



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 6 AUGUST
2014

Time: 6.00 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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Putting our residents first

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting
- 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 west of Woodfield Terrace and Dovedale Close, Harefield 66148/APP/2014/430	Harefield	Construction of a 5-bed detached 'eco' house with associated garage and pool (Outline Planning Permission with All Matters Reserved). Recommendation : Refusal	1 - 26 78 - 91
7	92 Catlins Lane, Pinner 53741/APP/2014/1685	Northwood Hills	Conversion of existing dwelling house into 1 x 3-bed dwelling house and 1 x studio flat with associated amenity space. Recommendation : Refusal	27 - 38 92 - 99

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Park Farm, Ducks Hill Road, Northwood 272/APP/2014/379	Northwood	Two storey, 2-bed, attached dwelling with associated parking and amenity space. Recommendation : Approval	39 - 60 100 - 108

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.

9	Enforcement Report	61 - 68
10	Enforcement Report	69 - 76

PART I - Plans for North Planning Committee

77 - 108

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Report of the Head of Planning, Sport and Green Spaces

Address LAND WEST OF WOODFIELD TERRACE AND DOVEDALE CLOSE
HAREFIELD

Development: Construction of a 5-bed detached 'eco' house with associated garage and pool (Outline Planning Permission with All Matters Reserved)

LBH Ref Nos: 66148/APP/2014/430

Drawing Nos: Tree Schedule
01
03
07
09
05
AIA19913-001-B Rev. A
06
04
AIA19913-001-A Rev. A
08
AIA19913-001 C Rev. A
Ecology Survey dated 25-6-14 by The Ecology Consultancy
David Leach Ecological Surveys Environmental Consultants Ecological
Survey dated August 2013
10

Date Plans Received: 07/02/2014 **Date(s) of Amendment(s):**
Date Application Valid: 12/02/2014

* **SUMMARY**

Outline planning permission is sought for the erection of a five bed detached 'eco' house with access to the site achieved by the creation of a new road leading from the existing driveway between 69c and 69d Dovedale Close. Only approval of the principle of the development is sought at this stage, with all other matters reserved.

The steeply sloping site consists of mainly dense woodland, bounded to the south, west and northwest by the Green Belt, to the north by allotment gardens and a public footpath and to the east by Harefield Village Conservation Area.

It is considered that that the applicant has failed to make a robust case that there are specific circumstances that justify the development of this site. The proposed development makes inadequate provision for the long-term retention of the woodland on and close to the site. The level and nature of development would inevitably have an urbanising influence and be visually prominent from the adjoining Green Belt to the detriment of the visual amenity and openness of this area and to that of the Colne Valley Regional Park.

Furthermore, the application has failed to demonstrate that the scheme could be completed without detriment to the recognised ecological value of this area. The principle of residential development on this site cannot therefore be supported.

The scheme is hereby recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The scheme, in the absence of a robust or satisfactory argument to justify the redevelopment of this site for residential purposes, fails to demonstrate that the proposed development could be completed without significant detriment to the recognised ecological value and nature conservation of the area. The proposal would thereby be contrary to Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy OL26 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.18 and 7.19 of the London Plan and National Planning Policy Framework Chapter 11.

2 NON2 Non Standard reason for refusal

The proposed development makes inadequate provision for the long-term retention of the woodland, on and close to the site. The loss of the woodland, which is a landscape feature of merit, and its replacement with a residential house on the sloping site, would be detrimental to the visual and natural amenity, wooded character of the locality, the openness and visual amenity of the Green Belt/countryside, and would have a significant impact on its surroundings and the landscape of this part of the Colne Valley and surrounding conservation area. The proposed development is therefore unacceptable in tree/woodland and landscape terms, contrary to Policies BE1, HE1 and EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), BE4, BE38, OL9, OL26 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and Policy 7.16, 7.18 and 7.19 of the London Plan.

3 NON2 Non Standard reason for refusal

The proposal, by reason of the extent of the built form, the associated infrastructure, the domestic nature of the development and the generation of domestic activity, would result in the loss of open space and the recreational value of the site, and would cause detrimental harm to the visual amenity of the Colne Valley Regional Park and adjoining Green Belt, contrary to Policies BE1, HE1 and EM2 of the Hillingdon Local Plan: Part One - Strategic Policies, Policies OL9 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), London Plan Policy 7.16 and National Planning Policy Framework (Chapter 9).

4 NON2 Non Standard reason for refusal

The applicants have failed to demonstrate that the proposed access to the site is adequate to serve the proposed development. As a result, the development would give rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety. The development is therefore contrary to Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP 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) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (February 2008) and national guidance.

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE4	New development within or on the fringes of conservation areas
H5	Dwellings suitable for large families
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 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.16	(2011) Green Belt
LPP 7.18	(2011) Protecting local open space and addressing local deficiency
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.3	(2011) Community infrastructure levy
NPPF1	NPPF - Delivering sustainable development
NPPF11	NPPF - Conserving & enhancing the natural environment
NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
OE1	Protection of the character and amenities of surrounding properties and the local area
OL5	Development proposals adjacent to the Green Belt
OL9	Areas of Environmental Opportunity - condition and use of open land
OL26	Protection and enhancement of trees, woodland and landscape features
R16	Accessibility for elderly people, people with disabilities, women and children

3 I59 **Councils Local Plan : Part 1 - Strategic Policies**

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is approximately 0.6 ha in extent and is located beyond the edge of the residential area of Harefield Village (Conservation Area), is bordered by open Green Belt land to the south and west and open land (allotments) to the north. The site is found in a side valley on the eastern side of the Colne Valley escarpment and slopes, steeply in parts, with the land falling about 16m from east to west and the site forms part of the designated Colne Valley Regional Park.

The upper and middle part of the site and adjacent Green Belt land to the south is covered by secondary woodland, which is dominated by Oak and includes a few glades. The lower part of the site is largely covered by scrub. The oak woodland is a large landscape feature and forms part of a much larger area of wooded land on the escarpment that wraps around and defines the western edge of this part of Harefield Village. The woodlands on the site are covered by a Tree Preservation Order as a defined woodland and this designation came into force after the decision and appeal on the previous application for the site.

A site of designated Special Scientific Interest (SSSI) lies approximately 118 metres to the south west of the site and approximately 100 metres to the south is a designated Nature Conservation Site of Borough Grade 1 importance.

The site is bordered by existing residential properties to the north east, which form part of the Harefield Village Conservation Area. A private driveway serving 7 and 8 Woodfield Terrace is set between Nos.69c and 69d Dovedale Close and runs parallel to the eastern boundary of the site. To the north runs a public footpath, beyond which lie allotment gardens. To the south, west, and north west, the site is bordered by the Metropolitan Green Belt.

The site has been proposed as being incorporated into the Nature Conservation Site of Borough Grade 1 importance to the south and also included within the Green Belt within the Local Development Framework proposed amendments to UDP policies published in February 2014. Whilst consultation has been completed on these amendments to these boundaries, the application site has yet to be formally designated as such.

3.2 Proposed Scheme

Outline planning permission (with all matters reserved) is sought for the erection of a 5 bed detached 'eco' house. The building will be a largely two storey dwelling, set into the slope of the site.

Access to the site is to be achieved by the creation of a new road, between 69c and 69d Dovedale Close at the existing turning head.

3.3 Relevant Planning History

66148/APP/2009/1453 Land West Of Woodfield Terrace And Dovedale Close Harefield
Outline application with all matters other than access reserved, for a 9 dwelling development.

Decision: 29-10-2009 Refused **Appeal:** 22-09-2010 Dismissed

Comment on Relevant Planning History

There is one relevant planning application to this site. Planning application reference 66148/APP/2009/1453 refused outline permission with all matters other than access reserved, for a 9 dwelling development. Information submitted with the application indicated a development comprising 9, three and four bedroom detached and semi-detached houses. It was proposed to divide the site into 9 plots varying between 320 and 700sq. metres in area, with a wetland area provided in the south west corner of the site.

Access to the site was to be achieved by the creation of a new road, between 69c and 69d Dovedale Close at the existing turning head. The application was refused on 19 August 2009 on 6 grounds. The decision was appealed and the Council's original decision was upheld by the Inspector on 22 September 2010.

The reasons for refusal by the Council were as follows:

1. The proposal would result in the loss of land within a Nature Conservation Site of Borough Grade I Importance and the submitted ecological assessment has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area. The proposal is therefore contrary to Policy EC1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), Policy 3D.14 of the London Plan and the provisions of PPS9 (Biodiversity and Geological Conservation).
2. The applicants have failed to demonstrate that the proposed access to the site is adequate to serve the proposed development. As a result, the development would give rise to conditions prejudicial to the free flow of traffic and would be detrimental to highway and pedestrian safety. The development is therefore contrary to Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
3. The proposed access road, by reason of its location and the likely volume of pedestrian movement and vehicular traffic generated by the proposed parking spaces, would be detrimental the residential amenity of adjoining occupiers, due to noise disturbance. The proposal is therefore contrary to Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).
4. The proposed development makes inadequate provision for the long-term retention of the woodland, on and close to the site. The loss of the woodland, which is a landscape feature of merit, and its replacement by nine houses on the sloping site, would be detrimental to the visual and natural amenity and wooded character of the locality and the openness and visual amenity of the Green Belt/countryside, and would have a significant impact on its surroundings and the landscape of this part of the Colne Valley. The proposed development is therefore unacceptable in tree/woodland and landscape terms, contrary to Policies BE38, OL9, OL26 and OL5 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 3D.8 of the London Plan.
5. The proposal, by reason of the extent of the built form, the associated infrastructure,

the domestic nature of the development and the generation of domestic activity, would result in the loss of open space and the recreational value of the site and would cause detrimental harm to the visual amenity of the Colne Valley Regional Park and adjoining Green Belt, contrary to Policies 0L5 and 0L9 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan Policy 3D.8 and Planning Policy Guidance Note 2 Green Belts.

6. The proposed layout raises concerns related to steep gradients leading to and within the site, which are considered likely to cause difficulties for people with disabilities and conflict with lifetime homes standards. As such, the development would provide an inadequate living environment for future occupiers, contrary to Policies 3A.5, 4B.1 and 4B.5 of the London Plan (February 2008) and the design principles contained within the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Accessible Hillingdon.

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

The Inspector in his reasoning outlined 5 main issues in the reason for refusal that the Appeal needed to consider, namely (i) Character and Appearance, (ii) Nature Conservation, (iii) Highway Safety, (iv) Education Facilities and (v) Living Conditions to 69c and 69d Dovedale Close. The latter (v) issue he dismissed as a reason and the educational contribution (iv) he considered can be readily dealt with by the applicant in any future application by legally agreeing to make the financial contribution at the outset of the application. Accordingly there were three issues that remained an issue for the site and of consideration in respect of this submitted scheme. These are the impact on the character and appearance, nature conservation and highway safety.

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.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM4 (2012) Open Space and Informal Recreation
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE4	New development within or on the fringes of conservation areas
H5	Dwellings suitable for large families
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 3.8	(2011) Housing Choice
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.16	(2011) Green Belt
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LPP 7.6	(2011) Architecture
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NPPF1	NPPF - Delivering sustainable development
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NPPF4	NPPF - Promoting sustainable transport
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
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OL26	Protection and enhancement of trees, woodland and landscape features
R16	Accessibility for elderly people, people with disabilities, women and children

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **19th March 2014**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbours were consulted and a site notice erected at the site which expired on the 17th March 2014. 11 letters of objection have been received from residents, the contents of which are summarised below:

1. Access to the site is unsuitable;
2. Residential parking is already at a premium, more would be hazardous;
3. Access would not be suitable for heavy goods vehicles;
4. Dovedale Close/Woodfield Terrace is too narrow;
5. Additional traffic would be a danger to children playing in Dovedale Close/Woodfield Terrace; ;
6. No access for construction traffic;
7. Additional traffic generation;
9. Not Green Belt land at present but this will hopefully change with Part 2 of the LDP, scheme is damaging to the Green Belt
10. The proposal will spoil the copse;
11. Existing natural habitats and wild life would be destroyed;
12. The scheme is inappropriate development in the Green Belt. It is not for affordable housing, nor will it benefit the Village;
13. The house is out of keeping and too large;
17. The proposal would interfere with drainage to/from the adjoining allotments;
18. The proposal would create an undesirable precedent and the developer is using this to try and gain consent for the previously rejected scheme;

In addition, a petition signed by 218 persons has been received objecting to the proposal on the following grounds:

1. Unacceptable loss of nature conservation. The site is not derelict and there are significant habitats within the area
2. Traffic congestion at the junction of Dovedale Close and Woodfield Terrace is already a serious problem for local residents. Adding more houses will make worsen this situation and make the area unsafe for other residents and children.
3. Access for emergency vehicles is already a serious problem. The development will only make it worse.

Ward Councillor: Raised an objection to the application.

HERTS & MIDDLESEX WILDLIFE TRUST:

The above application has been brought to my attention by a member of the Trust who is concerned about the appropriateness of the proposed development and its impact on the woodland and its wildlife.

The applicant proposes the construction of an 'eco-home' within a woodland which is designated as a Site of Borough Importance for Nature Conservation (SBINC) - Harefield Chalk Pit.

Unfortunately, I am unable to access biological records held by GiGL - the Greater London environmental records centre. However, the 2009 ecology survey offers the following description: "Dense undisturbed woodland, species poor neutral grassland, seasonally wet areas of tall herbaceous vegetation. Part geological SSSI." The 2009 ecology report suggests that the woodland is of no particular ecological value. However, it is designated of Borough importance, qualifies as a UK habitat of principle importance (lowland mixed deciduous woodland) and contributes to the local ecological network. Given the nature of the habitat on site and the surrounding habitat mosaic, I would expect a number of notable and protected species to be present in the area, including bats, badgers and reptiles, not to mention nesting birds. Precautionary and mitigation measures would certainly be required to ensure no harm to protected

species and infringement of wildlife legislation occurs as a result of any development at this site.

The proposal would require the felling of a number of trees. It is not clear from the plans how many or which trees will be removed. The creation of a dwelling would also fundamentally alter the semi-natural nature of the site and result in the loss of part of the SBINC. I would severely dispute the use of the term 'eco-home', given that it will result in the loss of woodland habitat and harm to the local ecological network. It is also notable that the house would include five bedrooms (not including the additional guest bedroom), a swimming pool, two saunas and a gym, according to the submitted plans. Without any evidence to the contrary, I would therefore expect the house to have a large ecological footprint, including in terms of resource, energy and water use. It is difficult to see how the proposal would bring any particular benefit to the local community which would outweigh the impact of loss of the woodland.

Herts & Middlesex Wildlife Trust objects to the application as it would result in loss of woodland and loss of part of a Site of Borough Importance for Nature Conservation, with an adverse effect on the local ecological network. The proposal is therefore in conflict with policy EM7 of the Hillingdon Local Plan (Part 1) and with national planning policy (NPPF para 109, 117, 118). The proposed development furthermore does not seem to conform with the council's sustainability objectives, including as set out in local plan policies BE1 and EM1.

HAREFIELD TENANTS AND RESIDENTS ASSOCIATION:

I am writing to you as chairman of the Harefield tenants and residents association re planning application 66148/APP/2014/430 5 bed detached house Bird Lane copse Harefield. We object to this application on the grounds that the copse would have to be destroyed, the house is out of keeping with the area and much too large, the access roads are not suitable.

In 2009 they applied for 12 houses on that site which was refused went to appeal and lost, this small copse is not green belt at the moment but hopefully we can change that on part 2 of the LDP, but it is part of the much larger field 64 acres I believe which is green belt. I believe they are trying to gain access to that area by way of the copse for which purpose I am not sure. I urge you to refuse development of the site once again.

HAREFIELD VILLAGE CONSERVATION PANEL:

The Panel objected to the proposal on the following grounds:

The emerging plans for Part 2 of the Hillingdon Local Plan propose that this site and the adjoining Hill House Allotment site be designated as Green Belt.

New Government planning guidance gives planners the means of blocking development proposals where they would undermine Plans.

The site is within the Harefield Chalk Pit Site of Importance for Nature Conservation (SINC) and it is designated by the UDP as being of Borough Grade 1 Importance. The access to the site from Woodfield Terrace, between 69c and 69d Dovedale Close, is extremely narrow, being only 3.2 m wide.

Trees on the site are included in two Tree Preservation Orders (TPOs), Nos.665 and 677.

THAMES WATER

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an

extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site. Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason: to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system. Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application. Swimming Pools: Where the proposal includes a swimming pool Thames Water requests that the following conditions are adhered to with regard to the emptying of swimming pools into a public sewer to prevent the risk of flooding or surcharging: 1. The pool to be emptied overnight and in dry periods. 2. The discharge rate is controlled such that it does not exceed a flow rate of 5 litres/second into the public sewer network. With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is: Veolia Water Company The Hub, Tamblin Way, Hatfield, Herts, AL10 9EZ - Tel - 0845 782 3333.

BICKERTON AERODROMES LTD:

With reference to the above application we would like to draw attention to the fact that the site is within the Denham Aerodrome Traffic Zone. Denham is a long established Civil Aviation Authority Licensed Aerodrome providing facilities for business aviation and flying training for both fixed and rotary wing aircraft and may be available for use at any time. It is inevitable that any occupants in this location will both hear and see aircraft operations and it is important that all concerned are aware of the juxtaposition.

Internal Consultees

ECOLOGY OFFICER

Summary: I object to the proposed development as the submitted ecology survey is far from adequate, misrepresents the quality of the site and fails to demonstrate the impacts of the development.

Furthermore, what information has been disclosed shows the site has importance for bats. The Habitat Regulations require consideration of Article 16 of the Habitat Directives. There is no justification for why the impacts on bats are outweighed by a large 'eco' house with a swimming pool.

Reason for Refusal

The development is within an area of ecological importance. The development fails to protect and enhance the natural environment and places an unnecessary risk on protected species. Finally, the application fails to adequately present the quality of the existing habitats or the impacts of the development.

The survey fails to adequately present impacts to:

- Bats (European Protected Species)

- Amphibians (including European protected species, UK protected species and UK and London Biodiversity Action Plan Species)
- Reptiles (Including UK protected species and UK and London Biodiversity Action Plan Species)
- Invertebrates (Including UK protected species and UK and London Biodiversity Action Plan Species)
- Other fauna including birds

The development is therefore contrary to the [1] National Planning Policy Framework (paragraph 109):

The planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

[2] Policy 7.19(E) of the London Plan:

When considering proposals that would affect directly, indirectly or cumulatively a site of recognised nature conservation interest, the following hierarchy will apply:

1. Avoid adverse impact to the biodiversity interest
2. Minimize impact and seek mitigation
3. Only in exceptional cases where the benefits of the proposal clearly outweigh the biodiversity impacts, seek appropriate compensation.

[3] Policy EM7 of the London Borough of Hillingdon Local Plan Part 1.

o Detailed Comments

The Value of the Site

The Council considers that the site is importance for nature conservation. A 2005 review of nature conservation sites for London advised the extension to the existing Harefield Pit to include this site. The type of habitat on site and the connection to other surrounding diverse nature conservation sites, including SSSIs, provides an ecology network worthy of strategic protection.

Inadequate Report

The principle problem with the submission is the lack of quality in the ecology report.

Bats

1. There is no clear indication of where the bat surveys were undertaken. A number of bats were recorded moving around 'the copse' but it is not clear to what extent the wooded area itself was surveyed.
2. There is no clear record of the surveying of trees despite the previous survey suggesting that some of the trees have moderate roosting potential. The findings that the site 'is too cluttered for many bats to use' is inconsistent with previous findings which states:

On site trees have only low to medium roost potential. However, the quality of surrounding habitat suggests that a large bat population is likely to be present, increasing the likelihood of occupancy of roost sites.

Nonetheless most woodland could be considered 'cluttered' and is ideal bat habitat.

Based on the information provided, the development could have a negative impact on bats. All

species of bats are afforded maximum EU protection and the impacts from a development must be established to inform decision making. The Council believes there is sufficient information to suggest bats use the site and will be harmed by the loss of trees and vegetation clearance.

There is no overriding need for the development in this location and therefore no reason for the Council to justify the impacts to bats. Furthermore, the tree survey and report does not clearly identify what trees will be lost or how much vegetation will be removed or from where. Consequently, the impacts of the development on bats and potential bat roosts cannot be adequately understood.

Reptiles

1. The report is particularly vague in describing the reptile survey. It states a "number" of reptile mats were put down in low vegetation to the "south" of the site. This is entirely inadequate to understand the impacts of the development.
2. There are no target notes or site photos showing the placement of mats. The methodology is therefore inadequate and there is no comfort in the report that an adequate survey was conducted.

Amphibians

1. Residents' letters and the previous ecology reports refers to ponds in the vicinity which should be reviewed given the findings of the previous ecology report are old.
2. Regardless of the above, there is a stream that runs through the site and other standing water which would at least warrant reference in an ecology survey and review of the impacts.

Birds

1. The survey finds that "the proposed works involve removing a few trees within the copse and this is unlikely to affect the birds as most are using the edges and the area of scrub at the west of the copse." There is no clear understanding of what trees will be removed or where as the siteplan was dated and submitted after the ecology survey was undertaken.
2. The conclusions on birds is entirely inconsistent with the submissions from residents which confirm the findings from the previous ecology survey which states:

There is abundant breeding habitat suitable for common scrub-nesting species at the site [there is a high likely presence of breeding birds because] Vegetation at the site would provide good nesting habitat for several species.

General

1. The lack of site photos and target notes provides no evidence to support the limited conclusions.
2. The lack of cross-referencing between the ecology survey, the tree survey and the site layout plan (submitted after both reports) demonstrates a lack of coherent analysis of the ecology impacts.
3. The Council does not agree with the findings of the ecology surveys submitted with the application that the lack of protected species presence means the site is of low value. Protection is afforded to species that are generally in relatively low numbers. It is therefore unfeasible to rule sites with no protected species as being low value as this could render a vast array of sites open to development using the methodology set out in the ecology survey.
4. The reports from residents, the previous ecology survey, and even the submitted survey, despite being highly flawed, show considerable fauna activity including, deer, high population of birds and bats. Badger tracks were previously found and the site has features of high value to invertebrates (not solely protected species) and reptiles, whether as foraging or resting places.
5. The whole of the site boundary has warranted inclusion for an extended site of importance for nature conservation of Borough Grade 1.

