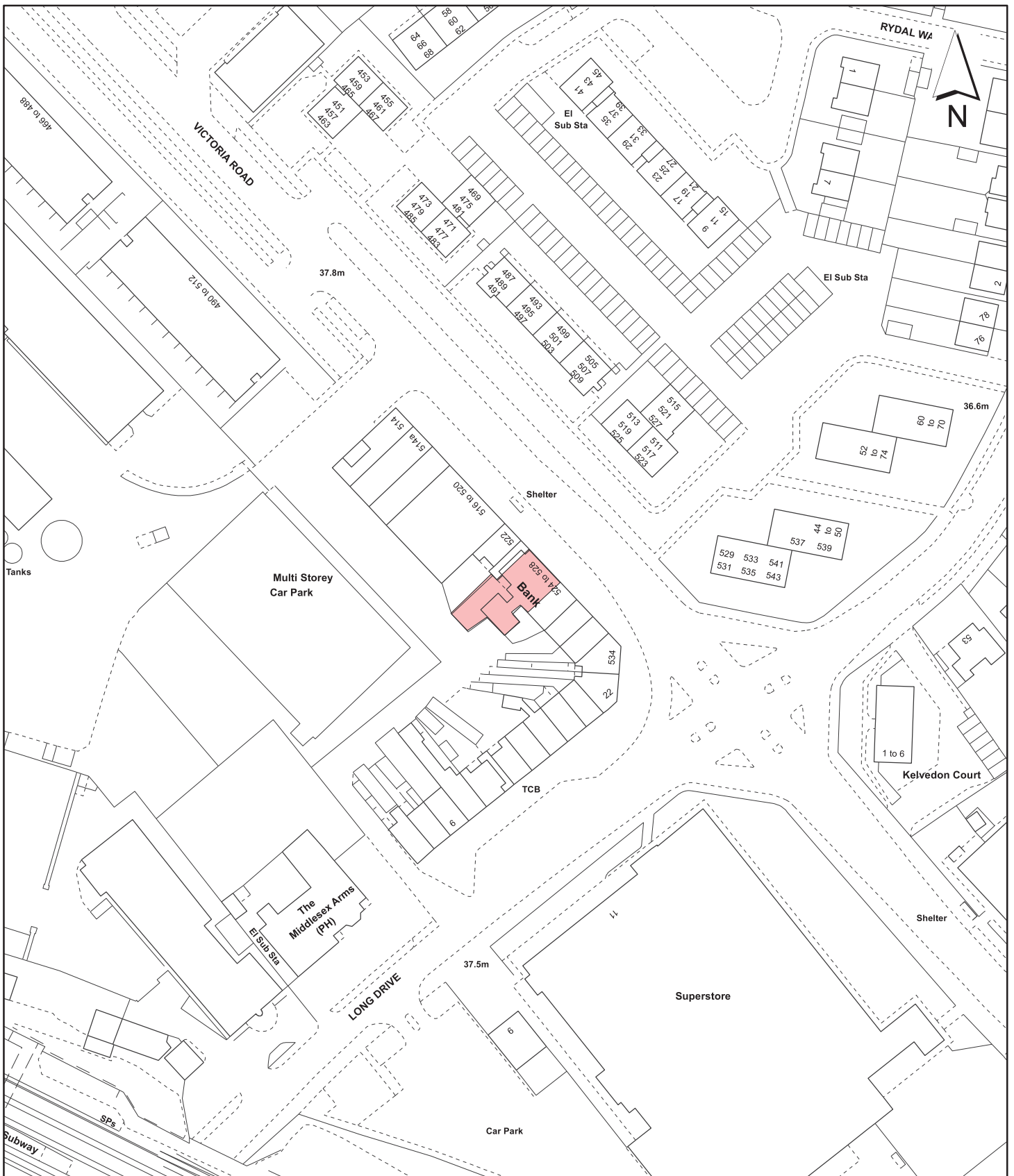
Therefore, the development is considered to comply with national, regional and local policies and is recommended for approval.

11. Reference Documents


Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan 2011
Supplementary Planning Document 'Accessible Hillingdon'
National Planning Policy Framework

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
524-526 Victoria Road Ruislip	
Planning Application Ref:	Scale
36666/APP/2013/3149	1:1,250
Planning Committee	Date
North Page 73	July 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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B

Item No. **Report of the Head of Planning, Building Control, Sport & Green Spaces**

Address: HANOVER COURT, TORRINGTON ROAD, RUISLIP

Development: Deed Of Variation to S106 Agreement.

LBH Ref Nos: 6626F/73/624

Drawing Nos:

Date applications approved at Committee Permission Granted on 22nd May 1973. S106 Agreement Dated 22nd May 1974.

1.0 CONSULTATIONS

1.1 Internal Consultees

Planning Obligations Officer	The applicant has requested that 'Operative Clause 2' restricting the letting of any of the proposed flats to people other than elderly persons be removed so that the flats can be rented without restriction. Approval is recommended.
Highways Officer	The site currently contains 8 car parking spaces. When permission was granted in 1974, the requirement was for 12 parking spaces. The restriction for this development to only be occupied by the elderly was imposed as a result of insufficient parking. Having reviewed the current proposal the Highways officer has raised no objection. Given the site's location and layout at 6 x 1 bed flats and 2 x bedsit flats, the 1:1 parking provision is acceptable.

2.0 RECOMMENDATION

1. That the Council enter into a deed of variation with the applicants under Section 106 of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

Delete Operative Clause 2: The Association agrees for itself and its successors in title that it will not without the written consent of the Council let or permit to be let any of the proposed flats to any person other than elderly persons.

2. **That the applicant meets the council's reasonable costs in the preparation of the deed of variation and any abortive work as a result of the deed not being completed.**

3.0 KEY PLANNING ISSUES

- 3.1 Planning Permission was granted on 22nd May 1974 for the erection of a two storey block of eight old peoples' flats.
- 3.2 Operative Clause 2 of the S106 Agreement dated 22nd May 1974 Committee states 'The Association agrees for itself and its successors in title that it will not without the written consent of the Council let or permit to be let any of the proposed flats to any person other than elderly persons.'
- 3.3 The current proposal is to remove this restriction (Operative Clause 2).
- 3.4 The development consists of 6 x 1bed units and 2 x bedsits with a total of 8 car parking space which is a car parking ratio of 1:1.
- 3.5 The sole reason for the restriction was because at the time of the application in 1973 parking standards required 12 car parking spaces and only 8 were being proposed.
- 3.6 The Council's Highways Officer has reviewed the proposal and raises no objection to the removal of the restriction given that a ratio of 1:1 parking for 1 bedroom flats is acceptable.
- 3.7. Approval is Recommended.

OBSERVATIONS OF BOROUGH SOLICITOR

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached. Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected

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

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

OBSERVATIONS OF THE DIRECTOR OF FINANCE

The report indicates that the costs of the development will be fully met by the developer, and the developer will make a Section 106 contribution to the Council towards associated public facilities. The developer will also meet the reasonable costs of the Council in the preparation of the Section 106 agreement and any abortive work as a result of the agreement not being completed. Consequently, there are no financial implications for this Planning Committee or the Council.

Reference Documents

None.

Contact Officer: MATT KOLASZEWSKI

Telephone No: 01895 250 230

APPENDIX A - S106 Agreement

APPENDIX B - Decision Notice

London Borough of Hillingdon
TOWN AND COUNTRY PLANNING ACT 1971

TO

Handover Housing Association,
C/O. David Everett A.R.I.B.A.,
215 Larches Road,
WIMBORNE, DOR 32J.

LOCAL PLANNING AUTHORITY REF

6028/73/024

The Council of the London Borough of Hillingdon as the local planning authority within the meaning of the above mentioned Act and Orders made thereunder hereby GRANT permission for the following development.

Erection of a two storey block of eight old people's flats adj. St. Paul's Church, junction Thurston's Road/Torrington Road, Uxbridge, Middlesex.

In accordance with the application dated 9th March, 1973
and illustrated by plans Drawing No. 22/3.

Permission however is given subject to the conditions listed on the attached schedule

Dated this 22nd day of May

19 74.

Signature

J. S. Wapley
DEPUTY DIRECTOR OF PLANNING

London Borough of Hillingdon
Belmont House
38 Market Square
Uxbridge, Middx. UB8 1TP

NOTES (i) If you wish to appeal against any of the conditions please read the back of this sheet which explains the procedure.
(ii) This decision does not purport to convey any approval or consent which may be required under any bye laws, building regulations, or under any enactment other than the Town & Country Planning Act 1971.

CONDITION 1.

This permission shall cease to have effect unless the development hereby authorised has begun before the expiration of five years from the date of this permission.

REASON

To comply with Section 41 of the Town & Country Planning Act 1971.

CONDITION 2.

The premises shall not be used for any industrial (trade or business) use.

REASON

(1) To ensure that the proposed development does not prejudice:-

- (a) The enjoyment by neighbouring occupiers of their properties.
- (b) The appearance of the locality.

CONDITION 3.

The garage(s) shall be used only for the accommodation of private motor vehicles.

REASON

To ensure that the proposed development does not prejudice the amenities of the locality by the introduction of commercial vehicles which could be a source of nuisance or annoyance to neighbouring occupiers by reason of noise and unsightly appearance.

CONDITION 4.

Details and/or samples of the materials to be used for all the external surfaces of the building(s) shall be submitted to and approved by the Local Planning Authority before any works herein approved are commenced and no other materials shall be used without the express written consent of the Local Planning Authority, or in default, of the Secretary of State for the Environment.

REASON

To safeguard the visual amenities of the area.

CONDITION 5.

The parking and turning facilities shown on the deposited plan(s) hereto approved shall be constructed to the satisfaction of the Local Planning Authority within 3 months of the commencement of any other part of the approved development or such longer period as may be approved by the Local Planning Authority and thereafter such facilities shall be retained unless the express written consent of the Local Planning Authority or, in default, of the Secretary of State for the Environment, is obtained for a change of use of those facilities.

REASON

To ensure that adequate off-street car parking is provided within the curtilage of the proposed development and thereby to ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

CONDITION 6.

The width of the entrance giving access to the garage shall be 13 ft minimum. The width of the garage forecourt shall be 20 ft. minimum and there shall be a 2 ft. minimum safety strip between the forecourt and the boundary of the adjoining property.

Condition 6. 2

Local Planning Authority Ref. 2022/11

OBJECT

To ensure that the proposed development does not prejudice the free flow of traffic or the conditions of general safety along the neighbouring highway.

ARTICLE 7.

Details of the levels of all thresholds, fences, driveways and gates shall be submitted to and approved by the Local Planning Authority or, in default, by the Secretary of State for the Environment, before any work is commenced, and no variation thereof shall be constructed without the express written consent of the Local Planning Authority.

OBJECT

To ensure that the work is carried out at suitable levels in relation to the highway, having regard to the drainage, gradient of access and future highway improvement.

ARTICLE 8.

The access road and parking area shall be constructed in concrete, tarmac or other dustless material and be so maintained to the satisfaction of the Local Planning Authority.

OBJECT

To ensure that the proposed development does not prejudice the enjoyment by neighbouring owners of their property by reason of emission of dust and to prevent the deposit of sand on adjoining highways.

ARTICLE 9.

Adequate visibility shall be provided and maintained to the satisfaction of the Local Planning Authority above a height of 3'6" from footway level for a minimum distance of 10 ft. (3m) on both sides of the point of vehicular access within a 20 ft. x 200 ft. sight line along the Torrington Road frontage to the site from Marlstone Road.

OBJECT

To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway.

ARTICLE 10.

(a) Before any part of the approved development is commenced, a scheme of planting of trees and/or shrubs on the site shall be submitted to and approved by the Local Planning Authority or, in default, by the Secretary of State for the Environment.

(b) Such scheme shall be completely implemented within 12 months of the first date on which any part of the approved development is commenced, unless the period is extended with the written consent of the Local Planning Authority.

(c) For a period of 12 months after the completion of the planting scheme the trees and/or shrubs shall be maintained to the satisfaction of the Local Planning Authority and any which die or are removed to clear a nuisance or remove a danger shall be replaced by trees and/or shrubs of types and in locations to be approved in writing by the Local Planning Authority.

OBJECT

To ensure that the proposed development makes a satisfactory contribution to the preservation and enhancement of the visual amenities of the locality.

/s/.....

CONDITION 10.

The boundaries of the site which do not abut on a highway shall be provided with a fence to a height of 6'0" in accordance with details to be submitted to and approved by the Local Planning Authority or, in default, by the Secretary of State for the Environment, before any work is commenced and the approved fencing shall be erected before any part of the development is occupied.

REASON

To safeguard the amenities of the locality and the privacy of adjoining occupiers.

CONDITION 11.

(a) Detailed drawings showing which trees are to be retained on the site shall be submitted to and approved by the Local Planning Authority, or in default, by the Secretary of State for the Environment, before any work is commenced, and none of the trees so shown shall be felled or logged without the prior written consent of the Local Planning Authority or, in default, of the Secretary of State for the Environment.

(b) During the period of construction of the development the trees to be retained on the site shall be protected by a chestnut paling fence 5'0" high placed at a minimum radius of 6 feet from the trunk of the tree; the fencing to be removed only when the development has been completed.

(c) The existing soil levels around the holes of the trees so retained shall not be altered.

REASON

(a) The existing trees represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition.

(b) & (c) To ensure that the trees are not damaged during the period of construction.

CONDITION 12.

No trees shall be felled or logged without the prior consent in writing of the Local Planning Authority, or in default, of the Secretary of State for the Environment.

REASON

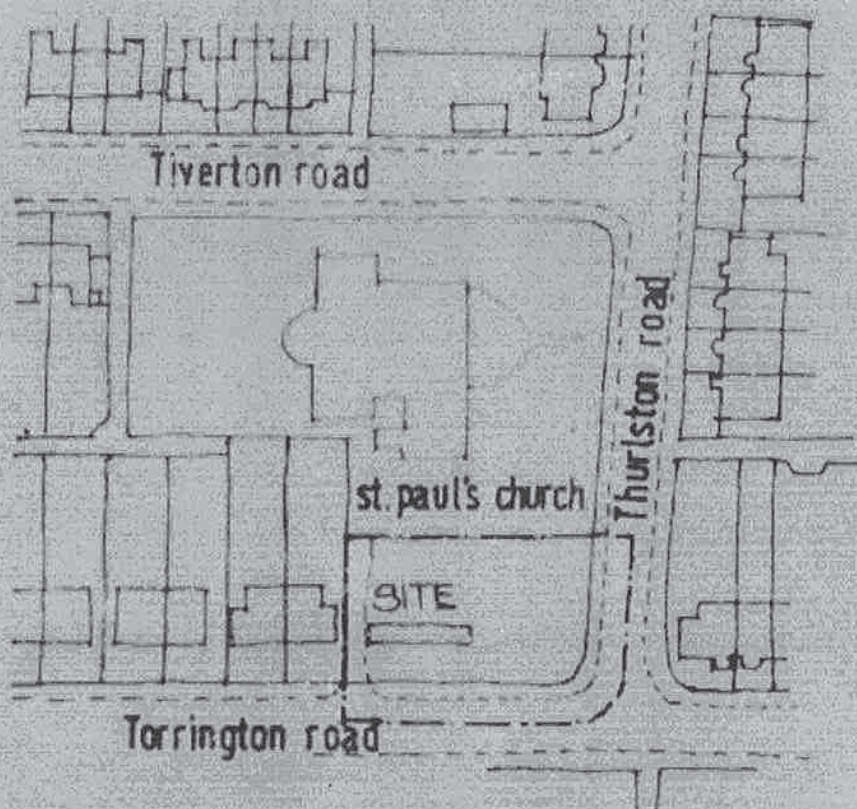
The existing trees represent an important visual amenity which the Local Planning Authority consider should be substantially maintained.

INFORMATIVE:

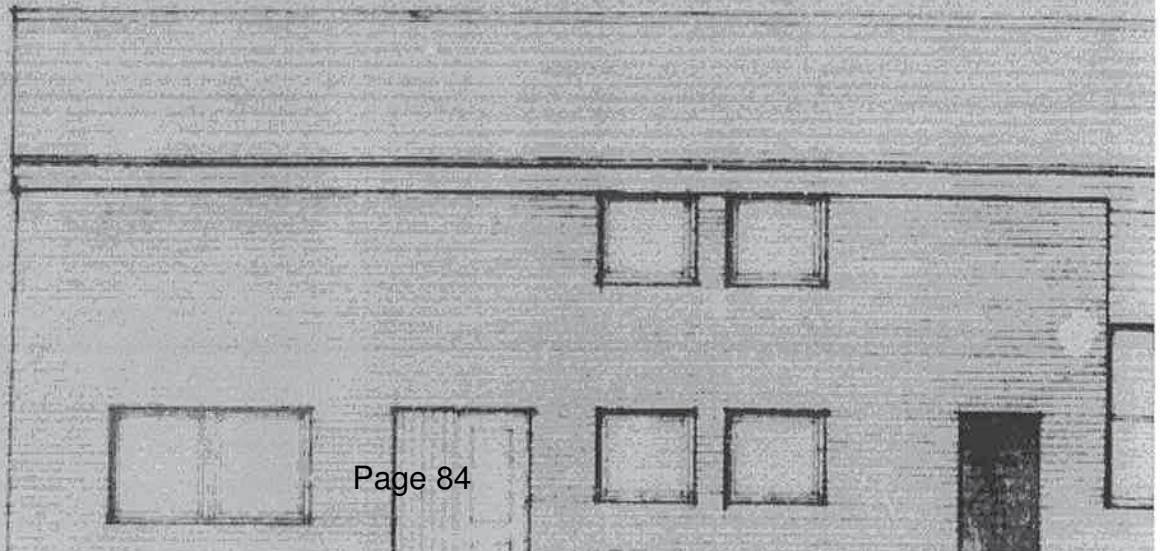
1. The applicants are advised that the present parking on the church site is not in accordance with the Council's current standards and that any development that may be contemplated on other parts of the site will not be permitted if it prejudices the provision of adequate parking.
2. You are advised of the necessity of providing suitable refuse collection arrangements for the occupiers of the flats within 75' of the adopted highway.
3. If the development is carried out it will be necessary for a crossing to be formed over the public highway by the Hillingdon Borough Council as Highway Authority at the applicant's expense.

Deputy Director of Planning

22nd May 1973



site location plan 1:1250



AGREEMENT

DATE *22nd May* 1974

PARTIES

- (1) HANOVER HOUSING ASSOCIATION
Hanover House, 168D High Street,
EGHAM, Surrey TW20 9HX
("the Association")
- (2) THE MAYOR ALDERMEN AND BURGESSES
OF THE LONDON BOROUGH OF HILLINGDON
of Town Hall, Hayes
Middlesex UB3 2SA
("the Council")

PROPERTY

Land adjoining Saint Paul's Church and abutting on to Torrington Road and Thurlston Road, Ruislip Manor, Middlesex which for the purpose of identification only is shown coloured red on the annexed plan. ("the Property")

RECITALS

1. The Council is the Local Planning Authority for the administrative area of the London Borough of Hillingdon.
2. The Association is the registered proprietor at H.M. Land Registry with Title Number of the Property.
3. The Association has made an application for planning permission (Reference Number 6628E/73/624) to erect a two-storey block of eight flats for occupation by elderly people.
4. The Council would normally require the provision of twelve vehicle parking spaces in connection with the proposed development but in view of the objectives of the Association and the likely vehicular parking needs of the occupiers of the proposed flats, is prepared to waive that requirement in the particular circumstances of this development.

OPERATIVE CLAUSES

1. This Agreement is made pursuant to Section 52 of the Town and Country Planning Act 1971 and the covenant on the part of the Association is conditional upon the grant of permission pursuant to the Town and Country Planning Act 1971 on the said application.
2. The Association agrees for itself and its successors in title that it will not without the written consent of the Council let or permit to be let any of the proposed flats to any person or persons other than elderly persons.

THE ATTACHED PLAN SHOULD ALSO BE SEALED AND SIGNED BY THE CHAIRMAN AND SECRETARY

SEALED BY THE ASSOCIATION in the presence of: }

x *C. Baker*

x CHAIRMAN

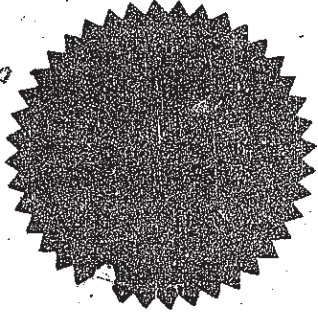
[Signature]

SECRETARY

SEALED BY THE COUNCIL in the presence of: }

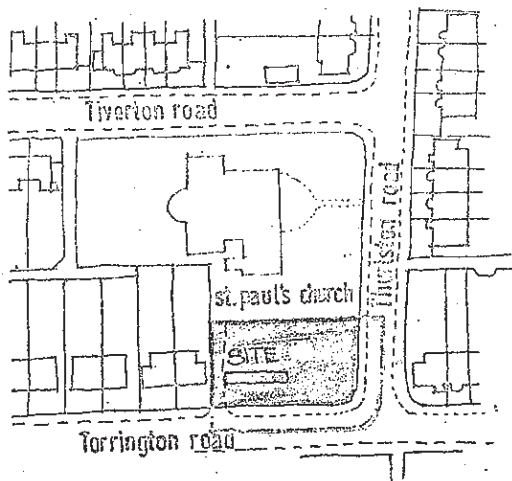
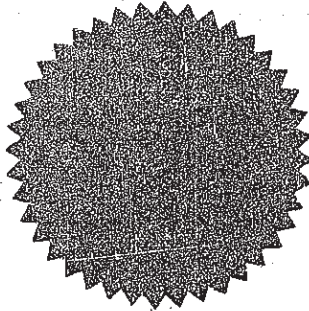
Mayor

Town Clerk and Chief Executive



W. A. Baker

C. V. Baker



site location plan 1:1250

C. V. Baker

DATED 22 May 1974

HANOVER HOUSING ASSOCIATION

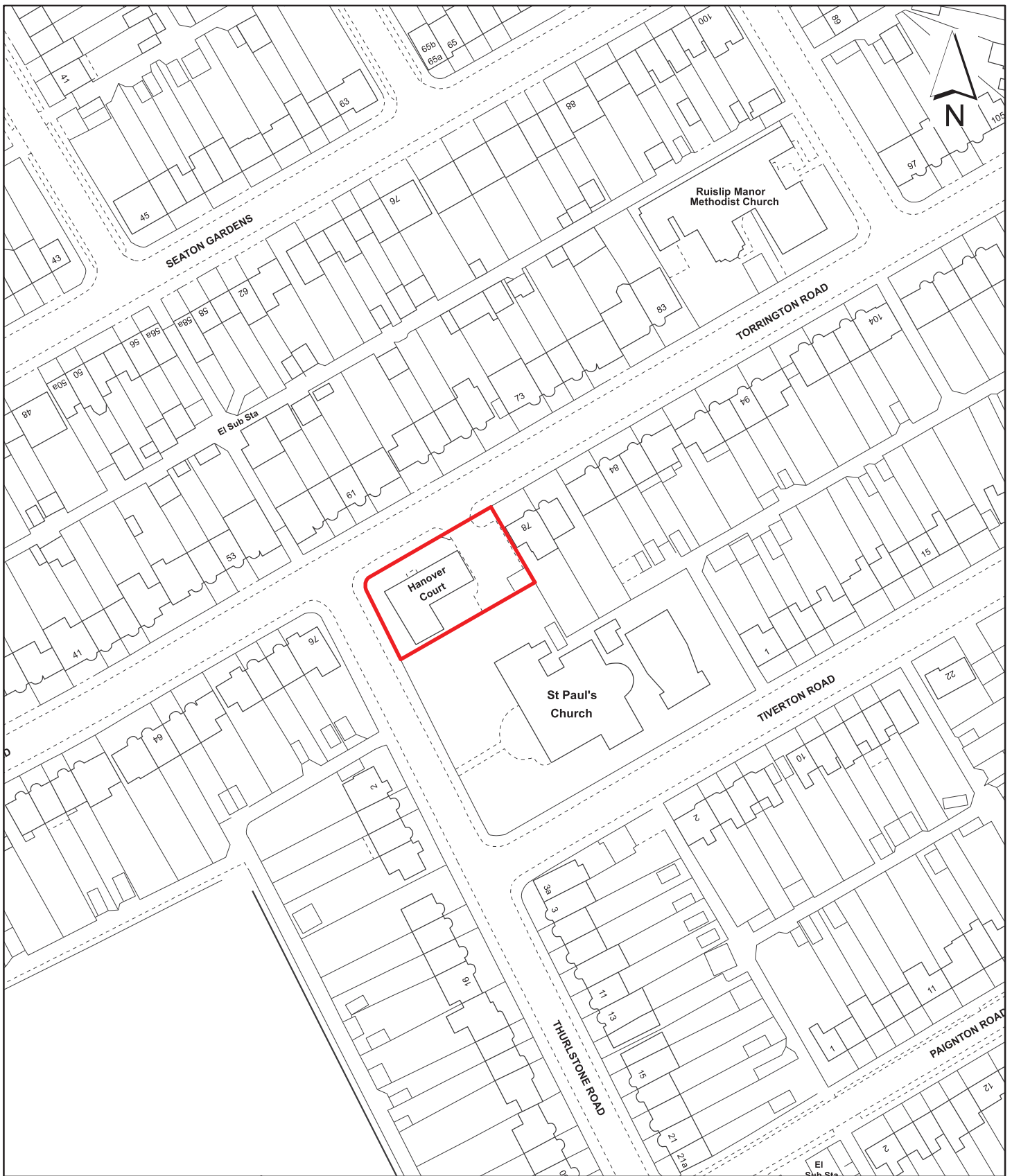
and



HILLINGDON LONDON BOROUGH COUNCIL

AGREEMENT

pursuant to Section 52 of the Town and Country
Planning Act 1971 relating to land adjoining
Saint Paul's Church and abutting on to Torrington
Road and Thurlston Road, Ruislip Manor, Middlesex

J A Kosky. LLB.,
Borough Solicitor
Town Hall
Hayes
Middlesex



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	<p>Planning Committee</p> <p>North</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
<p>Page 88</p>	<p>Date</p> <p>July 2014</p>		

Report of Head of Planning, Consumer Protection, Sport and Green Spaces

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED), SECTIONS 198-201 AND 203

TREE PRESERVATION ORDER NO. 717 (TPO 717): OAK AT 11 COURT ROAD, ICKENHAM

1.0 Summary

To consider whether or not to confirm TPO 717 with or without modification.

2.0 Recommendation(s)

That TPO 717 be confirmed without modification.

3.0 Information

3.1 The making of TPO 717 was authorised under delegated powers (on 3rd April 2014) after the new owner of 11 Court Road submitted to the Council 6 weeks' notice (a Section 211) of their intention to prune a high value Oak in their rear garden (on 6th March 2014).

The Oak is a fine, mature specimen and is estimated to be around 200 - 250 years old. The tree is about 20m high, has a crown spread of about 25m and is situated in the rear garden (which is about 55m long) about 25m south-east of the rear of the house. The tree contributes to local biodiversity and also significantly contributes to the amenity and arboreal character of the Ickenham Village Conservation Area.

The TPO was made to protect the Oak from unnecessary pruning.

3.2 The following formal objection (summarised) to TPO 717 was received from Mr Richard Campion on 2nd May 2014 on the grounds that: -

- I. "Whilst I have every intention of ensuring the longevity and health of the tree (as demonstrated by me requesting to have the tree trimmed in the first instance), I'm sure you'll agree it is a very large tree to have so close to the property".
- II. "It blocks out a significant amount of light from the house and the neighbouring properties".
- III. "I think it is important for us and any future owners of the property (or neighbouring properties) to have the option to create more light into their houses".
- IV. "I only have the best intentions for the tree and will not do anything to jeopardise its health either now or in the future".

4.0 Observations on the objections to TPO 717:

Pruning a tree introduces multiple wounds into its crown which can lead to infection and an early decline. Furthermore, trees respond to pruning by generating numerous new branches that are often poorly attached and lead to future failure. Therefore, the belief that having the tree trimmed will ensure its health and longevity is unfounded.

The tree is admittedly large, however given that it is mature (and therefore unlikely to grow much larger), and is situated in a very large rear garden, 25m away from the house, the Council consider this relationship to be acceptable. Furthermore, the tree is situated south-east of the house and can therefore only shade the house during the morning.

A TPO does not stop (reasonable) works being carried out to the tree is protects. It just ensures that all proposed works are carefully considered. Permission is not required to remove dead or dangerous branches and the Council would have no objection to minor pruning being carried out on the house-side of the tree to maintain this current relationship.

4.1 There were no other objections to or representations about TPO 717.

5.0 Conclusions

5.1 It is recommended that TPO 717 be confirmed without modification.

5.2 The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 717 (2014)
- Letter of objection to TPO 714 (and attached letter to previous owner)

Location Plan for 11 Court Road Ickenham Middlesex

Confirmation of

Tree Preservation Order Number

717

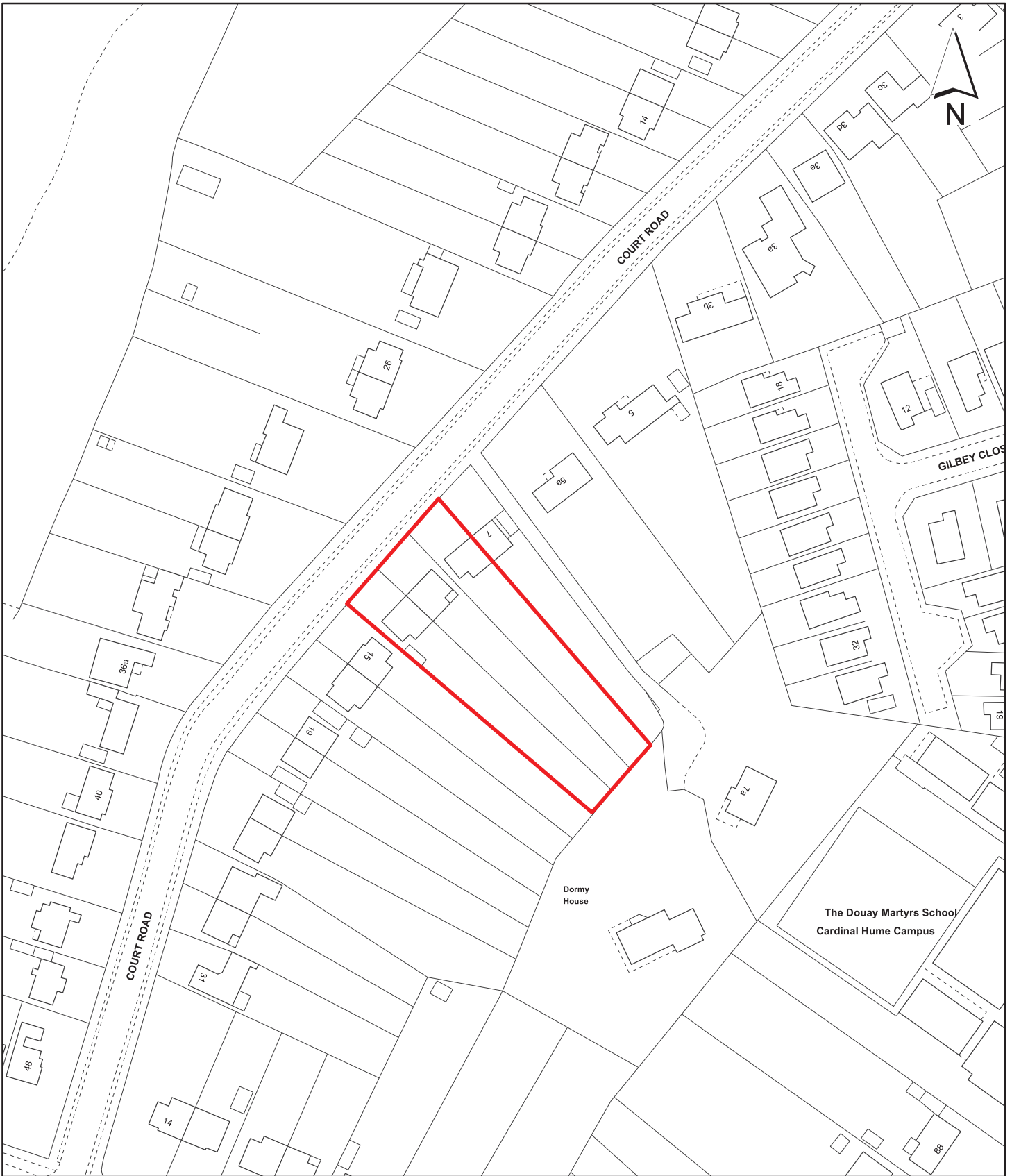
**LONDON BOROUGH OF
HILLINGDON**
Residents Services



Civic Centre, Uxbridge, Middx, UB8 1UW
Telephone No. : 01895 250111

Scale: 1:1,250

Date: July 2014





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	<p>Planning Application Ref:</p> <p>TPO 717</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North Page 92</p>	<p>Date</p> <p>July 2014</p>	

Report of the Head of Planning, Sport and Green Spaces

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2014 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance required local planning authorities to consider how they could inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution. Although Circular 05/05 has now been replaced by the National Planning Policy Framework (March 2012), this is still considered to be good practice.
2. The information contained in this report was reported to Cabinet on 19th June 2014 and updates the information received by Cabinet in March 2014. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 31 March 2014, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of April 2014 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/03/14' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/12/13" and "Total Income as at 31/03/14".