There is no justification for harming such a quality habitat for the sole purpose of a large house.

SUSTAINABILITY OFFICER:

Although the description has referred to the development as an 'eco' home, there are no commitments to any standards. It is therefore not possible to determine what the 'eco' credentials are of the development are.

TREES AND LANDSCAPE OFFICER:

LANDSCAPE CHARACTER/CONTEXT: The proposed site is steeply sloping (from east-west) in an area of dense secondary woodland to the east of the Colne Valley. The northern boundary is defined by a public footpath linking from Dovedale Close to the open land of the Colne Valley. The tree-lined eastern boundary is defined by a track leading to Woodfield Terrace. The site borders open land of the Metropolitan Green Belt to the south and west with Harefield Village Conservation Area to the north.

The woodland makes a positive contribution to the character and appearance of the area, a point recognised by their protection by Tree Preservation Order No. 677.

The site is within the Harefield Chalk Pit Site of Importance for Nature Conservation (SINC), designated as being of Borough Grade 1 Importance. The site lies within Hillingdon's Landscape Character Area B1: Harefield Open Valley Sides, amongst whose whose landscape and visual sensitivities are 'the patchwork of grassland and occasional woodland clumps, in close proximity to the settlement edges of Mount Pleasant, Harefield and South Harefield'.

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

Saved policy OL5 seeks to protect the visual amenity of the Green Belt. Saved policies OL26 seeks to protect trees and woodlands. Saved policy EC1 seeks to preserve the integrity of Metropolitan and Borough Grade 1 Sites.

- o A Tree Survey, by Arborhelp, has been submitted, based on a Topographic Survey. Unfortunately the survey fails to indicate the site context in relation to the surrounding land use and buildings.
- o The survey has assessed the condition and value of 100No. Individual trees and 4No. Groups, in accordance with recommendations in BS58937:2012.
- o Despite the attractive plans, sections and illustrations, there is no topographic plan which indicates the location of the building and ancillary structures, the work space required to construct the development (on steeply sloping land), the permanent access or temporary haulage routes for construction, all of which are likely to have a direct, or indirect, impact on trees within the woodland.
- o Prior to assessing the impact of the development on the existing (protected) trees, it is essential to understand the primary and secondary affects of the development on the site.
- o Once this is known, an Arboricultural Impact Assessment and Method Statement will be required. This should show a clear tree strategy identifying trees which will be need to removed, and those trees which can realistically be retained, together with any opportunities for replacement planting and landscape mitigation.
- o If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS: This application cannot be recommended for approval in its current form for the reasons given above. The time to consider the impact of development on trees is before planning approval is granted. In the absence of an Arboricultural Impact Assessment and Method Statement, to BS5837:2012, the applicant has failed to demonstrate that protected trees will be

unaffected by the development and has not made provision for their long term protection.

CONSERVATION OFFICER:

BACKGROUND: This site lies adjacent to the Harefield Village Conservation Area, within the Colne Valley Regional Park and adjacent to the Green Belt. It slopes and is currently quite densely wooded. The trees provide a backdrop to the Conservation Area in views outwards from Woodfield Terrace and in views into the area from the valley below. There are also views looking out from the open fields to the rear of The Old Orchard, which is located within the north western part of the Conservation Area.

RECOMMENDATIONS: It is considered that the proposal would have a very limited impact on the character and appearance of the Harefield Conservation Area, provided the tree screening on the site boundary is retained and additional structures are strictly controlled. If minded to approve, details of the design, materials and finishes of the structure should be fully conditioned.

HIGHWAY ENGINEER:

The development seeks planning consent for the construction of a single dwelling within the boundary of the site. As part of the proposals, 2 car parking spaces will be provided for the use of residents. Access to the site will be provided over an unmade track, which connects to Dovedale Close and provides vehicle and pedestrian access to the rear of No's. 7 and 8 Woodfield Terrace.

When considering the proposals, it is noted that the proposed means of access is approximately 3m in width and as a result, two vehicles cannot pass side by side. In addition, it is noted that the access is not of sufficient width to allow vehicles and pedestrians to pass at the same time.

Therefore, it is considered that the development would be contrary to Policy AM7 of the adopted Hillingdon Local Plan, 2012, Part 2 and an objection is raised in relation to the proposals.

In addition, permitting this application could set a precedent leading to an increase of similar proposals, affecting the Council's position in resisting any futures developments.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework (NPPF) states that at the heart of the Framework is a "presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking". Paragraph 109 of the NPPF talks specifically about the need to minimise the impact on biodiversity and minimise the effects of development on the local and natural environment.

Further the London Plan policy 7.19 places great emphasis on development making a positive contribution to the protection and management of biodiversity. This policy seeks to avoid proposals having a detrimental impact on the integrity of important nature conservation sites and states that where they will affect the integrity of such areas, they will be resisted.

The Policy states that where development is proposed that would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature conservation value of the site. If that is not possible, then to minimise such impact and seek mitigation of any residual impacts. Where, exceptionally, development is to be permitted because the reasons for it are judged to outweigh significant harm to nature conservation, appropriate compensation should be sought.

The main consideration within this application is therefore whether the principle of residential development in this area would be acceptable in respect of the surrounding site constraints. The previous application was refused on the basis that the scheme failed to provide a satisfactory argument that there were specific circumstances, in terms of local housing need, that would justify the development of this site. It was therefore considered that the development would have a detrimental impact on the nature conservation of the site.

The type of habitat on site and the connection to other surrounding diverse nature conservation sites, including SSSIs, provides an ecology network worthy of strategic protection. The proposed scheme fails to demonstrate that the development could be completed without significant detriment to the recognised ecological value of the area. Applying the hierarchy set out within the London Plan, insufficient information has been received by the Council to demonstrate that the proposal would not cause undue harm to the identified species and nature conservation value of the site, or minimises the impact of the scheme on the area. Further, no justification has been provided to suggest that there are any specific exceptional circumstances that would outweigh the identified harm to the natural environment.

Overall, it is considered that the applicant has failed to provide a robust or satisfactory argument that there are specific circumstances to justify the development of this site for residential purposes. In the absence of such, the proposal is considered to have a significant detrimental impact on the nature conservation and ecological value of the site, and would thereby fail to comply with Local, London Plan and National policy.

7.02 Density of the proposed development

In respect of this site, the density is considered acceptable.

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

With regard to the impact of the development on the Harefield Village Conservation Area, Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires any new development within or on the fringes of a Conservation Area to preserve or enhance those features that contribute to its special architectural and visual qualities, and to make a positive contribution to the character or appearance of the conservation area.

It is likely that the new development would require the loss of much of the existing woodland that currently occupies the area, with the result that the new house would be visible in longer views from the north western part of the Conservation Area and in views into the area from the lower slopes of the valley. Currently, these views are largely of houses within a wooded setting, although some of the more recent developments have begun to erode this feature. Whilst this is not considered to be a sustainable reason to refuse the application alone, it adds weight to concerns expressed elsewhere in the report, regarding the loss of open space and adverse impacts on the surrounding countryside/Green Belt.

7.04 Airport safeguarding

The illustrative plans indicate that the proposal does not exceed height restrictions and no wind turbine is proposed. There are therefore no airport safeguarding objections to this application.

7.05 Impact on the green belt

London Plan Policy 7.16 seeks to promote and improve access to London's network of open spaces, to realise their current and potential value to communities and protect their

many benefits, including biodiversity and the environment.

Although the site does not form part of the Green Belt, the Councils current reviews of site designations as part of the Development Plan have identified the application site and allotment gardens to the north to be included within the Green Belt boundary. Consultation has been completed on this amendment to the boundary, however it has yet to be formally adopted as Green Belt land.

Although the site is not within the Green Belt, the London Plan includes woodland and natural habitats such as this site, as forming part of London's open spaces, which are considered to be an integral part of the spatial character of the city. Open spaces play a vital role in providing a resource and focus for local communities, providing a respite from the built environment and promoting health, well being and quality of life. Harefield Village is one of, if not the last remaining 'village' in the Greater London Area and is almost completely surrounded by Green Belt and open countryside. The tree covered open spaces and fields that bound the village are an important element of the character of the area and form a rural backdrop and setting to the houses within the village.

The application site forms part of the rural edge of the village and has a rural character and appearance, especially when viewed from the adjoining Green Belt to the northwest, west and south, and is not derelict land. The site comprises a combination of grass/shrub land areas and mixed species woodland, reminiscent of a rural countryside and is bordered at the southern boundary by mature woodland. This impression is not substantially reduced when viewed from the unmade tracks to the west or the public footpaths path to the north and north west, although at distance the detail of the various trees merge into a homogeneous feature.

Paragraph 3.10 of the Hillingdon Unitary development Plan Saved Policies (November 2012) states that the Local Planning Authority wishes to ensure that there is no undue intensification or enlargement of buildings within or adjacent to the Green Belt that collectively may injure the visual amenities of the countryside.

Policy OL5 seeks to ensure that development adjacent to or conspicuous from the Green Belt should not injure the visual amenities of the Green belt by reason of siting, materials, design, traffic or activities generated.

Limited information has been provided with regards to the views of the site from the surrounding Green Belt, however it is evident that a large part of the woodland would need to be removed to accommodate the proposed dwelling.

Given the location of the building within the plot, it is considered that the spacious, green character of the site, which is dependant to a large extent on the visual continuity with the adjoining countryside, is clearly visible from surrounding Green Belt land to the south/south west. Despite the plans indicating that trees would be present along the south/south west boundaries of the site, given the proximity of the building to the site boundary, it would be difficult to retain trees of such the size indicated in such close proximity to the building without causing undue damage.

Given the size, scale and siting of the proposed dwelling, the scheme would result in changes to the character and appearance of the vegetation, and also the introduction of hard areas, leading to the appearance being far removed from its current rural character. After dark there would be lit windows and during the day these features would appear visible, which would inevitably have an urbanising influence on the site and adjacent

Green Belt. It is not considered that management regimes to prevent domestic paraphernalia and conditions could be used to effectively limit further changes to the character and appearance of the land.

It is considered that notwithstanding any tree screen that might remain, the extent of the proposed buildings and other paraphernalia associated with residential development would result in a significant urbanising effect, particularly when viewed from the open Green Belt land to the south and west, and result in a reduction in the openness of the Green Belt. The proposal would seriously and permanently diminish the intrinsic character of the adjoining Green Belt, by transforming the open rural nature of the area to a harder, urban character, fragmenting the existing, spacious green landscape and influencing important views and vistas to and from the Green Belt.

Whilst there is scope for soft landscape enhancement in the form of new/replacement planting within the proposed layout, it is not considered that this would mitigate against the built development, which will be visually prominent on this sloping green field site.

The concerns outlined above also apply to the designation of the site in the Colne Valley Regional Park. The development is considered to be contrary to the objectives of improving the environmental quality of land within the Regional Park, outlined under Policy OL9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

In conclusion, it is considered that the proposal would result in the loss of open space and the loss of the recreational value of the site and cause detrimental harm to the visual amenity of the Colne Valley regional Park and the adjoining Green Belt by reason of the extent of the built form, the associated infrastructure, the domestic nature of the development and the generation of domestic activity, contrary to Policies OL5 and OL9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and London Plan Policy 7.16.

7.06 Environmental Impact

The historic use of the site appears to be for agriculture. However, the site is adjacent to a former land fill site.

The Environmental Protection Unit has recommended that should the application be approved, a gas survey and remediation condition should be imposed. Had the development been acceptable in other respects, it is considered that the issue of land contamination and gas migration could have been dealt with by way of a condition.

7.07 Impact on the character & appearance of the area

The site is surrounded on all sides either by the Green Belt or the Harefield Village Conservation Area and the impact of the development on the visual amenities of both the Green Belt and Conservation Area has been considered elsewhere in the report.

7.08 Impact on neighbours

In relation to outlook, Policy BE21 of the UDP saved policies requires new residential developments to be designed to protect the outlook of adjoining residents. The SPD 'Residential Layouts' advises that for two or more storey buildings, adequate distance should be maintained to avoid over dominance. A minimum distance of 15m is required, although this distance will be dependent on the extent and bulk of the buildings.

Given the indicative height and layout of the proposed dwelling and its distance to adjacent properties to the east, it is considered unlikely that this would result in unacceptable impacts, in relation to over-dominance.

Policy BE24 states that the development should be designed to protect the privacy of future occupiers and their neighbours. The Council's Supplementary Planning Document HDAS - 'Residential Layouts' also provides further guidance in respect of privacy, stating that adequate distance should be maintained to any area from which overlooking may occur. In particular, that the distance between habitable room windows should not be less than 21 metres distance.

The indicative design and layout of the proposed dwelling and its distance to adjacent properties to the east, suggest that it is considered unlikely that this would result in unacceptable impacts in relation to loss of privacy.

In relation to sunlight, Policy BE20 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses. Given the layout and height of the proposed building and its distance and orientation with respect to adjacent dwellings, it is considered unlikely that this would result in unacceptable impacts, having regard to current British Research Institute (BRE) guidance. Although a detailed analysis has not been submitted by the applicant, the proposal is unlikely to result in overshadowing or loss of sunlight for adjoining residents, in compliance with Policy BE20.

7.09 Living conditions for future occupiers

In relation to outlook and privacy, Policies BE21 and BE24 of the UDP saved policies require new residential developments to be designed so as to ensure adequate outlook and privacy for occupants of the site. In relation to sunlight access, Policy BE20 of the UDP saved policies September 2007 seeks to ensure that buildings are laid out to provide adequate sunlight and preserve the amenity of existing houses.

The indicative drawings suggest that the unit could be designed to benefit from an acceptable level of privacy, outlook and light. However, the potential impacts of the retained trees on light levels into the proposed unit would need to be considered and mitigated. Had the scheme been acceptable in other respects, these details could have been addressed at reserved matters stage.

Policy BE23 of the UDP requires the provision of external amenity space, sufficient to promote the amenity of the occupants of the proposed and surrounding buildings, and which is usable in terms of its shape and siting. The Council's SPD HDAS: Residential Layouts specifies amenity space standards for dwellings and states that 100 sq. m should be provided for 4+ bedroom houses.

The plans do not demonstrate the extent of the proposed garden for the site. Had the scheme been acceptable in other respects, these details could have been addressed at reserved matters stage.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Access to the site will be provided over an unmade track, which connects to Dovedale Close and provides vehicle and pedestrian access to the rear of No's. 7 and 8 Woodfield Terrace.

The refused scheme proposed to utilise the same unmade track and concerns were raised in respect of the width of this track to support two way traffic. Further concerns were highlighted in relation to the footpath to the site being on land outside the site boundary and within the curtilage of the adjoining house. The previous scheme proposed an average gradient of 1 in 4 for the track to/through the site, which was considered unacceptable, and to make access and egress from the difficult for all users.

Whilst the detailed assessment of access is a reserved matter within this scheme, it is of note that access to the site is similar to the refused scheme, where there were concerns with regards to the width of the track and safety of the access. With regards to this scheme, the same access is proposed with no indication that the width is to be enlarged or the 1 in 4 access altered. By reason of the insufficient track width to accommodate both vehicles and pedestrians, and excessive gradient, there are concerns with the proposed access and egress to the site.

7.11 Urban design, access and security

Only the principle of the development is to be determined at this stage. Issues relating to design, access to the site and security are reserved for future determination at reserved matters stage. The indicative details of the proposed layout of the site, the density, height, massing and character of the proposed buildings and their design do not raise major issues from an urban design point of view at this stage. However, the general principle of residential development in a location which is unsuitable for this purpose, remains an overriding concern which has been addressed elsewhere in the report.

7.12 Disabled access

The SPD HDAS: Residential Layouts requires all new residential units to be built to lifetime home standards and 10% of units designed to wheelchair accessible standards. Further guidance is also provided on floor space standards for new residential development to ensure sound environmental conditions are provided on site.

Had the scheme been found acceptable in other respects, a condition could have been recommended requiring the submission of internal layout details, to ensure compliance, and that the site would be accessible for pedestrians, given the steepness of the access drive to the site.

7.13 Provision of affordable & special needs housing

The scale of the development does not trigger a requirement for affordable housing.

7.14 Trees, Landscaping and Ecology

TREES

Policies BE39 and OL26 (Trees & Woodland) of the UDP, refer to the protection of trees and woodlands. Policy BE38 seeks the retention of topographical and landscape features and provision of new planting and landscaping in development proposals. The London Plan policy 3D.8 relates to the improvement of the open environment, including green spaces such as woodlands and natural habitats.

The upper and middle parts of the site and adjacent Green Belt land to the south are covered by secondary woodland, which is dominated by Oak and includes a few glades. The lower parts of the site are largely covered by scrub. The oak woodland is a large landscape feature, and forms part of a much larger area of wooded land on the escarpment that wraps around and defines the western edge of this part of Harefield Village. The woodland makes a positive contribution to the character and appearance of the area, a point recognised by their Tree Protection Order No. 677.

The woodland on and close to the site is highly visible from the public footpath (part of the Hillingdon Trail) that runs alongside the northern boundary of the site, and from the footpaths across the open Green Belt land to the west. The Trees and Landscape Officer considers that the woodland has a high visual amenity value, in addition to its nature conservation/ecological value, and contributes to the wooded character of the locality and the openness and character of the Green Belt. It is considered that the woodland is a landscape feature of merit, which should be retained.

Within the appeal for the refused scheme, the Inspector considered that there was no doubt that the scheme would result in the loss of a number of trees and the scheme result in built development into a previously unspoilt nature area. The Inspector concluded (paragraph 8) that the development would be very prominent from the footpath and from the backs of properties along Dovedale Close. Overall it was considered that it would cause serious harm to the character and appearance of the immediate area, and to the setting of both the Metropolitan Green Belt and the Harefield Conservation Area, conflicting with the aims of saved Policies BE38, OL5, OL9 and OL26 of the Hillingdon Borough Unitary Development Plan.

With respect to nature conservation the Inspector dismissed the argument presented by the applicant that contended that the site is not of high quality in comparison with other nearby woodland Sites of Importance for Nature Conservation Area and neighbouring sites of Nature Conservation Borough Grade 1, and that no diversity would be lost. Instead the Inspector concluded (paragraph 9) "...the loss of trees and the introduction of houses, gardens and domestic activity into the site would be likely to reduce whatever ecological value it [the site] might have."

The site forms part of the rural edge of the village and has a rural character and appearance, especially when viewed from the adjoining Green Belt to the northwest, west and south. The current scheme shares with the previous refused scheme, an intention to undertake substantive built development outside this village boundary, upon undeveloped land that forms part of a protected woodland and would involve substantial removal of existing trees.

The two section drawings and the entrance level plan provided show an intention for a very substantial degree of site excavation into the steeply sloped site with the proposed dwelling sunk into extensive ground and likewise the proposed swimming pool. Such a design approach maximises rather than minimises the potential disruption to root zones of trees and other vegetation in the area.

An arboricultural assessment has been submitted with this application, which has assessed the condition and value of 100 individual trees and four groups in accordance with the recommendations in BS58937.2012.

No topographic plan has been submitted which indicates the location of the building and ancillary structures, the work space required to construct the development and routes for construction. These factors are an important consideration with any scheme, and would be likely to have a direct or indirect impact on the trees within the woodland. Understanding the primary and secondary effects of the development on the site, are an important consideration. Once the effects of a development have been understood, an Arboricultural Impact Assessment and Method Statement would be required to be submitted. These documents need to show a clear tree strategy, identifying trees which need to be removed and those that can realistically be retained, together with opportunities for replacement planting and landscape mitigation. In the absence of this information being submitted for the proposal, the scheme fails to demonstrate that protected trees will be unaffected by the development, and has failed to make provision for their long term protection.

It is therefore considered that the loss of trees would change the inherent character of this woodland site and be detrimental to the ecological value of the site. The built residential development and the loss of trees would be clearly visible from the surrounding areas notably from the valued and well used footpath located to the north of the site. It is

considered that the proposed new scheme would have an urbanising influence on the area and the adjacent Green Belt that is contrary to the safeguarding of the countryside character, and would result in the loss of trees that would be detrimental to the ecological contribution the site makes. For these reasons, notwithstanding the scheme is smaller in footprint and lower in profile than the previous scheme, it is not considered that the scheme would address the Inspector's concerns with the previous scheme in relation to this issue, and is considered to conflict with the aims of Saved Policies OE1, EC1, BE38, OL5, OL26 of the Hillingdon Borough Unitary Development Plan land and Policies 1.1, 2.18, 7.14 and 7.16 of the London Plan (July 2011).

ECOLOGY

The NPPF (Paragraph 109) seeks to ensure that the planning system protects and enhances natural landscapes, geological conservation interests, recognising the benefits of ecosystems and minimising the impacts on biodiversity.

London Plan Policy 7.19 [E] states that when considering proposals that would affect directly, indirectly or cumulatively a site of recognised nature conservation interest, the following hierarchy will apply:

1. Avoid adverse impact to biodiversity interest;
2. Minimise impact and seek mitigation;
3. Only in exceptional cases where the benefits of the proposal clearly outweigh the biodiversity impacts, seek appropriate compensation.

Where development is proposed which would affect a site of importance for nature conservation or important species, the approach should be to seek to avoid adverse impact on the species or nature conservation value of the site, and if that is not possible, to minimise such impact and seek mitigation of any residual impacts. Where, exceptionally, development is to be permitted because the reasons for it are judged to outweigh significant harm to nature conservation, appropriate compensation should be sought.'

The Council considers that the site is important for nature conservation. A 2005 review of nature conservation sites for London advised the extension to the existing Harefield Chalk Pit Site of Importance for Nature Conservation (SINC) to include this area within this designation, although it was not included at this time. Current consultations for the Local Development Plan have proposed to extend the existing Nature Conservation site of Metropolitan or Borough Grade 1 Importance to include the application site (referenced as Summerhouse Lane Chalkpit within the consultation documents). The type of habitat on this site and the connection to other surrounding diverse nature conservation sites, including Sites of Special Scientific Interest (SSSIs), provides an ecology network worthy of strategic protection.