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

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 31 March 2014. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

ODPM Circular 05/2005 'Planning Obligations' (deleted)
DCLG National Planning Policy Framework adopted March 2012
District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008.

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009/ June 2009 / September 2009 / December 2009 /

North Planning Committee - 17 July 2014
PART 1 - MEMBERS, PUBLIC & PRESS

March 2010/ June 2010/ September 2010 / December 2010/ March 2011/ June 2011/
September 2011/ December 2011/March 2012/June 2012/Sept 2012 /December 2012/
March 2013/ June 2013/ September 2013/ December 2013/ March 2014./ June 2014.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 250230

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
			AS AT 31/03/14	AS AT 31/12/13	AS AT 31/03/14	AS AT 31/12/13	To 31/03/14	AS AT 31/03/14	AS AT 31/03/14	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT1278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT1278/63/175A *49	South Ruislip	BFPO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT1278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.(£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT1278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on SZ78 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	18,000.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. SZ78 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT1278/73	South Ruislip	R.A.F Northolt.. South RuislipMain Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. SZ78 agreement and technical approval pending.
PT1278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at a satisfactory standard. £1,000 engineering fees claimed.
PT1278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,782).
PT1278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,421.58	2,428.00	10,421.58	3,724.88	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. Further £7,993.58 claimed towards remedial works & fees this quarter.
SECTION 278 SUB - TOTAL			145,573.10	145,573.10	86,349.28	78,355.70	28,421.58	59,223.82	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT125/66 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/1/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
			AS AT 31/03/14	AS AT 31/12/13	AS AT 31/03/14	AS AT 31/12/13	To 31/03/14	AS AT 31/03/14	AS AT 31/03/14	
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	35,253.56	35,253.56	28,119.15	28,119.15	0.00	7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/112/205A	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	7,502.15	7,502.15	7,502.15	7,502.15	6,952.15	0.00	0.00	Contribution towards improvements to the London cycle network within a radius of 1500m of the site. Funds to be spent by September 2013. -Funds allocated towards cycle improvements as part of Ruislip Manor Town Centre scheme. (Cabinet Member decision 31/7/12). Scheme complete September 2013. All invoices paid.
PT/117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/120/241A	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	2,500.00	2,500.00	2,500.00	2,500.00	0.00	0.00	0.00	Funds received towards the undertaking of a Transport Assessment (TA) to assess the cumulative traffic impact of flatbed developments in Kingsend. Funds to be spent within 5 years of receipt (April 2016). Allocated towards TA (Cabinet member decision 31/7/12). TA received from consultants March 2013.
PT/127/238H	West Ruislip	Finn Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	34,603.50	0.00	0.00	0.00	34,603.50	0.00	Contribution received towards carbon reduction projects in the Ruislip area. Earmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019).
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	147,284.30	147,284.30	38,121.30	38,121.30	6,952.15	109,163.00	30,000.00	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	292,857.40	292,857.40	124,470.58	116,477.00	35,373.73	168,386.82	30,000.00	
PORTFOLIO: EDUCATION AND CHILDRENS SERVICES										
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,755,319.11	3,755,319.11	2,632,285.50	1,945,788.54	1,182,994.92	1,123,033.61	708,917.62	Towards educational places or improvements to schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.39). Funds to be spent by September 2016. Secondary contribution spent towards expansion at Ruislip High school (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution spent towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010). Final instalment received Nursery (£437,000), Primary (£779,000) and secondary (£684,000). £779,000 Primary contribution spent towards expansion of Hainyn and £165,939 to Field End. School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/13). Further £20,551 received towards the same purpose. £1,100,612 allocated and £686,496 spent towards expansion at Field End Primary School (Cabinet Member Decision 24/01/2014).
EYL/121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2951	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL/137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
EYL/138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	AS AT 31/03/14 512,742.69	AS AT 31/12/13 512,742.69	AS AT 31/03/14 298,439.38	AS AT 31/12/13 62,801.47	To 31/03/14 235,637.91	AS AT 31/03/14 214,303.31	AS AT 31/03/14 214,304.00	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement). Funds to be spent by February 2018. Further £261,446.35 received as remaining 50% education contribution. £112,742 allocated and spent towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Further £185,696 allocated and spent towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/139/239B	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	64,920.00	64,920.00	0.00	0.00	0.00	64,920.00	0.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits. Allocated towards expansion at Field End Infant & Primary School (Cabinet Member Decision 24/01/2014).
EYL/160/263B	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	12,704.43	12,704.43	12,704.43	0.00	12,704.43	0.00	0.00	Funds received towards the costs of additional and/or improved educational facilities within the London Borough of Hillingdon. No time limits. Allocated and spent towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/164/270	Eastcote & East Ruislip	103 Park Ave, Ruislip 49273/APP/2011/933	10,885.00	10,885.00	0.00	0.00	0.00	10,885.00	10,885.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/167/275	Eastcote & East Ruislip	Fmr Highgrove Day Nursery, Campbell Close, Ruislip 48552/APP/2009/234	7,102.00	7,102.00	0.00	0.00	0.00	7,102.00	7,102.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/168/279	Northwood	Claremont, Kewferry Drive, Northwood. 62950/APP/2011/2991	2,545.00	2,545.00	2,545.00	0.00	2,545.00	0.00	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. Allocated and spent towards expansion at Harlyn Primary School (Cabinet Member Decision 24/01/2014).
EYL/170/280	South Ruislip	12 Walnut Way, Ruislip 68425/APP/2012/659	16,138.00	16,138.00	16,138.00	0.00	16,138.00	0.00	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. Allocated and spent towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/171/281	Harefield	Fmr White Horse, Church Hill, Harefield. 38029/APP/2010/2743	13,510.00	13,510.00	6,814.30	0.00	6,814.30	6,695.70	0.00	Contribution received towards the provision of additional or improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. £13,510 allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014). £6,814.30 spent towards the scheme this quarter.
EYL/178/289	South Ruislip	30 Hardy Ave, Ruislip 49772/APP/2009/107	8,953.00	8,953.00	8,953.00	0.00	8,953.00	0.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate the child yield from the development. No time limits. Allocated and spent towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/181/282B	West Ruislip	Lyon Court, Pembroke Rd, Ruislip. 66895/APP/2011/3049	14,412.79	14,412.79	14,412.79	0.00	14,412.79	0.00	0.00	Contribution received towards education improvements or facilities including new school facilities, improvements to existing school facilities to accommodate extra children or improvements to playgrounds (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019). Allocated and spent towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/182/294	Northwood	Orenda, 68 Thimere Gardens, Northwood. 59962/APP/2011/2101	48,710.00	48,710.00	48,710.00	0.00	48,710.00	0.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield from the development. No time limits. Allocated and spent towards expansion at Harlyn Primary School (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
			AS AT 31/03/14	AS AT 31/12/13	AS AT 31/03/14	AS AT 31/12/13	To 31/03/14	AS AT 31/03/14	AS AT 31/03/14	
EYL/183/295	South Ruislip	9 & 9a Great Central Avenue, Ruislip. 4795/APP/2012/1777	12,911.00	12,911.00	12,911.00	0.00	12,911.00	0.00	0.00	Contribution received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield from the development. No time limits. Allocated and spent towards expansion at Bourne Primary School (Cabinet Member Decision 24/01/2014).
EYL/184/296	Harefield	Fmr Swan PH, Swan Rd, Breakspear Road North, Harefield. 18239/APP/2012/296	7,718.00	7,718.00	0.00	0.00	0.00	7,718.00	0.00	Contribution received towards education improvements or facilities including new school facilities, improvements to existing school facilities to accommodate extra children or improvements to playgrounds (see agreement for details). No time limits. Allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014).
EYL/186/299A	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	51,098.24	51,098.24	51,098.24	0.00	51,098.24	0.00	51,098.24	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities; improvements to school facilities to accommodate extra children (see agreement for further details). No time limits for spend. £51,098.24 spent towards expansion at Ruislip Gardens Primary School (2013/14 closing). Spend subject to formal allocation and approval.
EYL/187/301	Northwood	37-45 Ducks Hill Rd, Northwood 592.14/APP/2010/1766	130,618.06	130,618.06	130,618.06	0.00	130,618.06	0.00	0.00	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities; improvements to school facilities to accommodate extra children (see agreement for further details). Funds to be spent within 5 years of receipt (July 2018). £130,618.06 spent towards expansion at Hillingdon Primary School (2013/14 closing). Spend subject to formal allocation and approval.
EYL/191/305A	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	39,018.58	39,018.58	39,018.58	0.00	39,018.58	0.00	0.00	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities; improvements to school facilities to accommodate extra children (see agreement for further details). No time limits. £39,018.58 spent towards expansion at Hillingdon Primary School (2013/14 closing). Spend subject to formal allocation and approval.
EYL/193/307	West Ruislip	3, South Drive, Ruislip 1305/APP/2012/211	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	6,000.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/194/308	Manor	69-77 Park Way, Ruislip 885/APP/2010/340	14,231.00	14,231.00	0.00	0.00	0.00	14,231.00	14,231.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/196/310	Northwood	High Meadow, Farm Rd, Northwood 41596/APP/2013/310	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/198/312	Ickenham	25 Highfield Drive, Ickenham 2275/APP/2013/633	7,886.00	7,886.00	0.00	0.00	0.00	7,886.00	7,886.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/199/316	Northwood	41 Frithwood Ave, Northwood 1891/APP/2013/1655	12,796.00	0.00	0.00	0.00	0.00	12,796.00	12,796.00	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities; improvements to school facilities to accommodate extra children (see agreement for further details). No time limits.
EYL/200/317	Northwood	24 Eastbury Rd, Northwood 19305/APP/2011/1584 & 19305/APP/2012/3107	20,158.00	0.00	0.00	0.00	0.00	20,158.00	20,158.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/202/319A	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2510	151,749.00	0.00	0.00	0.00	0.00	151,749.00	151,749.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details) No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
EYL/203/320	Northwood	15 Nicholas Way, Northwood 16824/APP/2012/3220	AS AT 31/03/14 12,796.00	AS AT 31/12/13 0.00	AS AT 31/03/14 0.00	AS AT 31/12/13 0.00	To 31/03/14 0.00	AS AT 31/03/14 12,796.00	AS AT 31/03/14 12,796.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details). Funds to be spent within 5 years of receipt (Feb 2019).
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,380,602.87	5,183,003.87	3,274,648.28	2,008,690.01	1,762,556.23	2,105,854.59	1,663,503.83	
PORTFOLIO: CENTRAL SERVICES										
		CENTRAL SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	75,000.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/118/231C.
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip . 66895/APP/2011/3049	47,950.86	47,950.86	0.00	0.00	0.00	47,950.86	47,950.86	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66895/APP/2011/3049	25,330.03	25,330.03	0.00	0.00	0.00	25,330.03	25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/79/299E	Gavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	19,669.95	0.00	0.00	0.00	19,669.95	19,669.95	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. Funds to be spent within 5 years of receipt (July 2018).
		COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL	246,625.86	246,625.86	0.00	0.00	0.00	246,625.86	206,496.51	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
			AS AT 31/03/14	AS AT 31/12/13	AS AT 31/03/14	AS AT 31/12/13	To 31/03/14	AS AT 31/03/14	AS AT 31/03/14	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
CSL/6/189A	Ruislip	30 Kings End, Ruislip 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby by community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/208B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	264,134.80	264,134.80	0.00	12,996.74	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 1/09/2011). Scheme completed 2013. Remaining balance earmarked towards the upgrade of the Music studio at Ruislip Youth Centre, subject to a formal allocation request.
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2007/1072	289,750.00	289,750.00	0.00	0.00	0.00	289,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2016.
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	24,130.14	24,130.14	0.00	0.00	0.00	24,130.14	24,130.14	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip. 8418/APP/2006/913&914	14,300.00	14,300.00	0.00	0.00	0.00	14,300.00	14,300.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). Earmarked towards provision of cycling facilities at Field End School. Subject to formal approval.
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	356.03	356.03	0.00	0.00	0.00	356.03	356.03	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	2,263.48	0.00	0.00	0.00	2,263.48	2,263.48	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
CSL/36/299B	Caversditch	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	955.56	955.56	0.00	0.00	0.00	955.56	955.56	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
			AS AT 31/03/14	AS AT 31/12/13	AS AT 31/03/14	AS AT 31/12/13	To 31/03/14	AS AT 31/03/14	AS AT 31/03/14	
CSL/37/299C	Cavendish	161 Elliot Ave (mnr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	11,028.95	11,028.95	0.00	0.00	0.00	11,028.95	11,028.95	Contribution received towards the provision or improvement of community facilities within the Authority's area. No time limit for spend.
CSL/38/301C	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	1,375.61	1,375.61	0.00	0.00	0.00	1,375.61	1,375.61	Contribution received towards the provision of library facilities and/or library books serving the locality of the development. Funds to be spent within 5 year of receipt (July 2018).
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment (see agreement for details). No time limit for spend.
CSL/45/319B	Northwood Hills	117 Plimmer Rd, Northwood 12055/APP/2006/2510	2,580.63	0.00	0.00	0.00	0.00	2,580.63	2,580.63	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	687,586.56	685,005.93	264,134.80	264,134.80	0.00	423,451.76	108,492.11	
		COMMUNITY, COMMERCE AND REGENERATION -TOTAL	934,212.42	931,631.79	264,134.80	264,134.80	0.00	670,077.62	314,988.62	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/46/176B	Northwood	Former True Lovers' Knot Public House, Rickmansworth Road, Northwood 27717/APP/2007/1440	21,195.00	21,195.00	21,195.00	3,075.54	18,146.96	0.00	0.00	Funds received towards the costs of providing environmental improvements at "The Gravel Pits" within the vicinity of the Development or other green space within the Borough. No time constraints. Funds allocated towards scheme of improvements at The Gravel Pits (Cabinet Member Decision 3/9/2010). £3,048 spent towards an interpretation board, further works programmed for 2013/14. Footpath works completed.
E/47/177B	Manor	41-55, Windmill Hill, Ruislip planning ref.48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	35,112.37	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010). Works complete Dec 12. Accounting adjustment made, scheme to be closed.
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	118,803.95	Contribution received towards the provision or improvement of outdoor sports and /or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014.
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/260	28,994.76	28,994.76	27,237.50	0.00	27,237.50	1,757.26	0.00	Contribution received towards open space/recreation improvements or other green spaces in the locality. Funds allocated towards improving playground facilities at Ruislip Lido, Cabinet Member Decision (31/10/13). No time limits on spend. Play equipment completed March 2014. Awaiting installation of benches.
E/61/217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit. Funds allocated towards improvements to playground on Harefield Green (Cabinet Member Decision 24/01/2014).
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	15,191.56	15,191.56	15,191.56	131,688.19	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). Spend towards maintenance costs 2012/13.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
			AS AT 31/03/14	AS AT 31/12/13	AS AT 31/03/14	AS AT 31/12/13	To 31/03/14	AS AT 31/03/14	AS AT 31/03/14	
E/63/231F	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham, 38402/APP/2007/1072	30,000.00	30,000.00	30,000.00	30,000.00	30,000.00	0.00	0.00	Funds to be used for works to improve that part of the Hillingdon Trail which lies outside the boundaries of the development. Funds are to be spent within 5 years of receipt (November 2015). Funds allocated towards improvements to the Hillingdon Trail (Cabinet Member Decision 28/2/2013). Scheme completed Sept 2013. All invoices received.
E/64/238E	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	60,125.97	60,125.97	60,125.97	0.00	60,125.97	0.00	0.00	£29,467 received as 50% of the open space contribution towards the provision of open space or open space facilities in the vicinity of the land. First contribution to be spent by February 2018. Further £30,658.10 received as remaining 50% of open space contribution. Funds allocated and spent towards Ruislip Lido Enhancement Programme (Cabinet Member Decision 3/03/2014).
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	6,678.17	5,283.17	1,799.29	3,321.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/68/241D	Ruislip	28 & 28a Kingsend, Ruislip. 5740/APP/2008/1214	8,478.00	8,478.00	8,478.00	0.00	8,478.00	0.00	0.00	Contribution received towards open space provision within the vicinity of the development. Funds to be spent within 5 years of receipt (April 2016). Funds allocated and spent towards the Ruislip Lido Enhancement Programme (Cabinet Member Decision 3/03/2014).
E/70/243C	South Ruislip	Fmr Tally Ho PH, West End Road, Ruislip. 8478/APP/2006/913&914	28,967.00	28,967.00	28,967.00	0.00	28,967.00	0.00	0.00	Contribution received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). Funds spent towards Chrysalis scheme to upgrade footpath at Coronation walk (2013/14 closing). Spend subject to formal allocation and approval.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	25,000.00	25,000.00	10,000.00	5,000.00	10,000.00	15,000.00	10,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve.
E/78/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 68895/APP/2011/3049	10,000.00	10,000.00	6,740.00	0.00	6,740.00	3,260.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13).
E/86/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
		FINANCE PROPERTY & BUSINESS SERVICES -SUB -TOTAL	644,744.03	644,744.03	246,738.17	93,662.64	206,686.28	398,005.86	128,803.95	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										
H/9/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	21,699.53	21,675.10	8,584.43	0.00	8,584.43	13,115.10	0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer. £8,584 allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013). Funds transferred to NHS Property Services (Feb 2014).
H/11/195B *57	Ruislip	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
H/12/197B *68	Ruislip	Windmill Public House, Pembroke Road, Ruislip. 11924/APP/2006/2632	AS AT 31/03/14 11,472.60	AS AT 31/12/13 11,440.00	AS AT 31/03/14 11,472.60	To 31/03/14 11,472.60	AS AT 31/03/14 0.00	AS AT 31/03/14 0.00	Funds received for the provision of primary health care facilities in the Uxbridge area. Funds to be spent within 5 years of receipt (Feb 2014). Allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013). Funds transferred to NHS Property Services (Feb 2014)	
H/15/205F *65	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	186,498.84	185,968.23	186,498.84	186,498.84	0.00	0.00	Funds received towards the cost of providing primary healthcare facilities within the Eastcote and East Ruislip ward boundary or any adjoining ward where it would be reasonable for residents of the development to attend. Funds to be spent by September 2014. Allocated towards extension at Southcote Clinic, Ruislip (Cabinet Member Decision 9/01/2014). Funds transferred to NHS Property Services (Feb 2014)	
H/19/231G *71	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	193,856.54	193,305.00	193,856.54	193,856.54	0.00	0.00	Funds received towards the costs of providing primary health care facilities within a 3 mile radius of the development. Funds to be spent within 7 years of receipt. (November 2017). Allocated towards extension to GP Practice in Wallasey Crescent, Ickenham (Cabinet Member Decision 17/01/2014). Funds transferred to NHS Property Services (Feb 2014)	
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.	
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	22,455.88	22,455.88	0.00	0.00	0.00	22,455.88	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016.	
H/22/239E *74	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2804	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.	
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 58816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A.	
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises or services (see legal agreement for details). No time limit for spend.	
H/34/282F *92	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of completion of the development (estimated to be 2019).	
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).	
H/36/299D *94	Cavershish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.	
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	12,958.84	0.00	0.00	0.00	12,958.84	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of receipt (July 2018).	

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2013 / 2014 EXPENDITURE	BALANCE OF FUNDS	BALANCE NOT SPENDABLE NOT ALLOCATED	COMMENTS (as at mid May 2014)
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	AS AT 31/03/14 221,357.83	AS AT 31/12/13 0.00	AS AT 31/03/14 0.00	AS AT 31/12/13 0.00	To 31/03/14 0.00	AS AT 31/03/14 221,357.83	AS AT 31/03/14 221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	0.00	0.00	0.00	0.00	24,312.54	24,312.54	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	854,090.07	607,280.52	400,412.41	0.00	400,412.41	453,677.66	245,670.37	
		SECTION 106 SUB - TOTAL	7,960,833.69	7,513,944.51	4,224,054.96	2,404,508.75	2,376,607.07	3,736,778.73	2,382,966.77	
		GRAND TOTAL ALL SCHEMES	8,106,406.79	7,659,517.61	4,310,404.24	2,482,864.45	2,405,028.65	3,796,002.55	2,382,966.77	
NOTES										
The balance of funds remaining must be spent on works as set out in each individual agreement.										
Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.										
Bold figures indicate changes in income and expenditure										
* Denotes funds the Council is unable to spend currently (totals £217,615.34)										
*24: PT125 £37,425.09 reasonable period for expenditure without owner's agreement has lapsed										
*32: PT278/46 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*49:PT278/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*55: H/97/84C £13,115.10 funds have been received to provide Primary Health Care facilities in the borough.										
*57:H11/196B £3,156.00 funds have been received to provide health care services in the borough.										
*58:H12/197B £0.00 funds have been received to provide Primary Health Care facilities in the borough. Transferred to NHS Property Services towards King Edwards Medical Centre.										
*62:PT278/171/197 £23,000.00 held as security for the due and proper execution of the works.										
*65: H15/205F £0.00 funds have been received to provide Primary Health Care facilities in the borough.										
*71:H19/231G £0.00 funds have been received to provide Primary Health Care facilities in the borough. Transferred to NHS Property Services towards extension at Southcote Clinic.										
*72:H20/238F £31,441.99 funds have been received to provide Health Care services in the borough. Transferred to NHS Property Services towards extension to medical centre at Wallasey Crescent.										
*73 H21/237D £22,455.88 funds have been received to provide Primary Health Care facilities in the borough.										
*74 H22/239E £7,365.00 funds have been received to provide Health Care services in the borough.										
*76:PT178/238G £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).										
*81:H28/263D £3,353.86 funds have been received to provide Health Care services in the borough.										
*92:H35/282F £15,031.25 funds received to provide health care facilities in the borough.										
*94:H36/289D £9,001.79 funds received to provide health care facilities in the borough.										
*95:H37/301E £12,958.84 funds received to provide health care facilities in the borough.										
*103: H/44/319D £24,312.54 funds received to provide health care facilities in the borough.										
£217,615.34										

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By virtue of paragraph(s) 6 of Part 1 of Schedule 12A
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Document is Restricted

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Plans for North Applications Planning Committee

17th July 2014



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 115

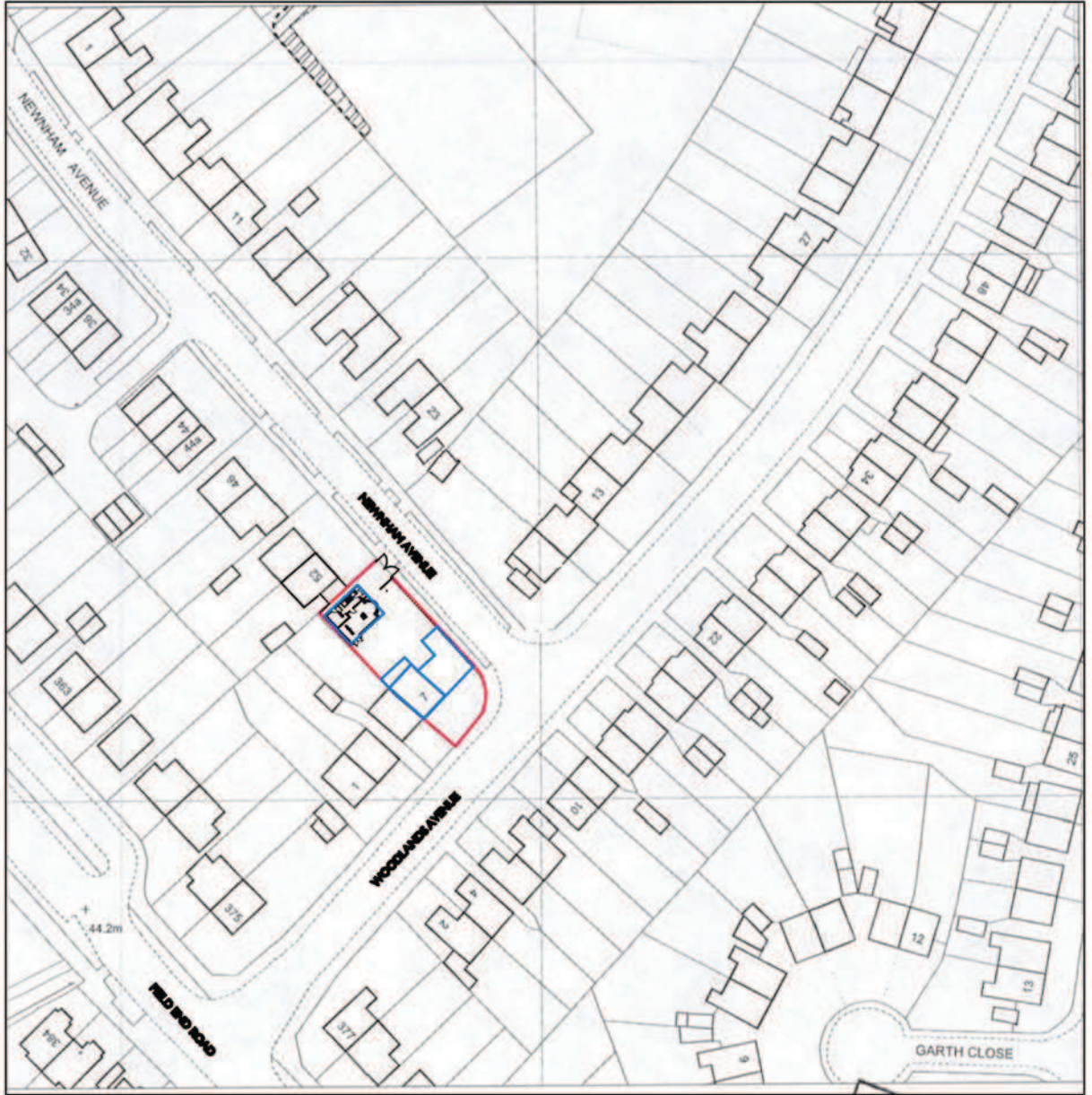
Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 7 WOODLANDS AVENUE RUISLIP

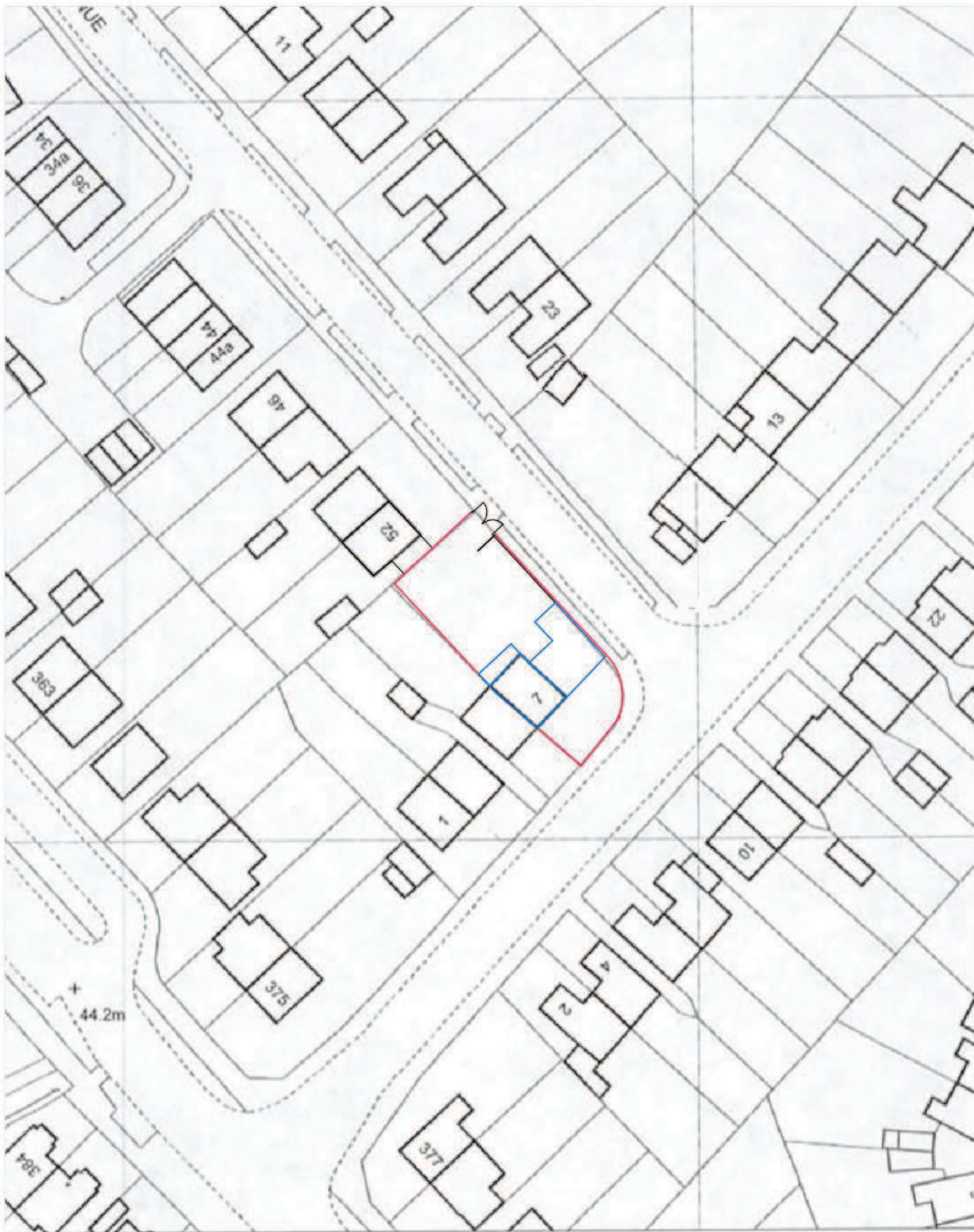
Development: Two storey, 3-bed, detached dwelling with habitable basement with associated amenity space

LBH Ref Nos: 69927/APP/2014/1402

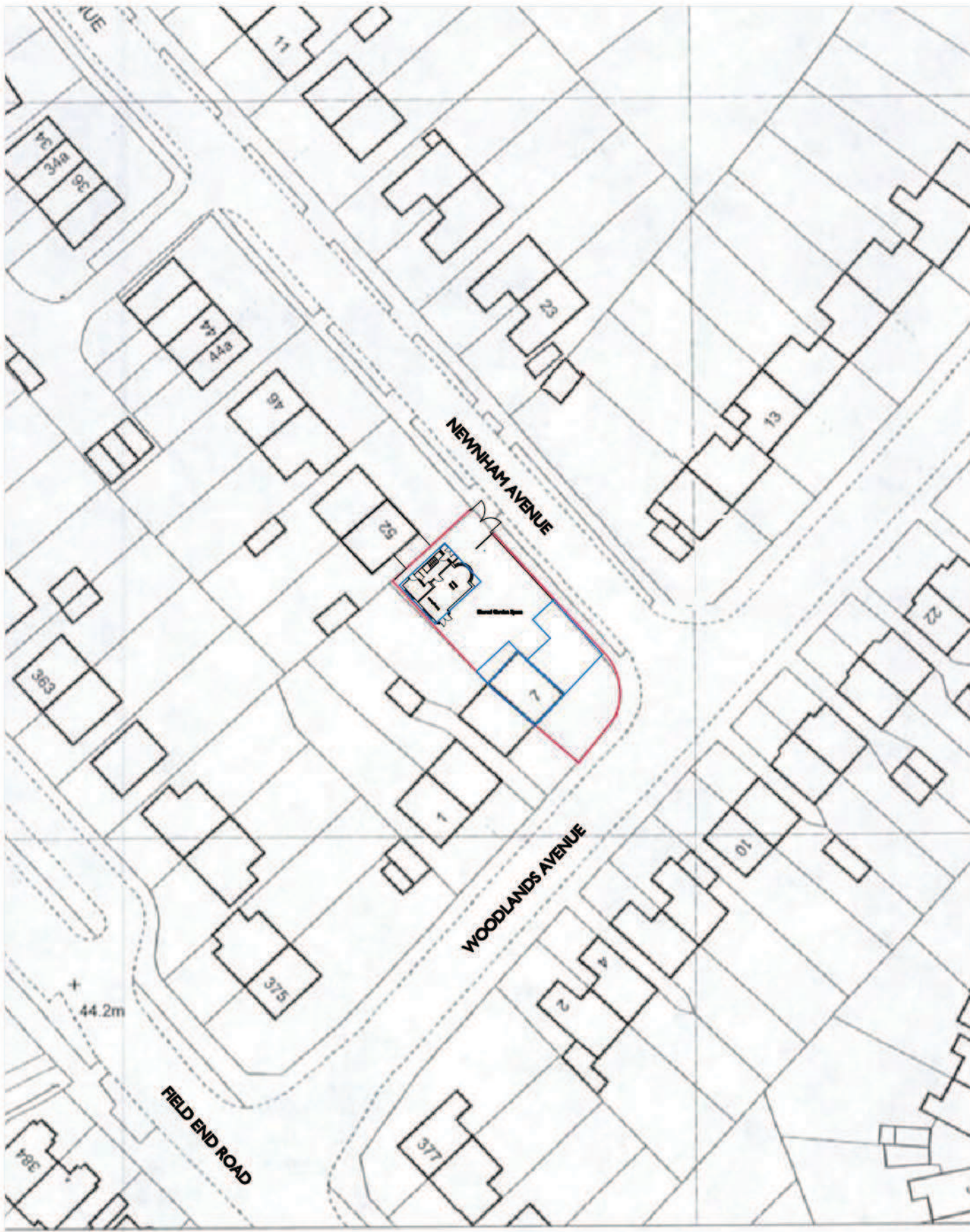
Date Plans Received: 23/04/2014 **Date(s) of Amendment(s):** 06/05/2014
Date Application Valid: 08/05/2014 07/05/2014
23/04/0014



notes All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement. Any discrepancies be reported immediately. To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings revisions First Issue -May - JH All Windows To Match Existing	drawing name OS MAP	drawing no OS MAP	rev -
	project 7 Woodlands Avenue Eastcote London	Detail Design	
	scale 1:1250@A4	STATUS PLANNING	8 Lonsdale Close, East Ham, London, E6 3PU T 0794 041 2365 jay.hirani@ovl.com



<p>notes All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement. Any discrepancies be reported immediately. To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings</p>	<p>revisions First Issue -16 May -JH All Windows To Match Existing</p>	<p>drawing name Site Plan</p> <p>address 7 Woodlands Avenue Eastcote London HA4 9</p> <p>scale 1:500@A3</p> <p>status PLANNING</p>	<p>drawing no Site</p> <p>rev -</p> <p>Detail Design</p> <p>8 Lansdale Close, East Ham, London, E6 3PU jay@hwa.com</p> <p>T 0794 041 2365</p>
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N

notes
 All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.
 Any discrepancies be reported immediately.
 To be read in conjunction with Structures Engineers' drawings and Mechanical and Electrical drawings

revisions
 First Issue -16 May -JH
 All Windows To Match Existing

drawing name
 Site Plan

7 Woodlands Avenue Eastcote London HA4 9

scale
 1:500@A3

status
 PLANNING

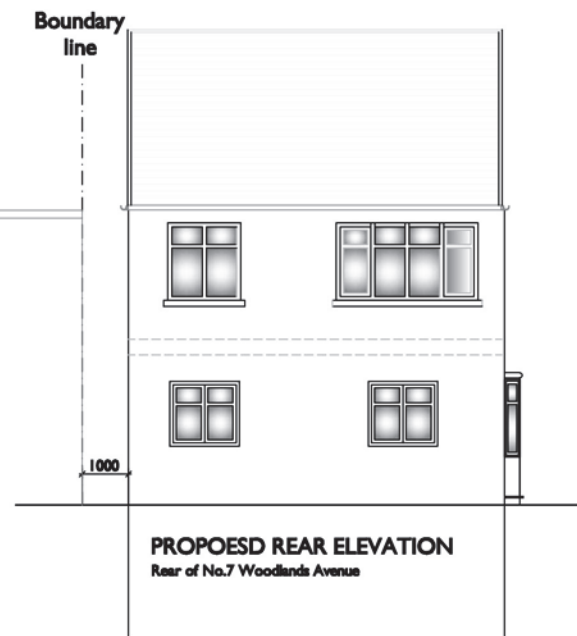
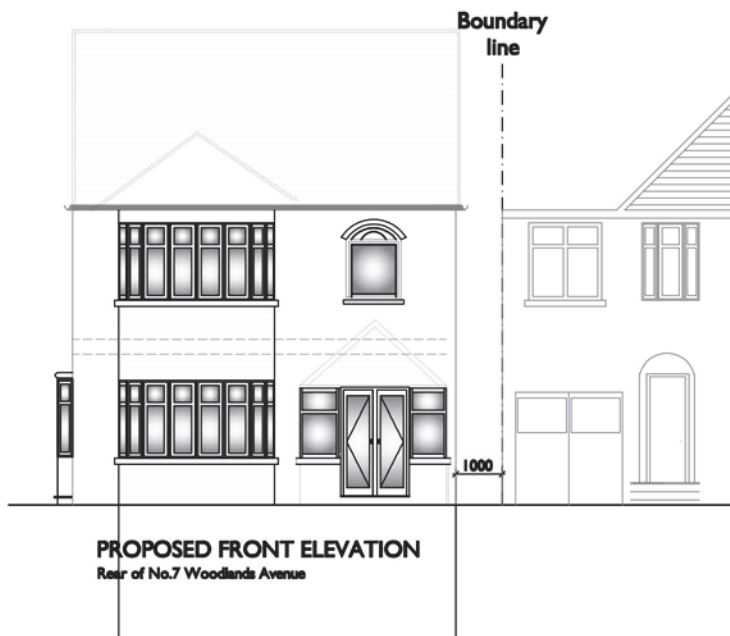
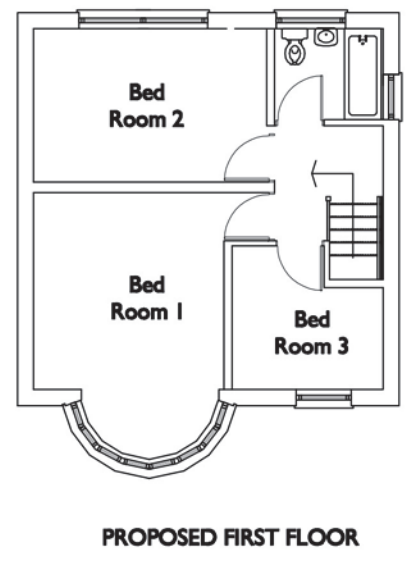
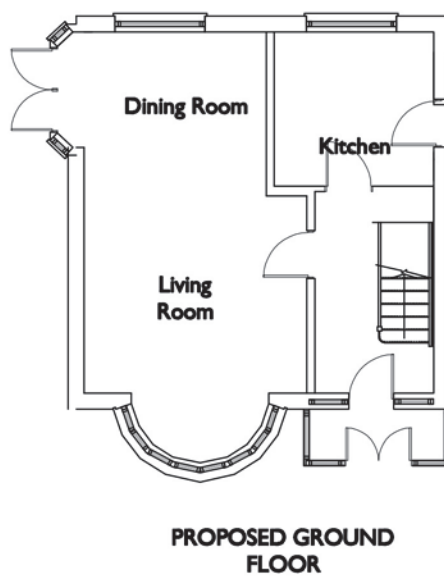
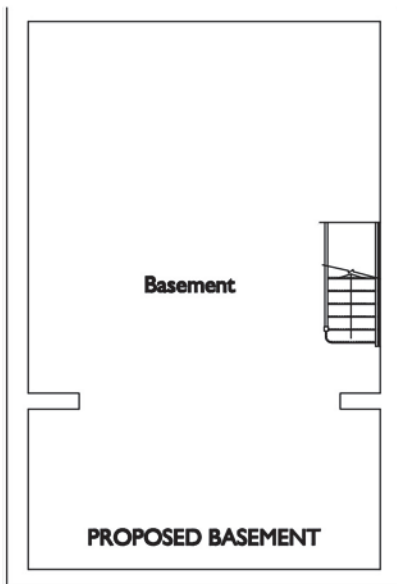
drawing no
 Site

rev
 -

Detail Design

8 Lovelace Close, East Ham, London, E6 3PU
 jay@hwa.com

T 0794 041 2365

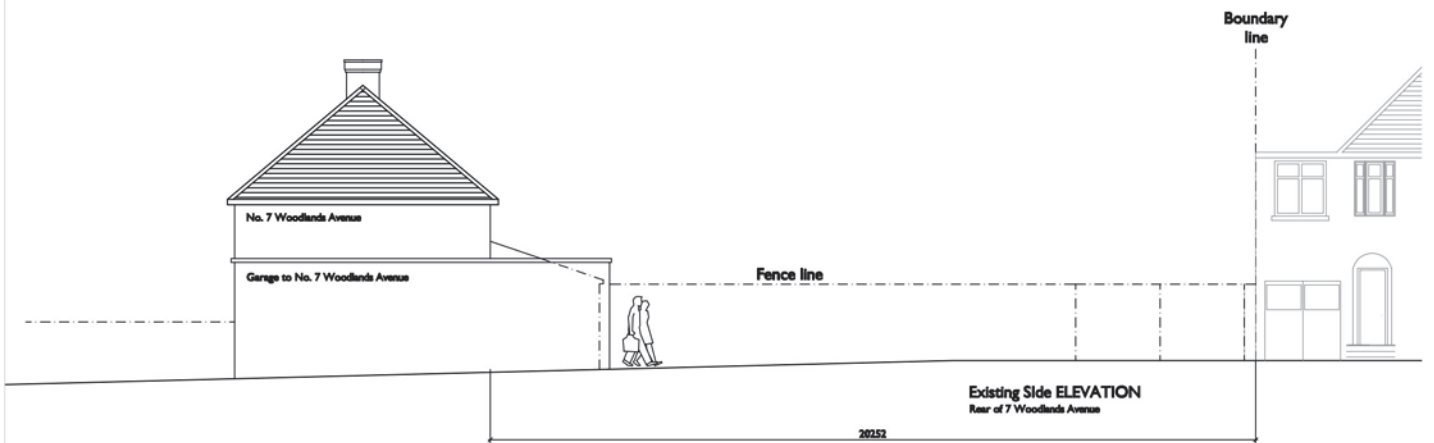
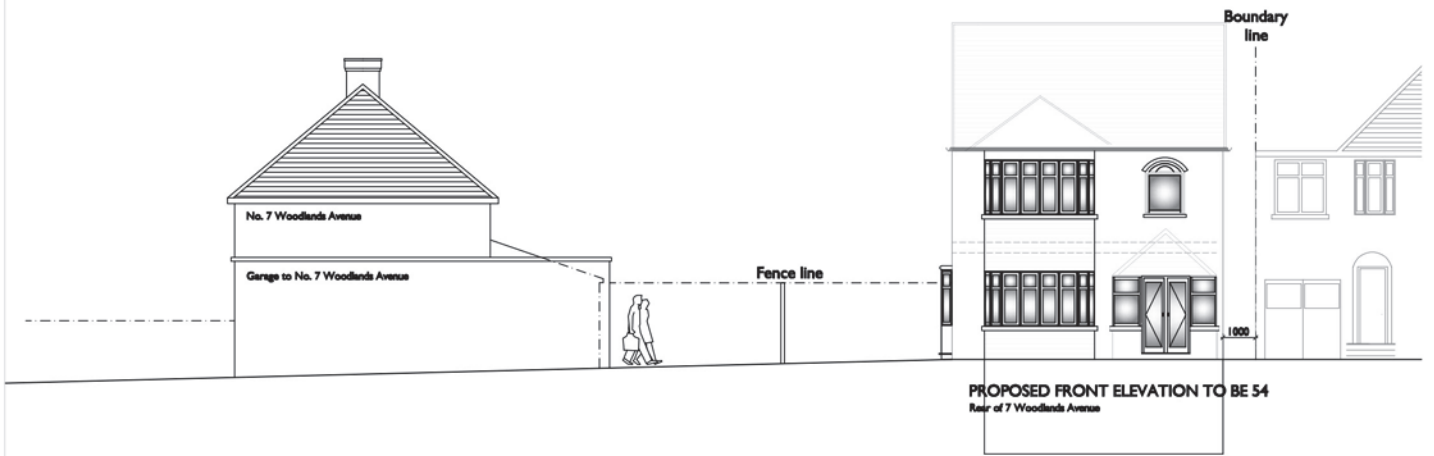
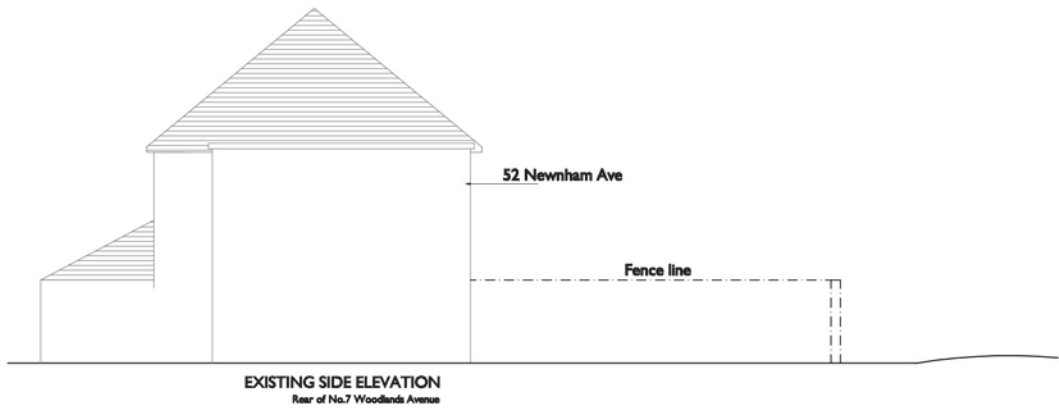


notes
All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.
Any discrepancies be reported immediately.
To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

revisions
First Issue - April - JH
All Windows To Match Existing

drawing name PROPOSED FLOOR PLAN AND ELEVATION	
project Woodlands Avenue Eastcote London HA4 9	
scale 1:100@A3	status PLANNING

drawing no	rev 1
Detail Design	
8 Lonsdale Close, East Ham, London, E6 3PU jay@traut@outlook.com	T 0794 041 2365

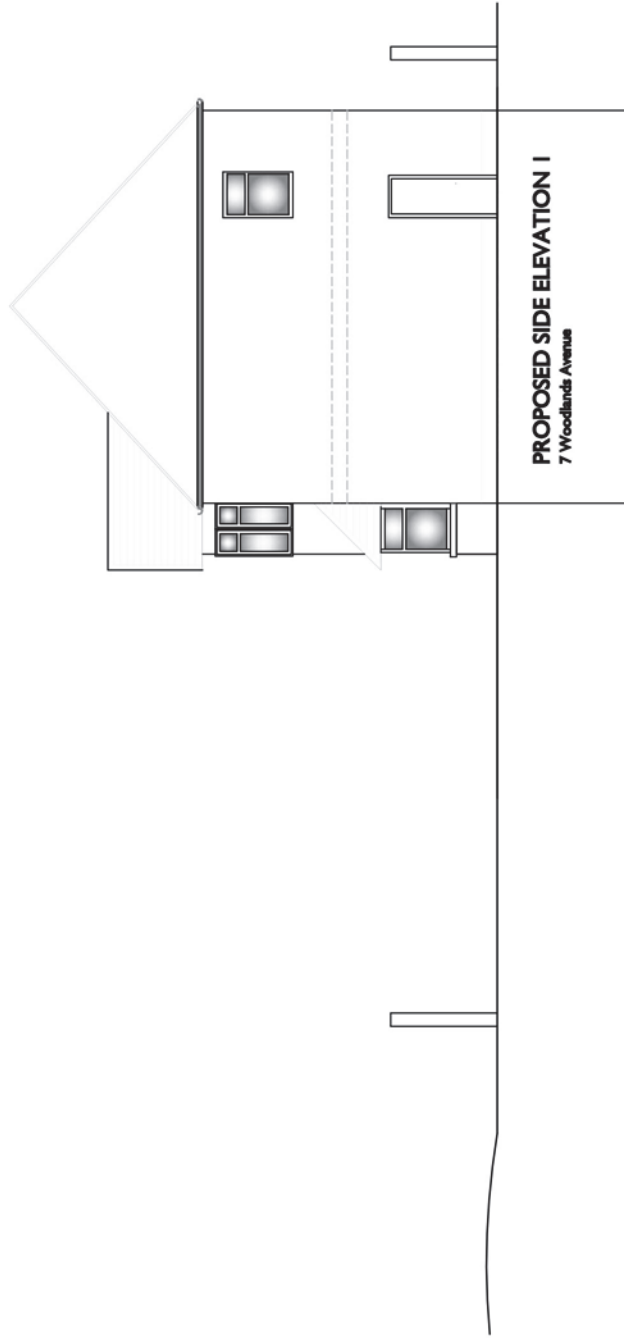


notes
 All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.
 Any discrepancies be reported immediately.
 To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings

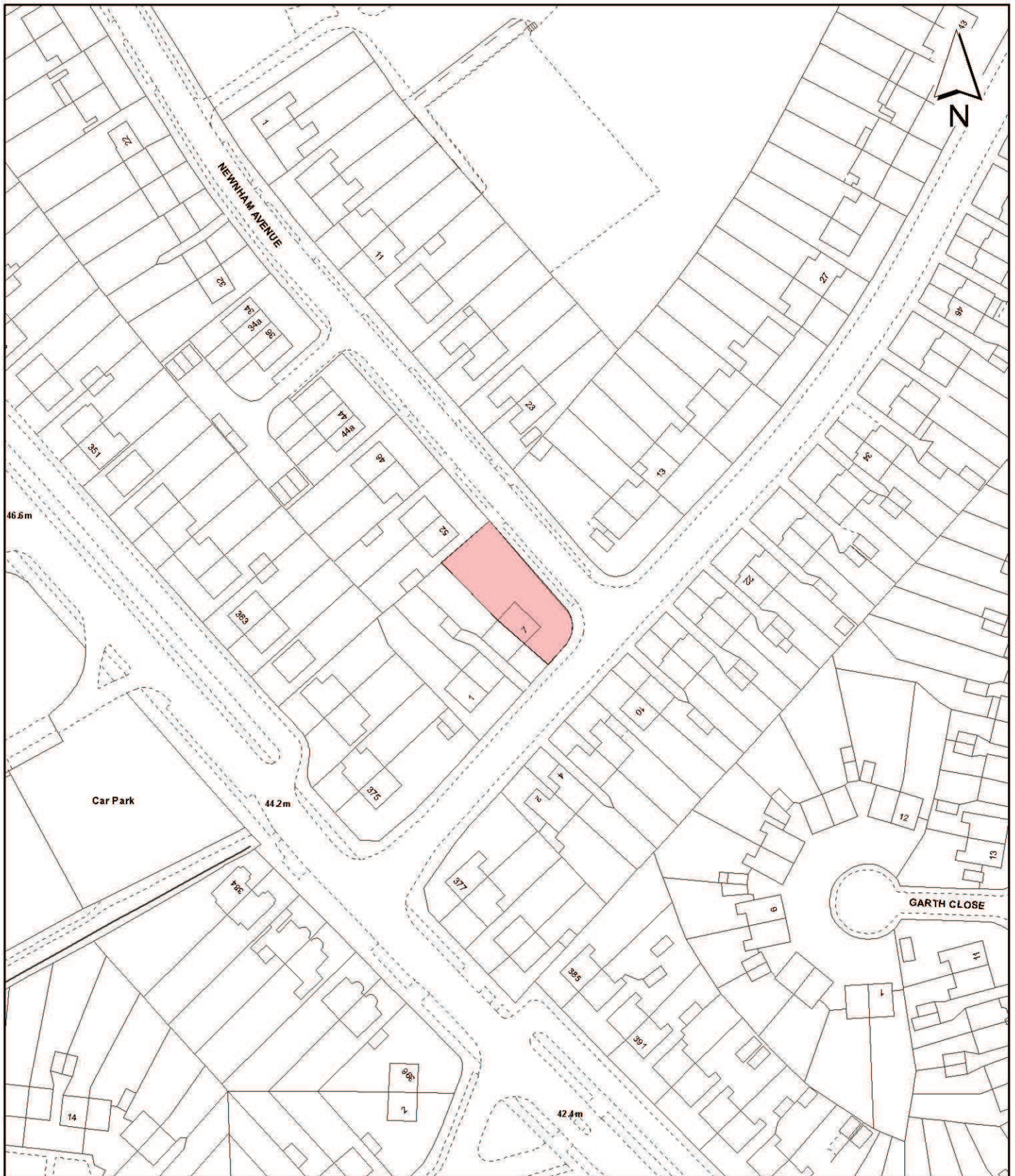
revisions
 First issue -April 14 - J1
 All Windows To Match Existing



drawing name
PROPOSED FLOOR PLAN AND ELEVATION
 project
 7 Woodlands Avenue Eastcote London HA4 9
 scale
 1:100@A2
 PLANNING

drawing no
 7 A 004
 rev -
 Detail Design
 8 Lovell Close, East Ham, London, E6 3PU
 jay@jrh.com
 T 0794 041 2368



<p>notes</p> <p>All plans, sections & elevations are based on measured readings and any scaled dimension should not be relied upon to give an accurate measurement.</p> <p>Any discrepancies should be reported immediately.</p> <p>To be read in conjunction with Structural Engineers' drawings and Mechanical and Electrical drawings</p>	<p>revisions</p> <p>First Issue - April 14 - JH All Windows To Match Existing</p>	<p>drawing name PROPOSED SIDE ELEVATION</p> <p>project 7 Woodlands Avenue Eastcote London HA4 9</p> <p>scale 1:100@A3</p> <p>status PLANNING</p>	<p>drawing no 7 Planning side</p> <p>REV -</p> <p>Detail Design</p> <p>8 London, One, East Ham, London, E6 3U jph@jph.com</p> <p>T 0204 041206</p>
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<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">Land Forming Part Of 7 Woodlands Avenue Ruislip</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">69927/APP/2014/1402</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North Page 123</p>	<p>Date</p> <p align="center">July 2014</p>	
		 <p>HILLINGDON LONDON</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 3 CANTERBURY CLOSE NORTHWOOD

Development: First floor side extension (Resubmission)

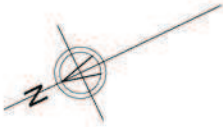
LBH Ref Nos: 68984/APP/2014/1820

Date Plans Received: 27/05/2014

Date(s) of Amendment(s):

Date Application Valid: 04/06/2014

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B BLOCK PLAN (1:500)



SITE LOCATION PLAN (1:1250)

PLANNING DRAWING



Rev	Description	Date

PROPERTY PLANNER



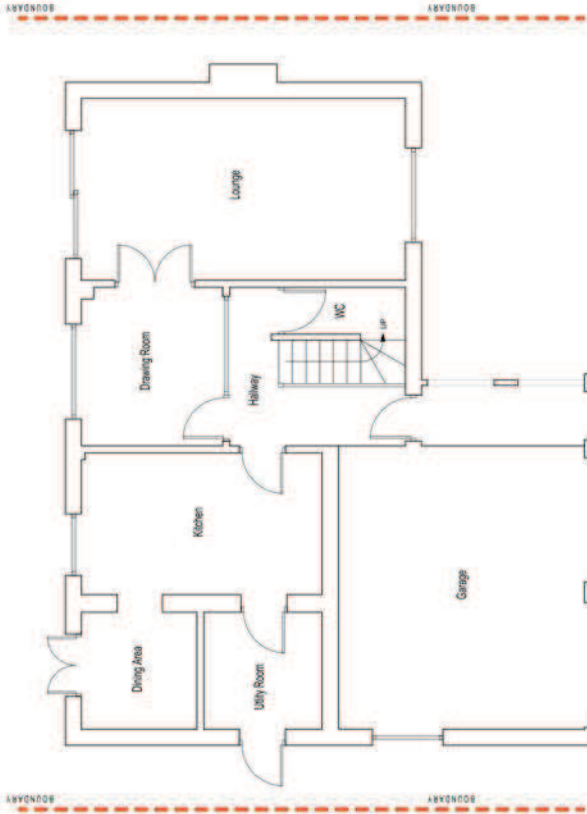
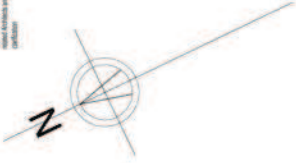
Project
3 Canterbury Close,
Northwood, Middlesex,
London, HA6 3NB.

Title
Proposed Part Side
& Part Rear Extension

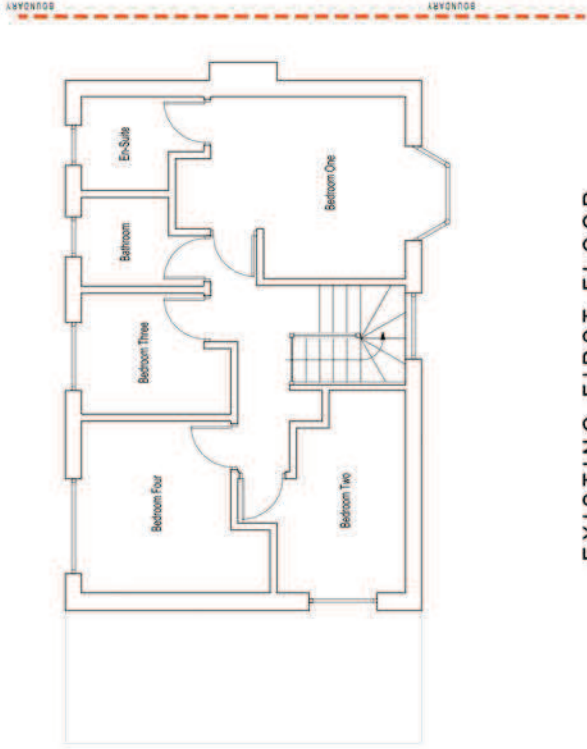
Original Scale	Drawn	Checked
STATED	JSL	JSL
Date	Date	Date
Drawing Number		Rev
2013082/PLG/11		

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State of Plans drawn for the purposes of CAD. Cad drawings are not a substitute for a professional architect's design. All dimensions and measurements shall be in accordance with the information provided on these drawings. The client shall be responsible for ensuring that the drawings are in accordance with the information provided. The client shall be responsible for ensuring that the drawings are in accordance with the information provided.