The applicants have submitted the ecological survey report commissioned in 2009 for the refused scheme, in addition to an update undertaken in August 2013, which undertook further surveys as a result of the conclusions of the initial reports.

These reports have been reviewed by the Councils Ecology Officer and there are still concerns with regards to the content and detail of the submissions. The key findings and conclusions of the report are as follows:

· Bats

There is no clear indication of where the bat surveys were undertaken. A number of bats were recorded moving around 'the copse' but it is not clear to what extent the wooded

area itself was surveyed. Further, there is no clear record of the surveying of trees despite the previous survey suggesting that some of the trees have moderate roosting potential. The findings that the site 'is too cluttered for many bats to use' is inconsistent with previous findings which states:

On-site trees have only low to medium roost potential. However, the quality of surrounding habitat suggests that a large bat population is likely to be present, increasing the likelihood of occupancy of roost sites. Nonetheless most woodland could be considered 'cluttered' and is ideal bat habitat.

Based on the information provided, the development could have a negative impact on bats. All species of bats are afforded maximum EU protection and the impacts from a development must be established to inform decision making. The Council believes there is sufficient information to suggest bats use the site and will be harmed by the loss of trees and vegetation clearance.

There is no overriding need for the development in this location and therefore no reason for the Council to justify the impacts to bats. Furthermore, the tree survey and report does not clearly identify what trees will be lost or how much vegetation will be removed or from where. Consequently, the impacts of the development on bats and potential bat roosts cannot be adequately understood.

· Reptiles

The report is particularly vague in describing the reptile survey. It states a "number" of reptile mats were put down in low vegetation to the "south" of the site. This is entirely inadequate to understand the impacts of the development. In addition, there are no target notes or site photos showing the placement of mats. The methodology is therefore inadequate and there is no comfort in the report that an adequate survey was conducted.

· Amphibians

Residents' letters and the previous ecology reports refer to ponds in the vicinity which should be reviewed given the dates of the findings of the previous ecology report. Regardless of the above, there is a stream that runs through the site and other standing water which would at least warrant reference in an ecology survey and review of the impacts.

· Birds

The survey finds that "the proposed works involve removing a few trees within the copse and this is unlikely to affect the birds as most are using the edges and the area of scrub at the west of the copse." There is no clear understanding of what trees will be removed or where as the site plan was dated and submitted after the ecology survey was undertaken.

Furthermore, these conclusions on the bird habitats is entirely inconsistent with the submissions from residents, which confirm the findings from the previous ecology survey which states:

There is abundant breeding habitat suitable for common scrub-nesting species at the site particularly breeding birds, because vegetation at the site would provide good nesting habitat for several species.

Overall, the Council has concerns with the quality and detail of the information submitted with the application. The most recent report fails to cross-reference between the ecology survey, the tree survey and the site layout plan (submitted after both reports), which

demonstrates a lack of coherent analysis of the ecology impacts.

Having reviewed the information submitted and taken into account the conclusions and comments from residents and other interested parties, the Council does not agree with the findings of the ecology surveys submitted, that the lack of protected species presence means the site is of low value. Protection is afforded to species that are generally in relatively low numbers. It is therefore unfeasible to rule sites with no protected species as being low value as this could render a vast array of sites open to development using the methodology set out in the ecology survey.

Of relevance are the conclusions of the Inspector when considering the impact of the proposal on the SINC. The Inspector concluded that:

"...the loss of trees and the introduction of houses, gardens and domestic activity into the site would be likely to reduce whatever ecological value it might have." And that "...the development affecting 11% of the total area of the SINC as being very significant, bearing in mind the fact the Appellants own ecology report acknowledges that the site contributes to nature conservation of the woodland as a whole because of its value for breeding birds and foraging bats".

The site area within this scheme is the same as that within the refused scheme and in light of the conclusions of the Inspector and those of the Councils Ecology Officer in relation to the most recent ecology report, the scheme fails to demonstrate that the proposed development could be completed without significant detriment to the recognised ecological value of the area.

7.15 Sustainable waste management

This is not for consideration as part of this submission and had the scheme been found acceptable on other grounds, this could have formed a condition for the reserved matters application.

7.16 Renewable energy / Sustainability

The proposal description suggests that the development will provide 'eco housing'. There are no commitments to achieving any standards that have been submitted with the application. It is therefore not possible to determine what the 'eco' credentials of the development are.

The development should have been assessed against the Code for Sustainable Homes, with a target Code Level 4 achieved as a minimum. Had the principle of the scheme been found acceptable, this could have been secured by way of a condition.

7.17 Flooding or Drainage Issues

Policies OE7 and OE8 of the UDP seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding.

The Ecological report acknowledges the presence of a watercourse on the site but provides very limited information. The channel has been reported as overflowing during times of heavy rain, suggesting an inconsistent presence of water. The information included within the report does not demonstrate the watercourse has been properly assessed and information regarding finished levels has not been provided. However, had the scheme been acceptable in other respects, a condition could have been imposed requiring a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development.

7.18 Noise or Air Quality Issues

The Environmental Protection Unit have not identified any issues other than gas migration from the adjoining land fill site, which is dealt with elsewhere in the report.

7.19 Comments on Public Consultations

There has been an extensive public response to this application. Most of the issues raised relate to the principle of the development, the impact on the Green Belt, the impact on ecology and loss of wild life habitat, parking and traffic concerns. These matters have been dealt with in the appropriate sections of the report and in many cases, incorporated into the recommended reasons for refusal.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

There are no enforcement issues relating to the site.

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.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered that there is no overriding need for the Council to see this important conservation site developed and the principle of residential development on this site cannot be supported.

It is considered that the proposed development makes inadequate provision for the long-term retention of the woodland on and close to the site, and the nature of development would inevitably have an urbanising influence and be visually prominent from the adjoining Green Belt to the detriment of the visual amenity and openness of this area.

Furthermore, the application has failed to demonstrate that the proposed development could be completed without detriment to the recognised ecological value of this area.

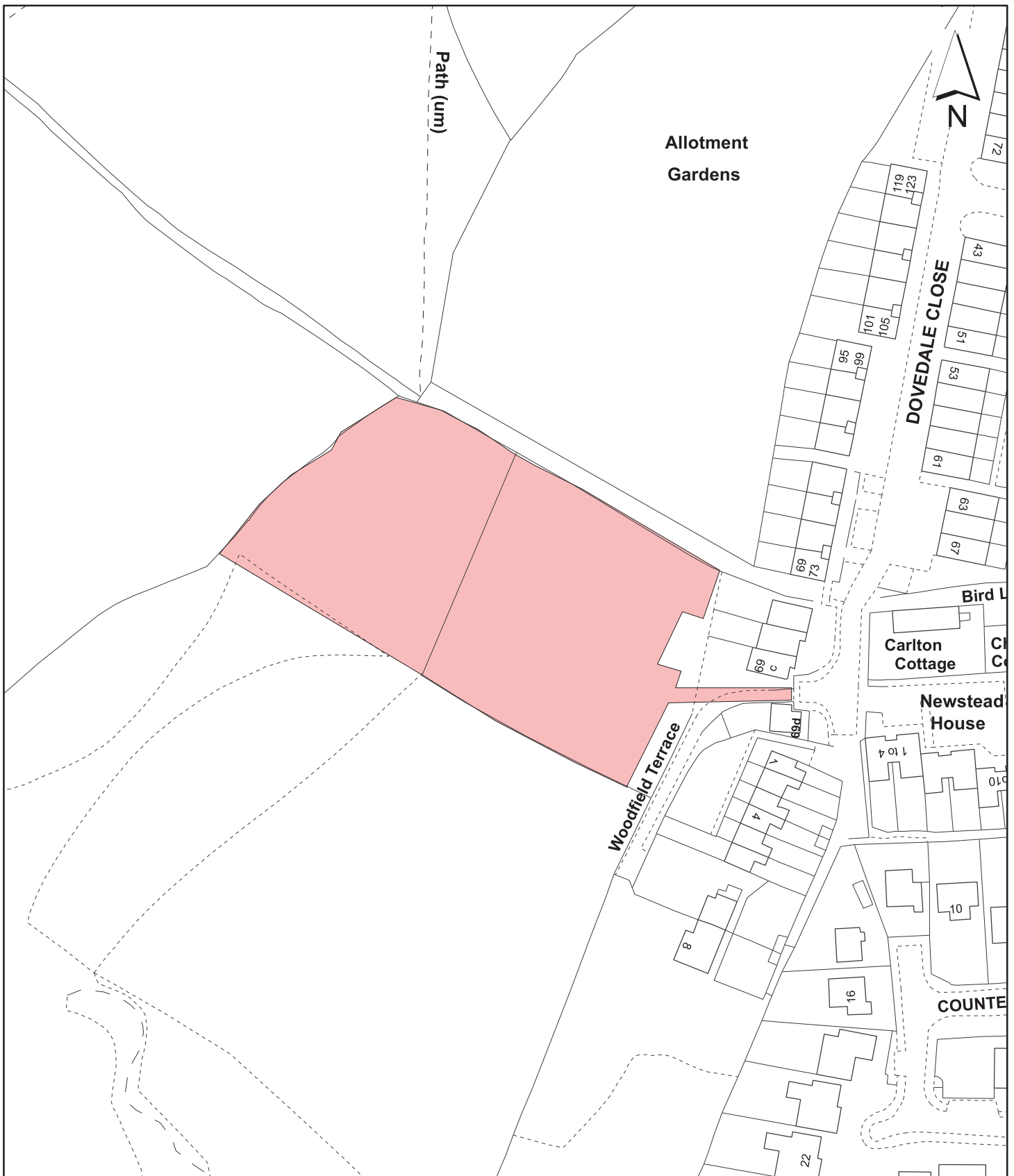
Refusal is recommended accordingly.



11. Reference Documents

Hillingdon Local Plan (November 2012);
The London Plan (July 2011);
National Planning Policy Framework;
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (January 2010)

Contact Officer: Charlotte Bath

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>Land West of Woodfield Terrace Dovedale Close Harefield</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>66148/APP/2014/430</p>	<p>Scale</p> <p>1:1,250</p>	
	<p>Planning Committee</p> <p>North Page 26</p>	<p>Date</p> <p>August 2014</p>	
		 <p>HILLINGDON LONDON</p>	

Report of the Head of Planning, Sport and Green Spaces

Address 92 CATLINS LANE PINNER

Development: Conversion of existing dwelling house into 1 x 3-bed dwelling house and 1 x studio flat with associated amenity space

LBH Ref Nos: 53741/APP/2014/1685

Drawing Nos: Design and Access Statement
RHA1421-EX_01
RHA1421-EX_02
Planning Application Cover Letter
RHA1421-EX_03
RHA1421-EX_04
RHA1421-EX_05 Rev. A
RHA1421-PR_01

Date Plans Received: 15/05/2014 **Date(s) of Amendment(s):**

Date Application Valid: 22/05/2014

1. SUMMARY

The application seeks planning permission for conversion of a garage to a studio flat and retention of the existing two storey, 3 bed semi detached dwelling.

The proposed development, due to the design of the conversion would be out of character with the subject property and also the wider character of the area, which is part of the Raisins Hill, Eastcote Area of Special Local Character. The proposed studio would, due to its floor area and size of amenity space, provide substandard form of accommodation. No evidence has been provided to confirm that the proposed studio would meet the Lifetime Homes standards. Finally, the proposed development would fail to provide sufficient off street parking for the two properties.

The development has been carried out and therefore the current application is retrospective.

The proposed development is contrary to policies in the Hillingdon Local Plan Part 1 and Part 2 and also London Plan policies. As such the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed studio apartment due to the size of the living accommodation would provide an inadequate and substandard form of residential accommodation which would be harmful to the amenity of future occupiers. As such the proposed scheme is contrary to Policy 3.5 and Table 3.3 of the London Plan (2011), The Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012), Policy BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed studio apartment due to the size of the private amenity space would provide an inadequate and substandard form of residential accommodation which would be harmful to the amenity of future occupiers. As such the proposed scheme is contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal fails to provide adequate off street parking for the existing and proposed development and would lead to increased pressure for on street parking to the detriment of highway safety and contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposed studio would involve replacing the garage door with a window and a door. It is considered that the introduction of such an arrangement would appear incongruous and out of character with the subject property and detrimental to the visual amenity of the street scene and the wider Raisins Hill, Eastcote Area of Special Local Character, contrary to Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposal would fail to meet all relevant Lifetime Home Standards, contrary to Policy 3.8 of the London Plan (July 2011), Policy BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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 relates to a two storey semi-detached dwelling located on the eastern side of Catlins Road. The building has been erected from brown bricks and has a hipped roof. The dwelling is set between 7 and 9 metres back from the tapered front boundary line by a front garden and driveway, which provides space to park two cars within the curtilage of the site.

The property originally had a single storey garage attached on the south elevation adjacent to No.90 this has already been converted, subject of this retrospective application, the front elevation having a door and window and the rear elevation a door and window, with a sectioned off small garden area.

To the rear of the dwelling is a garden area which acts as the private amenity space for the occupiers of the dwelling.

The property has been extended to the rear with a single storey extension. To the front there is a driveway for parking one car.

The wider area has similar properties with garages some have been converted to additional rooms as part of the single dwellinghouse. Catlins Lane slopes to the south and No.90 is approximately 0.5m lower than No.92.

The site is situated within a Developed Area and the Raisins Hill Area of Special Local Character as identified in the policies of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Proposed Scheme

The proposed development comprises the conversion of existing dwelling house into 1 x 3-bed dwelling house and 1 x studio flat with associated amenity. The garage conversion has already been carried out and provides a studio unit the garage door is replaced with a window and a door.

The proposed garage conversion has a gross internal area of approximately 25sq. m, the 3 bed house is the same size as the original house but with the added rear extension.

The original garage has been increased in height and depth.

3.3 Relevant Planning History

53741/99/0311 92 Catlins Lane Pinner
Erection of a single storey side and rear extension

Decision: 09-04-1999 Approved

53741/APP/2004/2757 92 Catlins Lane Pinner
ERECTION OF A TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, SINGLE STOREY PART FRONT EXTENSION AND PORCH AND CONVERSION OF GARAGE TO HABITABLE ROOM.

Decision: 30-11-2004 Approved

53741/APP/2012/1296 92 Catlins Lane Pinner
Single storey rear extension with 2 rooflights

Decision: 25-07-2012 Approved

53741/APP/2012/67 92 Catlins Lane Pinner
Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 07-02-2012 Approved

Comment on Relevant Planning History

There has been planning permission approved for the rear extension and also a certificate of lawfulness has been granted for conversion of the roofspace to further accommodation in the house.

In 2004 planning permission was granted for the erection of a two storey side extension, single storey rear extension, single storey part front extension and porch and conversion of garage to habitable room. The extensions approved were not implemented, but the garage was converted into habitable accommodation as part of the consent, but not for

use as a separate unit of accommodation.

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.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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.

BE23 Requires the provision of adequate amenity space.

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

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 7.4 (2011) Local character

LPP 7.6 (2011) Architecture

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

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

89 letters were sent to local residents and the Residents Association on 27 May 2014 and the site notice was posted on 5 June 2014. 7 representations were received the objections being as

follows:

1. Out of keeping with the area
2. Annexes should not be converted to separate dwellings.
3. Contrary to planning policies
4. Set an undesirable precedent.
5. Insufficient parking.
6. Lead to on street parking problems
7. Lack of privacy from the garden area.
8. No other studios nearby.
9. Harm to ASLC
10. Breach of Covenant.
11. Waste will be kept at front of house

A petition containing 72 signatures has been received opposing the development for the reasons stated above.

These matters are addressed in the Officer's report. However, the issue of the covenant is not a material planning consideration.

Internal Consultees

Tree Officer:

There is an attractive clipped hedge along the front boundary, and a young Cockspur Thorn and Japanese Maple behind it. The hedge and trees should either be shown retained (and some protection will be required) on the plans, or replacements should be shown on a landscaping plan.

Does scheme conform to HDAS (yes/no) : It is likely that extra on-site parking will be required. This must be in accordance with HDAS recommendations and 25% soft landscaping retained.

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8 (if trees and hedges are to remain), or RES9 if front garden to be re-landscaped.

Highways Officer:

The development is for the conversion of an existing dwelling to provide a three-bedroom house and separate studio apartment. As part of the proposals, a single car parking space will be retained within the site with access provided via an existing vehicle crossover, located along the adjacent highway. There are no proposals to provide cycle parking within the site.

When considering the development, it is noted that the PTAL index within the area of the site is identified as 1a, which is classified as very poor. Therefore, 1 car parking space is required to be provided for the studio apartment. As no additional car parking is proposed, the development will lead to an increased parking demand along the adjacent highway in an area that has a high demand for kerbside parking.

In addition to allow the proposals, could set a precedent leading to proliferation of similar developments, affecting the Council's position in resisting the same.

Therefore, it is considered that the development would be contrary to Policy AM14 of Part 2, of the adopted Hillingdon Local Plan, 2012 and an objection is raised in relation to the highway and transportation aspect of the proposals.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed development is located within an established residential area and would constitute development of previously developed land. Furthermore, HDAS guidance in chapter 9 advises that the conversion of a residential garage to ancillary accommodation can be acceptable. However, this does look for the conversion to be ancillary accommodation and not a separate unit.

Policy H7 of the Hillingdon Local Plan allows for the conversion of residential units into more accommodation, subject to the provision of an acceptable living environment for future occupiers, acceptable parking provision and adequate sound insulation.

The studio would provide an unacceptable environment for future occupiers and would not be provided with adequate off-street parking. Therefore, the conversion of the dwelling into more units is considered unacceptable in principle and contrary to Policy H7 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

It should be noted that density on small sites can be misleading and it is more relevant to consider the impact upon the amenity of adjoining occupiers and the character of the area to assess the acceptability of a proposed scheme. Therefore, the density of the proposed development is not considered applicable in this case.

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

The impact to the Area of Special Local Character is considered in section 7.07 of this report.

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 garage of a semi detached property on Catlins Lane. The surrounding area comprises properties of similar design and arrangement. A number of properties have converted their garages to ancillary accommodation, which could constitute permitted development. However, there are no examples where such garages have been converted to a separate unit of accommodation.

There is no subdivision of the front garden area and this will be effectively be shared by both properties to include parking. Unlike the other garage conversions, as this has been developed for a studio flat, the garage door has been replaced with a window and a door. This is a unique arrangement not replicated in surrounding area. It is considered that the introduction of particularly a door together with a window is at odds with the established character of the area and is harmful to the character and appearance of the subject property and the streetscene.

Therefore, it is considered that the proposed attached dwelling would be harmful to the character of the area, which is part of the ASLC and as such is not in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

The proposed studio has no side windows. Due to the slope in land there is high boundary fence between the proposal and No.94. Therefore, it is not considered that the proposal will lead to overlooking of this property. As the studio is to the side of the house there is

no adverse impact upon the occupiers of No. 90. The proposed garden area replaces part of the original garden and is not considered to generate an increase in disturbance over the existing situation.

Therefore, the proposal would not have an unacceptable impact on the residential amenity of the neighbouring occupier and constitute an unneighbourly form of development.

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 20 sq metres of amenity space for a studio flat and 60 sq. metres for a three bedroom house. The proposal provides approximately 8 sq metres of useable private amenity space in the form of a rear garden for the studio and retains more than 100 sq. m for the existing property. The proposed scheme due to the substandard amount of amenity space for the studio flat does not meet the minimum requirements of amenity space for the studio flat and would be unacceptable and contrary to Policy BE23 of the Hillingdon Local Plan (November 2012).

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 studio flats the London Plan requires at least 37sq. m. However, it does state smaller areas can be acceptable where there is exceptional design.

The proposed studio flat would have a floor area of only 25sq metres, which would not meet the requirements. The floor area is therefore significantly below an acceptable level and does not meet the standards of the London Plan and is contrary to Policy 3.5 of the London Plan (July 2011).

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.

In this regard, it is considered that the proposed site layout would not afford the future occupiers with a sufficient level of outlook from the rear window is only 2.6m from a 2m high fence. However, as the dwelling is a studio with one room, sufficient light and outlook would be provided from the window to the front.

As such the proposed scheme complies with policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and HDAS; Residential Layouts.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Highway Officer has objected to the proposal as detailed above due to insufficient car parking associated with the existing and proposed dwelling. It is considered that the proposals will have a detrimental impact along the adjacent highway by increasing the existing on street parking demand. It is acknowledged that informal parking takes place on the front lawn, however, this results in harm to the character and appearance of the area and does not retain 25% of the front garden as soft landscaping, as required by HDAS: Residential Extensions.

If the proposal was otherwise acceptable it is considered that appropriate cycle parking could be provided in the rear courtyard area.

Therefore, it is considered that the development would be contrary to Policy AM14 of the adopted Hillingdon Local Plan, 2012, Part 2 and an objection is raised in relation to the proposals.

7.11 Urban design, access and security

The urban design issues related to the current proposal are addressed above.

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.

The studio fails to provide an entrance level wheelchair accessible WC and is contrary to the Lifetime Homes Standards and Policy 3.8 of the London Plan (November 2012).

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

The application is for the conversion of the garage to habitable use. The trees and landscaping officer has raised an objection to any future parking on the front lawn, due to harm to trees and the reduction in landscaping at the site. However, this parking is not proposed in the current application and would not form a reason for refusal.

7.15 Sustainable waste management

The applicant has failed to show the location of a bin store for use for the studio flat. However, this could be provided in the rear courtyard and conditioned in the event of an approval.

7.16 Renewable energy / Sustainability

The application is for the conversion of the existing dwelling into two units and not requirement toward renewable energy or sustainability would be required in the absence of any built development.

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

The matters raised are addressed in the Officer's report. However, the issue of covenants is not a material planning consideration.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

As the development has been carried out if the application is refused the matter of

enforcement will need to be further considered by committee following a Part 2 report.

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

The proposed development, due to the design of the conversion would be out of character with the subject property and also the wider character of the area, which is part of the Raisins Hill, Eastcote Area of Special Local Character. The proposed studio would, due to its floor area and size of amenity space, provide substandard form of accommodation. No evidence has been provided to confirm that the proposed studio would meet Lifetime Homes standards. Finally, the proposed development would fail to provide sufficient off street parking for the two properties.

The development has been carried out and therefore the current application is retrospective.

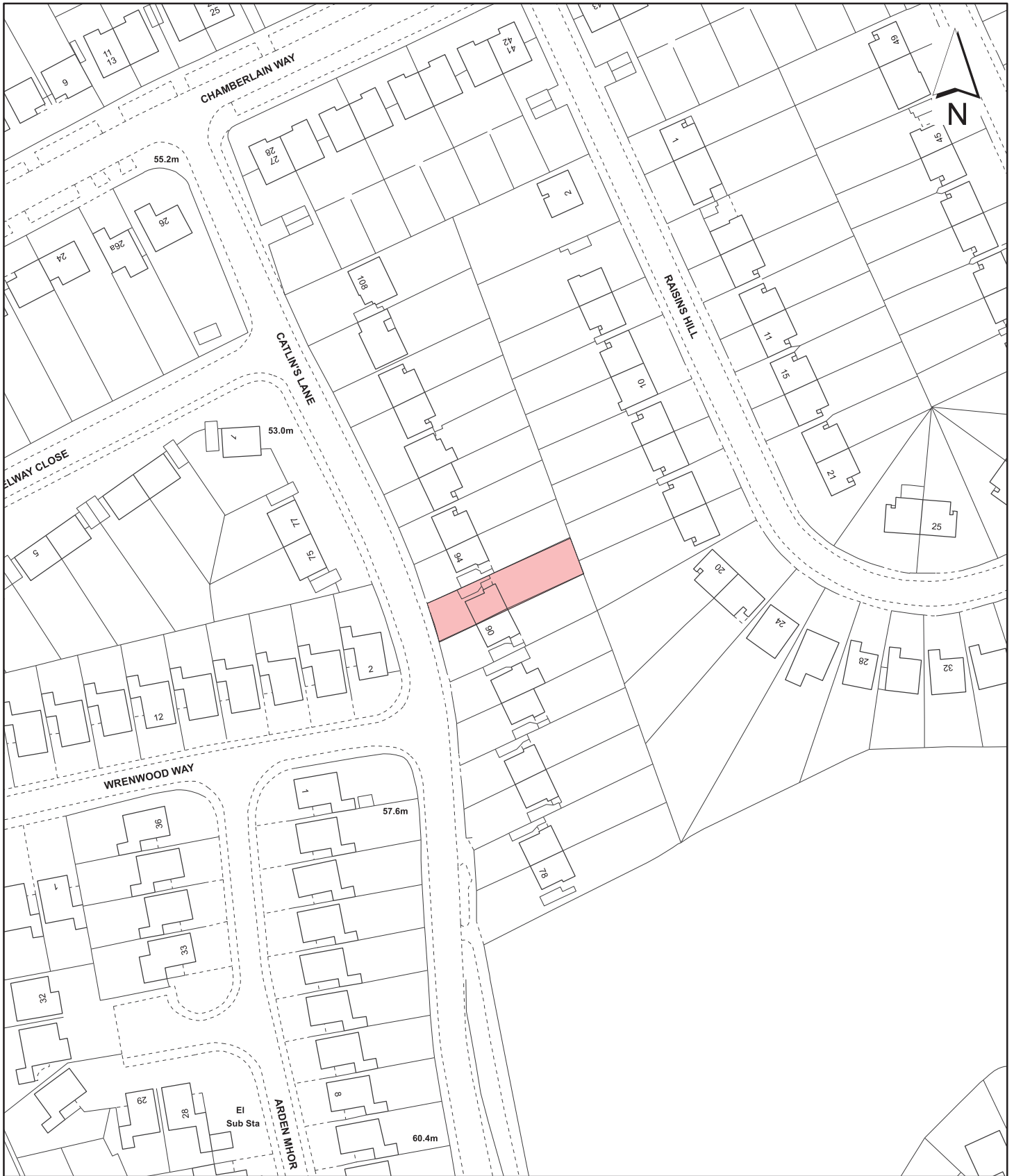
The proposed development is contrary to policies in the Hillingdon Local Plan Part 1 and Part 2 and also London Plan policies. As such the application is recommended for refusal.



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 style="text-align: center;">92 Catlins Lane Pinner</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">53741/APP/2014/1685</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 38</p>	<p>Date</p> <p style="text-align: center;">August 2014</p>	
		 HILLINGDON LONDON	

Report of the Head of Planning, Sport and Green Spaces

Address PARK FARM DUCKS HILL ROAD NORTHWOOD

Development: Two storey, 1-bed, attached dwelling with associated parking and amenity space

LBH Ref Nos: 272/APP/2014/379

Drawing Nos: 10539 105 Rev. P2
10539/101 Rev. P4
10539 195 Rev. P2
Design and Access Statement
Tree Report (Outlining Statement)
10539 102 Rev. P2
10539 191 Rev. P3
10539 192 Rev. P3
10539 196 Rev. P3

Date Plans Received: 04/02/2014 **Date(s) of Amendment(s):** 04/02/2014
Date Application Valid: 10/02/2014 10/02/2014

1. SUMMARY

Planning permission is sought for the erection of a two storey, one-bed, attached dwelling to the existing building, Park Farm. The proposed building is designed to match the current style of the cross wing, but set down and set in where it meets the cross wing. The building measures 6.15m wide, (originally reduced from 6.50m wide) 6.6m deep and the roof would be set down 0.619m from the main ridge of the existing building. The building has an internal footprint of 69.40sq.m and private amenity space of 65sq.m surrounded by a 1.8m close boarded fence. There is also access to the shared amenity space of 222sq.m provided to the side and rear of the property. Two parking spaces are provided.

It is considered that the principle of one new house on this site is acceptable and would have an acceptable impact on the Green Belt and Locally Listed Building. The proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete

accordance with the details shown on the submitted plans, numbers 10539 105 Rev. P2, 10539/101 Rev. P4, 10539 195 Rev. P2, 10539 102 Rev. P2, 10539 191 Rev. P3, 10539 192 Rev. P3, 10539 196 Rev. P3, Design and Access Statement and Tree Report (Outlining Statement).

REASON

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

3 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including a sample panel of brickwork to be approved on site and a material schedule to include hard landscaping, railings, guttering, roof tiles and garden structures, a window and door schedule (to include all windows) and a detail of the new window arches to the extension have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

4 RES5 General compliance with supporting documentation

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

Amenity space (Plan No.10539 191 Rev.P3)
Parking (Plan No.10539 195 Rev.P2)

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

REASON

To ensure that the development complies with the objectives of Policies AM14 and AM23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO5 No additional windows or doors

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

REASON

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

6 HO6 Obscure Glazing

The first floor window in the north-western elevation 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).

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

3. Details of Landscape Maintenance

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

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

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).

8 RES18 Lifetime Homes/Wheelchair Units

The residential unit 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

9 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote

the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

10 RES16 Code for Sustainable Homes

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

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

REASON

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

11 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 existing and future residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL4	Green Belt - replacement or extension of buildings
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character

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 - Planning & Community 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 Planning & Community 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.

10 123 Works affecting the Public Highway - Vehicle Crossover

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

11 147 Damage to Verge

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

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

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

12

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 £2,551.50 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north western side of Ducks Hill Road, close to the junction with Rickmansworth Road and comprises a large detached office building. To the west of the site is a sports centre, to the east of the site are residential properties in Rising Hill Close and all along Ducks Hill Road to the south of the site. There is a vehicular access to the south of the site.

The application building is Locally Listed and is located within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). There are no Tree Preservation Orders.

3.2 Proposed Scheme

The application proposes to erect a two storey, one-bed, attached dwelling to the existing building, Park Farm, which has permission for change of use from office to three residential properties. The proposed building is designed to match the current style of the cross wing, but set down and set in where it meets the cross wing. The building measures 6.15m wide, (originally reduced from 6.50m wide) 6.6m deep and the roof would be set down just under 0.619m from the main ridge of the existing building. The building has an internal footprint of 69.40sq.m and private amenity space of 49.6sq.m surrounded by a 1.8m close boarded fence. There is also access to the shared amenity space of 222sq.m provided to the side and rear of the property. Two parking spaces are provided in the existing car park. The materials would match the existing property.

The application has been revised by reducing the size of the house from a two-bed to a one-bed property, reducing the width and revising the window proportions. The plans also show how the proposal can comply with lifetime home standards.

3.3 Relevant Planning History

272/APP/2002/1721 Park Farm House Ducks Hill Road Northwood
ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF 448 SQUARE METRES
(INVOLVING DEMOLITION OF EXISTING 411 SQUARE METRES OF OFFICE SPACE)
(AMENDED SCHEME)

Decision: 17-09-2002 NFA

272/APP/2004/2800 Park Farm House Ducks Hill Road Northwood
ERECTION OF A TWO STOREY SIDE/REAR EXTENSION TO OFFICE BUILDING

Decision: 03-05-2005 Approved

272/APP/2004/3233 Park Farm House Ducks Hill Road Northwood
DETAILS OF MATERIALS IN COMPLIANCE WITH CONDITION 8 OF PLANNING
PERMISSION REF:272EK/99/0802, DATED 29/05/2002 (DEMOLITION OF EXISTING 411M²
OFFICE BUILDING AND ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF
418M²)

Decision: 09-12-2004 Approved

272/APP/2010/2564 18 Ducks Hill Road Northwood
Erection of a detached golf training facility (Class D2 use - assembly and leisure.)

Decision: 20-12-2011 Refused

272/APP/2011/2480 Park Farm House Ducks Hill Road Northwood
Change of use from Use Class B1 (Business) to Use Class C3 (Dwelling Houses), demolition of
existing building and erection of 3 storey building containing 1 x 1-bed, 3 x 2-bed and 2 x 3-bed

self contained flats

Decision: 02-12-2011 Withdrawn

272/APP/2013/1100 Park Farm House Ducks Hill Road Northwood

Change of use from use class B1 (business) to use class C3 (dwelling) and erection of two storey extension to side of the property to accommodate four residential units.

Decision: 31-05-2013 NFA

272/APP/2013/1836 Park Farm Ducks Hill Road Northwood

Two storey side extension and change of use from office (use class B1) to residential (use class C3) to create 2 x 1-bedroom and 2 x 2-bedroom self-contained units with associated parking and amenity space, including alterations to elevations and part conversion of existing basement to habitable use.

Decision: 29-10-2013 Withdrawn

272/APP/2013/3285 Park Farm House Ducks Hill Road Northwood

Change of use from B1 (Offices) to C3 (Dwellinghouses) 1 x 2 bedroom and 2 x 1 bedroom self contained units (Prior Approval)

Decision: 27-12-2013 PRN

272/CW/89/0496 Park Farm Ducks Hill Road Northwood

Construction of continuation of existing access road

Decision: 27-03-1990 Refused

272/CX/89/0498 Park Farm Ducks Hill Road Northwood

Demolition of existing house, barns, stables and outbuildings & erection of part single-storey, part two-storey office block & 13 light industrial units with associated parking (outline application)

Decision: 27-03-1990 Refused

272/CY/89/0519 Park Farm Ducks Hill Road Northwood

Demolition of existing house, barns, stables and outbuildings and erection of three part two, part one storey offices with associated parking

Decision: 27-03-1990 Refused

272/CZ/89/0518 Park Farm Ducks Hill Road Northwood

Demolition of existing house, barns, stables and outbuildings and erection of part two, part three storey office development with associated parking

Decision: 27-03-1990 Refused

272/DA/89/0632 Park Farm Ducks Hill Road Northwood

Change of use from an equestrian centre to a multi -purpose sports hall, conference facility, trade & market display

Decision: 27-03-1990 Refused

272/DB/89/0835 Park Farm Ducks Hill Road Northwood

Change of use of premises to multi-purpose sports hall, bar, restaurant and use for exhibitions, conferences, dances, fairs, shows, etc.

Decision: 07-03-1990 Withdrawn **Appeal:** 07-03-1990 Withdrawn

272/DC/89/1578 Park Farm Ducks Hill Road Northwood

Change of use of existing building to offices and erection of a two storey extension for office purposes

Decision: 04-08-1992 Withdrawn

272/DD/90/0371 Park Farm Ducks Hill Road Northwood

Renewal of planning permission 272CK/87/473 to allow meetings for up to 100 days per calender year and variation of Condition 2 of planning permission 272CB/82/119 by deletion of the word or

Decision: 03-08-1993 NFA

272/DE/90/2020 Park Farm Ducks Hill Road Northwood

Erection of extensions and new buildings and conversion of equestrian building for mixed leisure uses, a golf course and clubhouse, a hostel and associated car parking. Erection of 50,000 sq.ft. of offices and extension of existing farmhouse and change of use to offices (outline application)

Decision: 03-04-1992 Refused

272/DK/93/0304 Park Farm Ducks Hill Road Northwood

Variation of condition 1 (extension of time limit) of outline planning permission ref. 272CG/84/1826 dated 14.7.86; Erection of specialist sports treatment centre and modern pentathlon centre with associated facilities

Decision: 23-06-1993 Withdrawn

272/DL/93/1539 Park Farm Ducks Hill Road Northwood

Demolition of existing buildings and erection of a 11,938 sq. metres indoor tennis centre with ancillary sports and restaurant facilities, and outside tennis courts

Decision: 09-01-1995 DOE

Appeal: 09-01-1995 Allowed

272/DN/94/1631 Park Farm Ducks Hill Road Northwood

Use of ground floor of Park Farm House for office purposes; use of remaining single storey buildings within the curtilage for office purposes (Application for a Certificate of Lawfulness for an existing use or development)

Decision: 03-01-1996 Withdrawn

272/DP/94/1771 Park Farm Ducks Hill Road Northwood

Change of use from riding school hostel to Class B1 office use

Decision: 03-01-1996 Withdrawn

272/DX/95/0647 Park Farm Ducks Hill Road Northwood

Details of scheme of landscaping (Part 1) in compliance with condition 7 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Erection of indoor tennis centre with sports and restaurant facilities and outdoor tennis courts

Decision: 22-05-1995 Approved

272/DZ/95/0839 Park Farm Ducks Hill Road Northwood

Details of floodlighting of tennis courts and finished levels relative to the surrounding area in compliance with conditions 17 and 19 of the Secretary of State's decision ref. LRP219/R5510/023 dated 09/01/95; Development of multi-sports and leisure club in landscaped grounds

Decision: 26-06-1995 Approved

272/EC/95/1087 Park Farm Ducks Hill Road Northwood

Use of the ground floor of Park Farmhouse for office purposes within Class B1(a)(Application for a Certificate of Lawfulness for an existing use or operation or activity)

Decision: 16-05-1996 Approved

272/ED/95/1538 Park Farm Ducks Hill Road Northwood

Retention of Farm outbuildings and extensions thereto and their use for office purposes within Class B1(a)(Application for a Certificate of Lawfulness for an existing use or operation or activity)

Decision: 16-05-1996 Approved

272/EG/98/0941 Park Farm House Ducks Hill Road Northwood

Demolition of existing 411m² office building and erection of a two storey office building of 450m²

Decision: 04-09-1998 Refused

272/EK/99/0802 Park Farm House Ducks Hill Road Northwood

DEMOLITION OF EXISTING 411 SQ.M OFFICE BUILDING AND ERECTION OF DETACHED TWO STOREY OFFICE BUILDING OF 418 SQ.M

Decision: 29-05-2001 Approved

Comment on Relevant Planning History

272/APP/2011/2480 - Change of use from Use Class B1 (Business) to Use Class C3 (Dwelling Houses), demolition of existing building and erection of 3 storey building containing 1 x 1-bed, 3 x 2-bed and 2 x 3-bed self contained flats. Withdrawn.

272/APP/2013/1836 - Two storey side extension and change of use from office (use class B1) to residential (use class C3) to create 2 x 1-bedroom and 2 x 2-bedroom self-contained units with associated parking and amenity space, including alterations to elevations and part conversion of existing basement to habitable use. Withdrawn.

272/APP/2013/3285 - Change of use from B1 (Offices) to C3 (Dwellinghouses) 1 x 2 bedroom and 2 x 1 bedroom self contained units (Prior Approval). Approved.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14 New development and car parking standards.

BE8 Planning applications for alteration or extension of listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL4	Green Belt - replacement or extension of buildings
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring properties were consulted on 11th February 2014 and a site notice was also displayed on 19th February 2014. No replies received.

Northwood Residents Association: No reply received.

Internal Consultees

Access Officer:

The site is located at junction of Rickmansworth Road and Ducks Hill Road. Planning permission is sought for the erection of a 2 storey side extension to provide a residential unit comprising two bedrooms. The immediate neighbourhood is predominately residential that comprises detached and semi-detached houses, in addition to blocks of flats.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013.

The following access observations are provided:

1. The bathroom shown on the first floor 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.
2. To allow the first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.
3. 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.

Case Officer Comment: Revised plans were submitted addressing the above observations.

Highway Officer:

Two parking spaces have been allocated to the new dwelling from the existing provision for the offices. Prior approval for the conversion of the offices to 3 residential units would leave a shortfall in parking for these 3 units, however there is ample space to provide 2 additional spaces to meet the shortfall. As such no objections are raised on highway grounds.

Urban Design and Conservation Officer:

BACKGROUND: This building is included in the Council's list of Locally Listed Buildings and is prominently located on the junction of Ducks Hill Road and Rickmansworth Road. The house appears to date from the mid 18th. It is well proportioned and relatively unaltered apart from the loss of original windows, chimneys and roof covering. Despite this, it is an important building within the rural streetscene and is robustly detailed with fine warm-red bricks and featuring well executed brick French or Dutch Arches. It is a heritage asset, and a building of local significance.

COMMENTS: The scheme proposes a two storey side extension. This has been designed to match the current style of the cross wing, but set down and set in where it meets the cross wing. This is acceptable in principle. However, the extension needs to be subordinate to the main building and augmented to appear as a subsidiary addition. As proposed, it is 650mm in width less than the existing wing and I would advise that it should be reduced at least a further 350mm to make it acceptable.

Furthermore, it would benefit from the roof being less dominant with regard to the cross wing and I would recommend that the ridge line is reduced by at least another 500mm to accommodate this. This would preserve and sustain the integrity of the heritage asset. I would like to see revised drawings. If revised, the extension would adhere to the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions. In particular, paragraph 5.10 which suggests 'The width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two thirds of the main house width depending on the plot size and character of the area.'

It is pleasing to note that timber windows will be used on the extension. However, the windows do not properly align with the window apertures below and the windows (and glazing bars) should be horizontally proportioned in order to enhance the appearance of the property and sustain its character - to all elevations.

Conditions will be required for the materials proposed and detailing of construction given this is a prominently located Locally Listed Building and heritage asset. Conditions should include a sample panel of brickwork to be approved on site and a material schedule to include hard landscaping,

railings, guttering, roof tiles and garden structures A window and door schedule (to include all windows) and a detail of the new window arches to the extension is also required.

CONCLUSION: Acceptable in principle. Revisions required. The proposal will then sustain the significance of the heritage asset.

Case Officer Comment: Revised plans were submitted addressing the above concerns raised.

Trees and Landscape Officer:

Acceptable, subject to condition RES9 (1, 2, 4).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Saved Policy H8 states that change of use from non residential to residential will be permitted if

- (i) a satisfactory residential environment can be achieved
- (ii) the existing use is unlikely to meet the demand for such accommodation and
- (iii) the proposal is consistent with other objectives of the UDP.

It is noted that a prior approval application has been determined at the site which permits the change of use of the office building to be converted into 2 x 1 bedroom units and 1 x 2 bedroom unit, all set over two floors.

The site is located within the Green Belt as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

It is considered that the proposed residential use would result in the more efficient use of land, consistent with Government policy and the London Plan. The scheme would also make a valuable contribution to the Borough's housing stock. The proposal is therefore considered to be in accordance with Saved Policy H8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). As discussed further in this report, the development is considered to have an acceptable impact on the Green Belt.

There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other policies within the Local Plan.

7.02 Density of the proposed development

After the conversion of the office building into residential use and the erection of the proposed attached dwelling. The site would have density scores of 42 units per hectare and 94.8 habitable rooms per hectare. Policy 3.4 of the London Plan (July 2011) provides target density ranges for developments in London. With a PTAL score of 1 and in a suburban location, the required density ranges would be 50-75 units per hectare and 150-200 habitable rooms per hectare. Whilst the development would be below this, densities are only an indicator of acceptability and the Green Belt siting and Locally Listed building are material planning considerations which restrict larger and more units in this site.

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

The property is a locally Listed Building. The impact on this building is discussed under

section 7.07.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt.

Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The existing building has not been extended. The proposal would increase the size of the building area by a further 81sq.m in floor space. This would accumulate to 314sq.metres resulting in an additional 34.70% of floor space above the original building. Given this it is considered that the proposal would not significantly increase the built up appearance of the site. As such, it would be in compliance with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

This building is Locally Listed and is prominently located on the junction of Ducks Hill Road and Rickmansworth Road. It is well proportioned and relatively unaltered apart from the loss of original windows, chimneys and roof covering. Despite this, it is an important building within the rural streetscene and is robustly detailed with fine warm-red bricks and featuring well executed brick French or Dutch Arches. It is a heritage asset, and a building of local significance.

The scheme proposes a two storey side extension. This extension is slightly smaller, in terms of its width, as the existing wing of the property and set down from the main ridge of the building thus is considered to be a subordinate addition. Compared to the previously refused scheme, the extension no longer competes with the existing building and would not detract from the architectural composition of what is an important local building. Timber windows are proposed and revised plans now show the windows to align with the window apertures below and the glazing bars are horizontally proportioned.

As such, the proposal is considered to be proportionate that would appear subordinate to the original building and would not be detrimental to the architectural composition, character and appearance of the locally listed building, the visual amenities of the street scene and the character and appearance of the wider area. It would therefore be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

Sections 4.9 of the SPD: 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 there are two or more storey buildings abutting a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. The application would comply with this advice as there are no properties situated to the rear. The proposal would be set in from the boundary of the site and would not project beyond a 45 degree line of sight from the nearest first floor habitable room window of the attached and nearby dwellings and as such, is considered not to be over-dominant in relation to the same. Furthermore, due to the orientation of the site and the distance from nearby buildings the proposal would not result in a loss of light or outlook to the adjacent properties. Therefore the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance within the SPD: Residential Extensions.