EXISTING GROUND FLOOR



EXISTING FIRST FLOOR

No.	Description	Quantity	Unit	Date
1	1 - 1/2" x 6" x 8" studs			
2	1 - 1/2" x 6" x 8" studs			
3	1 - 1/2" x 6" x 8" studs			
4	1 - 1/2" x 6" x 8" studs			
5	1 - 1/2" x 6" x 8" studs			
6	1 - 1/2" x 6" x 8" studs			
7	1 - 1/2" x 6" x 8" studs			
8	1 - 1/2" x 6" x 8" studs			
9	1 - 1/2" x 6" x 8" studs			
10	1 - 1/2" x 6" x 8" studs			
11	1 - 1/2" x 6" x 8" studs			
12	1 - 1/2" x 6" x 8" studs			
13	1 - 1/2" x 6" x 8" studs			
14	1 - 1/2" x 6" x 8" studs			
15	1 - 1/2" x 6" x 8" studs			
16	1 - 1/2" x 6" x 8" studs			
17	1 - 1/2" x 6" x 8" studs			
18	1 - 1/2" x 6" x 8" studs			
19	1 - 1/2" x 6" x 8" studs			
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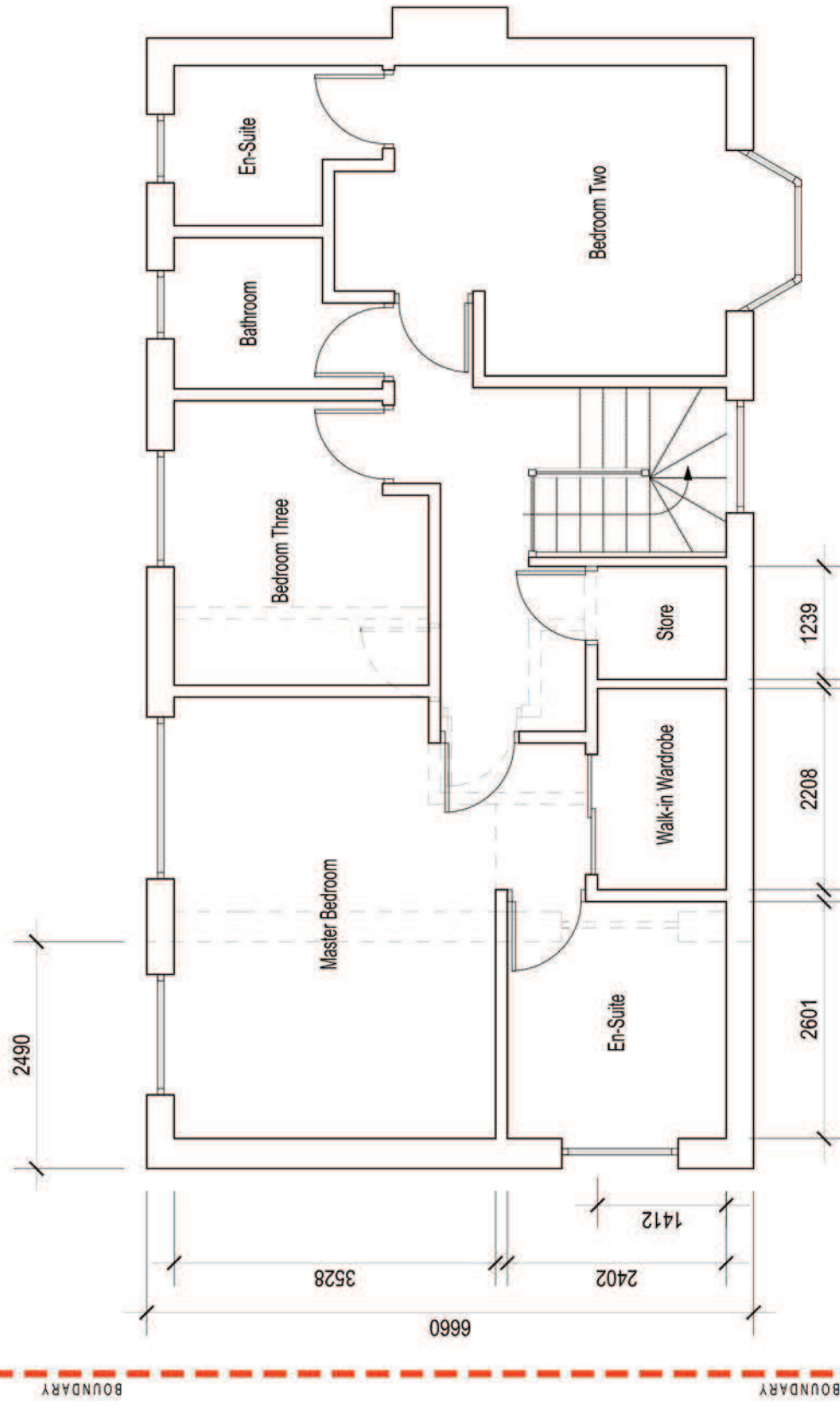
TTP LTD
PROPERTY PLANNER

3 Canterbury Close,
Northwood, Middlesex,
London, HA6 3NB.

Proposed Double Storey
Side Extension

Original Date	Issue Date	Checked By	
1:50			
Drawn	Date		
2013082/PLG109			A

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PROPOSED FLOOR PLAN (1:50)

CLIENT SCOPE



Rev	Description	Purpose of Issue	Date

PROPERTY PLANNER

Project
**3 Canterbury Close,
 Northwood, Middlesex,
 London, HA6 3NB.**

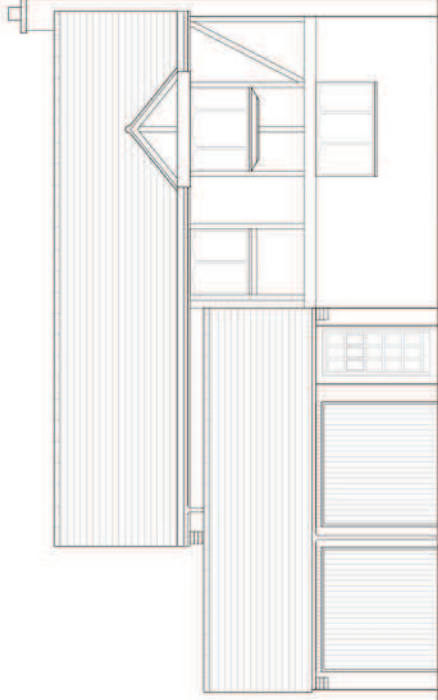
Title
**Proposed Part Side
 & Part Rear Extension**

Original Scale	Drawn	Checked
	JSL	JSL
	Date	Date

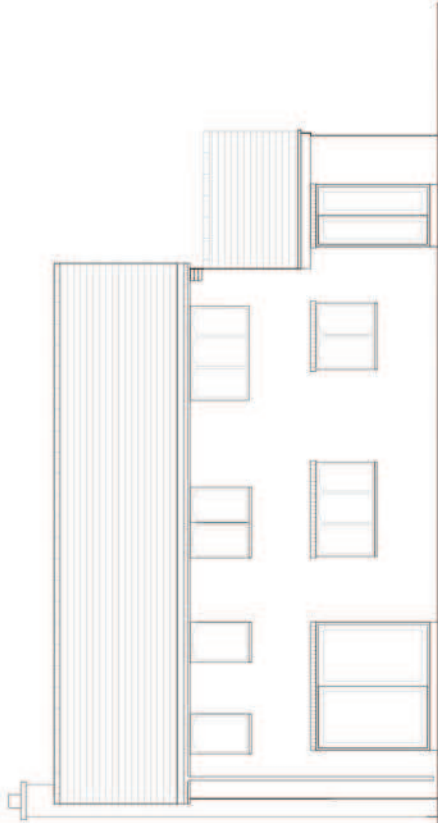
Drawing Number	Rev
2013082/PLG/12	

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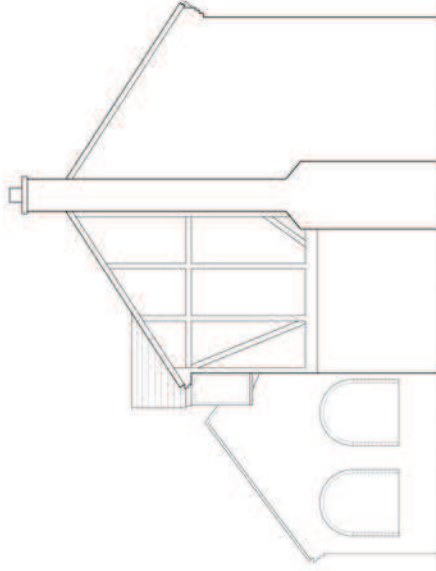
Drawn by: J.P. Jones
Checked by: J.P. Jones
Date: 08/11/2018
Drawn for: J.P. Jones
Drawing Title: Proposed Double Storey Side Extension
Drawing Number: 2013082/PLG/08
Drawing Scale: 1:50
Drawing Date: 08/11/2018



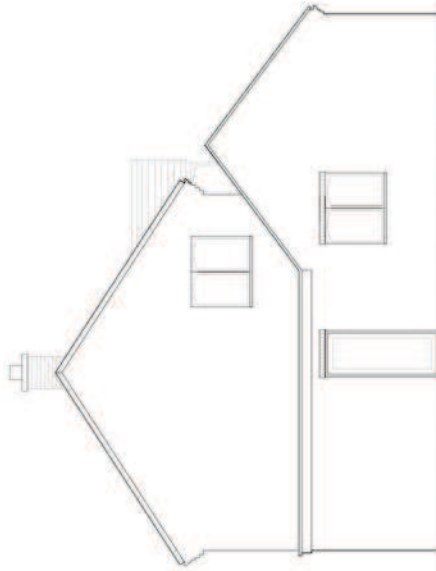
EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



3 Canterbury Close,
Northwood, Middlesex,
London, HA6 3NB.

Proposed Double Storey
Side Extension

No	Description	Quantity	Unit

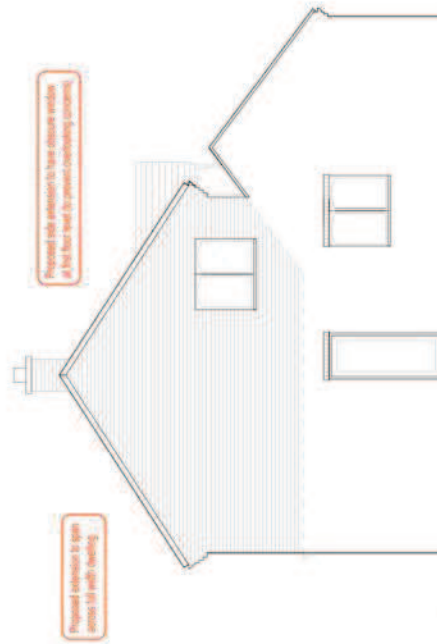
PLANNING DRAWING

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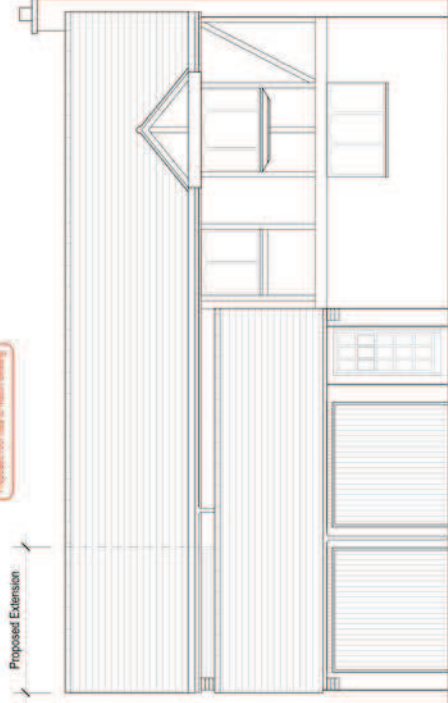
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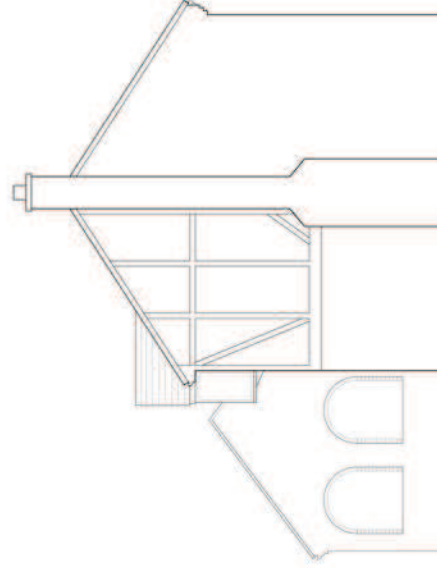
PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION

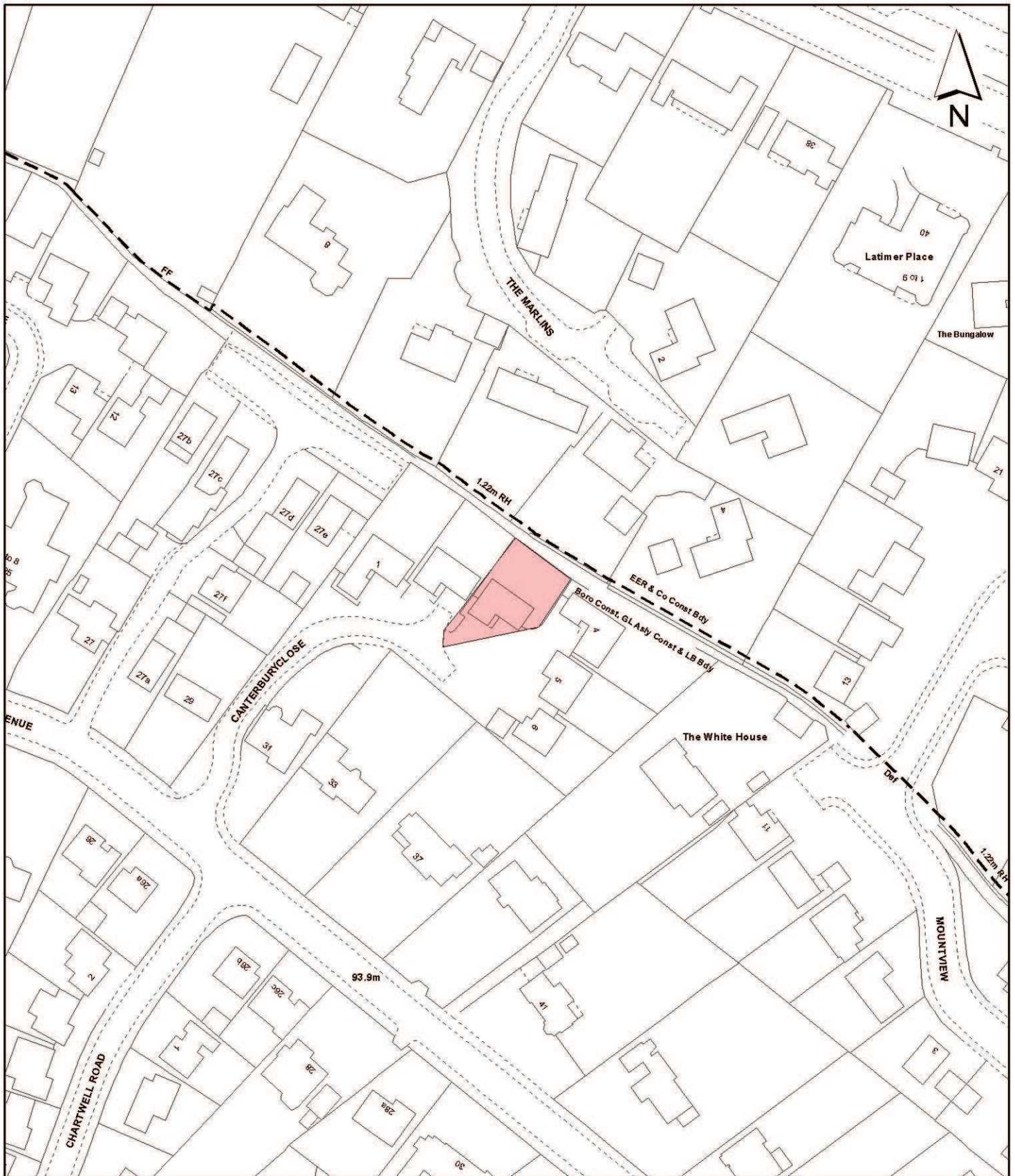
No.	Description	Quantity	Unit

PTP
LTD
PROPERTY PLANNER

3 Canterbury Close,
Northwood, Middlesex,
London, HA6 3NB.

Proposed Double Storey Side Extension

Original Scale	1:50
Revised Scale	1:50
Checked	
Date	
Drawn	
Date	
Sheet Number	2013082/PLG/07



Notes

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Site Address

**3 Canterbury Close
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

68984/APP/2014/1820

Scale

1:1,250

Planning Committee

North Page 130

Date

July 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 32 CRANBOURNE ROAD NORTHWOOD

Development: 2 x two storey, 4-bed, attached dwellings with habitable roofspaces and associated parking and amenity space involving installation of bin stores to front and demolition of existing dwelling

LBH Ref Nos: 31949/APP/2014/1197

Date Plans Received: 04/04/2014

Date(s) of Amendment(s): 16/04/0014

Date Application Valid: 16/04/2014

04/04/0014

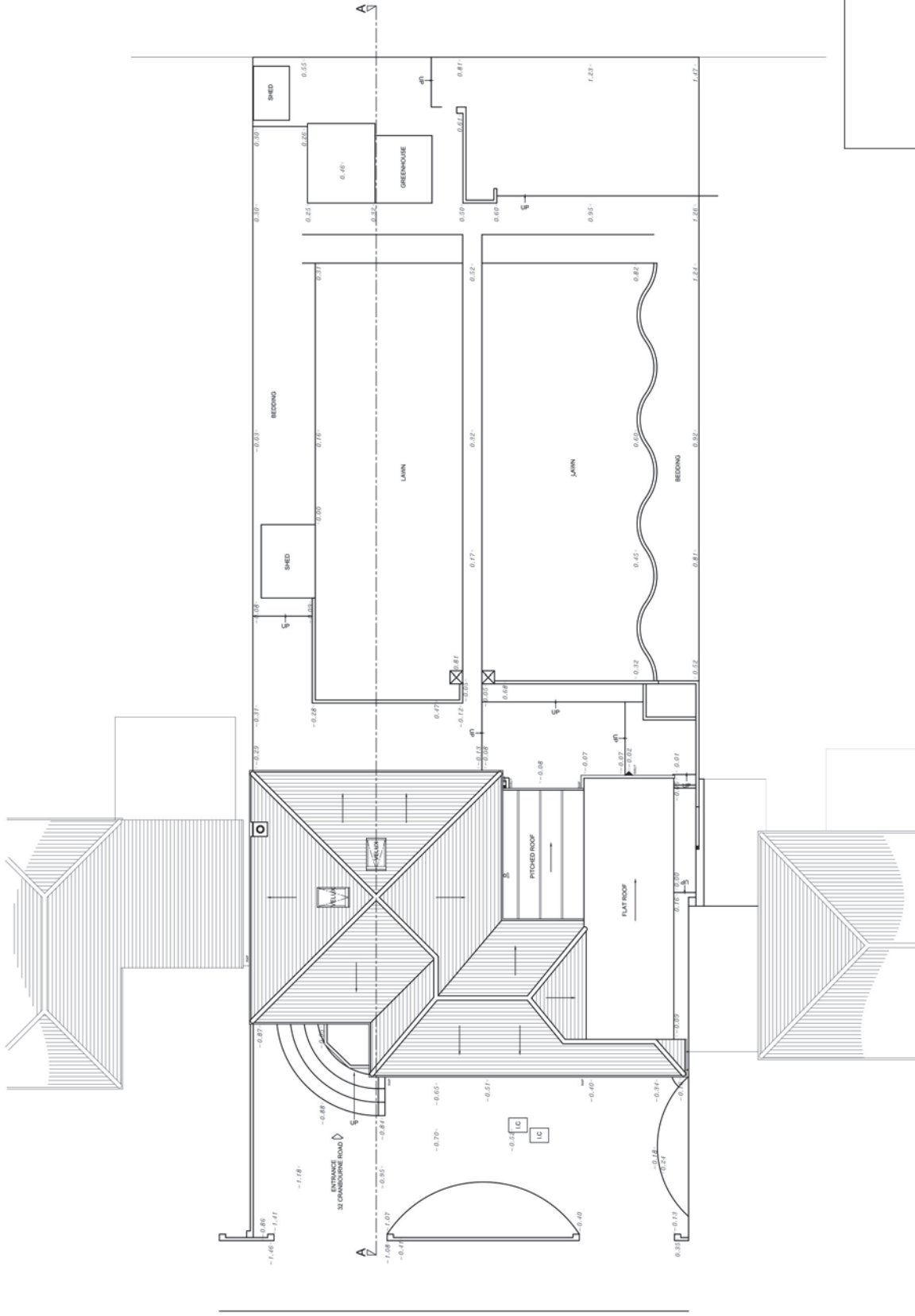


SCALE 1:1250



SCALE 1:500

CLIENT :		PROJECT :	
		32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION :			
SITE AND LOCATION PLAN			
SCALE :	DATE :	DRAWN BY :	
VARIOUS ON A4	MAR 2014		
REF/DWG NO :	REVISION NO :	REVISION DATE :	
CRAN32-12			



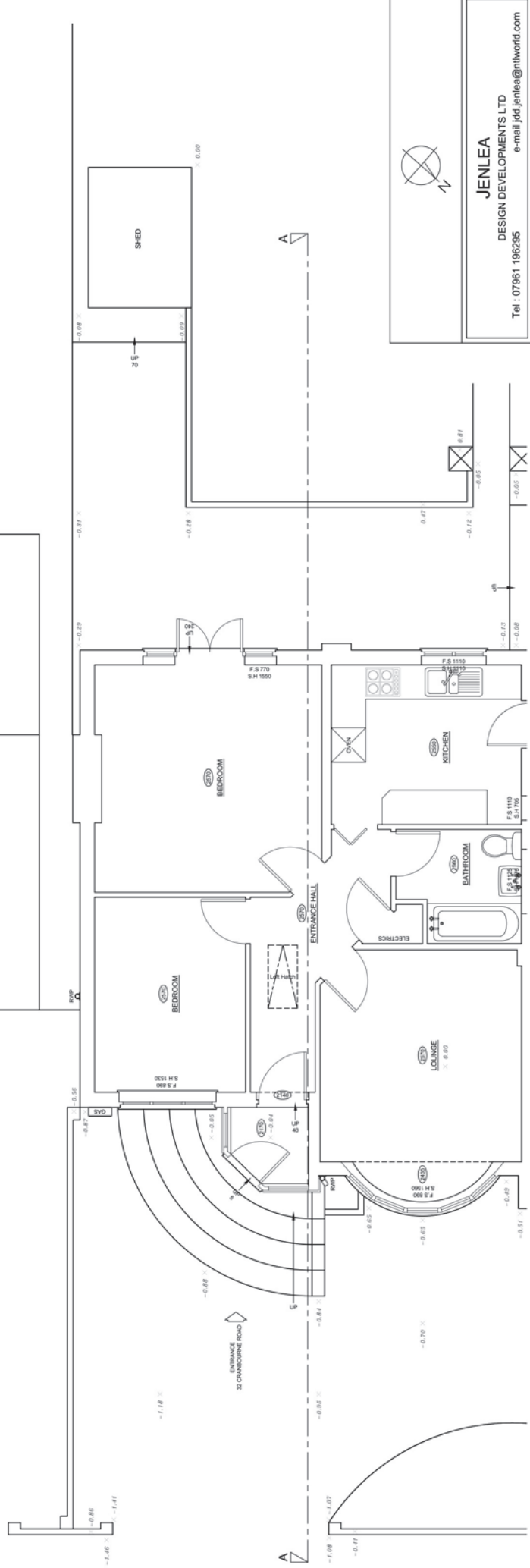
CRANBOURNE ROAD



EXISTING SITE PLAN



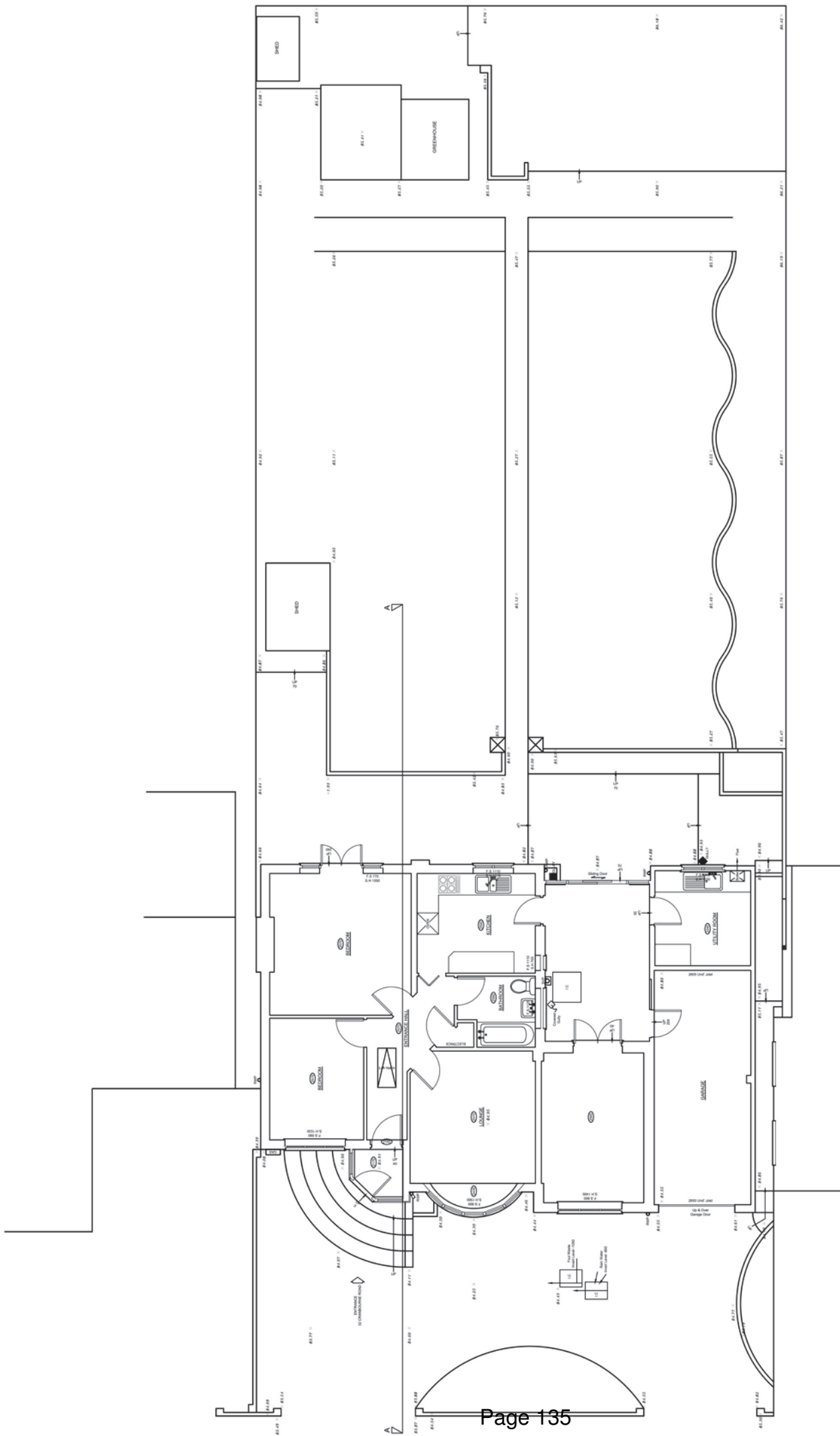
JENLEA DESIGN DEVELOPMENTS LTD Tel : 07561 196295 e-mail jdd.jenlea@ntlworld.com		PROJECT : 32 CRANBOURNE ROAD NORTHWOOD HA6 1JY
CLIENT :		DESCRIPTION : EXISTING SITE PLAN
SCALE : 1 : 100 @ A2	DATE : SEPTEMBER 2010	DRAWN BY : JDD
REFNO. NO. : JDD/CR-E1	REVISION NO. :	REVISION DATE :



EXISTING GROUND FLOOR PLAN

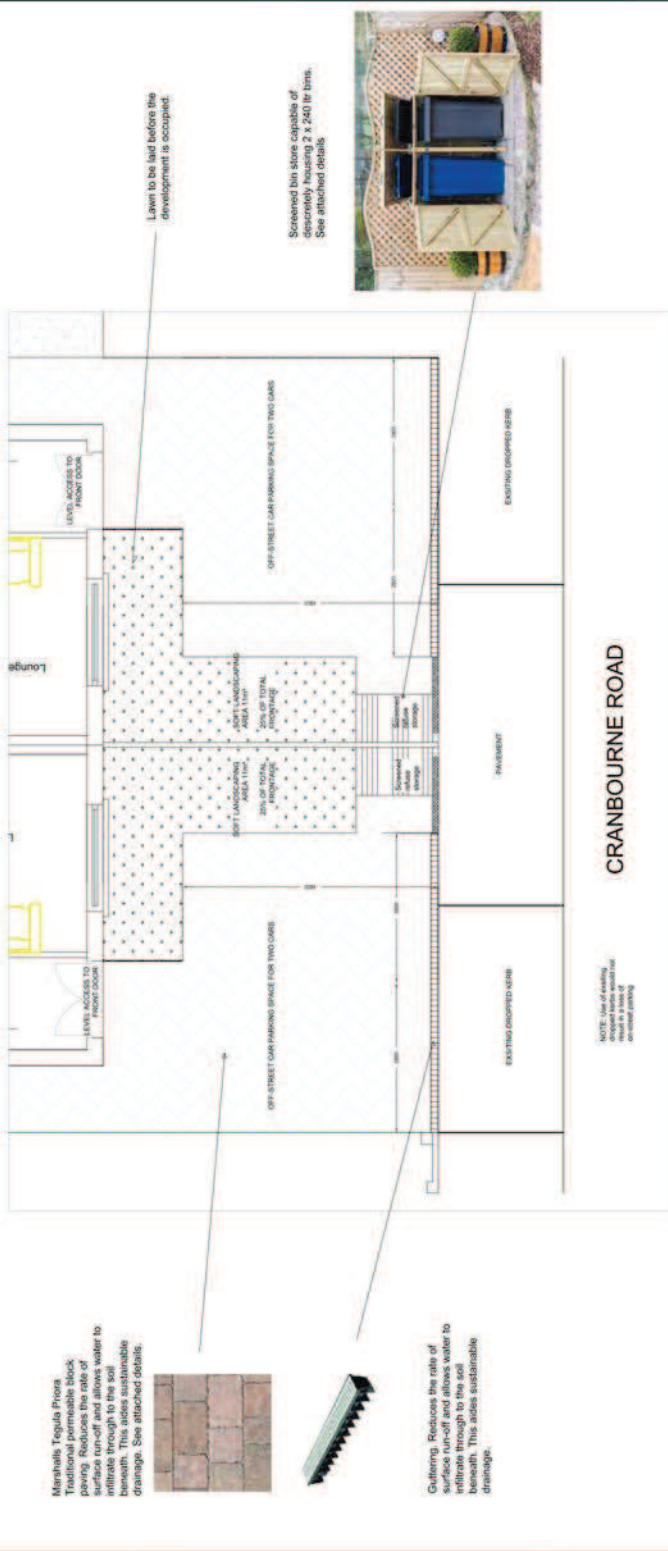


JENLEA DESIGN DEVELOPMENTS LTD Tel : 07961 196295 e-mail jdd.jenlea@ntlworld.com	
CLIENT:	32 CRANBOURNE ROAD NORTHWOOD HA6 1JY
DESCRIPTION:	EXISTING GROUND FLOOR PLAN
SCALE:	1 : 50 @ A2
DATE:	SEPTEMBER 2010
REFRMS NO:	JDD/CR-EZ
DRAWN BY:	JDD
REVISION DATE:	



CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION:	EXISTING GROUND FLOOR PLAN WITH LEVELS	
SCALE:	DATE:	DRAWN BY:
1 : 100 @ A3	MAR 2014	
REF/DWG NO:	REVISION NO:	REVISION DATE:
EXCRAN32-4	A	

Datum taken from height marker point from OS map. On junction of Cranbourne and Highland road. See CRAN32-12

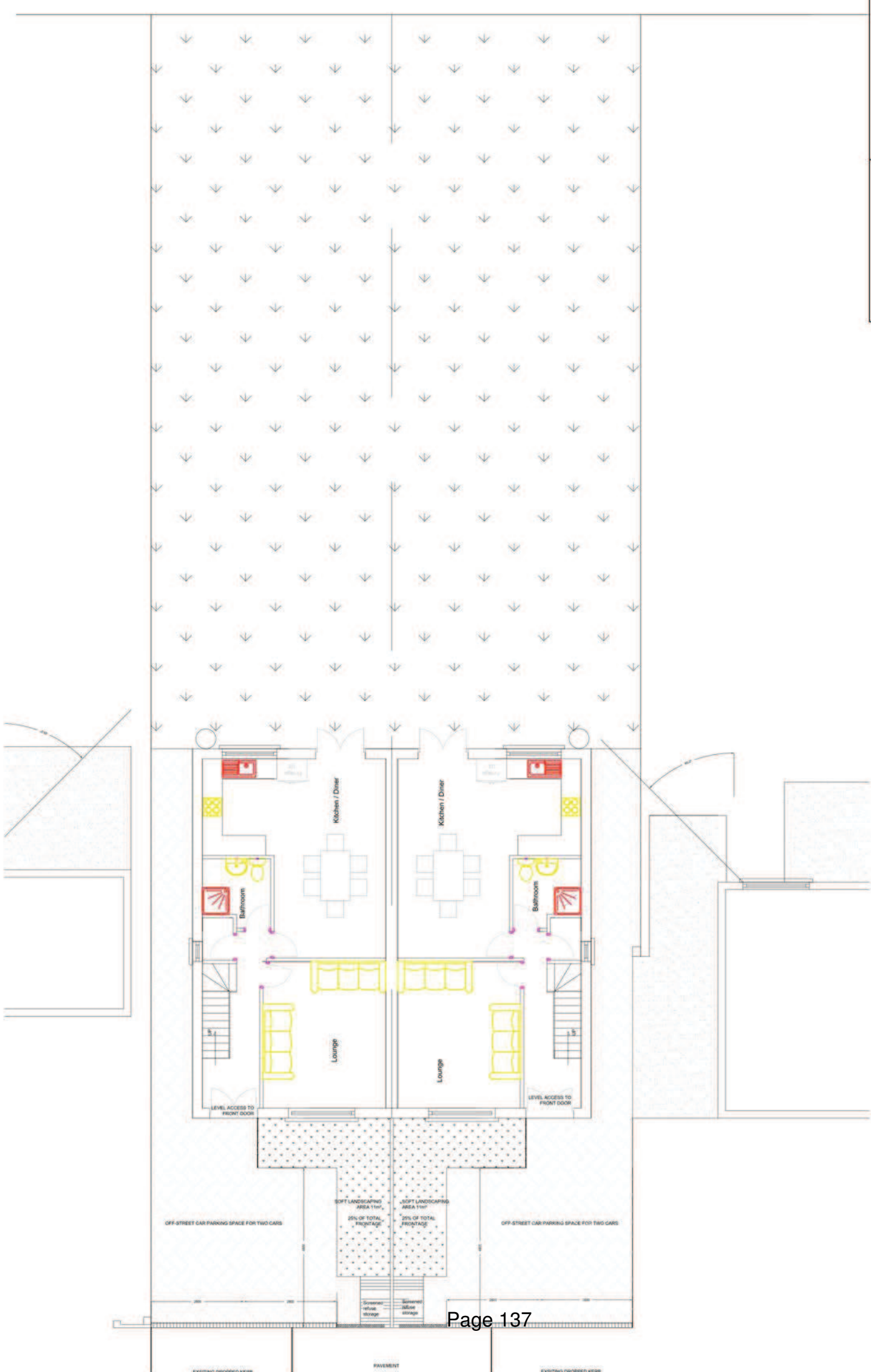


Level to be laid before the development is occupied.