7.09 Living conditions for future occupiers

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

The London Plan's Housing SPG, November 2012 sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Annex 4 requires a 2 storey, 1 bedroom, 2 person dwelling, to have a minimum size of 61 sq.m. The proposed new one-bed dwelling would be approximately 69.4sq.m and would exceed the required standard resulting in a satisfactory residential environment for future occupiers, in compliance to The London Plan, Housing SPG, November 2012 and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the character of the area.

The minimum level of amenity space required for a one bedroom house is 40sq.m of amenity space to meet the standard. The scheme provides some 49.6 sq.m for the proposed house and access to a shared garden and would thus exceed these standards.

The proposed bedrooms would have windows that face the front and rear of the property as well as the side of the property and would be set some distance from neighbouring properties. As such, there would not be overlooked by adjoining properties.

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Hillingdon Local Plan, 2012, Part 2 states 1.5 car parking spaces per dwelling is required and 1 cycle space per dwelling. Two parking spaces have been allocated to the new dwelling from the existing provision of 6 spaces for the current offices. Prior approval has been determined as not required for the conversion of the offices to 3 residential units (2 x 1 bed units and 1 x 2 bed unit) and the prior approval was determined on the basis of 6 space for these units. However, it is considered that 6 spaces for the proposed 3 x 1 bed unit and 1 x 2 bed unit at the site would be considered acceptable and plenty of space is available to provide additional parking at a later date, should the requirement arise.

No cycle parking is provided, however this can be conditioned if the application is recommended for approval. Therefore, the development would be in compliance with Policies AM9 and AM14 of the adopted Hillingdon Local Plan, 2012, Part 2.

7.11 Urban design, access and security

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

7.12 Disabled access

The proposed plans have been amended to show level access into the proposed house, a convenient location of a future through the ceiling wheelchair lift and amendments to the layout of the bathroom. The scheme would therefore satisfy Lifetime homes standards, in compliance with Policy AM13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.8 of the London Plan (2011) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are off-site trees along the adjacent boundaries to the north-east, south-west and west of the site, which are situated some distance from the building. There are no Tree Preservation Orders or Conservation Area designations affecting the trees on or close to the site and no trees or other landscape features of merit which might constrain development.

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

The Tree Statement confirms that no trees will be affected by the proposal and a condition relating to additional landscape works could be imposed on any permission granted. The proposal would thus be in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however, the prior approval shows the location of bin stores in the communal garden area for the other 3 units at the site and the proposed unit would be able to make use of this communal refuse area also.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions and a suitable condition could be imposed on any permission granted in compliance with Policies 5.1, 5.2 and 5.3 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments received.

7.20 Planning Obligations

S106 CONTRIBUTION

Presently S106 contributions for education are sought for developments when the net gain of habitable rooms exceeds six. This proposal would involve a net gain of less than 6 habitable rooms and as such no education contribution would be sought for this scheme.

Community Infrastructure Levy:

The proposed scheme represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £2,415.00.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None 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

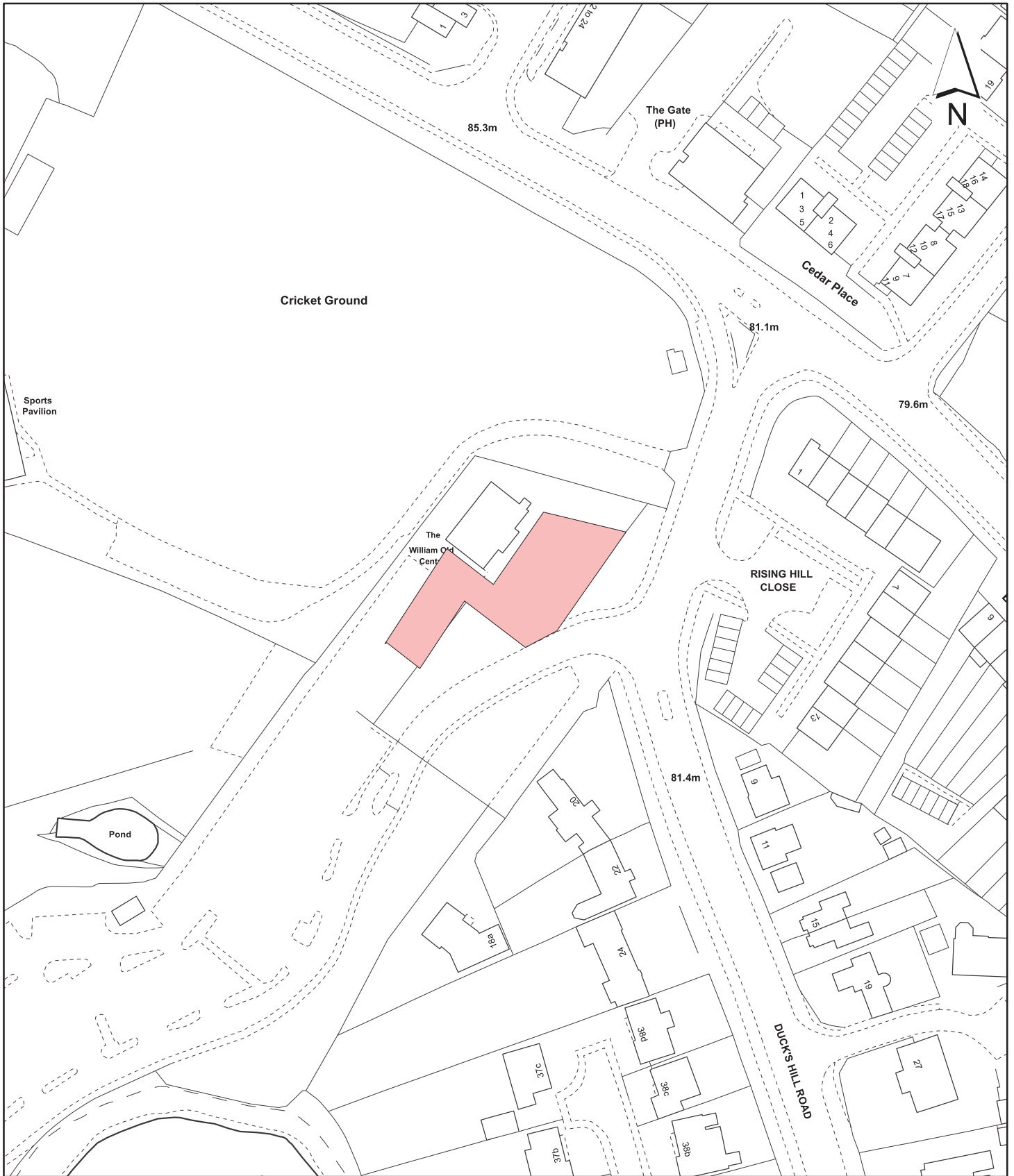
It is considered that the principle of one new house on this site is acceptable and would have an acceptable impact on the Green Belt and Locally Listed Building. The proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.



11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Mandeep Chaggar

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>Park Farm Ducks Hill 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>272/APP/2014/379</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North Page 59</p>	<p>Date</p> <p>August 2014</p>	

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

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

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Plans for North Applications Planning Committee

6th August 2014



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address LAND WEST OF WOODFIELD TERRACE AND DOVEDALE CLOSE
HAREFIELD

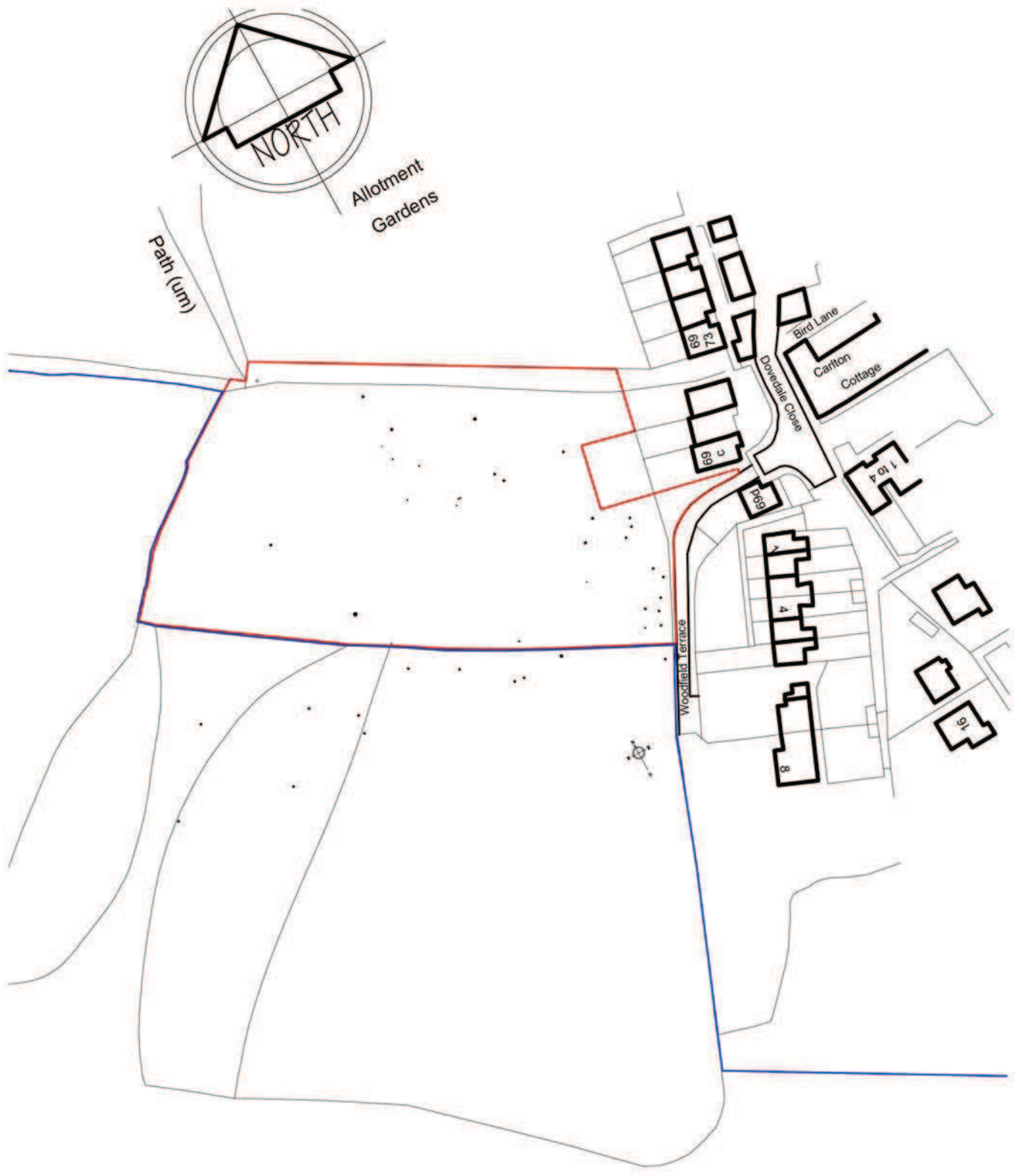
Development: Construction of a 5-bed detached 'eco' house with associated garage and pool
(Outline Planning Permission with All Matters Reserved)

LBH Ref Nos: 66148/APP/2014/430

Date Plans Received: 07/02/2014

Date(s) of Amendment(s):

Date Application Valid: 12/02/2014



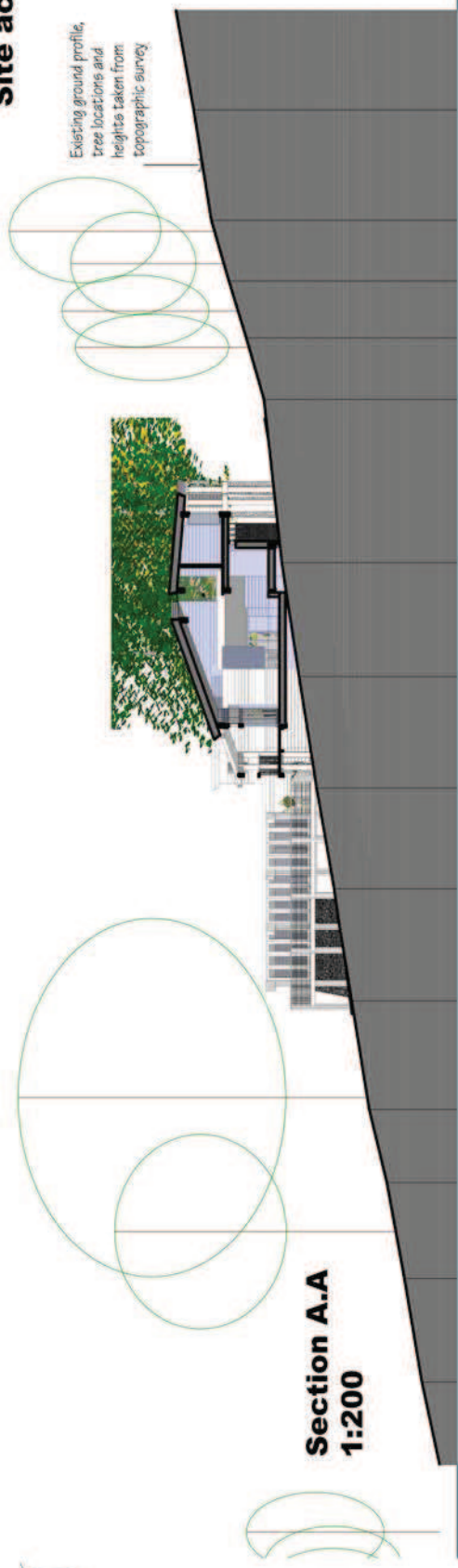
Site location plan 1:1250

01

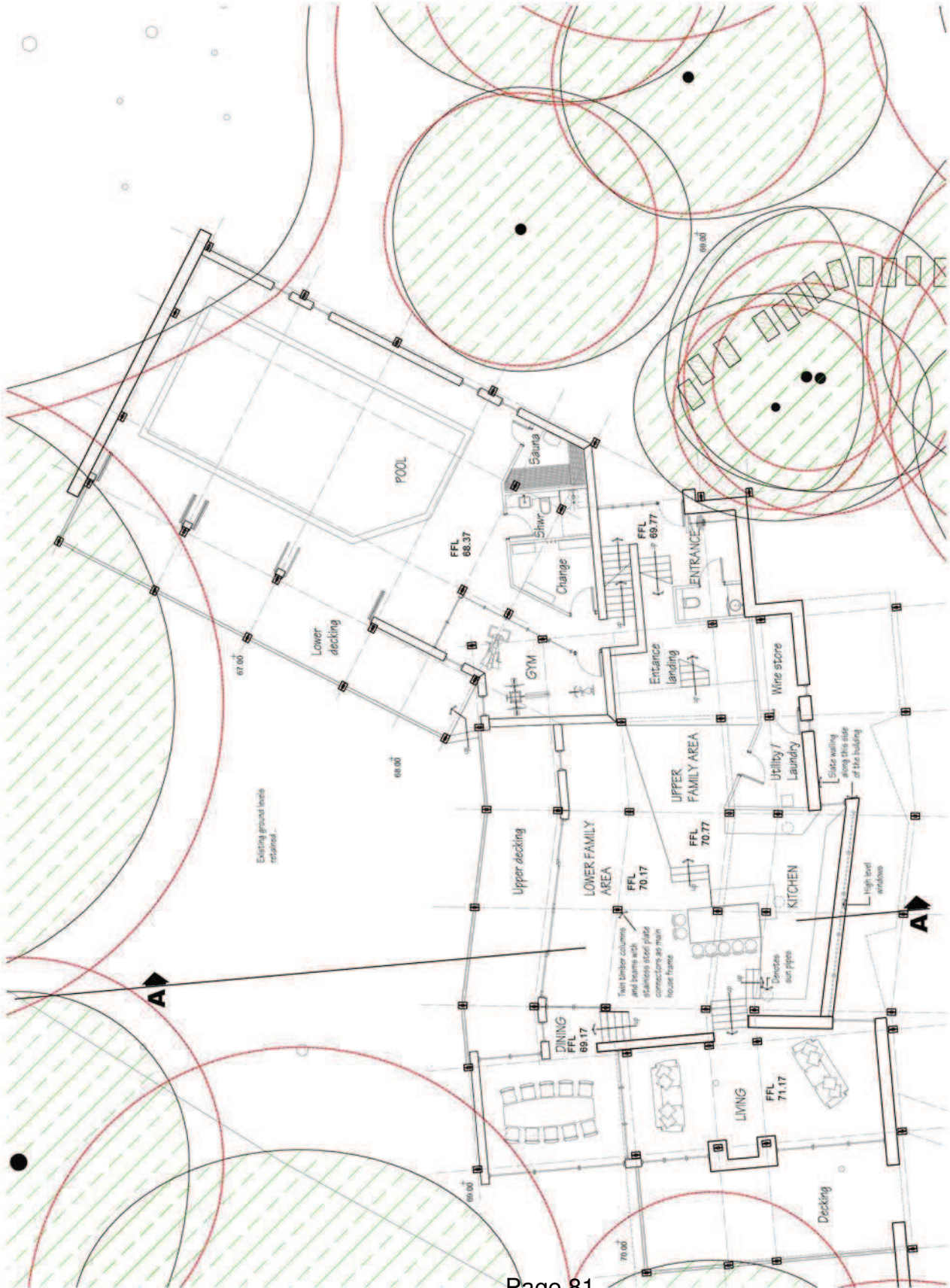


Building location 1:500

Site access 1:200

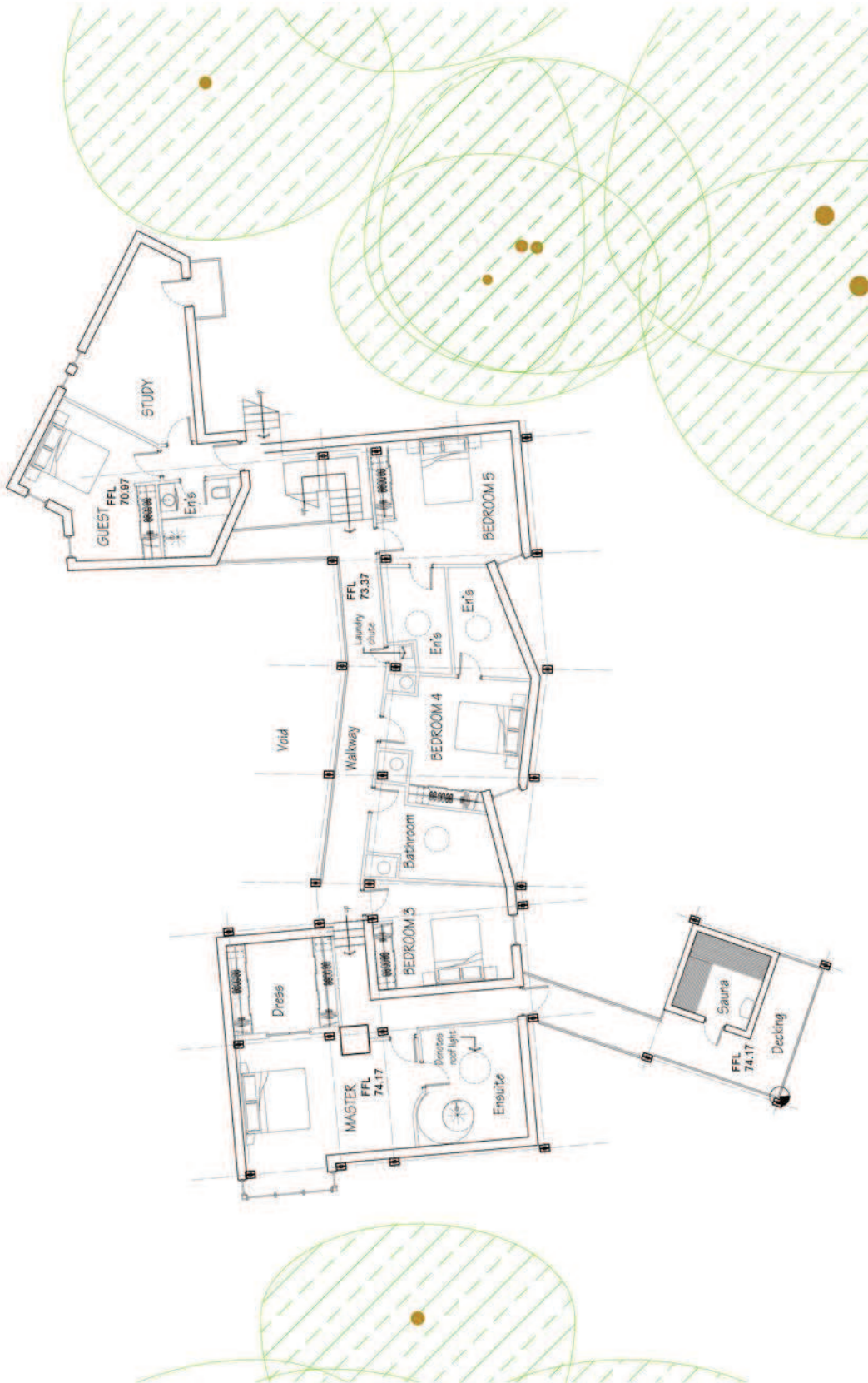


**Section A.A
1:200**



Plan at lower levels 1:100

0 1 2 3 4 5
1:100



Plan at Upper levels 1:100

steviehunting www.steviehunting.com
 architectural and graphic designer

8 Somerset Gardens, Boggor-Keghis, West Sussex, PO21 2AA. Tel: 01243 822793 email: steviehunting@gmail.com

PROJECT: Propose house, Land west of Woodfield Terrace & Dove Dale Close, Harefield, UB9 6DQ
 DRAWING TITLE: PLANNING. Plan at upper levels.