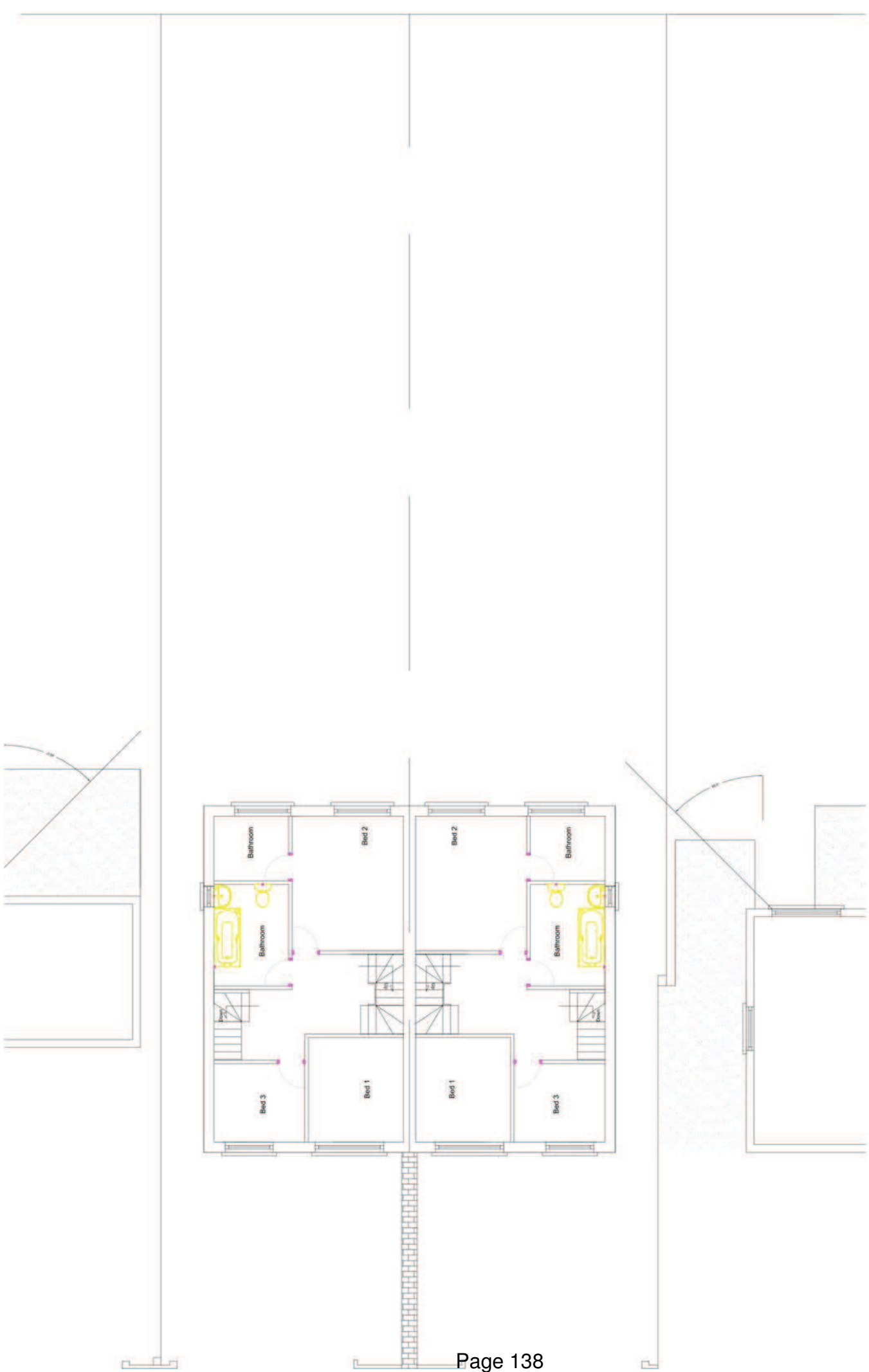
Sloped bin store capable of discretely housing 2 x 240 litre bins. See attached details.

CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION:	PROPOSED FRONTAGE LAYOUT	
SCALE:	DATE:	DRAWN BY:
1 : 100 @ A3	MAR 2014	
REF DWG NO:	REVISION NO:	REVISION DATE:
CRANS2-9	A	

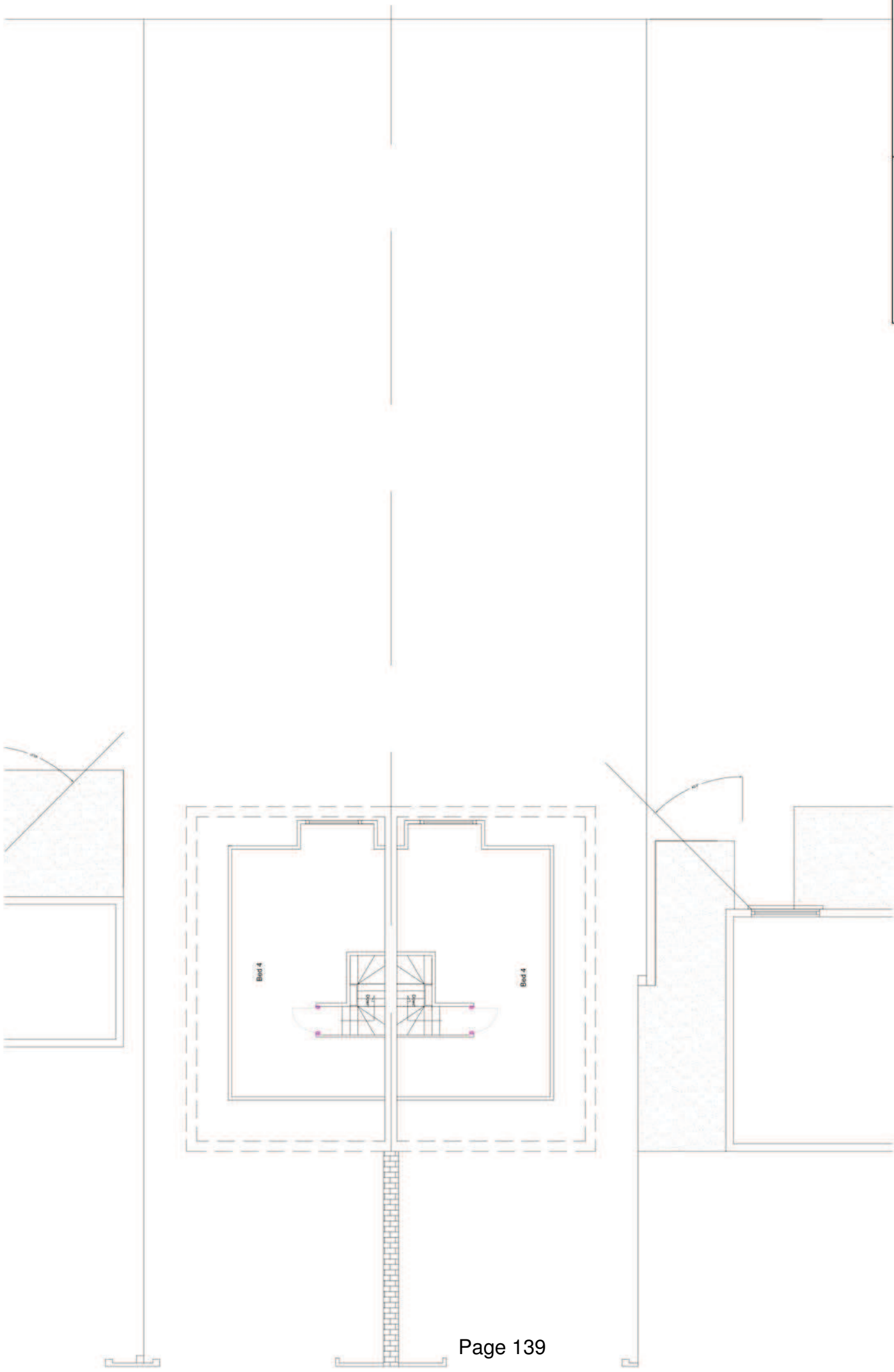




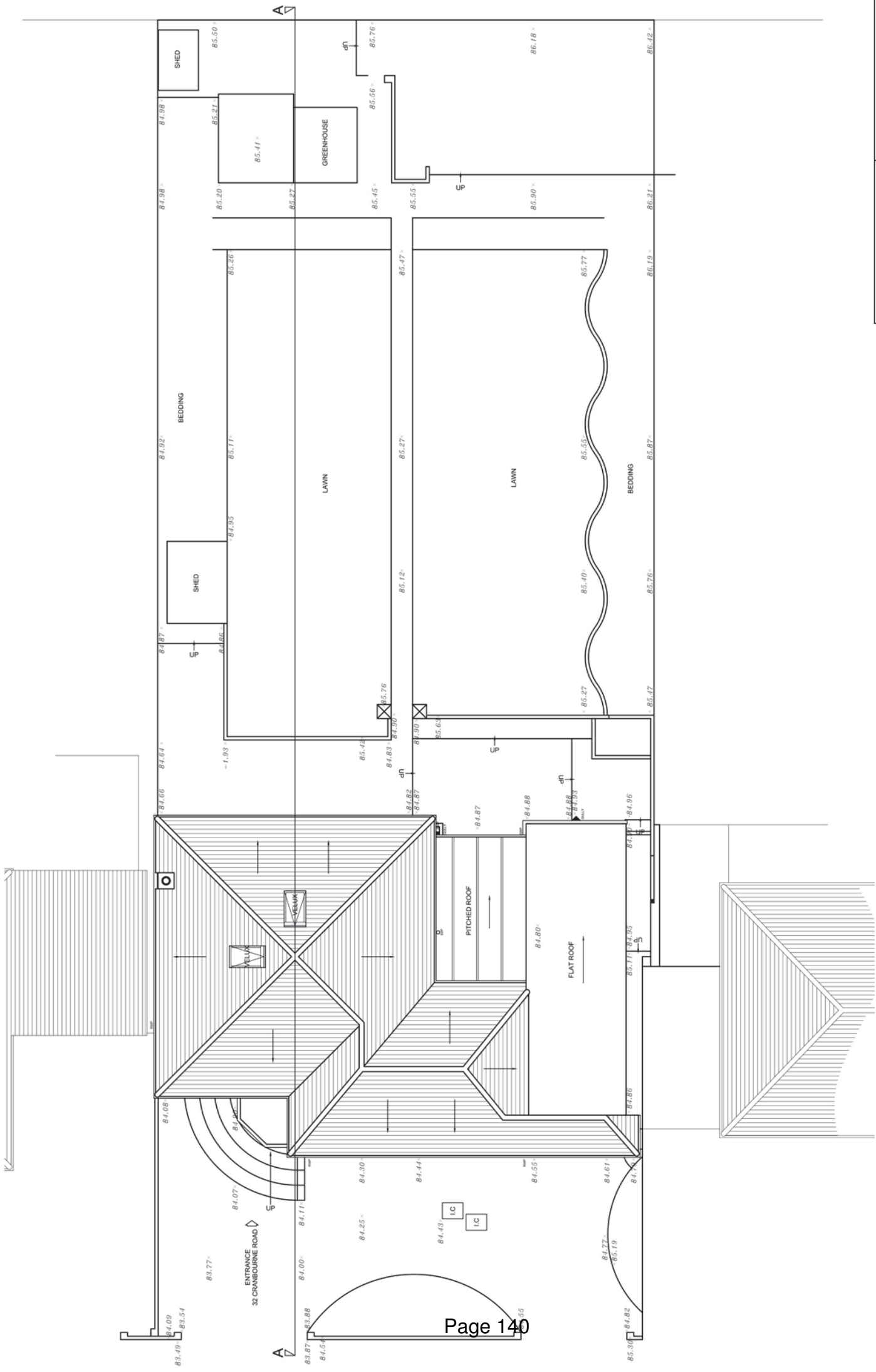
CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION:	PROPOSED GROUND FLOOR PLAN		
SCALE:	1 : 100 @ A3	DATE:	MAR 2014
REF/DWG NO:	CRAN32-4	REVISION NO:	A
		DRAWN BY:	
		REVISION DATE:	



CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION:	PROPOSED FIRST FLOOR PLAN		
SCALE:	1 : 100 @ A3	DATE:	MAR 2014
REF/DWG NO:	CRAN32-5	REVISION NO:	A
		DRAWN BY:	
		REVISION DATE:	



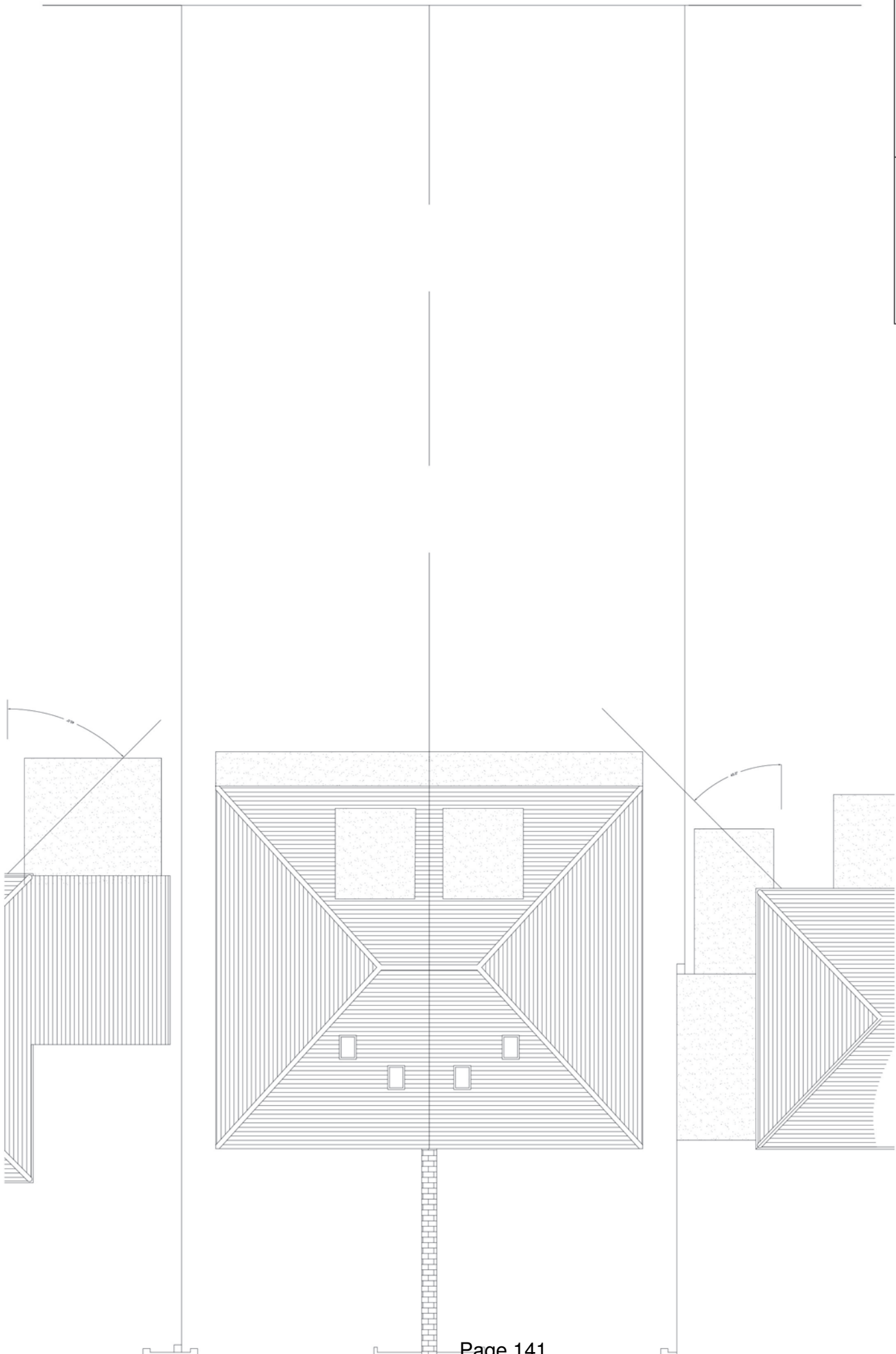
CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION:	PROPOSED LOFT PLAN		
SCALE:	1 : 100 @ A3	DATE:	MAR 2014
REF/DWG NO.:	CRAN32-6	REVISION NO.:	A
		DRAWN BY:	
		REVISION DATE:	



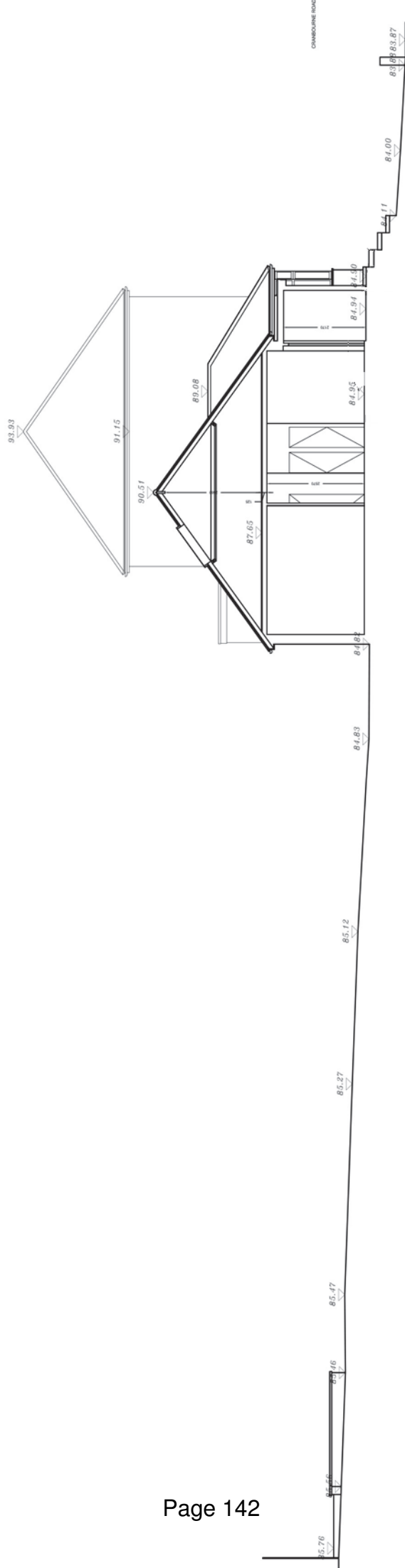
Datum taken from height marker point from OS map. On junction of Cranbourne and Highland road. See CRAN32-12



CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION:	EXISTING ROOF PLAN WITH LEVELS	
SCALE:	DATE:	MAR 2014
REF/DWG NO:	REVISION NO:	EXCRAN32-5
		A
	DRAWN BY:	
	REVISION DATE:	



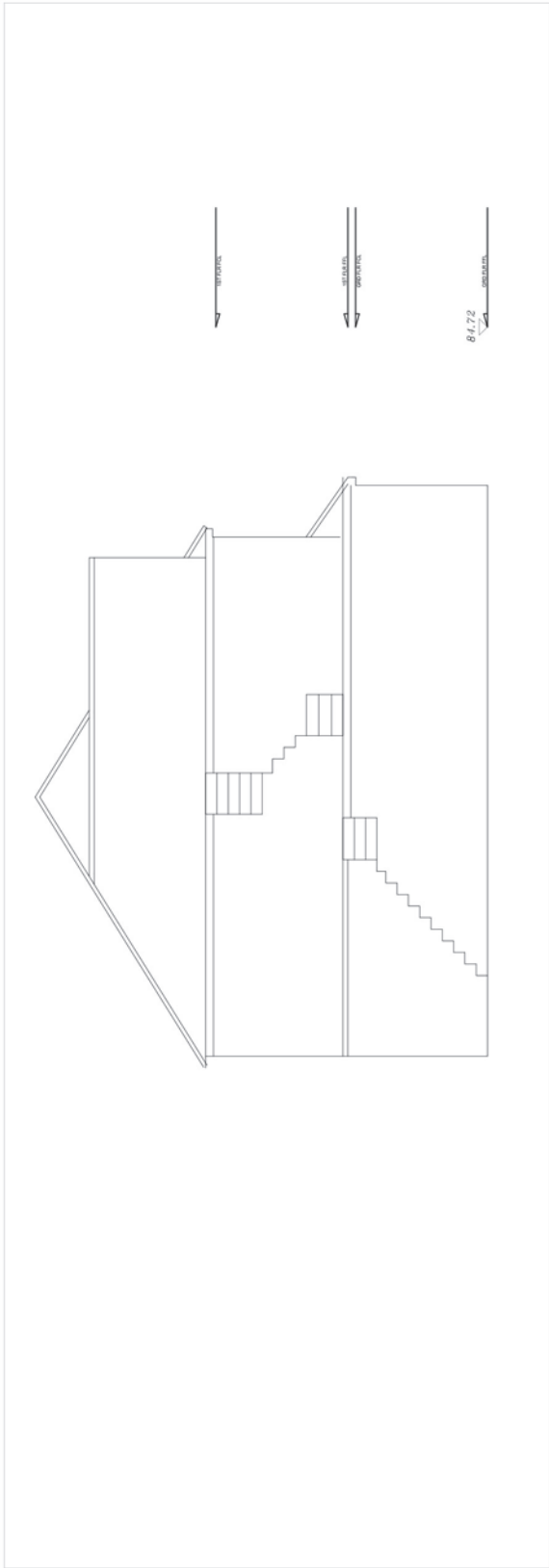
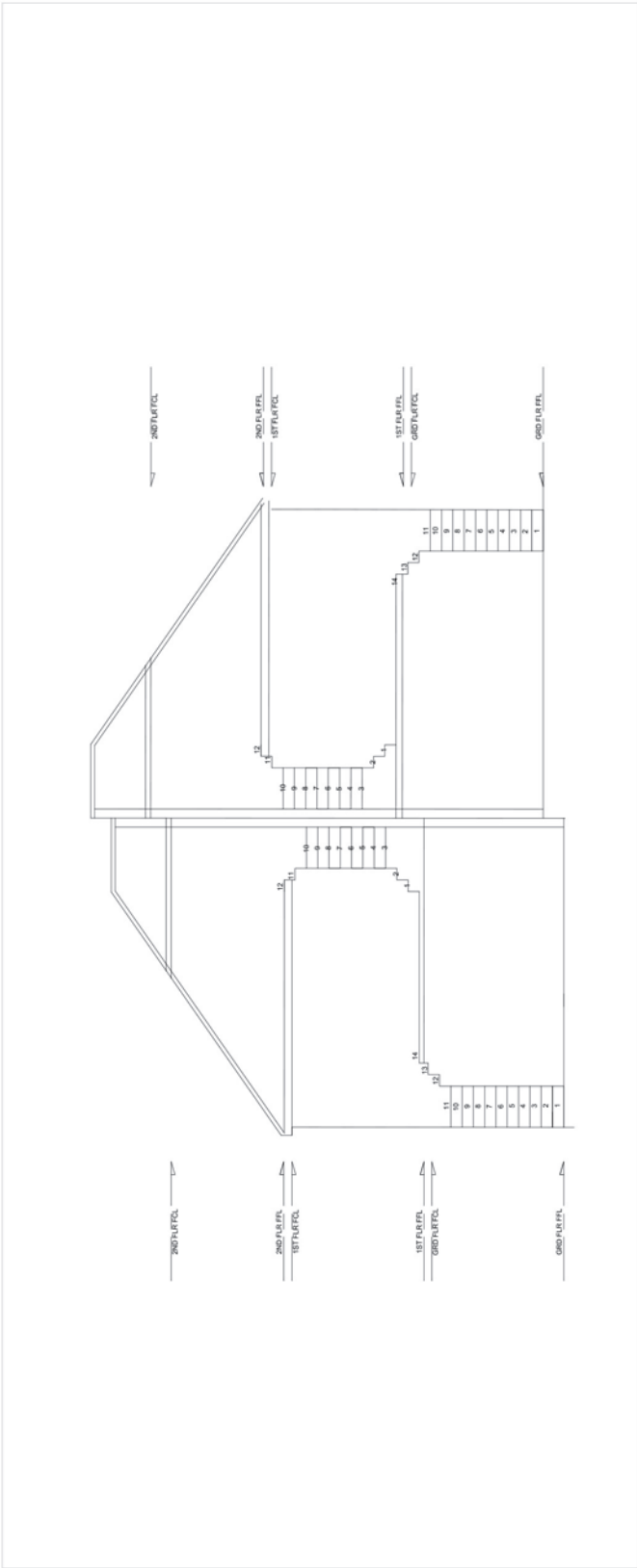
CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION:	PROPOSED ROOF PLAN		
SCALE:	DATE:	DRAWN BY:	REVISION DATE:
1 : 100 @ A3	MAR 2014		
REF/DWG NO:	REVISION NO:	REVISION DATE:	
CRAN32-3	A		



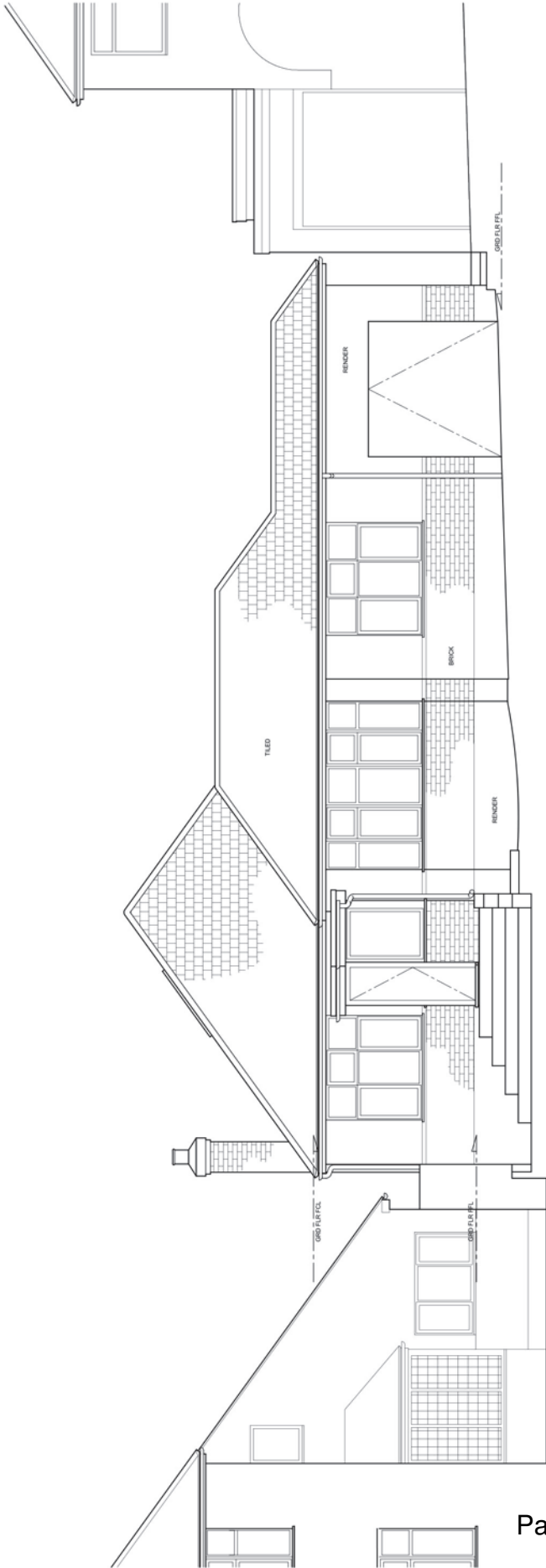
Datum taken from height marker point from OS map. On junction of Cranbourne and Highland road. See CRAN32-12



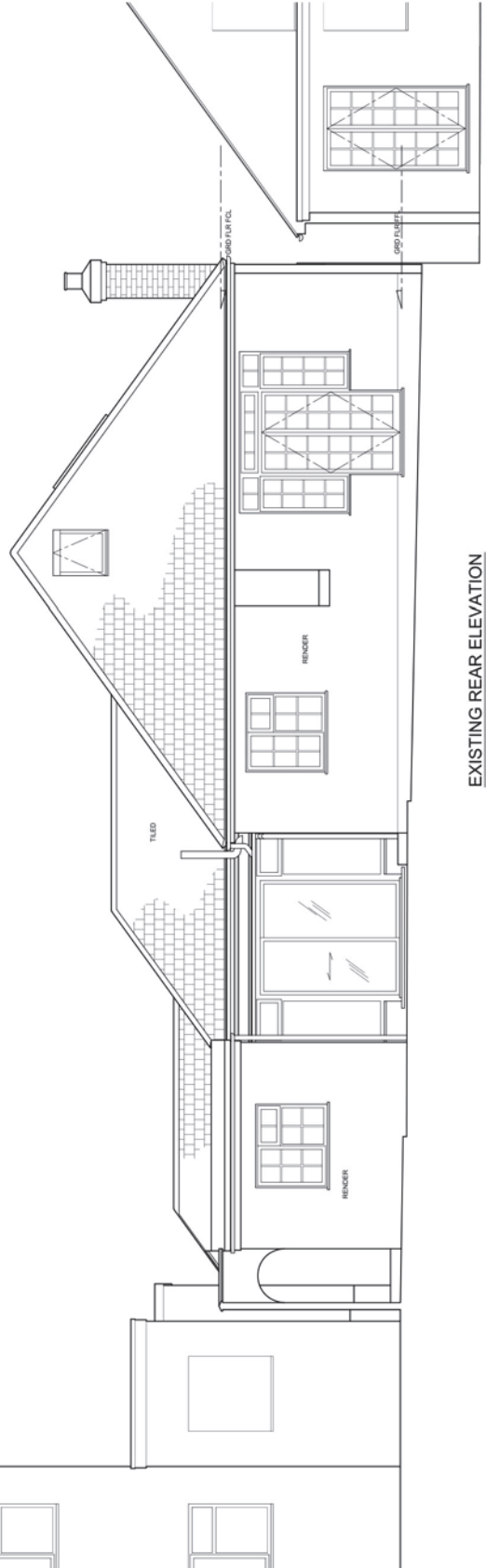
CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION:	EXISTING SECTION WITH LEVELS		
SCALE:	DATE:	DRAWN BY:	
1 : 100 @ A3	MAR 2014		
REF/DWG NO:	REVISION NO:	REVISION DATE:	
EXCRAN32-3	A		



CLIENT :	PROJECT :	32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION :	PROPOSED CROSS-SECTIONS	
SCALE :	DATE :	DRAWN BY :
1 : 100 @ A3	MAR 2014	
REF/DWG NO :	REVISION NO :	REVISION DATE :
CRAN32-8	A	



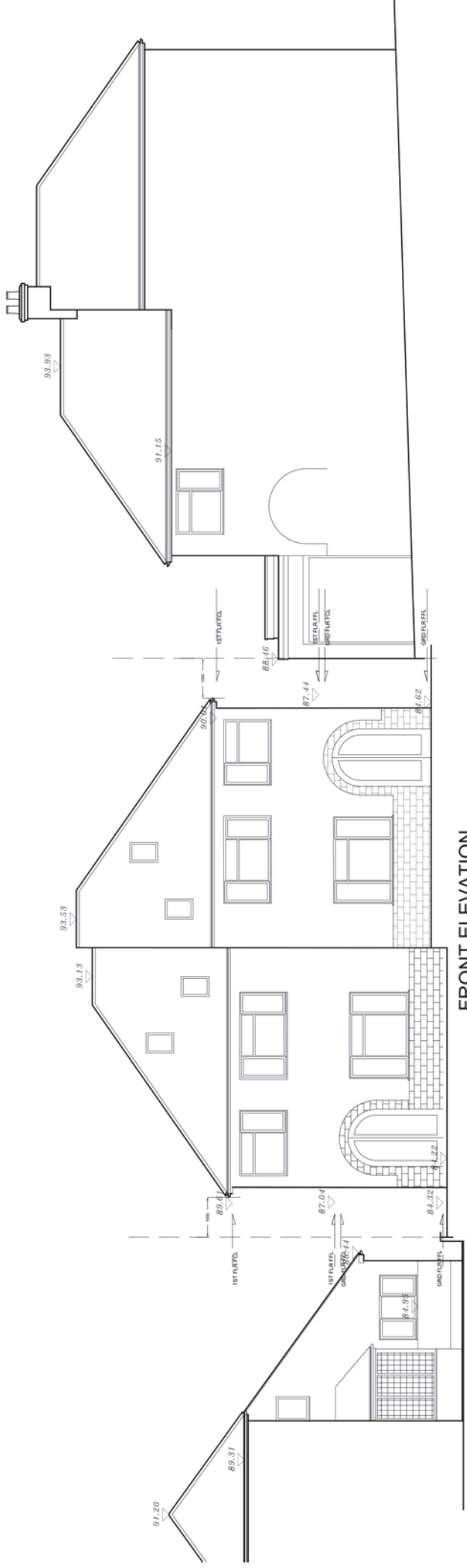
EXISTING FRONT ELEVATION



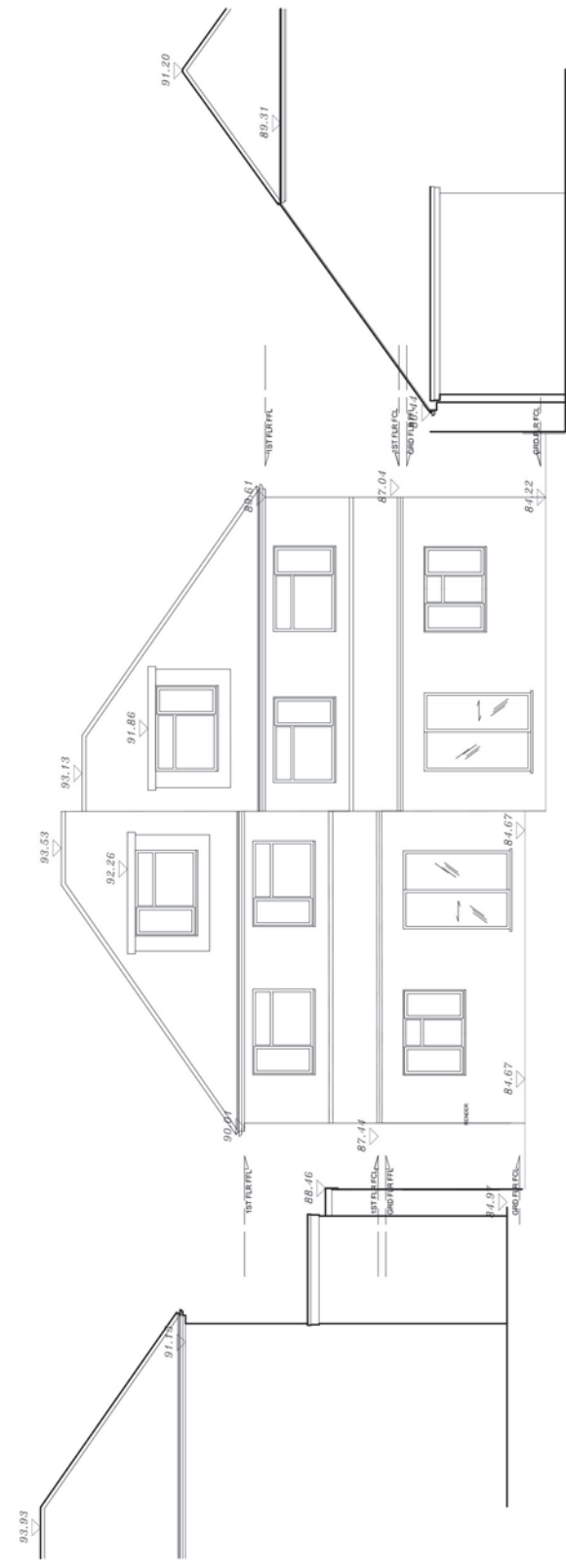
EXISTING REAR ELEVATION

1m
2m
5m

<p>JENLEA DESIGN DEVELOPMENTS LTD Tel : 07961 196295 e-mail jdd.jenlea@nitworld.com</p>	
CLIENT:	32 CRANBOURNE ROAD NORTHWOOD HA6 1JY
DESCRIPTION:	EXISTING FRONT & REAR ELEVATIONS
SCALE:	1 : 50 @ A2
DATE:	SEPTEMBER 2010
REVISION NO.:	JDD/CR-E3
DRAWN BY:	JDD
REVISION DATE:	



FRONT ELEVATION

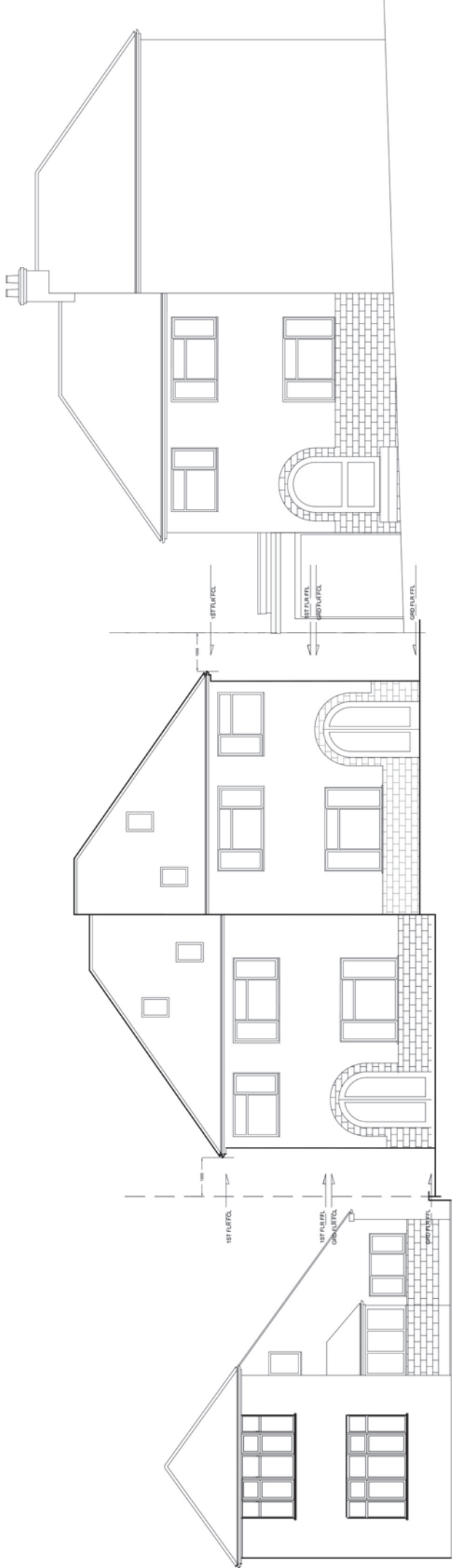


REAR ELEVATION

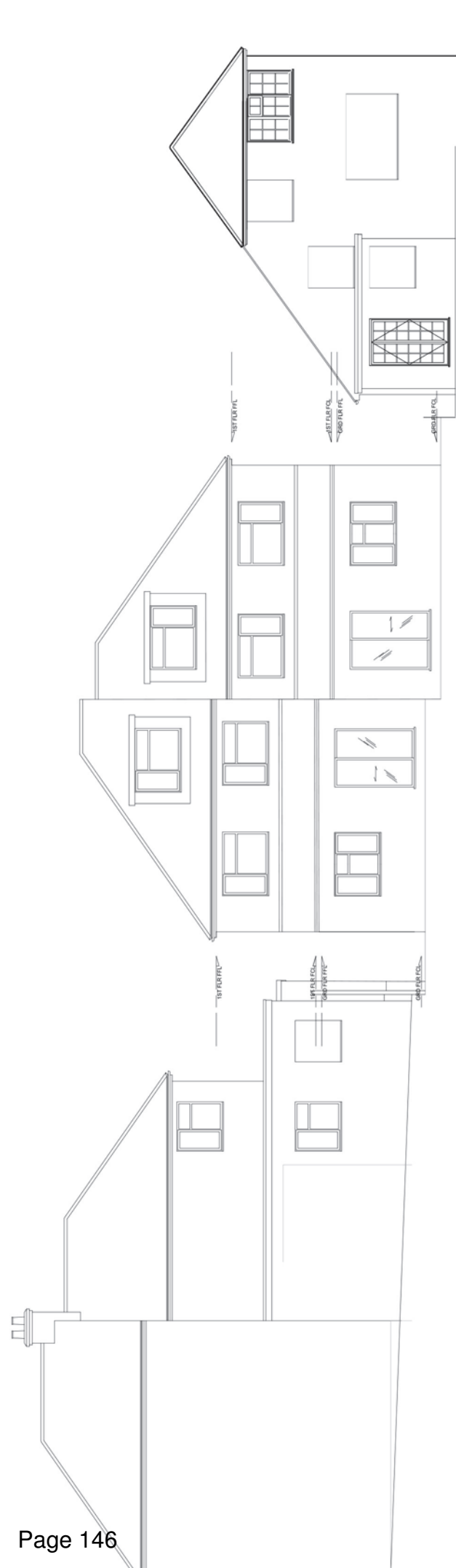
Datum taken from height marker point from OS map. On junction of Cranbourne and Highland road. See CRAN32-12



CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION:	PROPOSED FRONT AND REAR ELEVATION LEVELS	
SCALE:	DATE:	DRAWN BY:
1 : 100 @ A3	MAR 2014	
REF/DWG NO.:	REVISION NO.:	REVISION DATE:
CRAN32-10	A	



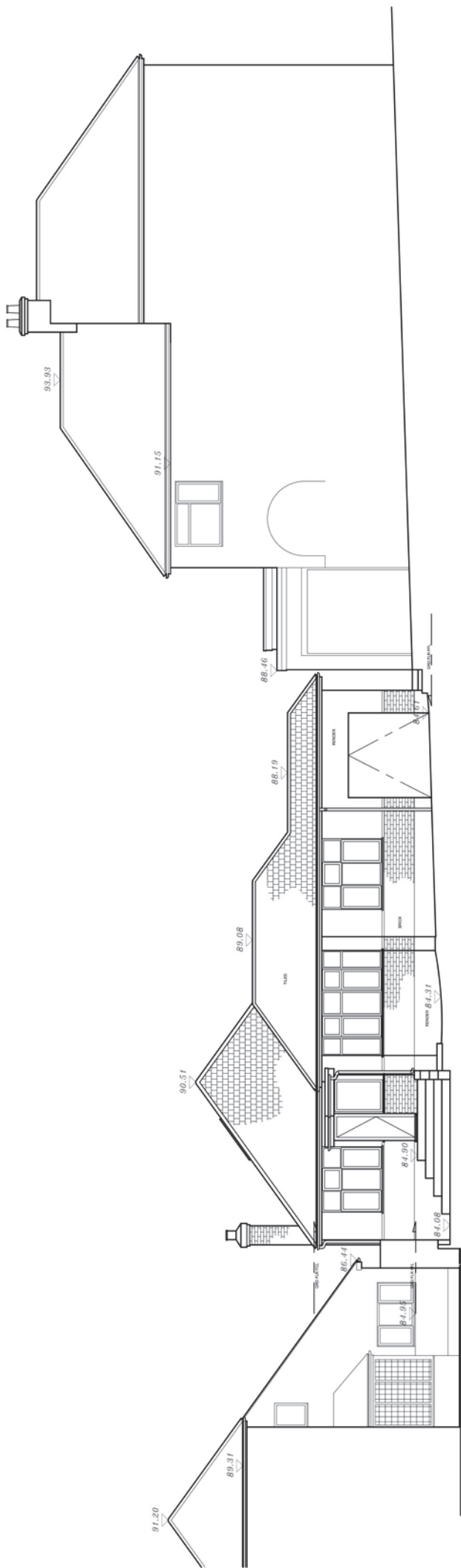
FRONT ELEVATION



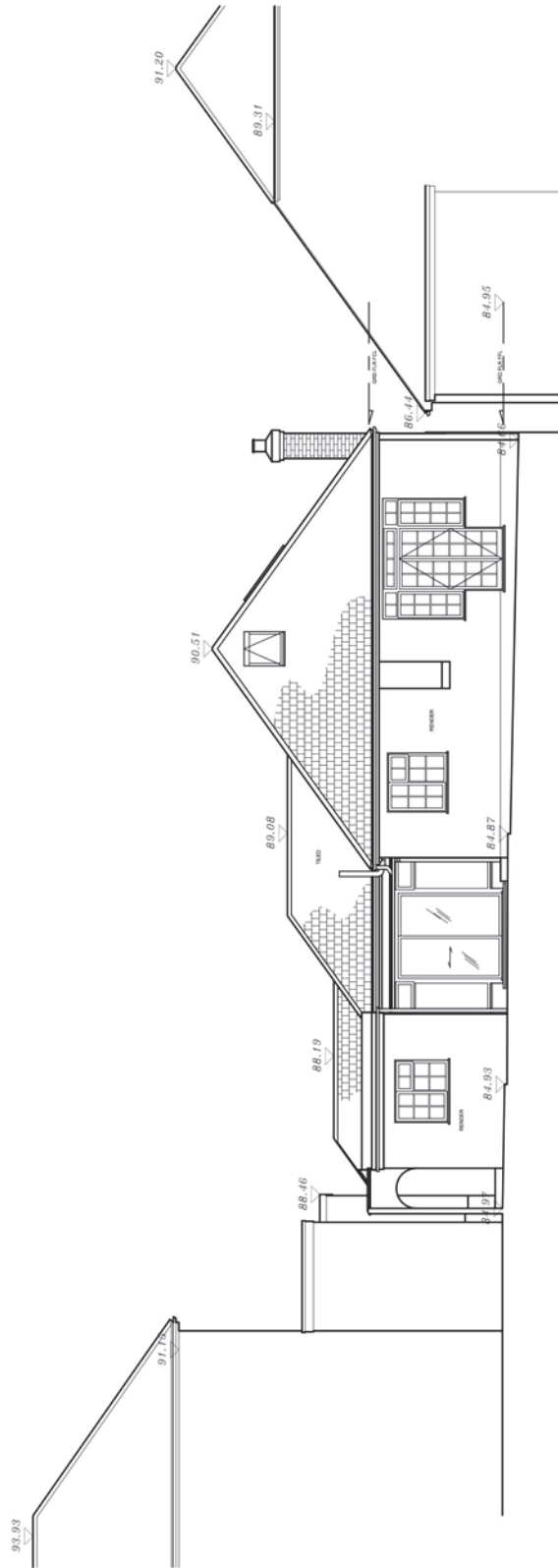
REAR ELEVATION



CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION: PROPOSED FRONT AND REAR ELEVATION			
SCALE:	DATE:	DRAWN BY:	REVISION DATE:
1 : 100 @ A3	MAR 2014		
REF/DWG NO:	REVISION NO:	CRAN32-1	A



FRONT ELEVATION

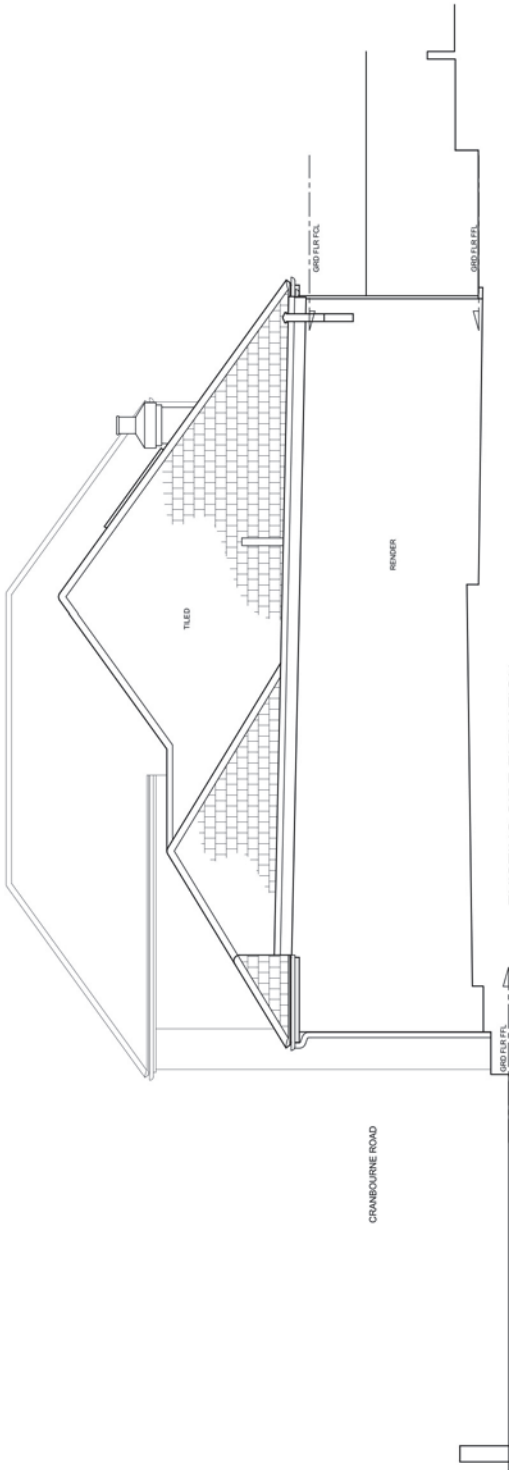


REAR ELEVATION

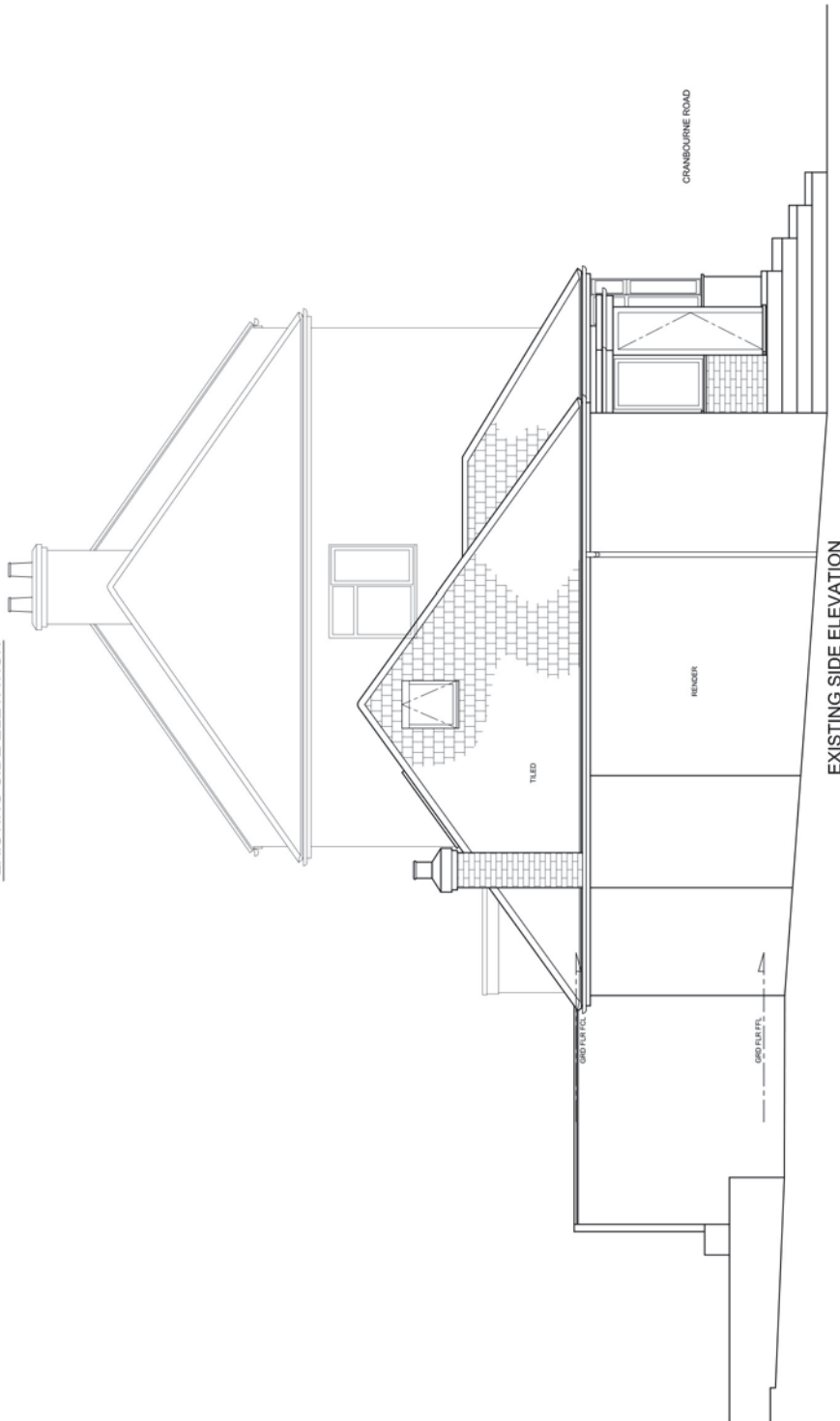


Datum taken from height marker point from OS map. On junction of Cranbourne and Highland road. See CRAN32-12

CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION:	EXISTING FRONT AND REAR ELEVATION WITH LEVELS	
SCALE:	DATE:	MAR 2014
1 : 100 @ A3	DRAWN BY:	
REF/DWG NO:	REVISION NO:	REVISION DATE:
EXCRAN32-1	A	



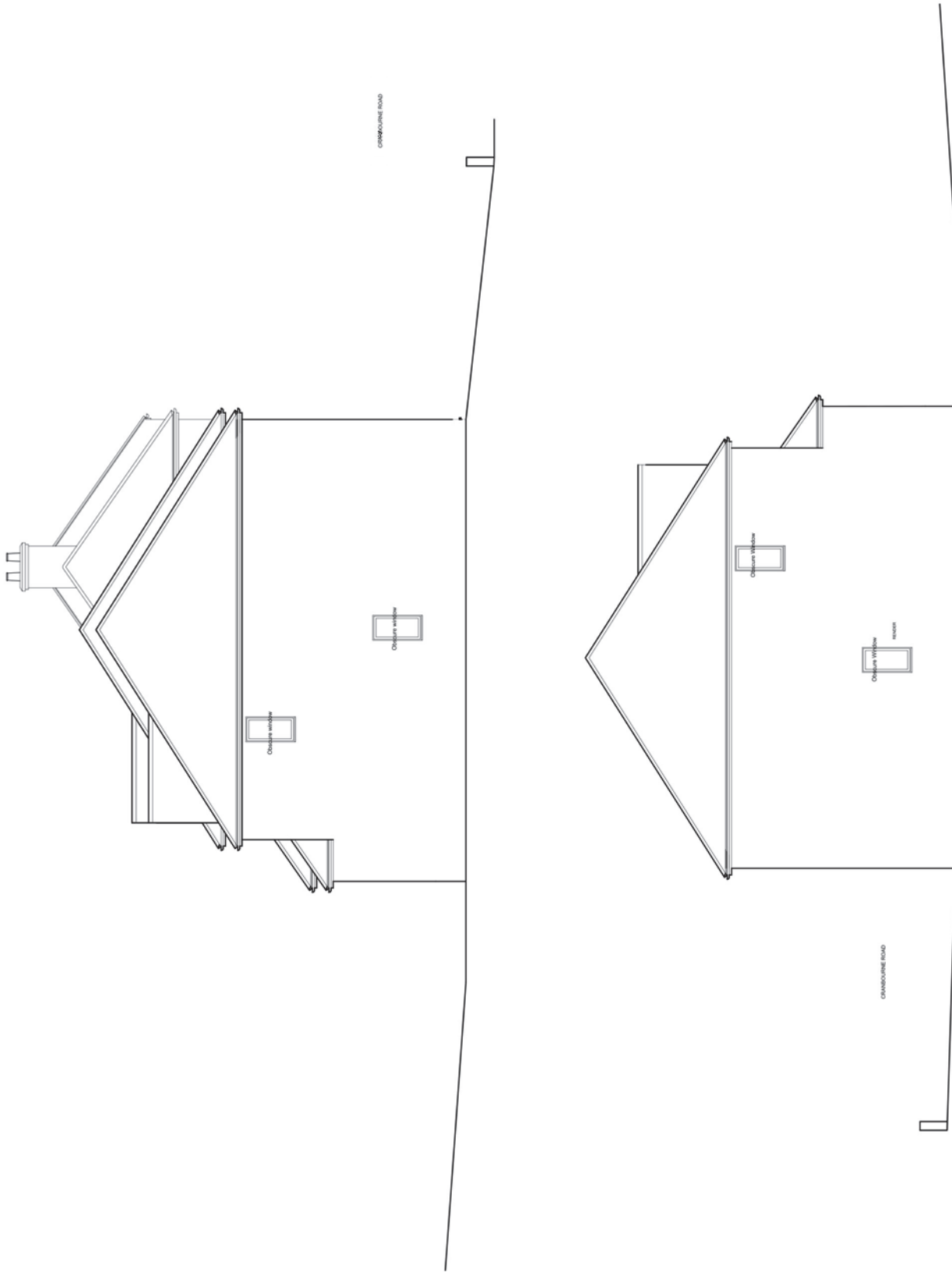
EXISTING SIDE ELEVATION



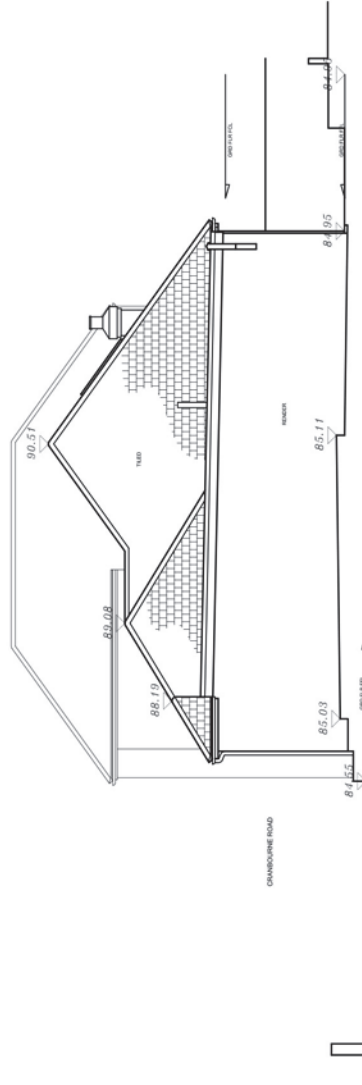
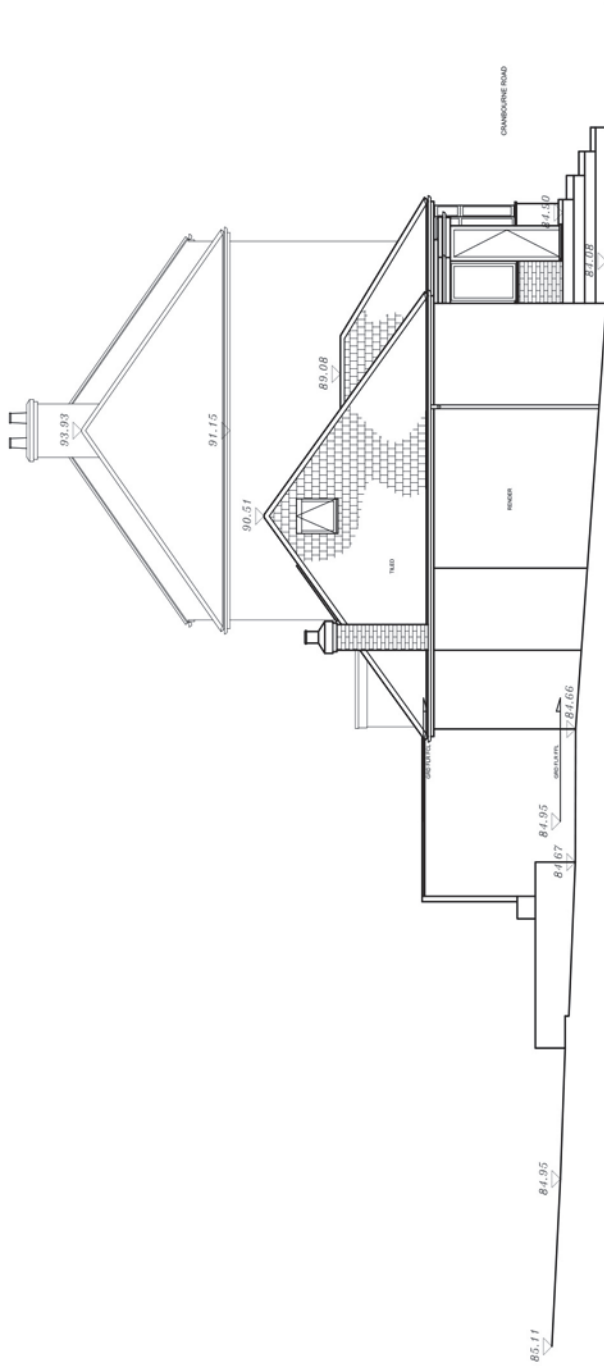
EXISTING SIDE ELEVATION

1m
2m
5m

JENLEA	
DESIGN DEVELOPMENTS LTD Tel : 07961 196295 e-mail jdd.jenlea@ntlworld.com	
CLIENT:	32 CRANBOURNE ROAD NORTHWOOD HA6 1JY
DESCRIPTION:	EXISTING SIDE ELEVATIONS
SCALE:	1 : 50 @ A2
DATE:	SEPTEMBER 2010
REVISION NO.:	JDD/CR-E4
DRAWN BY:	JDD
REVISION DATE:	