CLIENT: Ganco

SCALE: 1:100 @ A2

DRAWN BY: SH
 DATE: JAN 14

PROJECT No: 1319

REVISIONS:

04



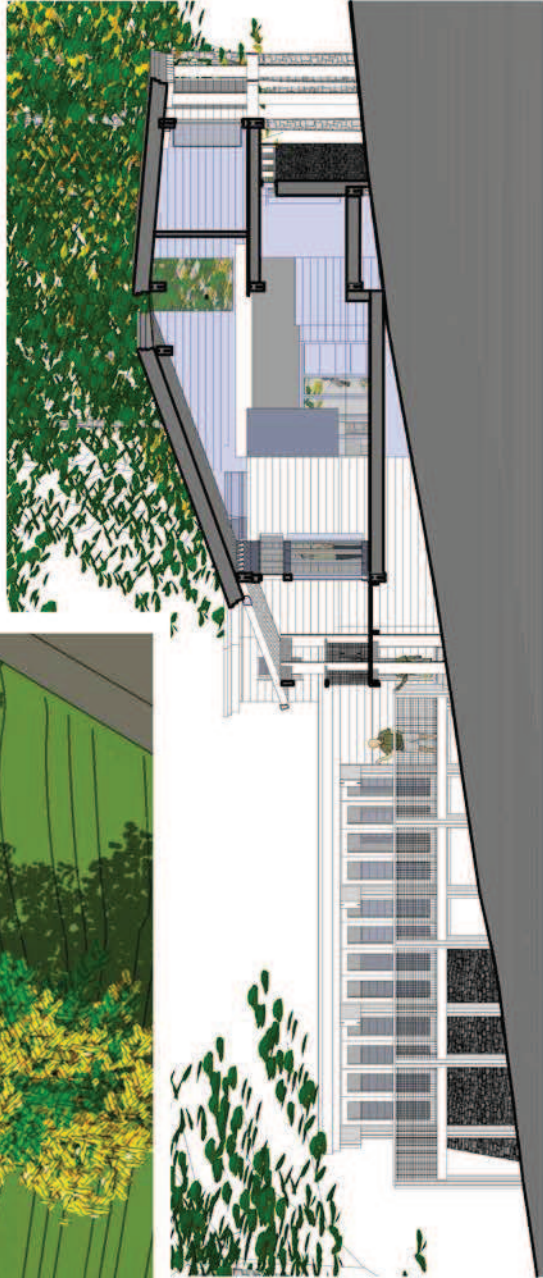
All roofs of the "Green roof-Extensive type" to Mosses, Sedums, Succulents, Herbs and Grasses, 1, 5 & 20 degree.



Plan at Roof level 1:200



Section A.A 1:100



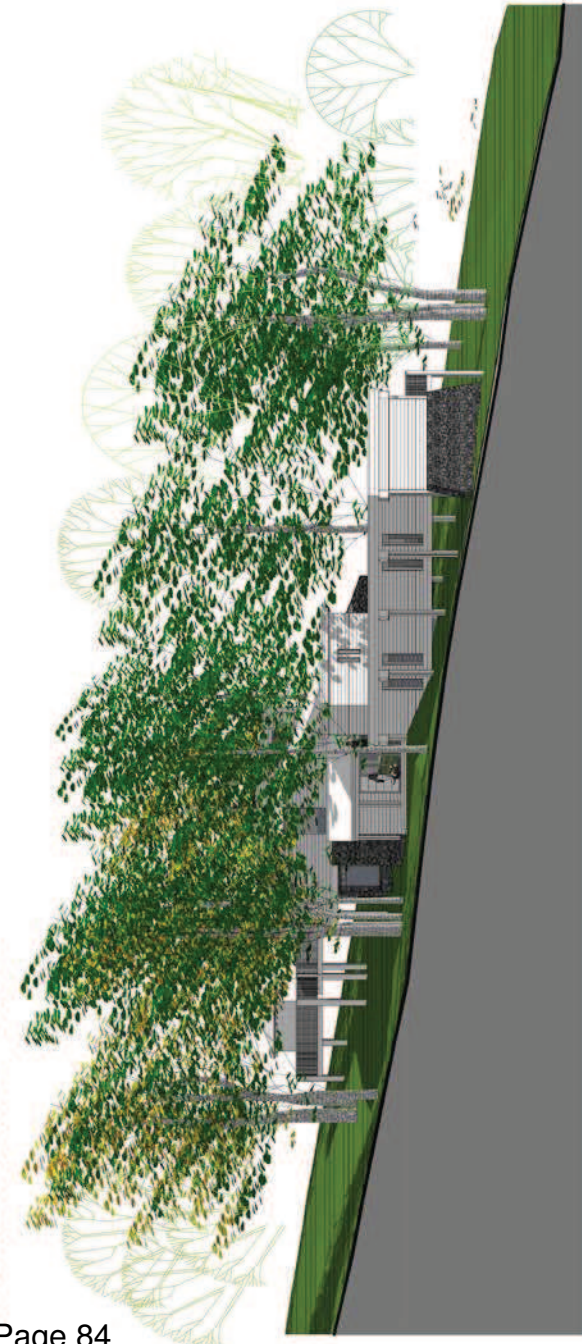
0 1 2 3 4 5
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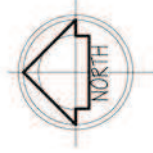
All remaining walls of Douglas fir weather edge boarding allowed to weather naturally.

North elevation 1:100

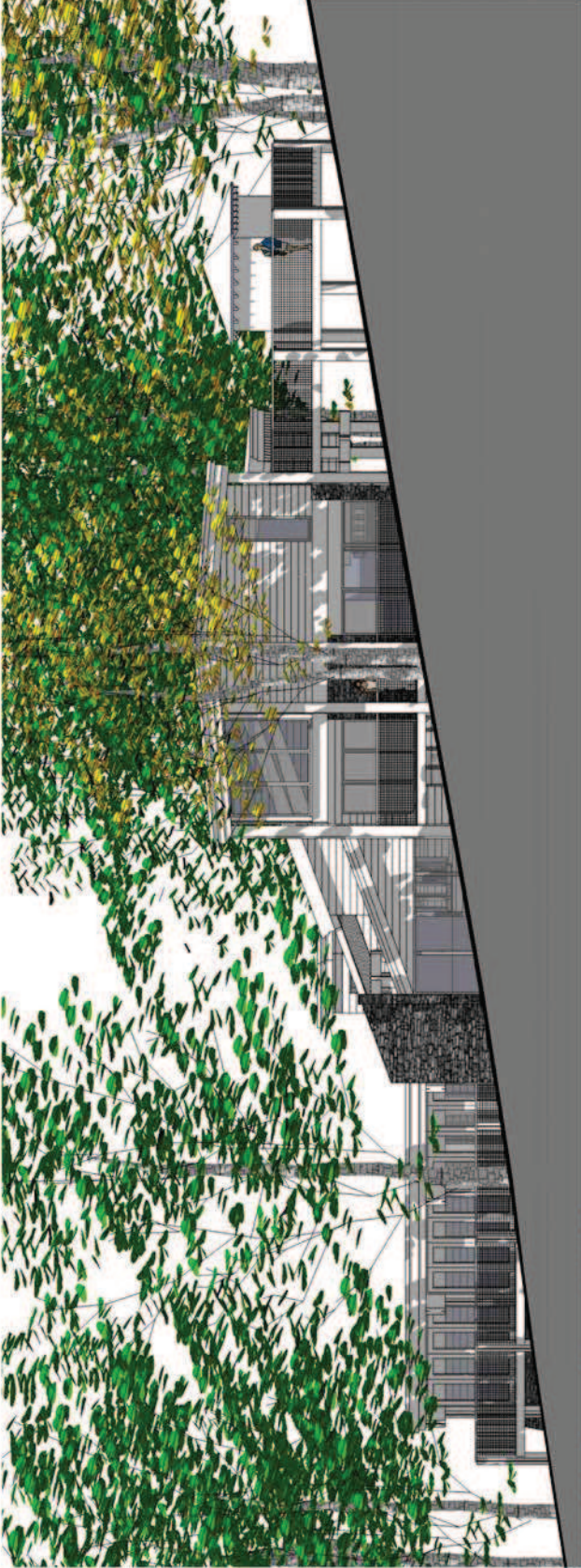
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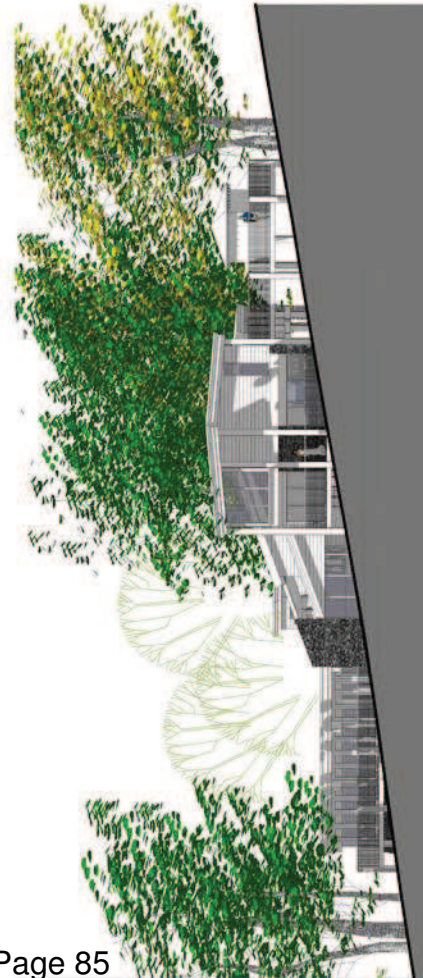
North elevation in context 1:200



Key plan 1:500



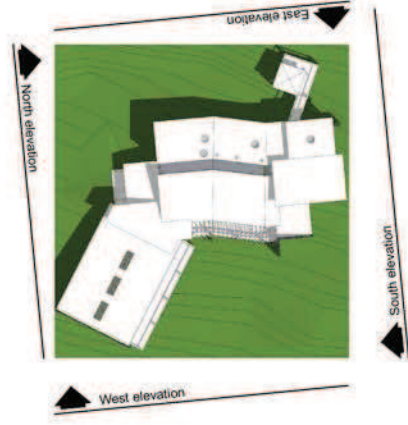
South elevation 1:100



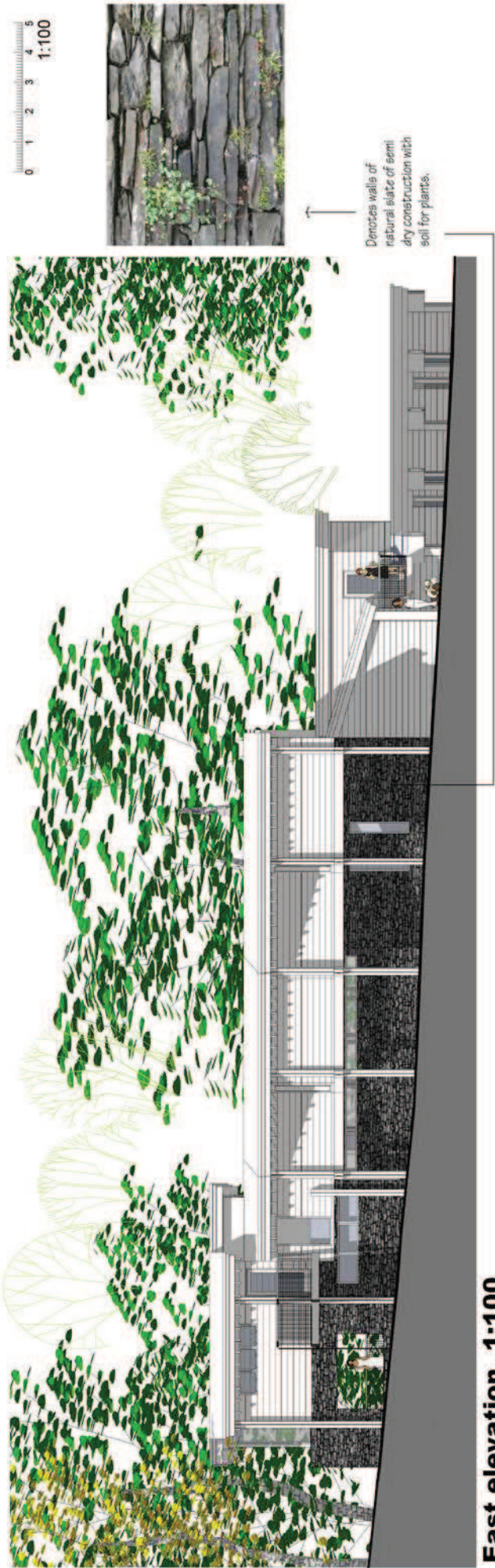
South elevation in context 1:200



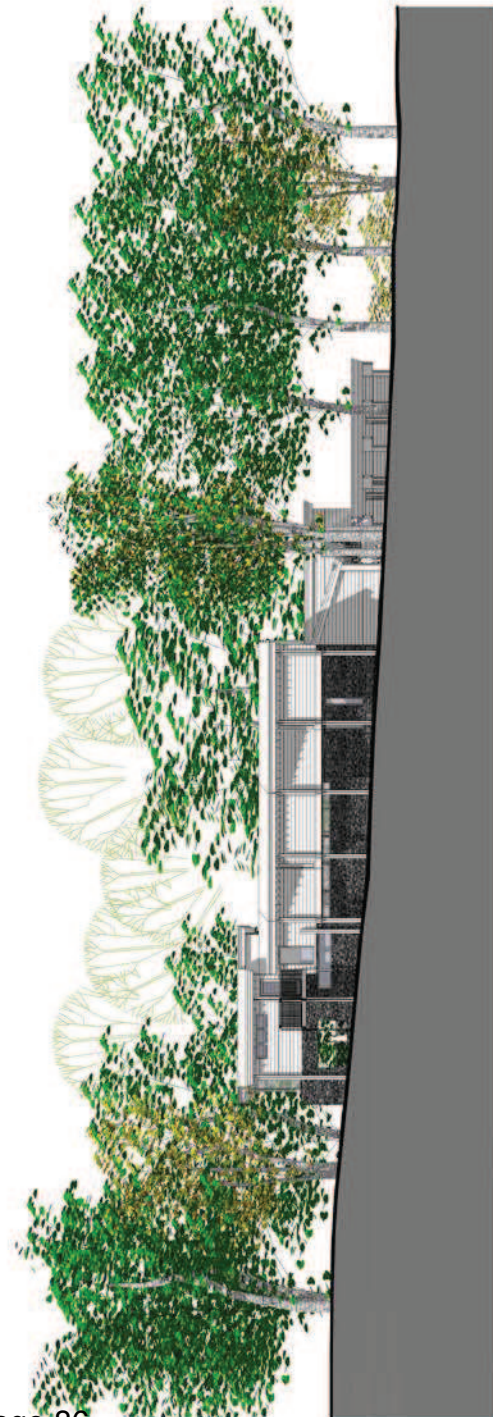
1:200



Key plan 1:500



East elevation 1:100



East elevation in context 1:200



Key plan 1:500



West elevation 1:100



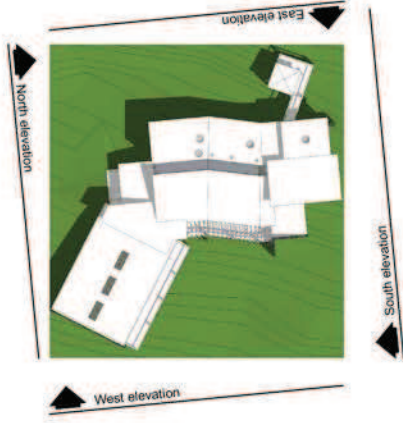
1:100



1:200



West elevation in context 1:200



Key plan 1:500

Tree ID	Tree Name	Species	DBH (cm)	Height (m)	Health	Notes
T001	Tree 01	Oak	150	12	Good	
T002	Tree 02	Maple	120	10	Fair	
T003	Tree 03	Cherry	100	8	Poor	
T004	Tree 04	Willow	80	6	Good	
T005	Tree 05	Hornbeam	60	4	Fair	
T006	Tree 06	Almond	40	3	Good	
T007	Tree 07	Apple	30	2	Fair	
T008	Tree 08	Plum	20	1.5	Good	
T009	Tree 09	Cherry	15	1	Fair	
T010	Tree 10	Apple	10	0.8	Good	

Tree ID	Tree Name	Species	DBH (cm)	Height (m)	Health	Notes
T011	Tree 11	Oak	180	15	Good	
T012	Tree 12	Maple	140	11	Fair	
T013	Tree 13	Cherry	110	9	Poor	
T014	Tree 14	Willow	90	7	Good	
T015	Tree 15	Hornbeam	70	5	Fair	
T016	Tree 16	Almond	50	4	Good	
T017	Tree 17	Apple	35	2.5	Fair	
T018	Tree 18	Plum	25	1.8	Good	
T019	Tree 19	Cherry	18	1.2	Fair	
T020	Tree 20	Apple	12	0.9	Good	

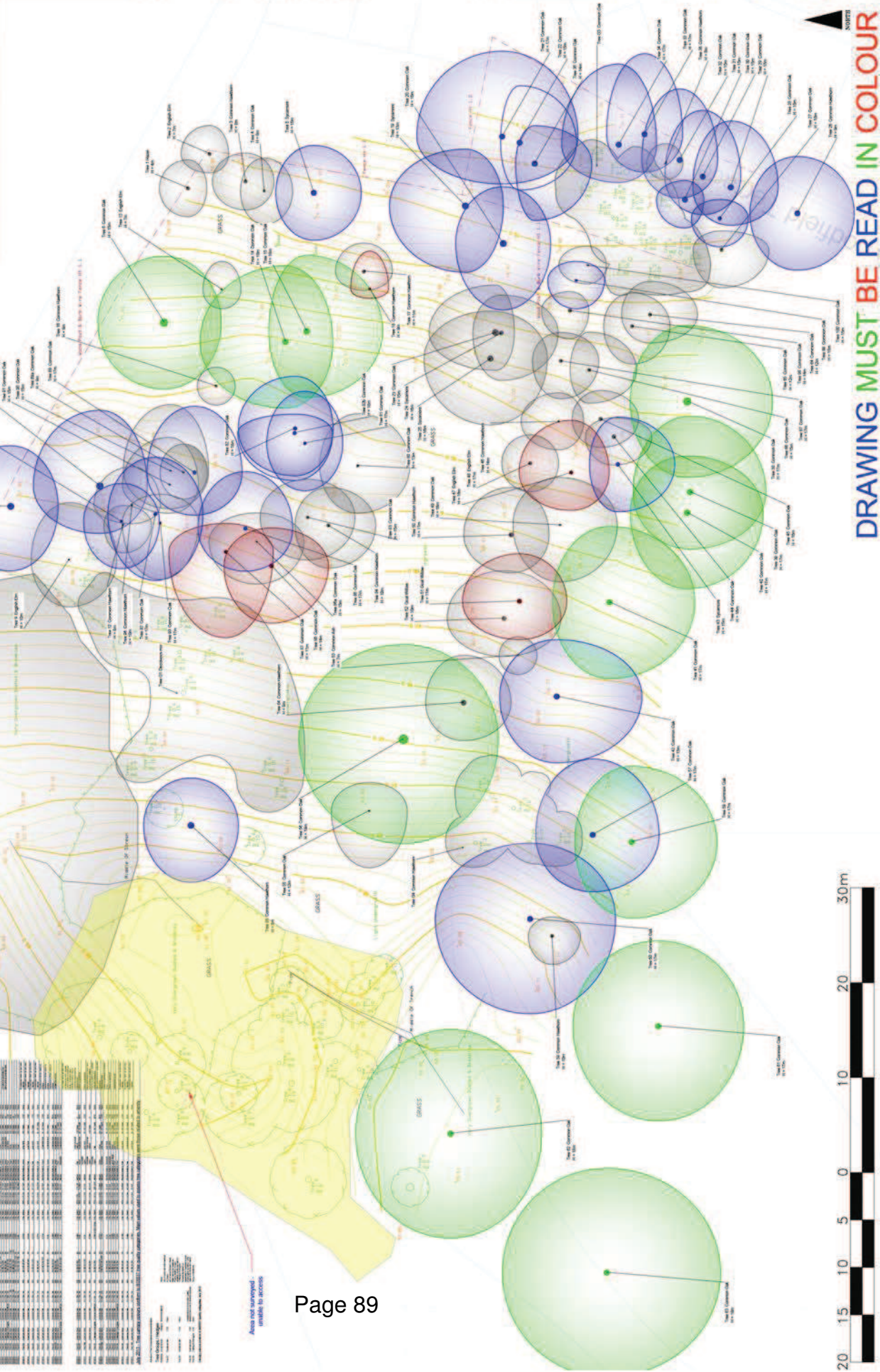
Tree ID	Tree Name	Species	DBH (cm)	Height (m)	Health	Notes
T021	Tree 21	Oak	200	18	Good	
T022	Tree 22	Maple	160	13	Fair	
T023	Tree 23	Cherry	130	10	Poor	
T024	Tree 24	Willow	110	8	Good	
T025	Tree 25	Hornbeam	90	6	Fair	
T026	Tree 26	Almond	60	4.5	Good	
T027	Tree 27	Apple	40	3	Fair	
T028	Tree 28	Plum	30	2.2	Good	
T029	Tree 29	Cherry	22	1.5	Fair	
T030	Tree 30	Apple	15	1.1	Good	

Tree ID	Tree Name	Species	DBH (cm)	Height (m)	Health	Notes
T031	Tree 31	Oak	220	20	Good	
T032	Tree 32	Maple	180	15	Fair	
T033	Tree 33	Cherry	150	12	Poor	
T034	Tree 34	Willow	130	10	Good	
T035	Tree 35	Hornbeam	110	8	Fair	
T036	Tree 36	Almond	80	6	Good	
T037	Tree 37	Apple	50	4	Fair	
T038	Tree 38	Plum	35	2.5	Good	
T039	Tree 39	Cherry	25	1.8	Fair	
T040	Tree 40	Apple	18	1.3	Good	

Tree ID	Tree Name	Species	DBH (cm)	Height (m)	Health	Notes
T041	Tree 41	Oak	240	22	Good	
T042	Tree 42	Maple	200	17	Fair	
T043	Tree 43	Cherry	170	14	Poor	
T044	Tree 44	Willow	150	12	Good	
T045	Tree 45	Hornbeam	130	10	Fair	
T046	Tree 46	Almond	100	7.5	Good	
T047	Tree 47	Apple	60	4.5	Fair	
T048	Tree 48	Plum	40	3	Good	
T049	Tree 49	Cherry	30	2.2	Fair	
T050	Tree 50	Apple	20	1.5	Good	