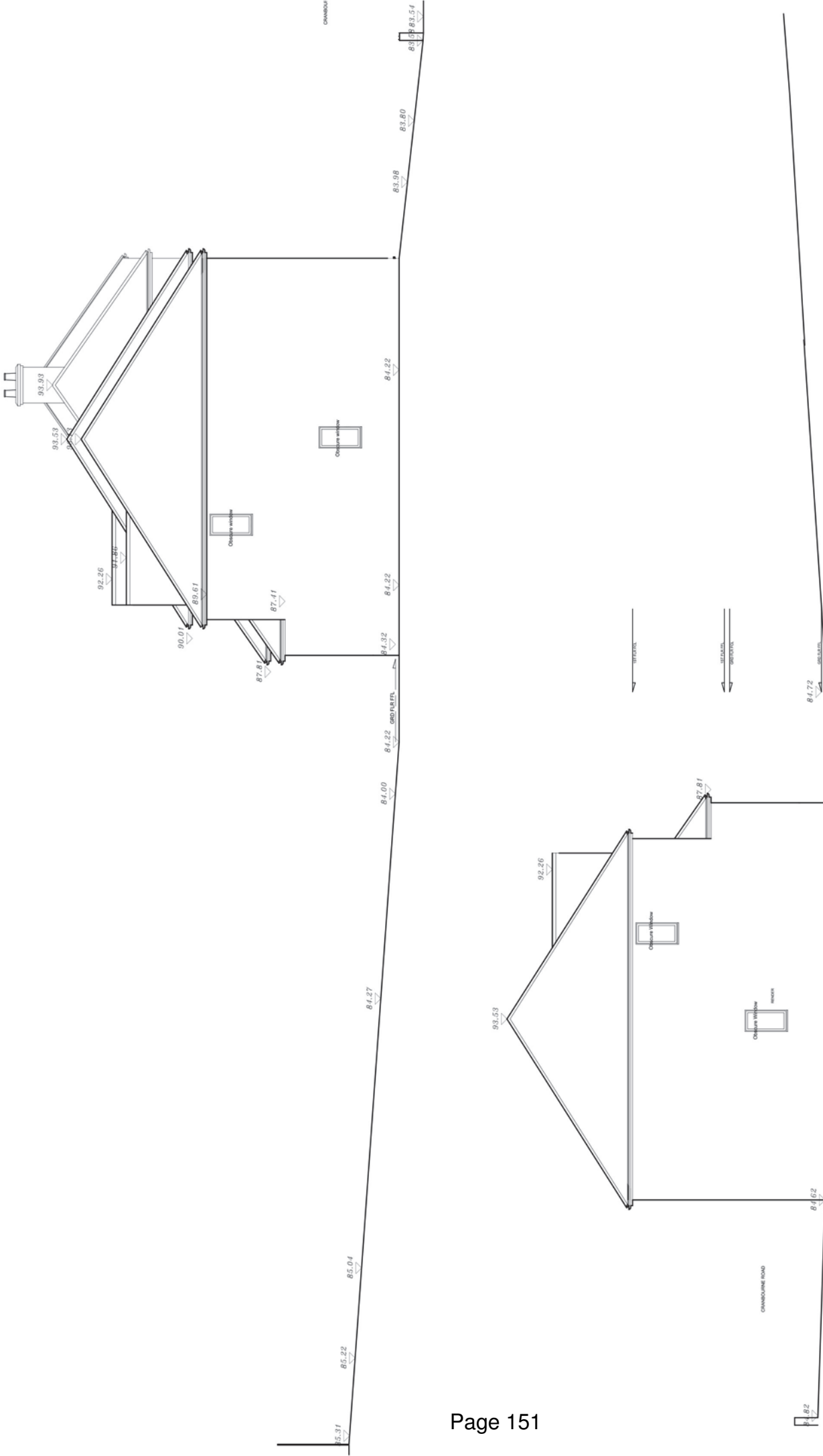


CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION:	PROPOSED SIDE ELEVATION		
SCALE:	DATE:	DRAWN BY:	REVISION DATE:
1 : 100 @ A3	MAR 2014		
REF/DWG NO:	REVISION NO:	CRANS32-2	A



Datum taken from height marker point from OS map. On junction of Cranbourne and Highland road. See CRAN32-12

CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION:	EXISTING SIDE ELEVATION WITH LEVELS	
SCALE:	DATE:	MAR 2014
REF/DWG NO:	REVISION NO:	A
	DRAWN BY:	
	REVISION DATE:	

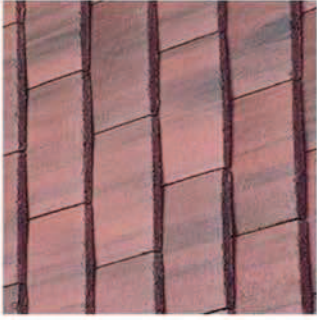


Datum taken from height marker point from OS map. On junction of Cranbourne and Highland road. See CRAN32-12

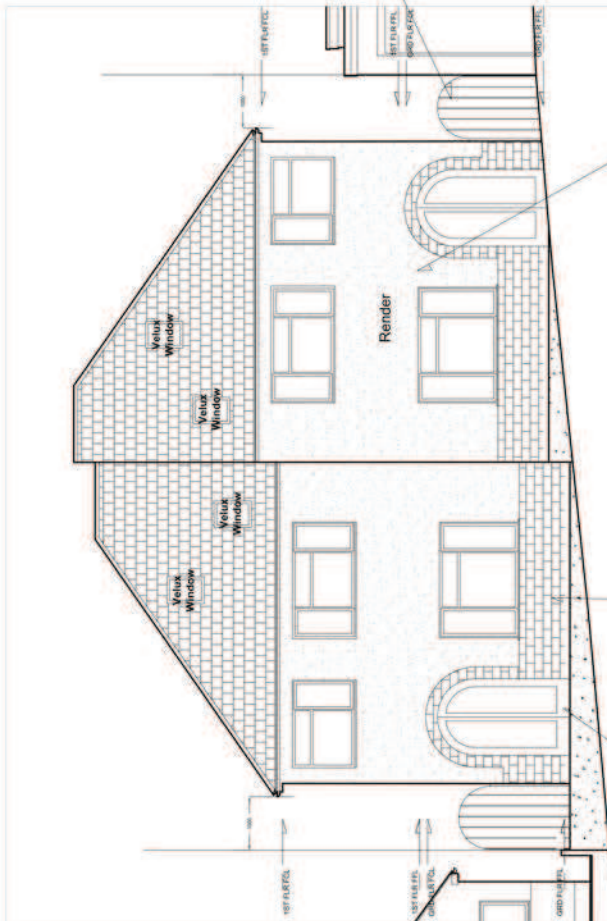
1m	_____
2m	_____
5m	_____

CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION:	PROPOSED SIDE ELEVATION LEVELS	
SCALE:	DATE:	MAR 2014
REF/DWG NO:	REVISION NO:	CRAN32-11
	DRAWN BY:	
	REVISION DATE:	A

Marley Old English Dark red roof tiles to match neighbouring properties. See attached details

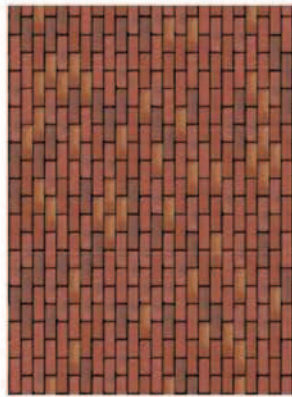


Ledged and banded lockable gate for security. Finished in Ronseal One Coat fenceclite Dark Oak.



STREET VIEW

Standard white double glazed UPVC windows and door with ventilation grill



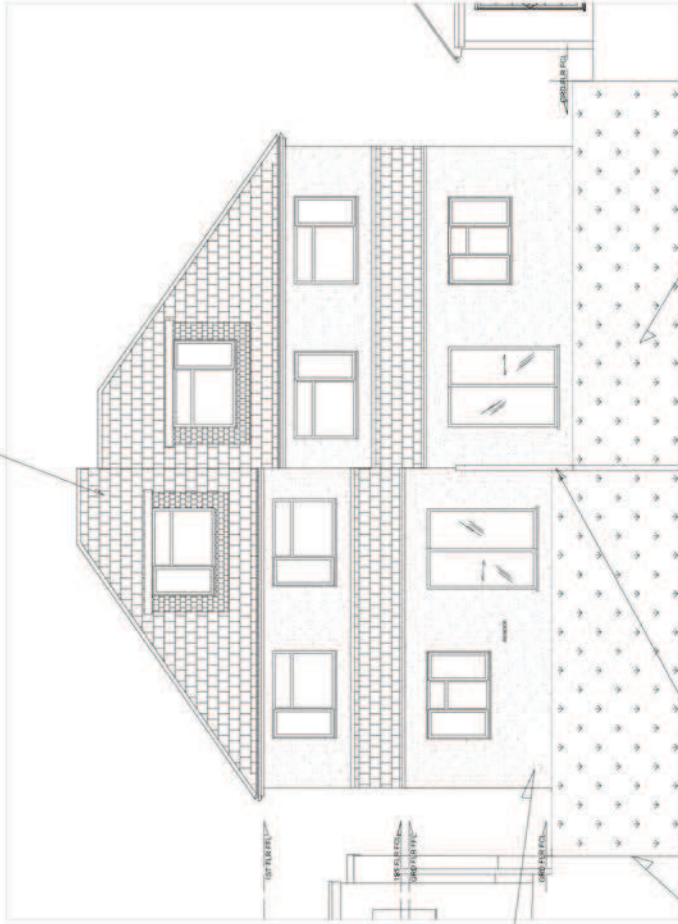
Wienerberger Blended Red Multi Gilt Stock Brick to match neighbouring properties. See attached details

White smooth render finish to matching neighbouring properties.

Water butt location. Rain water harvesting. Re-uses water and reduces the rate of surface run-off. Adds sustainable drainage.



Double sided 6ft feather edge fencing panel. Secured with concrete posts. Spanning full length of garden between existing and new properties. Finished in Ronseal One Coat fenceclite Dark Oak. See attached details.



GARDEN VIEW

Lawn, to be laid before the development is occupied.



CLIENT:	PROJECT:	32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION:	STREET & GARDEN VIEW DETAILS	
SCALE:	DATE:	DRAWN BY:
1 : 100 @ A3	MAR 2014	
REF/DWG NO:	REVISION NO:	REVISION DATE:
CRAN32-7	A	

Double Chest Wheelie Bin Store

Product Description

Hide away your wheelie bins with this superior **Double Wheelie Bin Store**, it looks great anywhere in your garden, on your patio or at the front of your house.

This product has been manufactured in the United Kingdom, in the Ribble Valley the heart of Lancashire, using premium quality pressure treated redwood timber

Product Features

- > Hides up to 2 wheelie bins from view.
- > Pressure treated timber from renewable sources.
- > Flat packed with clear easy to assemble instructions.
- > Free standing but can be anchored to the ground for security.
- > New style lid.
- > Automatic bin lid opening feature.
- > Free Delivery

Dimensions

Double Wheelie Bin Chest Store 140 Litre

Product Dimensions: 1140 x 1220 x 680mm (H/W/D)

Double Wheelie Bin Chest Store 240 Litre

Product Dimensions: 1140 x 1440 x 840mm (H/W/D)

Check Your Bin Size

Please check your bin size by using the 'Your Bin Size' icon located in the header bar to ensure the correct size screen is ordered.

Additional Information

Manufacturer:	The Garden Village (ourselves)
Usual Delivery Time:	10-14 Working days
Direct Technical Help:	Yes - Please call 0845 603 4862
Home Installation Service:	n/a

(Please note gas struts are no longer available as standard)

Product Guarantee

Yes - Full Manufacturers

BUILDING THE SCREEN

Following our simple instructions the screen can be built within 1-2 hours. We also have a direct telephone line to our technical department should you require any assistance.

QUALITY MATERIALS

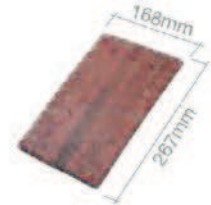
Made from the highest quality tanalised redwood planed timbers, these screens are built to last. Redwood is the harder of all softwoods, all our timber is from an FSC Source, which we hold chain of custody for.

TREATMENT

All the timber in the screen comes pressure treated for a long and durable life. However we advise that a stain based treatment be applied every 1-2 years to further extend the longevity and keep the screen looking as new.

CLIENT :		PROJECT :
		32 CRANBOURNE ROAD NORTHWOOD HA6
DESCRIPTION : BIN STORE DETAILS		
SCALE:	DATE:	DRAWN BY:
	MAR 2014	
REF/DWG NO:	REVISION NO:	REVISION DATE:
CRAN32-13		

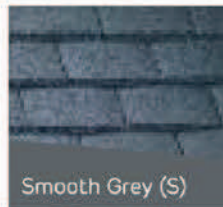
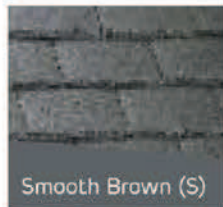
Plain



The authentic cross camber design of the Marley Eternit concrete plain tile gives it a look to match its outstanding versatility.

Colour availability

Key (F) Fine sanded finish (G) Granular finish (S) Smooth finish



Technical data

Size of tile	267mm x 168mm	
Minimum pitch*	35°	
Maximum pitch	90°	
Minimum headlap	65mm (roof)	37.5mm (vertical)
Maximum gauge	100mm (roof)	115mm (vertical)
Tile thickness	12mm (nominal)	
Cover width	168mm (nominal)	
Covering capacity (net)	60 tiles/m ² at 100mm gauge (roof)	53 tiles/m ² at 115mm gauge (vertical)
Weight of tiling (approx.)	73.8kg/m ² (0.72 kN/m ²) at 100mm gauge (roof)	58kg/m ² (0.57 kN/m ²) at 115mm gauge (vertical)
Battens required (net)	10 lin.m/m ² at 100mm gauge (roof)	8.7 lin.m/m ² at 115mm gauge (vertical)
Batten size recommended	38 x 25mm for rafters/supports not exceeding 600mm centres (fixed to BS 5534)	
Tile nails	38mm x 2.65mm	
Authority	BS EN 490	

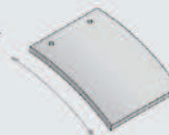
* The minimum recommended pitch and lap may be influenced by special circumstances, please contact the Technical Advisory Service.

Sustainability

- ✓ A+ rated in the BRE Green Guide (based on generic rating for UK produced concrete plain tiles. Element Refs: 812410017, 812410050, 812410064)
- ✓ BES 6001 (Responsible Sourcing) certified
- ✓ Independent carbon footprint certification

Product information

Tile camber
Single camber



Compatible with clay feature tiles

For advice on the use of Feature tiles in main roof areas contact the Technical Advisory Service.

† Made to order



Concrete plain tiles 23

CLIENT :	PROJECT :	
	32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION :		
ROOF TILE DETAILS		
SCALE:	DATE:	DRAWN BY:
	MAR 2014	
REF/DWG NO:	REVISION NO:	REVISION DATE:
CRAN32-14		



Tegula Priora

Permeable Paving System

- Permeable Concrete Setts.
- 5 colour finishes and 3 plan sizes with patented interlocking nib design.
- Bringing together the aesthetics of Tegula and the environmental benefits of Priora, Tegula Priora provides versatility to complement conservation projects or enhance distinctive show piece schemes requiring a SuDS solution.
- Permeability: Random Course – 17,693 litres/sec/hectare
 Herringbone – 14,295 litres/sec/hectare
- Suitable for use in any loading application – herringbone bond.
- Typical applications: Civil, Retail, Commercial, Residential, Streetscapes and Adopted Highways.
- Complementary Products: Tegula, Tegula Cobbles, Tegula Kerb Sett and Conservation Kerb.
- Compliant to BS EN 1338:2003.
- Bond Pattern: Random Course, Herringbone.
- To maintain the interlocking properties of the Priora nib design, products have been designed for specific bond patterns. Large units are not interchangeable between patterns.
- This product can be Machine Laid for safer, faster installation. See page 56 of the Permeable Paving Design Guide.
- For use with the Marshalls range of sub-base components.

Colours

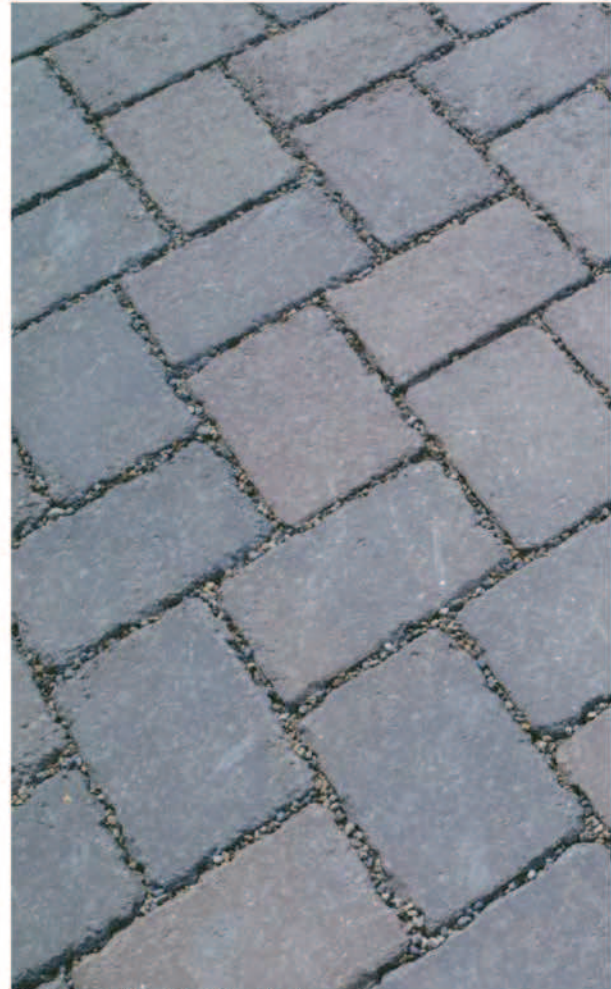
Precise colour and surface texture should be judged from actual materials rather than photographic representations.



Traditional Burnt Ochre Pennant Grey Red/Charcoal



Harvest



Tegula Priora, Traditional, The Gateway, Leeds

Bond Pattern	Thickness (mm)	Block Type	Plan Size (mm)	Unit Weight (kg)	Pack Size (m ²)	Pack Weight (kg)	Traditional (Ref No.)	Burnt Ochre (Ref No.)	Pennant Grey (Ref No.)	Red/Charcoal (Ref No.)	Harvest (Ref No.)
Random Course	60	Large	160 x 240	5.29	9.6	1323	PV3751160		PV3755160		PV3754160
		Medium	160 x 160	3.53	8.96	1236	PV3751200		PV3755200		PV3754200
		Small	160 x 120	2.65	9.6	1323	PV3751230		PV3755230		PV3754230
Random Course	80	Large	160 x 240	7.0	7.68	1444	PV6451160	PV6453160	PV6455160	PV6452160	PV6454160
		Medium	160 x 160	4.7	7.16	1347	PV6451200	PV6453200	PV6455200	PV6452200	PV6454200
		Small	160 x 120	3.5	7.68	1444	PV6451230	PV6453230	PV6455230	PV6452230	PV6454230
Herringbone	80	Large	160 x 240	7.0	7.68	1444	PV6461160	PV6463160	PV6465160	PV6462160	PV6464160
Random Course ML	80	Large	160 x 240	-	7.43	1374					
		Medium	160 x 160	-	7.43	1374	PV6317100	PV6317700	PV631830	PV6317500	PV6318000
		Small	160 x 120	-	7.43	1374					

Tegula Priora with reference numbers indicated in bold black are available ex-stock.

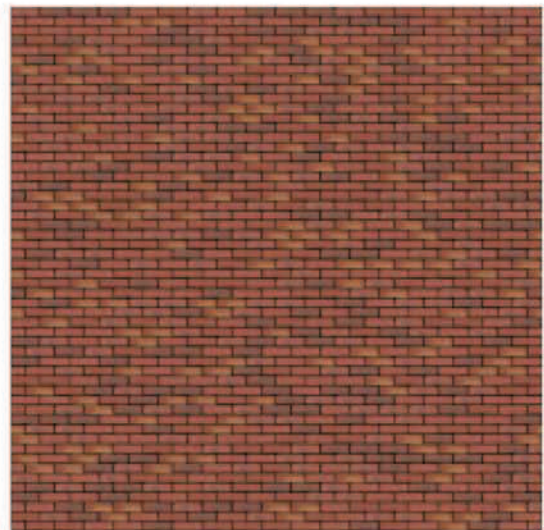
Tegula Priora with reference numbers indicated in light black are manufactured to order. Contact our sales office to discuss your requirements.

◀ Tegula Priora, Traditional, The Gateway, Leeds

CLIENT :	PROJECT :	
	32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION :		
HARDSTANDING DETAILS		
SCALE:	DATE:	DRAWN BY:
	MAR 2014	
REF/DWG NO:	REVISION NO:	REVISION DATE:
CRAN32-16		

PRODUCT TECHNICAL INFORMATION SHEET

PRODUCT NAME : BLENDED RED MULTI GILT STOCK
 REF. CODE : 24320180 (WARESLEY)
 DESCRIPTION : RED MULTI
 MANUFACTURE : SOFT MUD MOULDED STOCK
 APPEARANCE : FLAT STOCK
 CONFIGURATION : FROGGED
 WORK SIZE* : 215 x 102.5 x 65mm

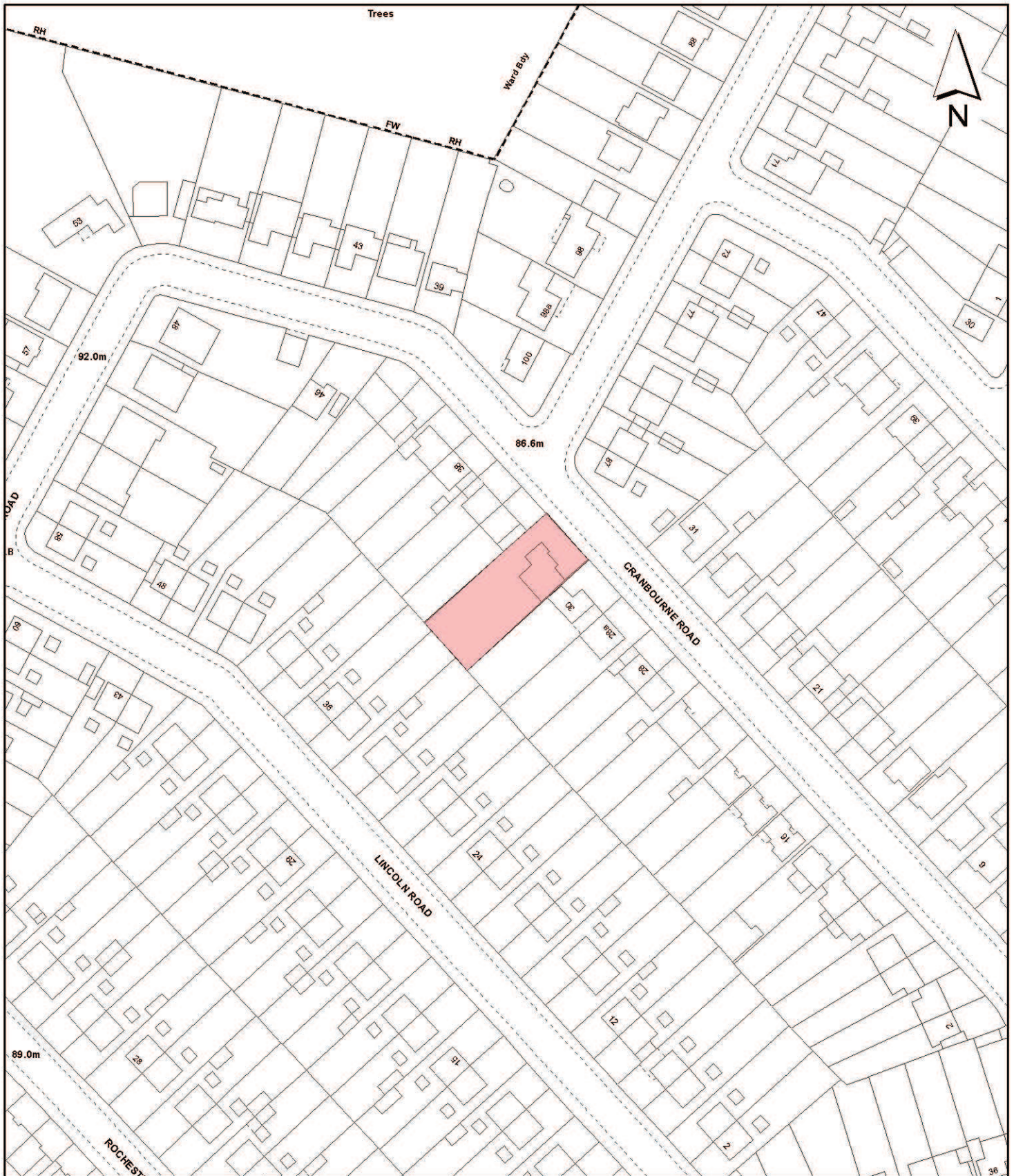


TECHNICAL PROPERTIES BS EN 771-1

COMPRESSIVE STRENGTH : MIN. **21N/mm²**
 WATER ABSORPTION : MAX. **24%**
 DURABILITY DESIGNATION : **F2**
 ACTIVE SOLUBLE SALTS : **S2**
 SIZE TOLERANCE * (/ RANGE) : **T2 - R1**
 GROSS DENSITY (Tolerance) : **1540Kg/m³ (D1)**
 NET DENSITY (Tolerance) : **1840Kg/m³ (D1)**
 THERMAL CONDUCTIVITY ($\lambda_{10,dry}$) : P=90% **0.55W/m.K**
 INITIAL RATE OF WATER ABS. : MIN. **1.4** MAX. **3.0Kg/m².minute**
 BOND STRENGTH (General Mortar) : **0.15N/mm² (fixed value)**
 REACTION TO FIRE : Class **A1**
 WATER VAPOUR PERMEABILITY (μ): **50/100 (tabulated)**
 PACK QUANTITY : **500 no**
 PACK SIZE (APPROX. mm) : **1080 x 850 x 860 H**
 TYPICAL PACK WEIGHT : **1161 Kg**
 PACKAGING : Shrink Wrapping **[YES]** Pallet **[ON REQUEST]**

ISSUE : FEBRUARY 2013

CLIENT :		PROJECT : 32 CRANBOURNE ROAD NORTHWOOD HA6	
DESCRIPTION : BRICK DETAILS			
SCALE:	DATE:	DRAWN BY:	
REF/DWG NO: CRAN32-15	MAR 2014	REVISION DATE:	
	REVISION NO:		



Notes

 Site boundary

For identification purposes only.

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Site Address

**32 Cranbourne Road
Northwood**

Planning Application Ref:

31949/APP/2014/1197

Planning Committee

North Page 157

Scale

1:1,250

Date

July 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 524-526 VICTORIA ROAD RUISLIP

Development: Change of use from retail (Use Class A1) to childcare provision (Use Class D1) involving alterations to rear elevation

LBH Ref Nos: 36666/APP/2013/3149

Date Plans Received: 24/10/2013

Date(s) of Amendment(s): 19/02/2014

Date Application Valid: 27/03/2014

13/06/2014



BLOCK PLAN
Scale 1 : 500



FRONT VIEW
NOT TO SCALE



REAR VIEW
NOT TO SCALE



SITE PLAN
Scale 1 : 1250



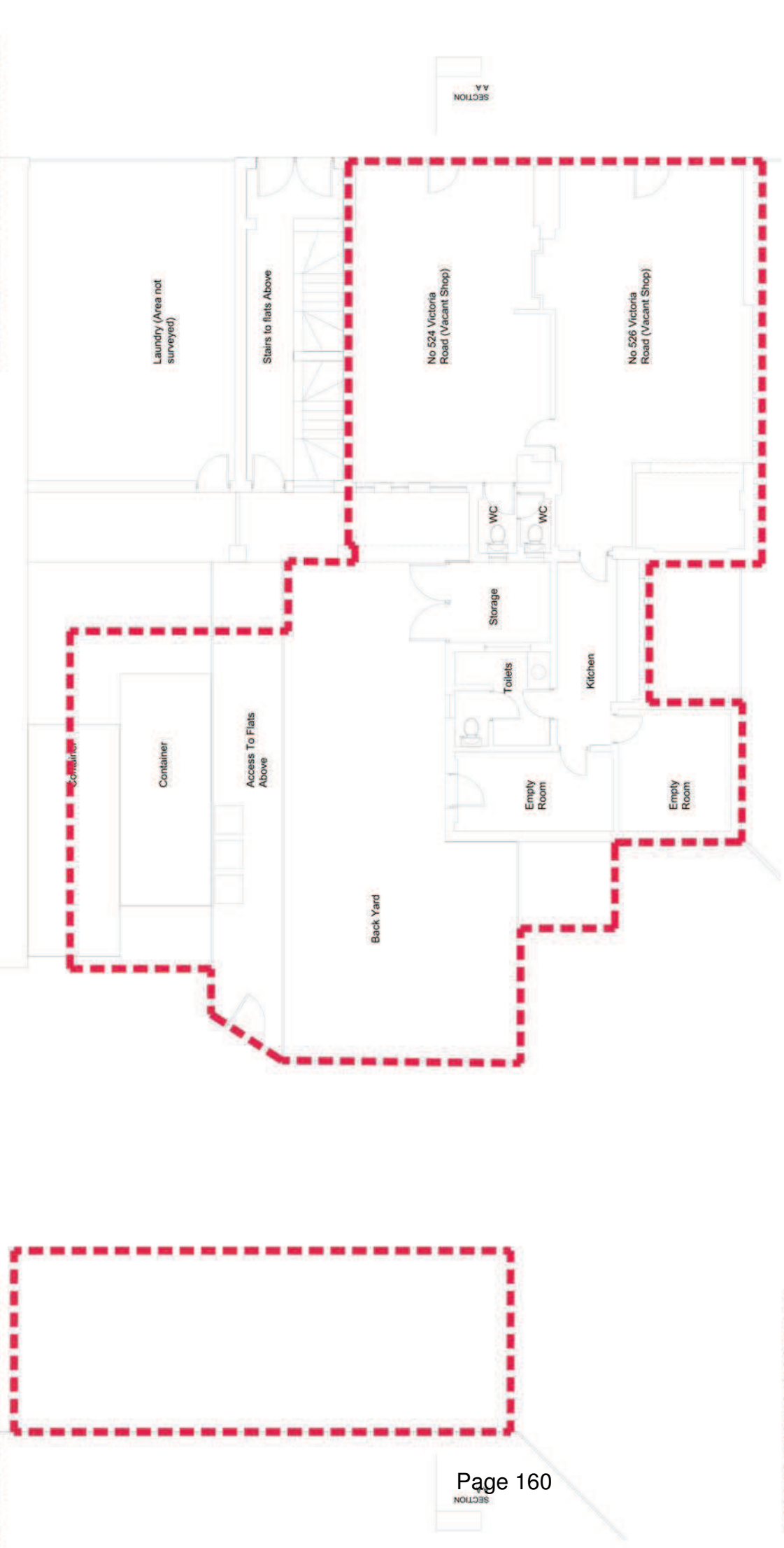
COURTYARD VIEW
NOT TO SCALE

NOT APPROVED FOR CONSTRUCTION

<p>NOTES</p> <p>1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS</p>	<p>REVISION</p> <p>A</p> <p>A</p>	<p>DESCRIPTION</p> <p>Amended as per planning query</p> <p>Redline extended in accordance with planners requirements</p>	<p>DATE</p> <p>28.10.13</p> <p>07.03.14</p>	<p>PROJECT</p> <p>PROPOSED CHANGE OF USE FROM A1 (shop) to D1 (Nursery)</p> <p>524 - 526 Victoria Road, Ruisslip, HA4</p>	<p>DRAWING TITLE</p> <p>SITE PLAN _ BLOCK PLAN</p>			
					<p>CLIENT</p> <p>524 - 526 Victoria Road, Ruisslip, HA4</p>	<p>SCALE</p> <p>1:1250 & 1 : 500</p>	<p>STATUS</p> <p>PA</p>	<p>REVISION</p> <p>B</p>
<p>JETVIEW PROPERTIES LIMITED</p> <p>CHARTERED STRUCTURAL ENGINEERS & ARCHITECTURAL DESIGNERS</p> <p>ARGYLE HOUSE, 3RD FLR, JOEL STREET, NORTHWOOD HILLS MIDDLESEX HA6 1NW</p> <p>TEL: FAX: EMAIL:</p>				<p>JOB NO.</p> <p>15/10/2013</p>	<p>DATE</p> <p>15/10/2013</p>	<p>CHECKED</p> <p>MC</p>	<p>DRAWN</p> <p>KO</p>	
<p>TEL:</p> <p>FAX:</p> <p>EMAIL:</p>				<p>MOB:</p> <p>TEL:</p> <p>EMAIL:</p>	<p>JOB NO.</p> <p>15/10/2013</p>	<p>CHECKED</p> <p>MC</p>	<p>DRAWN</p> <p>KO</p>	
<p>Scale 1 : 500</p>				<p>SCALE</p> <p>1:1250 & 1 : 500</p>	<p>STATUS</p> <p>PA</p>	<p>REVISION</p> <p>B</p>	<p>DWG. NO.</p> <p>PA-01</p>	

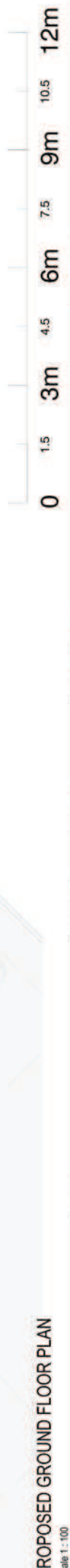
NOT APPROVED FOR CONSTRUCTION

FOR PLANNING APPLICATION PURPOSES ONLY



EXISTING GROUND FLOOR PLAN
Scale 1:100

NOTES 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS	REVISION A	DESCRIPTION Amended as per planning query	DATE 28.10.13	PROJECT PROPOSED CHANGE OF USE FROM A1 (shop) to D1 (Nursery)	DRAWING TITLE EXISTING GROUND FLOOR PLAN	SCALE 1:100	STATUS PA
						CLIENT 524 - 526 Victoria Road, Ruislip, HA4	DATE 15/10/2013
JETVIEW PROPERTIES LIMITED CHARTERED STRUCTURAL ENGINEERS & ARCHITECTURAL DESIGNERS ARGYLE HOUSE, 3RD FLR, JOEL STREET, NORTHWOOD HILLS MIDDLESEX HA6 1NW TEL: FAX: EMAIL:				MOB TEL EMAIL	JOB NO. PA-02	DRAWN KO	REVISION A



<p>NOTES</p> <p>1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS</p>	<p>REVISION</p> <p>A</p>	<p>DESCRIPTION</p> <p>Amended as per planning query</p>	<p>DATE</p> <p>28.10.13</p>	<p>PROJECT</p> <p>PROPOSED CHANGE OF USE FROM A1 (shop) to D1 (Nursery)</p>	<p>DRAWING TITLE</p> <p>PROPOSED GROUND FLOOR PLAN</p>
	<p>CLIENT</p> <p>524 - 526 Victoria Road, Ruislip, HA4</p>	<p>SCALE</p> <p>1:100</p>	<p>DATE</p> <p>15/10/2013</p>	<p>JOB NO.</p> <p></p>	<p>STATUS</p> <p>PA</p>
<p>JETVIEW PROPERTIES LIMITED</p> <p>CHARTERED STRUCTURAL ENGINEERS & ARCHITECTURAL DESIGNERS</p> <p>ARGYLE HOUSE, 3RD FLR, JOEL STREET, NORTHWOOD HILLS MIDDLESEX HA6 1NW</p> <p>TEL: FAX: EMAIL:</p>	<p>MOB:</p> <p></p>	<p>TEL:</p> <p></p>	<p>EMAIL:</p> <p></p>	<p>DWG. NO.</p> <p>PA-03</p>	<p>REVISION</p> <p>A</p>

PROPOSED GROUND FLOOR PLAN
Scale 1: 100



EXISTING FRONT ELEVATION

Scale 1 : 100

JETVIEW PROPERTIES LIMITED
 CHARTERED STRUCTURAL ENGINEERS & ARCHITECTURAL DESIGNERS
 ARGYLE HOUSE, 3RD FLR, JOEL STREET,
 NORTHWOOD HILLS MIDDLESEX HA6 1NW
 TEL: FAX: EMAIL:

NOTES
 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS

REVISION	DESCRIPTION	DATE
A	Amended as per planning query	28.10.13

PROJECT
 PROPOSED CHANGE OF USE FROM A1 (shop) to D1 (Nursery)
 524 - 526 Victoria Road, Ruislip, HA4

CLIENT

MOB: **TEL:** **EMAIL:**

DRAWING TITLE EXISTING FRONT ELEVATION		SCALE 1:100	@ A3	STATUS PA
DATE 15/10/2013	CHECKED MC	SCALE 1:100	DATE 15/10/2013	CHECKED MC
JOB NO.	DRAWN KO	SCALE 1:100	DATE 15/10/2013	CHECKED MC
DWG. NO. PA-04	REVISION A	SCALE 1:100	DATE 15/10/2013	CHECKED MC





PROPOSED FRONT ELEVATION (REMAIN AS EXISTING)
Scale 1 : 100

08-10-13 10:28:00 AM



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 CHARTERED STRUCTURAL ENGINEERS & ARCHITECTURAL DESIGNERS
 ARGYLE HOUSE, 3RD FLR, JOEL STREET,
 NORTHWOOD HILLS MIDDLESEX HA6 1NW
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 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS

REVISION	DESCRIPTION	DATE
A	Amended as per planning query	08.10.13

PROJECT
 PROPOSED CHANGE OF USE FROM A1 (shop) to D1 (Nursery)
 524 - 526 Victoria Road, Ruislip, HA4

CLIENT

MOB: **TEL:** **EMAIL:**

DRAWING TITLE PROPOSED FRONT ELEVATION		SCALE 1:100	@ A3	STATUS PA
DATE 15/10/2013	CHECKED MC	SCALE 1:100	STATUS PA	REVISION A
JOB NO.	DRAWN KO	DATE 15/10/2013	CHECKED MC	REVISION A
DWG. NO. PA-06	DRAWN KO	DATE 15/10/2013	CHECKED MC	REVISION A



EXISTING REAR ELEVATION

Scale 1 : 100

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 ARGYLE HOUSE, 3RD FLR, JOEL STREET,
 NORTHWOOD HILLS MIDDLESEX HA6 1NW
 TEL: FAX: EMAIL:

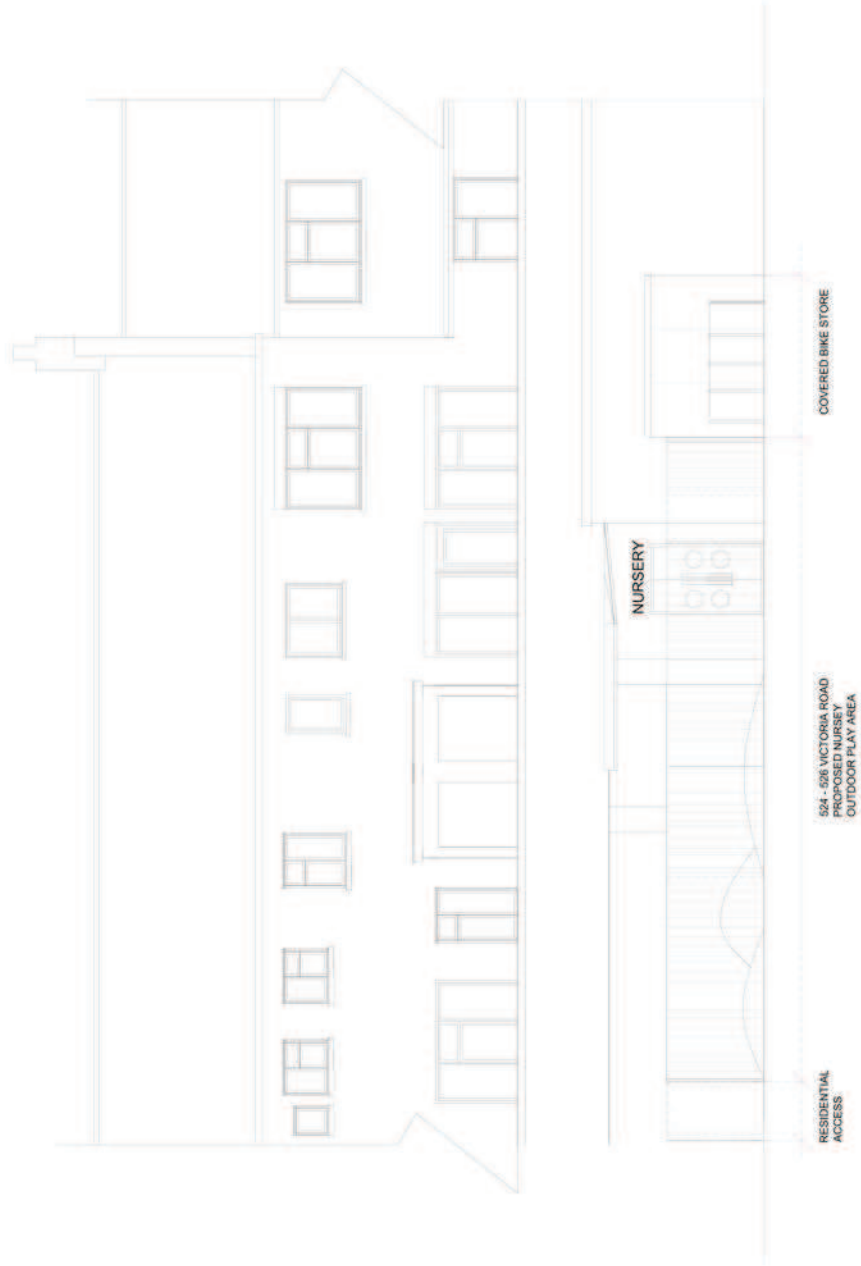
NOTES
 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS

REVISION
 A
DESCRIPTION
 Amended as per planning query

DATE
 28.10.13

PROJECT
 PROPOSED CHANGE OF USE FROM A1 (shop) to D1 (Nursery)
 524 - 526 Victoria Road, Ruislip, HA4

DRAWING TITLE EXISTING REAR ELEVATION		SCALE 1:100	@ A3	STATUS PA
MOB:	TEL:	DATE 15/10/2013	CHECKED MC	REVISION A
EMAIL:	PA-05	JOB NO.	DRAWN KO	
		DWG. NO.		



PROPOSED REAR ELEVATION

Scale 1 : 100



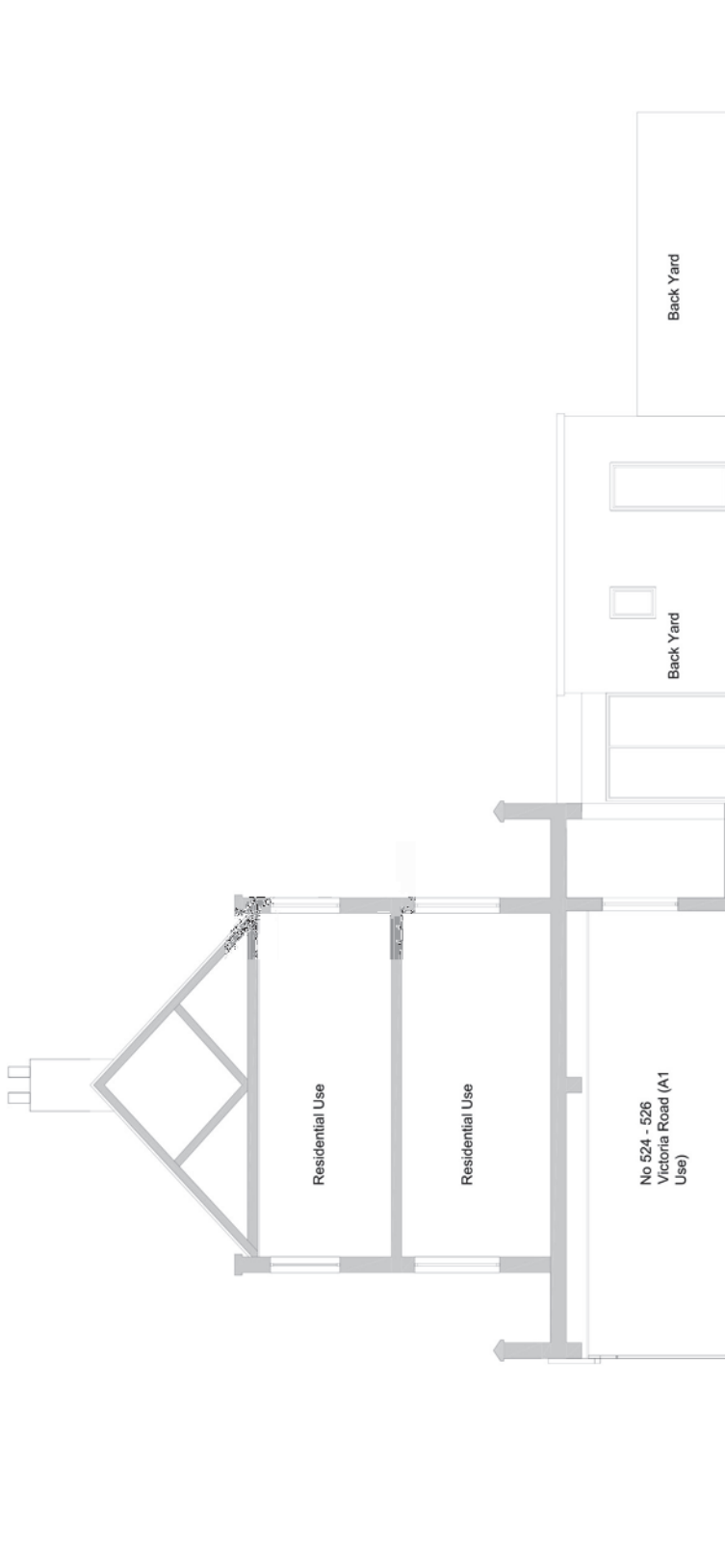
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 1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS

REVISION	DESCRIPTION	DATE
A	Amended as per planning query	28.10.13

PROJECT	PROPOSED CHANGE OF USE FROM A1 (shop) to D1 (Nursery)
CLIENT	524 - 526 Victoria Road, Ruislip, HA4
MOB:	TEL:
EMAIL:	

DRAWING TITLE			
PROPOSED REAR ELEVATION			
SCALE	1:100	@ A3	STATUS
DATE	15/10/2013		CHECKED
JOB NO.			DRAWN
DWG. NO.	PA-07		REVISION
			A

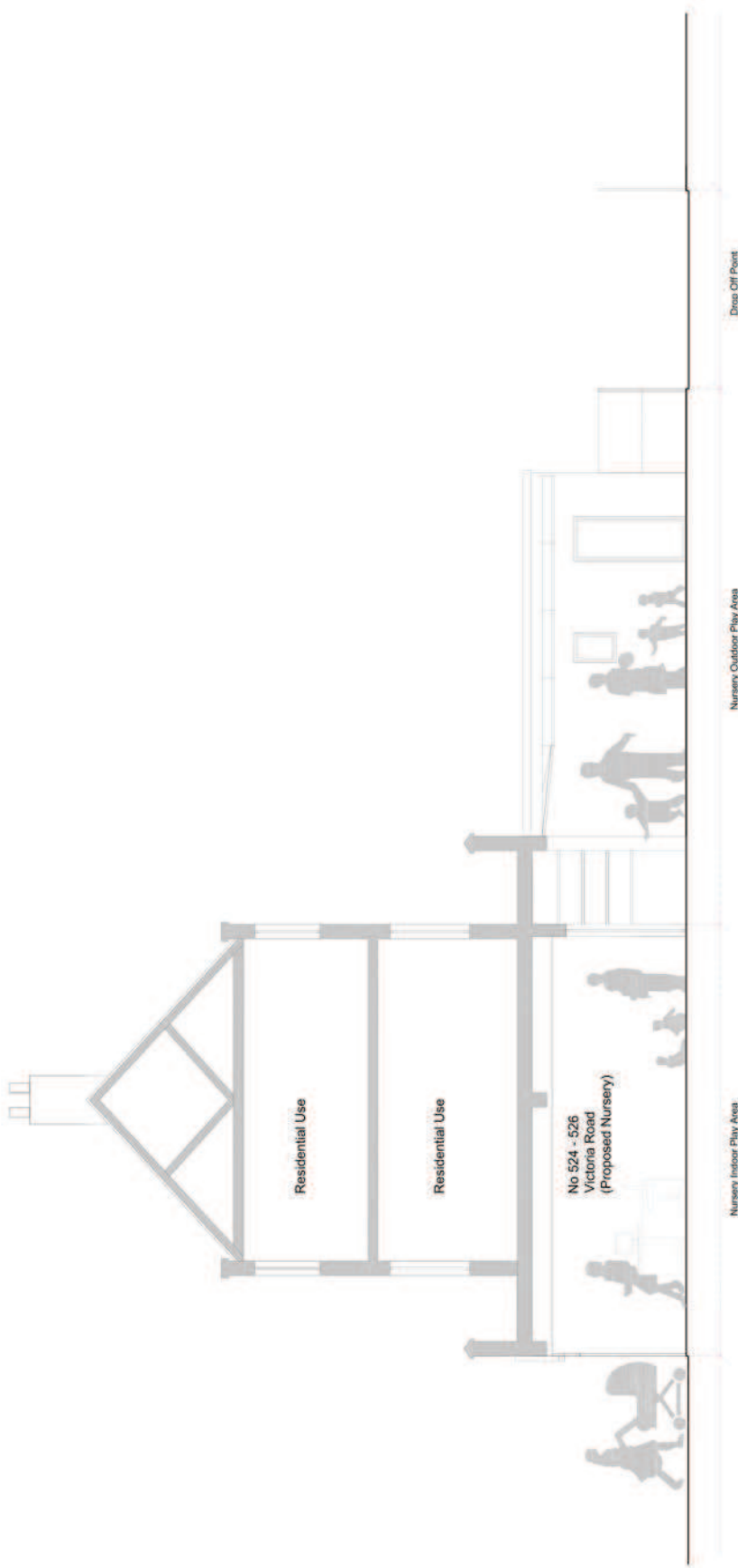


EXISTING SECTION AA

Scale 1 : 100



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	<p>MOB:</p> <p>TEL:</p> <p>EMAIL:</p>	<p>JOB NO.</p> <p>15/10/2013</p>	<p>DATE</p> <p>15/10/2013</p>	<p>DATE</p> <p>15/10/2013</p>	<p>JOB NO.</p> <p>PA-08</p>	<p>DWG NO.</p> <p>PA-08</p>	<p>CHECKED</p> <p>MC</p>	<p>DRAWN</p> <p>KO</p>	<p>REVISION</p> <p>A</p>



PROPOSED SECTION AA

Scale 1 : 100

NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECTURAL AND ENGINEERING DWGS

REVISION

A

DESCRIPTION

Amended as per planning query

DATE

28.10.13

PROJECT

PROPOSED CHANGE OF USE FROM A1 (shop) to D1 (Nursery)

DRAWING TITLE

PROPOSED SECTION AA

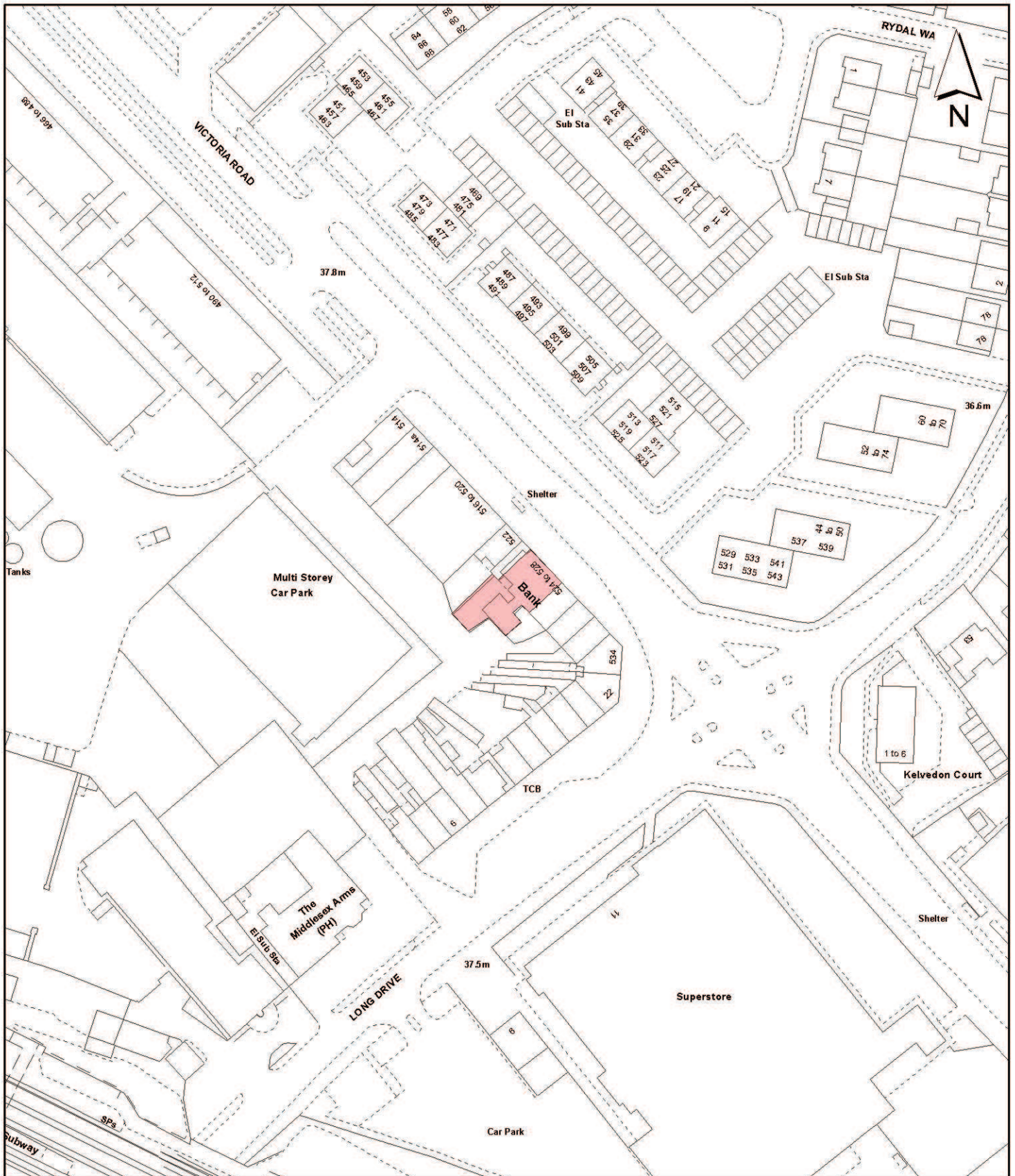
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DATE	15/10/2013		CHECKED	MC
JOB NO.			DRAWN	KO
DWG. NO.	PA-09		REVISION	A

JETVIEW PROPERTIES LIMITED

CHARTERED STRUCTURAL ENGINEERS & ARCHITECTURAL DESIGNERS

ARGYLE HOUSE, 3RD FLR, JOEL STREET,
NORTHWOOD HILLS MIDDLESEX HA6 1NW

TEL: FAX: EMAIL:



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**524-526 Victoria Road
 Ruislip**

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

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

Planning Application Ref:

36666/APP/2013/3149

Scale

1:1,250

Planning Committee

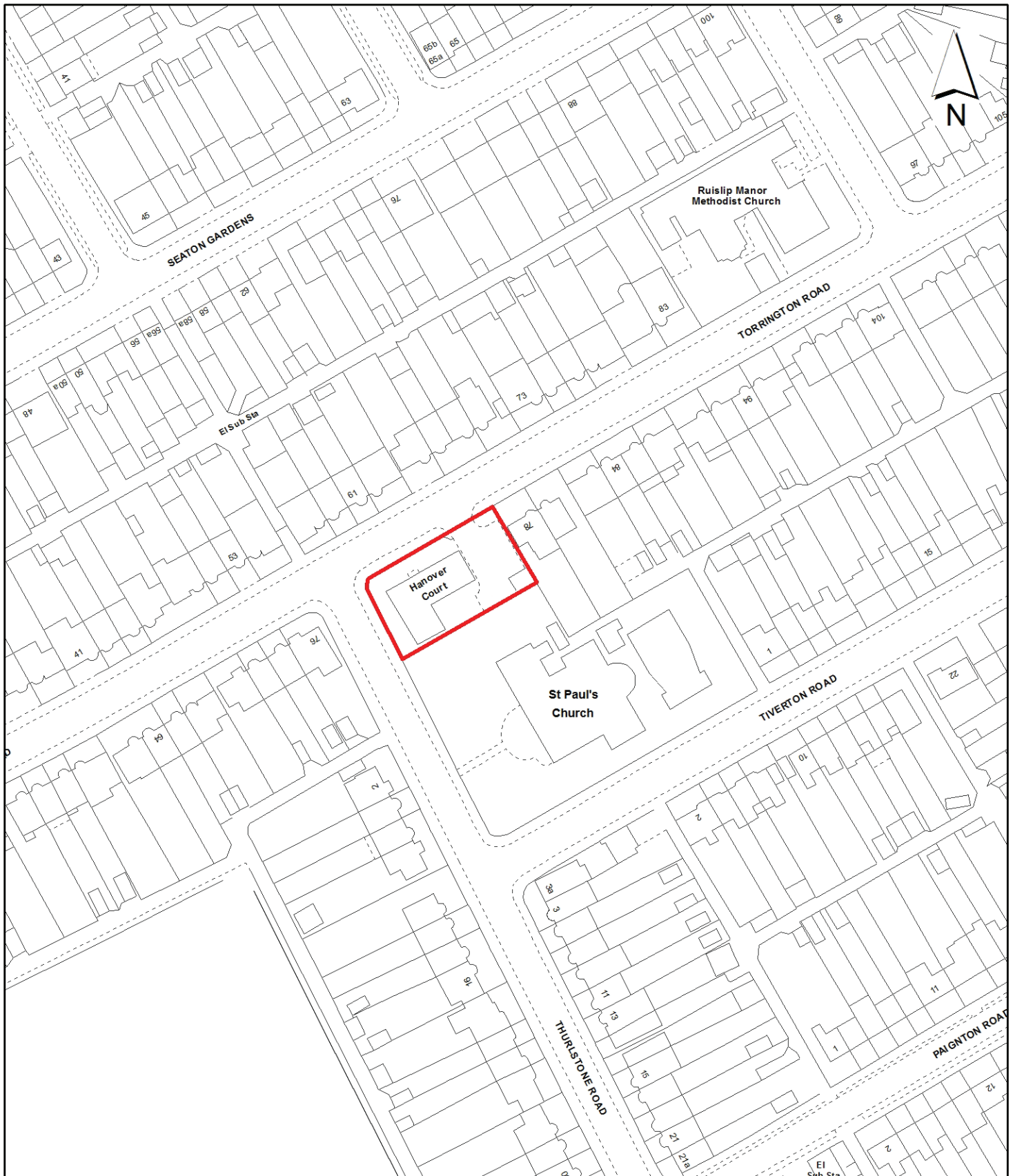
North Page 168

Date


July 2014



HILLINGDON
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Site Address

**Hanover Court
Torrington Court
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**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Committee
North

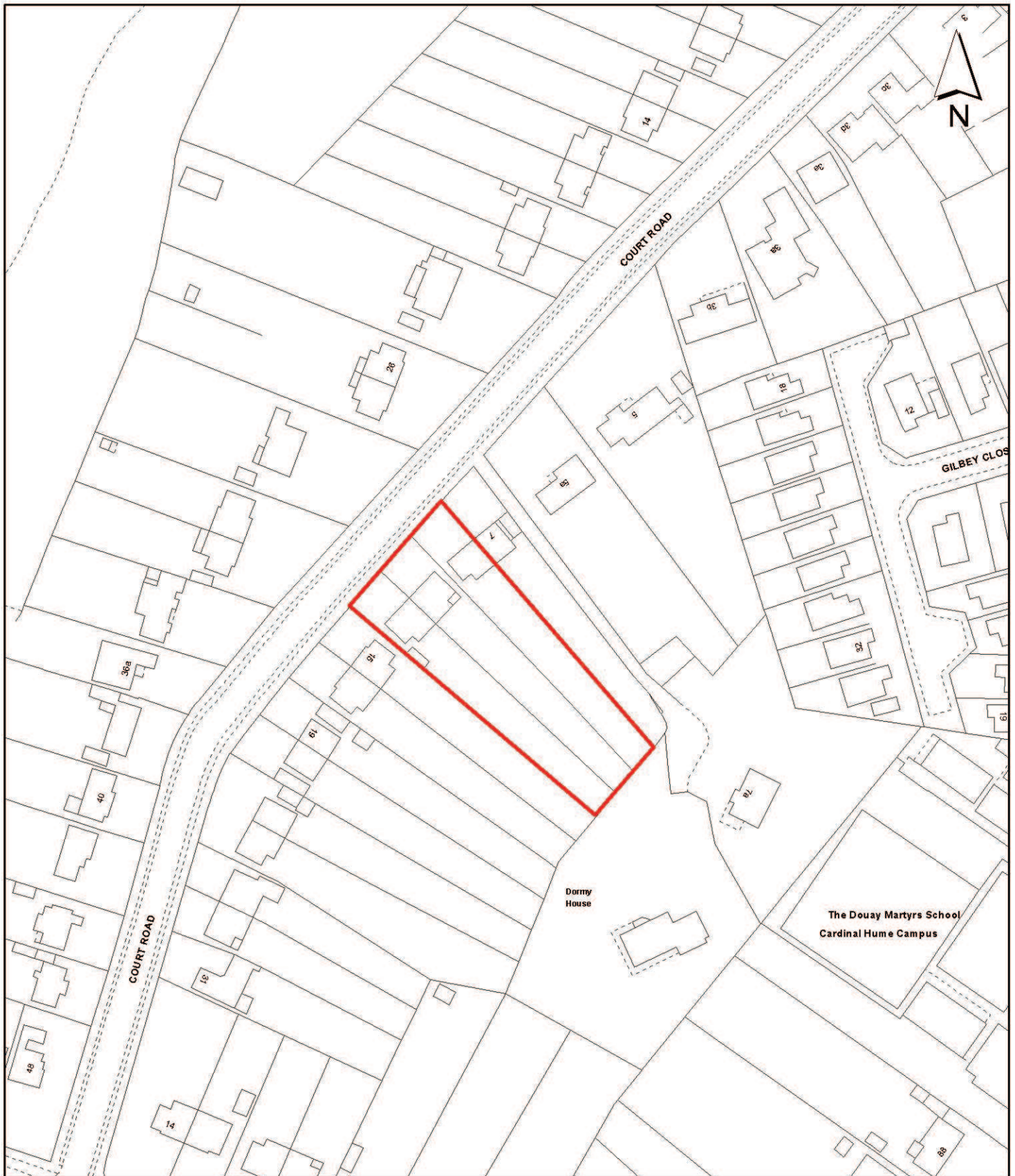
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1:1,250

Page 169

Date
July 2014



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Site Address

**11 Court Road
Ickenham**

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

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

Planning Application Ref:

TPO 717

Scale

1:1,250

Planning Committee

North Page 170

Date

July 2014



HILLINGDON
LONDON

Location Plan for 11 Court Road Ickenham Middlesex

Confirmation of

Tree Preservation Order Number

717

**LONDON BOROUGH OF
HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx, UB8 1UW
Telephone No. : 01895 250111

Scale: 1:1,250

Date: July 2014



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