Tree ID	Tree Name	Species	DBH (cm)	Height (m)	Health	Notes
T051	Tree 51	Oak	260	24	Good	
T052	Tree 52	Maple	220	19	Fair	
T053	Tree 53	Cherry	190	16	Poor	
T054	Tree 54	Willow	170	14	Good	
T055	Tree 55	Hornbeam	150	12	Fair	
T056	Tree 56	Almond	120	9	Good	
T057	Tree 57	Apple	70	5.5	Fair	
T058	Tree 58	Plum	45	3.5	Good	
T059	Tree 59	Cherry	35	2.5	Fair	
T060	Tree 60	Apple	25	1.8	Good	

Tree ID	Tree Name	Species	DBH (cm)	Height (m)	Health	Notes
T061	Tree 61	Oak	280	26	Good	
T062	Tree 62	Maple	240	21	Fair	
T063	Tree 63	Cherry	210	18	Poor	
T064	Tree 64	Willow	190	16	Good	
T065	Tree 65	Hornbeam	170	14	Fair	
T066	Tree 66	Almond	140	10.5	Good	
T067	Tree 67	Apple	80	6.5	Fair	
T068	Tree 68	Plum	50	4	Good	
T069	Tree 69	Cherry	40	3	Fair	
T070	Tree 70	Apple	30	2.2	Good	



BS5837:2013 Cascade chart for tree quality assessment

BS5837:2013 Calculation of stem diameter & Root Protection Areas

Notes

Survey date

Tree Category

Tree ID

Tree Name

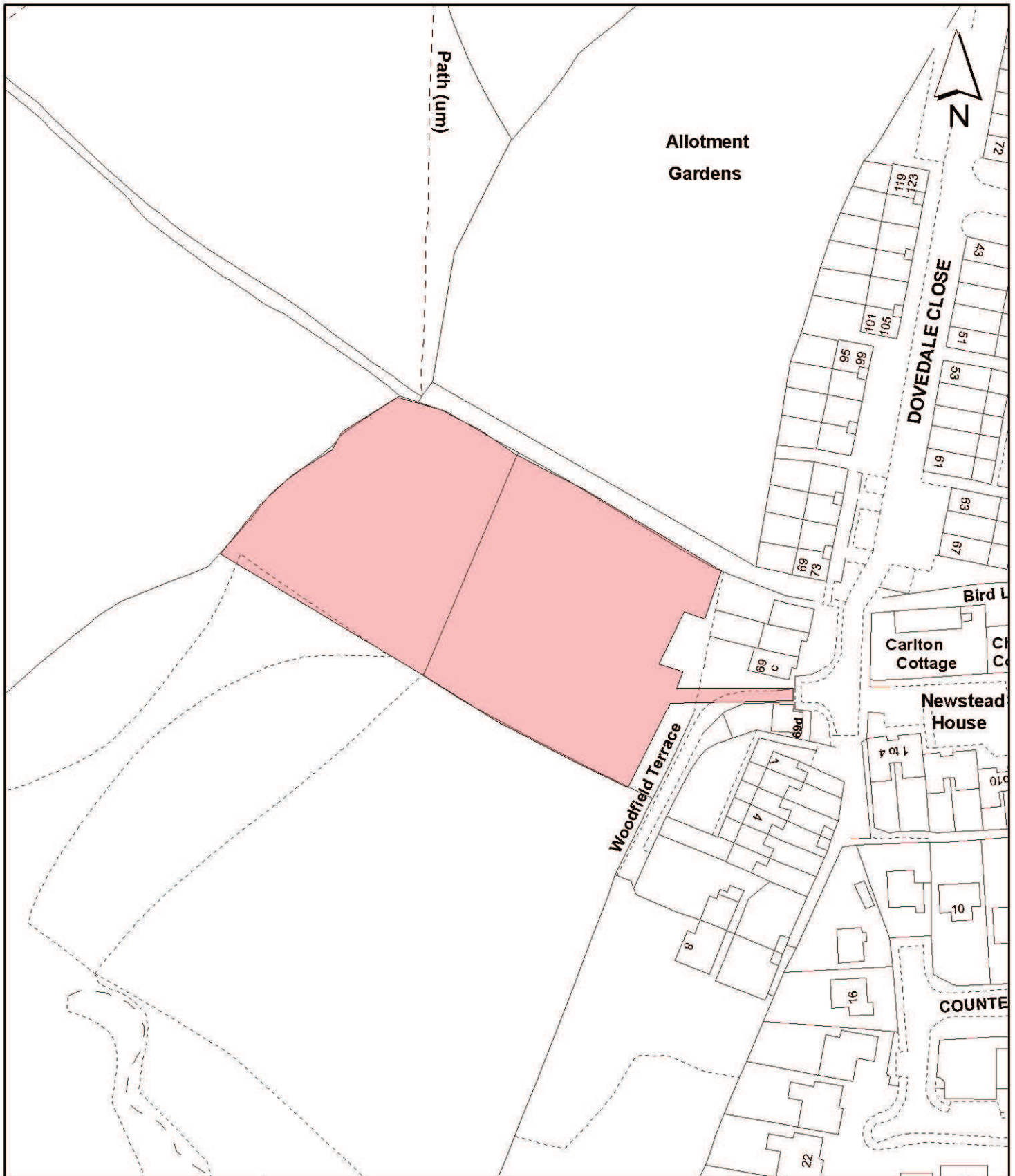


MANUEL GARDEN SERVICES LTD
 100, THE GARDENS, BIRMINGHAM, B15 2JF
 TEL: 0121 717 1111
 WWW.MANUELGARDENS.CO.UK

Tree Survey Plan - above ground
 AM Surveying Property Services Ltd

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Notes

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Site Address

**Land West of Woodfield Terrace
Dovedale Close
Harefield**

Planning Application Ref:

66148/APP/2014/430

Planning Committee

North Page 91

Scale

1:1,250

Date

August 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 92 CATLINS LANE PINNER

Development: Conversion of existing dwelling house into 1 x 3-bed dwelling house and 1 x studio flat with associated amenity space

LBH Ref Nos: 53741/APP/2014/1685

Date Plans Received: 15/05/2014

Date(s) of Amendment(s): 15/05/0014

Date Application Valid: 22/05/2014



ROMAN HALAT ARCHITECTS LTD
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4. All dimensions to be verified on site prior to commencement of any work.

Revision	Date	Comments
-	15/03/2014	Issued for Planning application
A	21/05/2014	Drawing corrected following planning office comment. Issued for Planning application

Project title:
**92 Catlin Lane,
 Pinner, London, HA5 2BX**

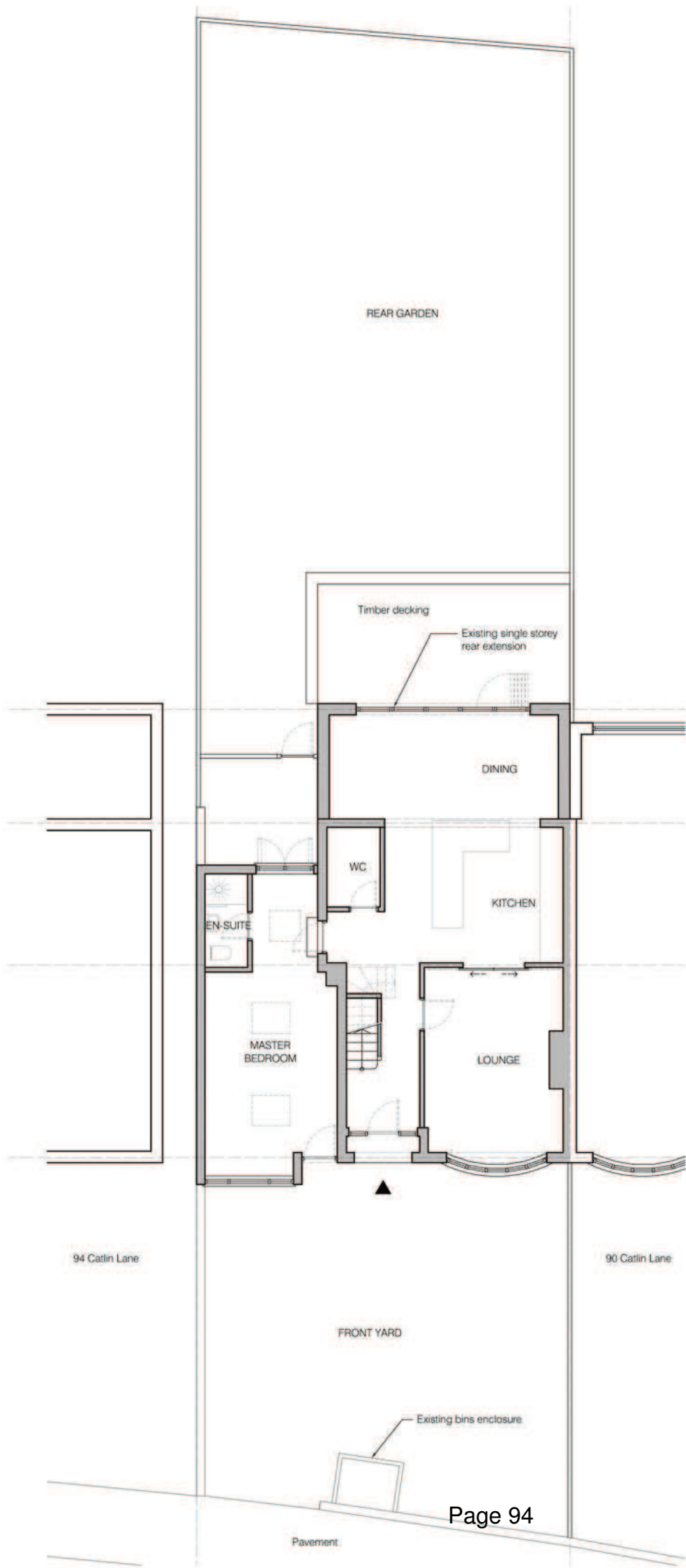
Drawing title:
**Site Plan
 Ordnance Survey Map**

Drawing issued: **18/04/2014**

Drawing scale: **1:1250 @ A3**

Drawing number: **RHA1421-EX_05**

Revision: **A**



Scale 1:100 @ A3
 0 1m 5m

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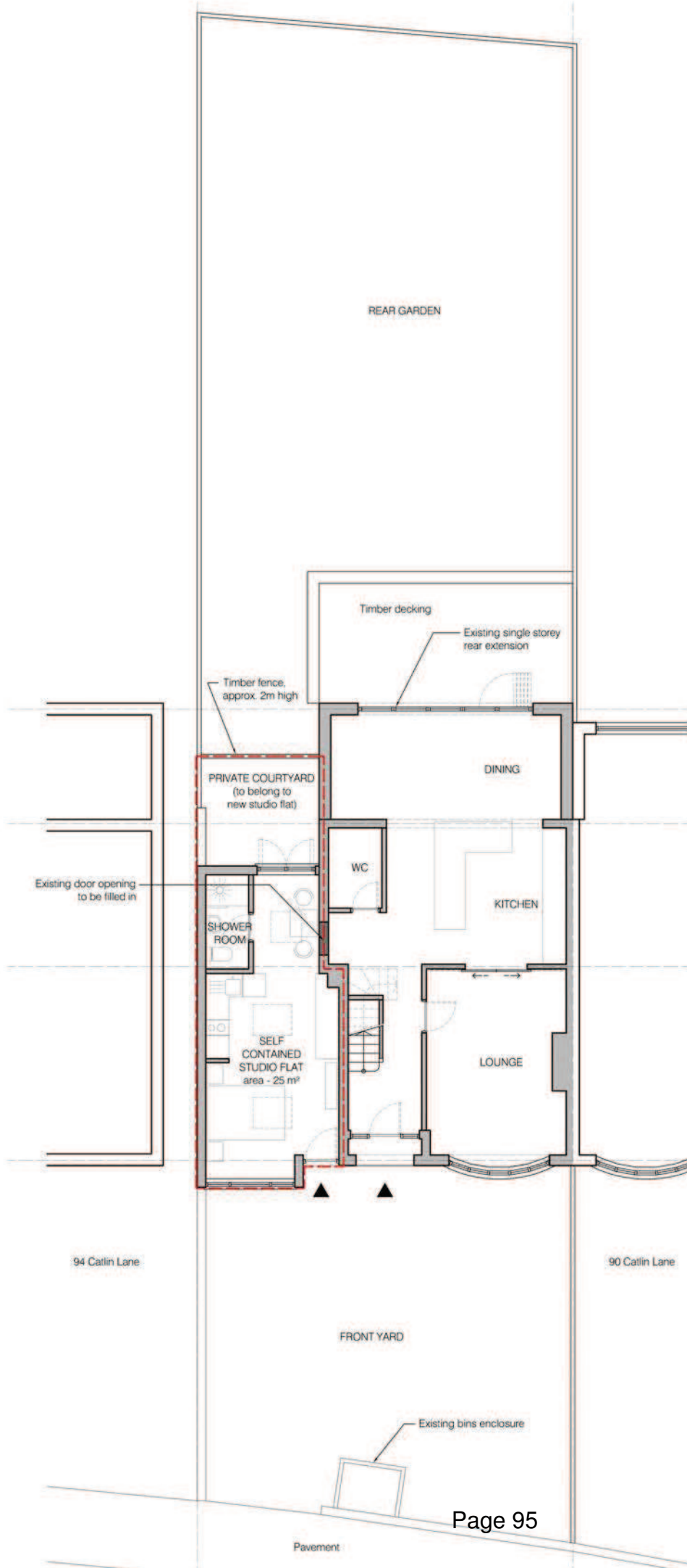
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Revision	Date	Comments
1	15/05/2014	Issued for Planning application

Project ref:
 92 Catlin Lane,
 Pinner, London, HA5 2BX

Drawing title:
 Existing
 Ground Floor Plan

Drawing created:	18/04/2014
Drawing scale:	1:100 @ A3
Drawing number:	RHA1421-EX_01
Revision:	-



Scale 1:100 @ A3
 0 1m 5m

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- PROPOSED BUILDING FABRIC
- EXTENT OF PROPOSED STUDIO FLAT

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Revision	Date	Comments
1	13/03/2014	Issued for Planning application

Project ref: 92 Catlin Lane, Pinner, London, HA5 2BX

Drawing title: Proposed Ground Floor Plan

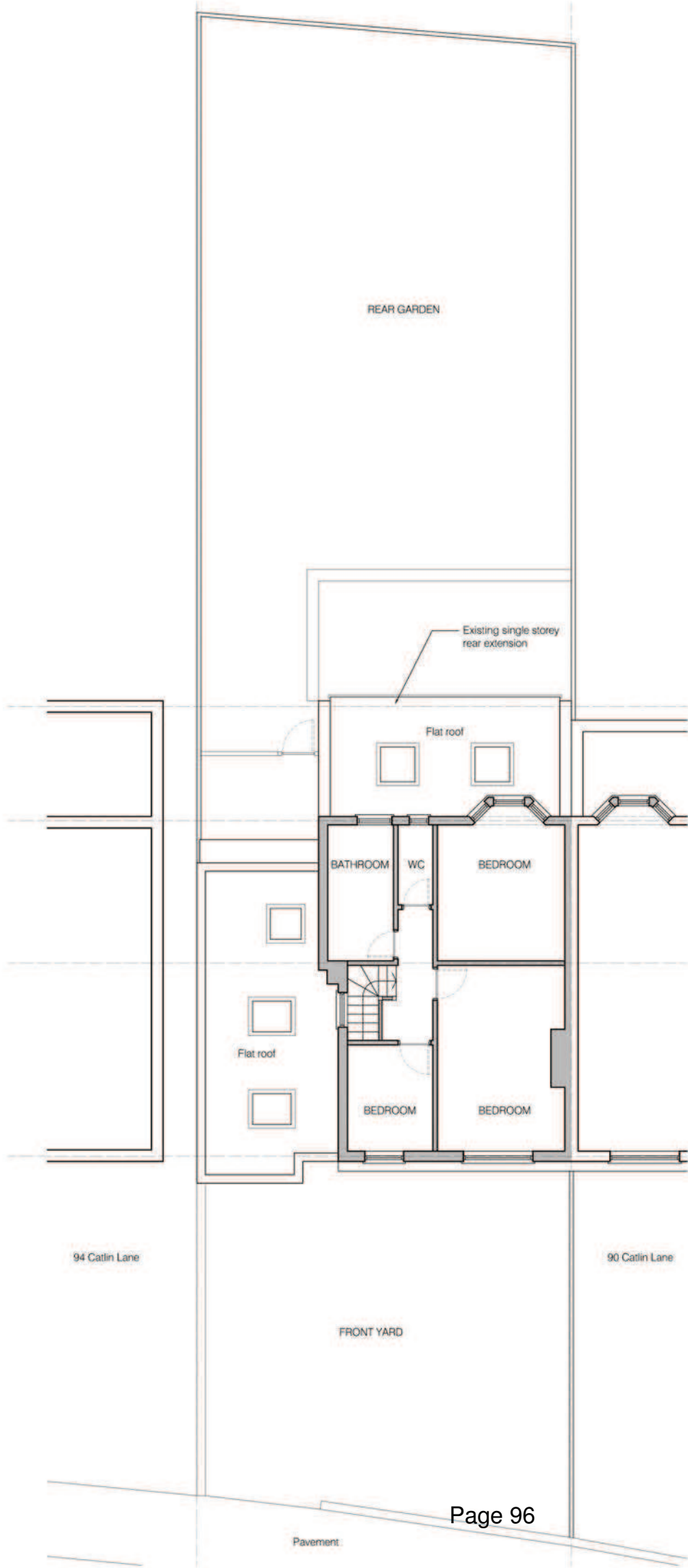
Drawing issued: 18/04/2014

Drawing scale: 1:100 @ A3

Drawing number: RHA1421-PR_01

Revision: -

Pavement



Scale 1:100 @ A3
 0 1m 5m

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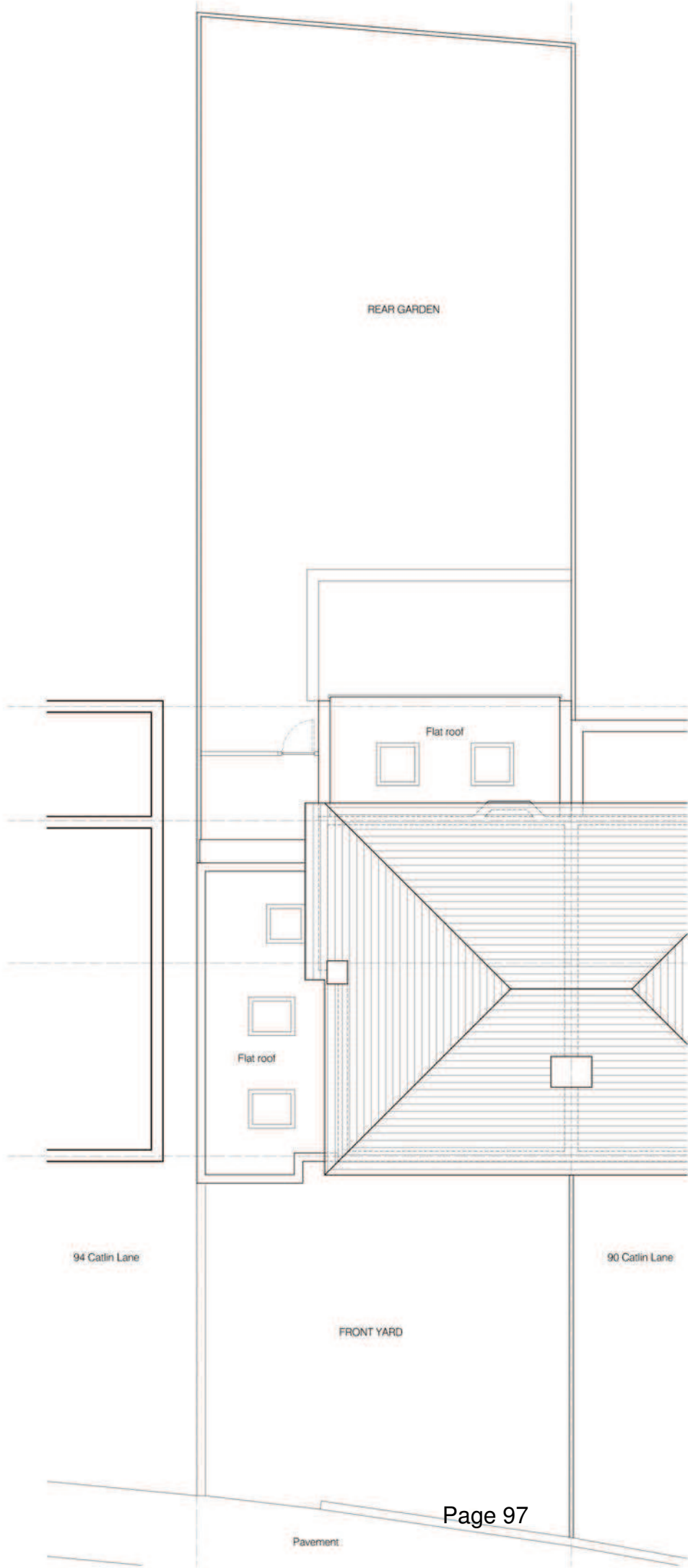
Revision	Date	Comments
1	13/03/2014	Issued for Planning application

Project ref:
 92 Catlin Lane,
 Pinner, London, HA5 2BX

Drawing title:
 Existing and Proposed
 First Floor Plan
 (no changes)

Drawing issued:	18/04/2014
Drawing scale:	1:100 @ A3
Drawing number:	RHA1421-EX_02
Revision:	-

Pavement:



Scale 1:100 @ A3
 0 1m 5m

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Revision	Date	Comments
1	15/05/2014	Issued for Planning application

Project ref:
 92 Catlin Lane,
 Pinner, London, HA5 2BX

Drawing title:
 Existing and Proposed
 Roof Plan
 (no changes)

Drawing issued:	18/04/2014
Drawing scale:	1:100 @ A3
Drawing number:	RHA1421-EX_03
Revision:	-

94 Catlin Lane →

← 90 Catlin Lane



01
EX_04

Front Elevation
Scale 1:100

90 Catlin Lane →

← 94 Catlin Lane



02
EX_04

Rear Elevation
Scale 1:100

Existing single storey rear extension

Existing single storey side extension (converted former garage)

Scale 1:100 @ A3
0 1m 5m

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Revision	Date	Comments
1	13/03/2014	Issued for Planning application

Project no:
**92 Catlin Lane,
Pinner, London, HA5 2BX**

Drawing title:
Existing and Proposed Elevations (no changes)

Drawing issued: 18/04/2014

Drawing scale: 1:100 @ A3

Drawing number: RHA1421-EX_04

Revision: -

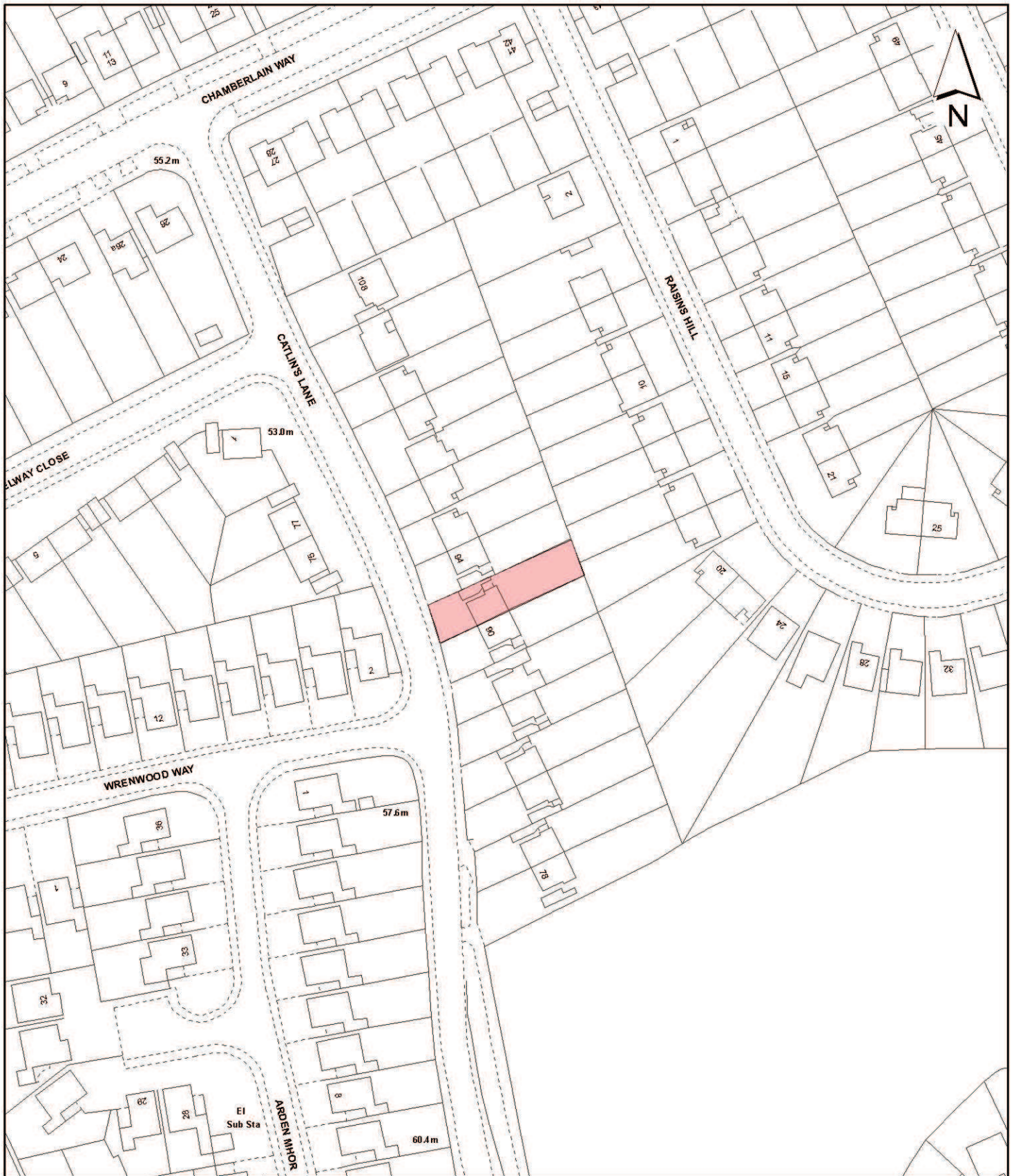
Existing single storey rear extension

Existing single storey side extension (converted former garage)

03
EX_04

Side Elevation
Scale 1:100





Notes

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Site Address

**92 Catlins Lane
Pinner**

Planning Application Ref:

53741/APP/2014/1685

Planning Committee

North Page 99

Scale

1:1,250

Date

August 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 PARK FARM DUCKS HILL ROAD NORTHWOOD

Development: Two storey, 2-bed, attached dwelling with associated parking and amenity space

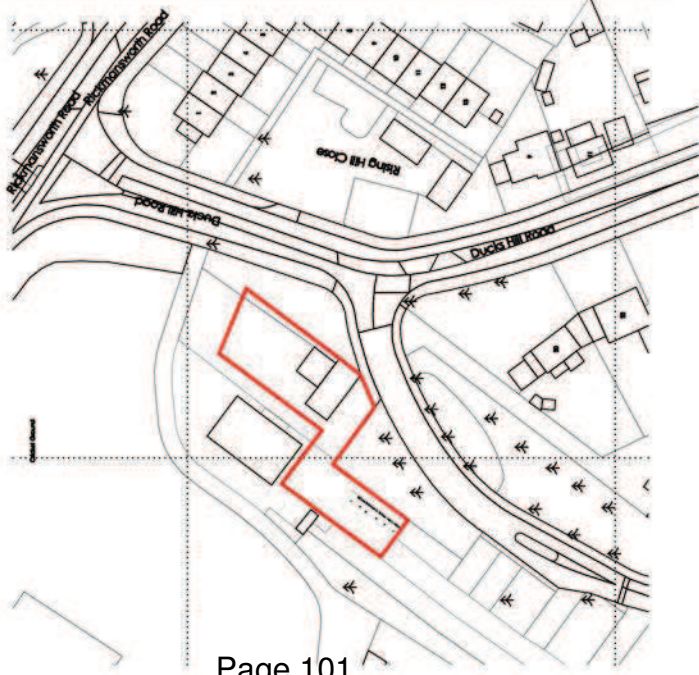
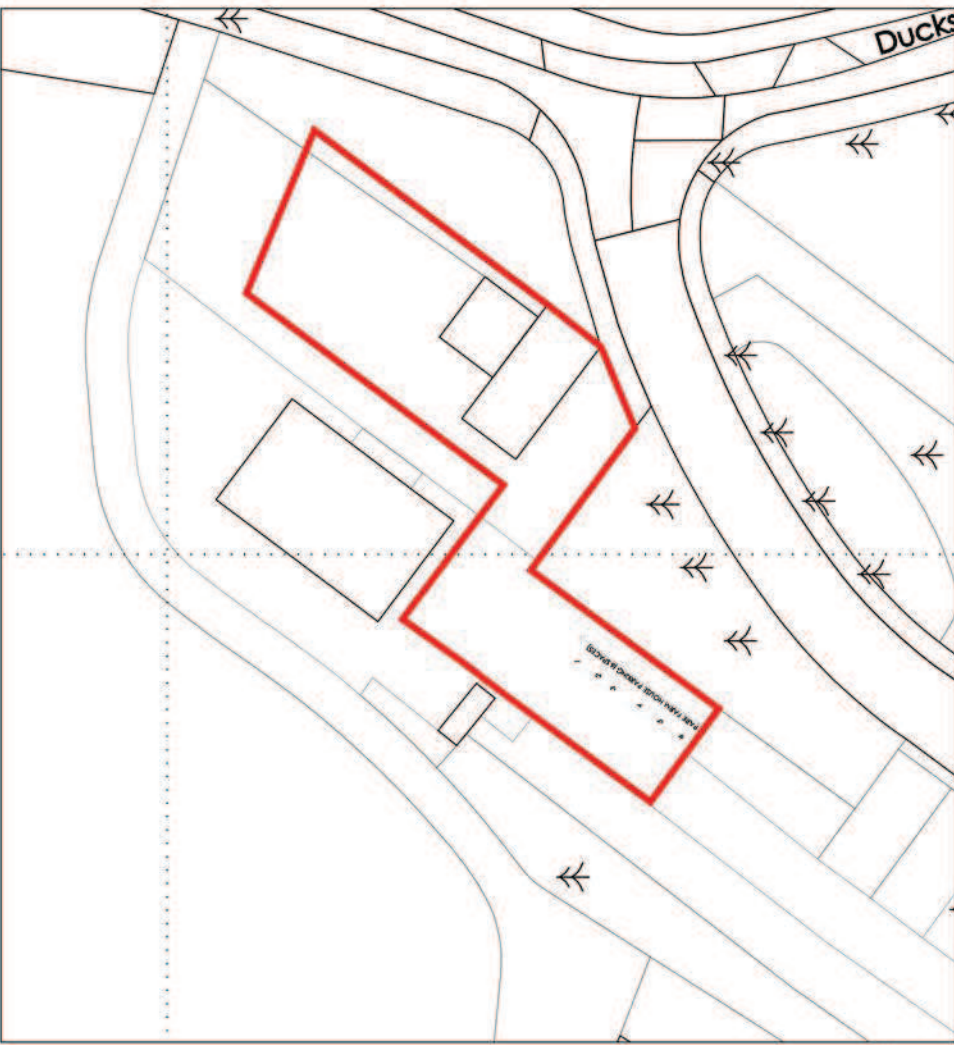
LBH Ref Nos: 272/APP/2014/379

Date Plans Received: 04/02/2014 **Date(s) of Amendment(s):** 04/02/2014

Date Application Valid: 10/02/2014

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Rev No	Date	Revision note
P1	25.01.2012	Preliminary Issue.
P2	30.04.2013	Revised boundary and planning issue.
P3	02.07.2013	Revised boundary and planning issue.
P4	10.02.2014	Existing parking indicated.



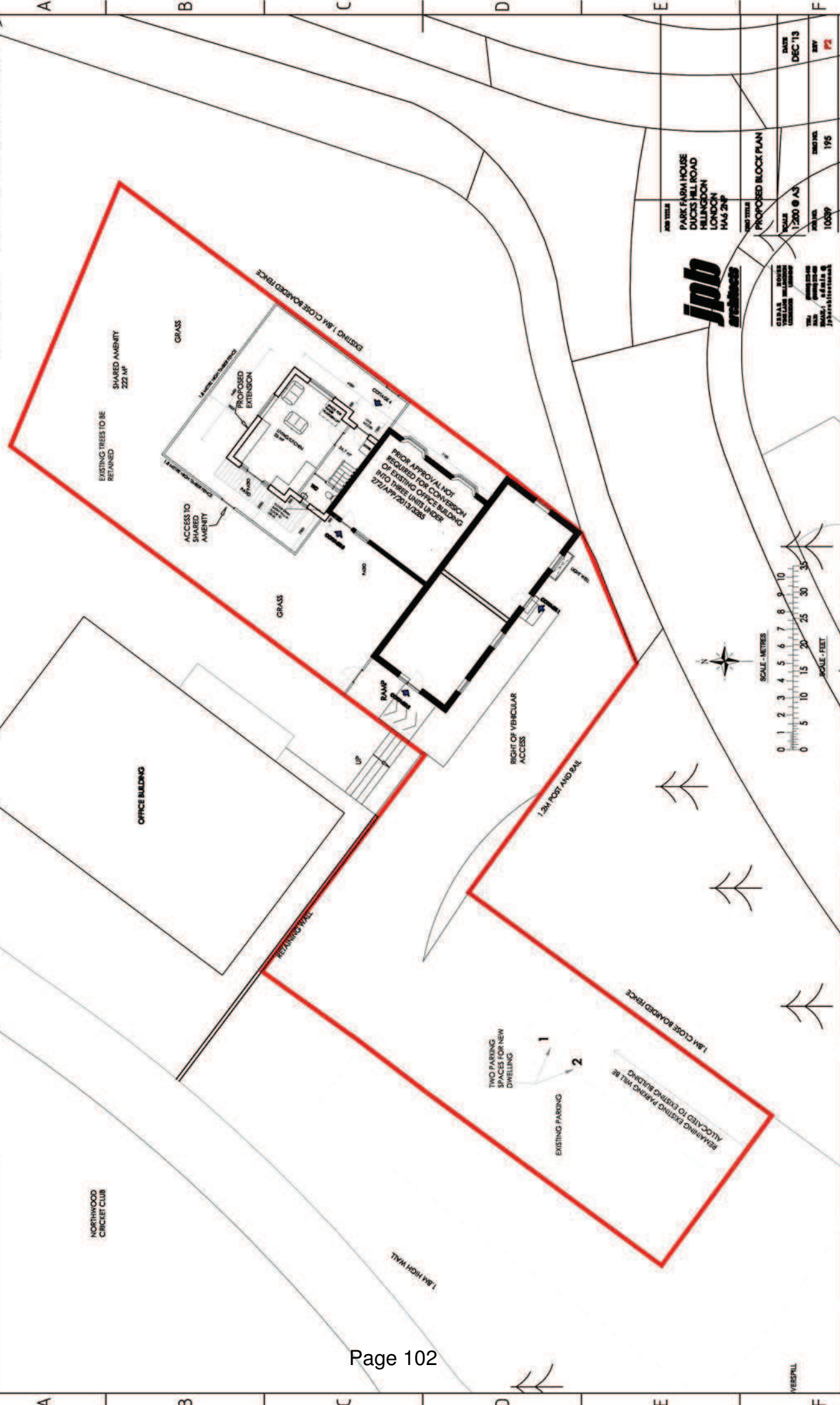
<p>ipb architects</p> <p>CECILIA LONDON LONDON</p> <p>Tel: 020 7463 3333 Fax: 020 7463 3334 Email: info@ipbarchitects.com</p>	<p>JOB TITLE PARK FARM HOUSE DUCKS HILL ROAD HILLINGDON LONDON HA5 2NP</p> <p>DATE JAN12</p> <p>SCALE 1:250,000 @ A3</p> <p>JOB NO. 10039</p>	<p>DATE JAN12</p> <p>REV P4</p>
<p>SITE LOCATION PLAN</p>		

BLOCK PLAN

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Rev No Date Revision note

P1 31.01.2014 Preliminary Issue.
P2 10.02.2014 Bin storage removed, parking clarification.



PROPOSED BLOCK PLAN
 JOB TITLE: PARK FARM HOUSE, DUCKS HILL ROAD, HELLINGDON, LONDON HA5 2NF
 JOB NUMBER: 10039
 SCALE: 1:200 @ A3
 DATE: DEC-13
 DRAWN: 195
 CHECKED: [Signature]
 PROJECT MANAGER: [Signature]
 ARCHITECT: [Signature]

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P1 14.01.2013 Preliminary Issues
P2 02.07.2013 Issues Related to Planning Issues

Rev No Date Revision note



FIRST FLOOR PLAN

GROUND FLOOR PLAN

BASEMENT PLAN

PRIOR APPROVAL NOT REQUIRED FOR CONVERSION OF EXISTING OFFICE BUILDING INTO THREE UNITS UNDER 272/APP/2013/3285

JOB TITLE
PARK FARM HOUSE
DUCKS HILL ROAD
HILLINGDON
LONDON
HA4 2NP



EXISTING FLOOR PLANS

SCALE	DATE
1:100 @ A3	JAN13
JOB NO.	DRAWING NO.
10039	102
REV	PA

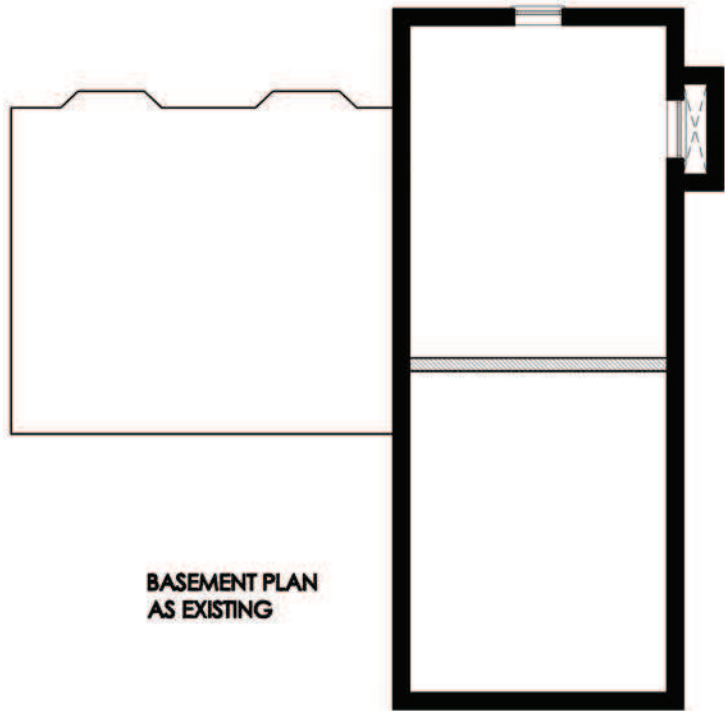
GENERAL NOTES
1. ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.
2. ALL WORK TO BE IN ACCORDANCE WITH THE PLANNING PERMISSIONS.
3. ALL WORK TO BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REQUIREMENTS.
4. ALL WORK TO BE IN ACCORDANCE WITH THE ARCHITECT'S SPECIFICATION.



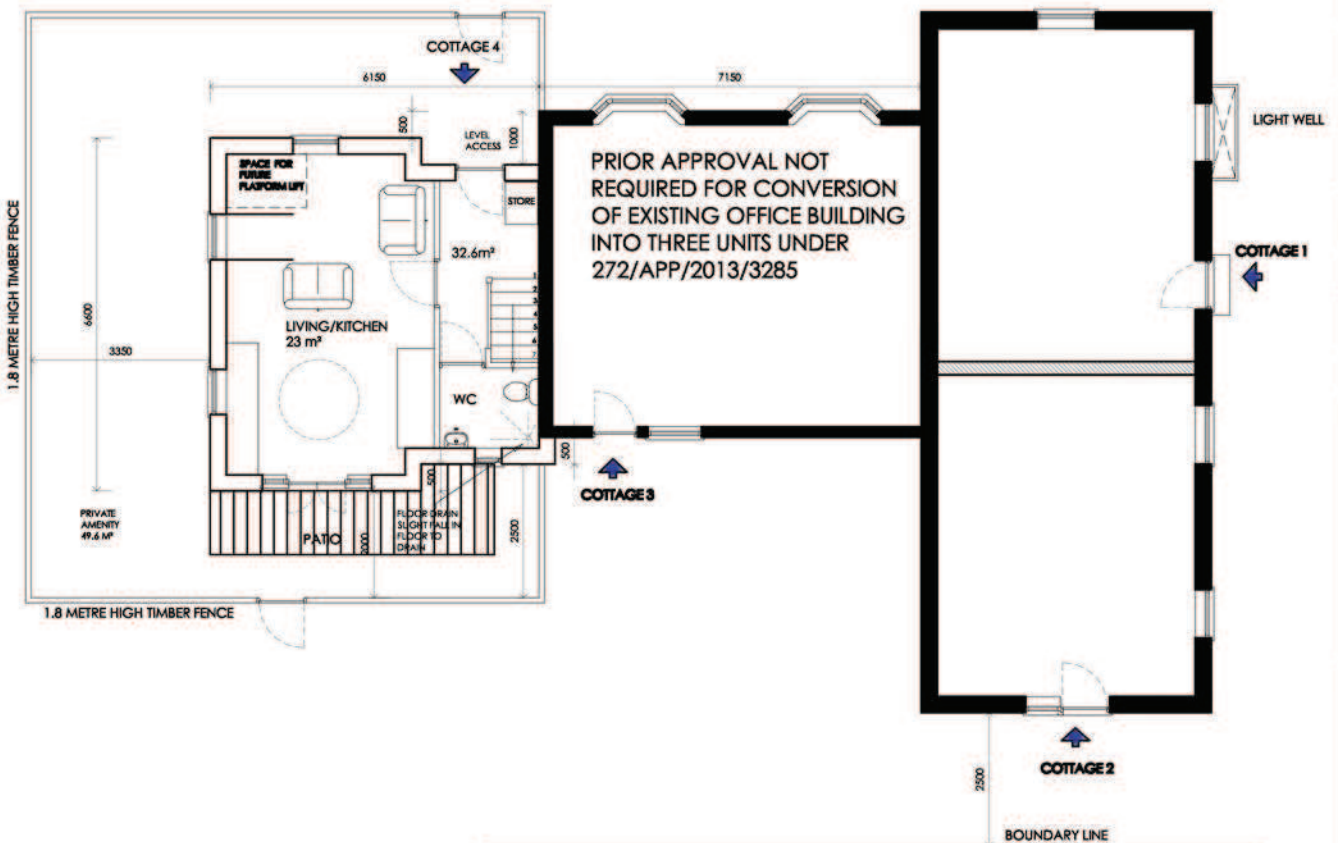
ROOF PLAN

RevNo	Date	Revision note
P1	31.01.2014	Preliminary Issue.
P2	07.04.2014	Revised to 1 bed unit, width reduced and ground level dropped by 300mm.
P3	22.04.2014	Windows proportion revised.

DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT FOR VERIFICATION PRIOR TO COMMENCEMENT OF THE EFFECTED WORKS. IF IN DOUBT ASK. THIS DRAWING IS COPYRIGHT.



BASEMENT PLAN AS EXISTING

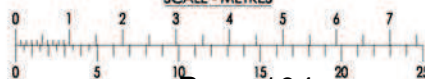


PRIOR APPROVAL NOT REQUIRED FOR CONVERSION OF EXISTING OFFICE BUILDING INTO THREE UNITS UNDER 272/APP/2013/3285

GROUND FLOOR PLAN



SCALE - METRES



CRDAR HOUSE
THE LANE, HILLINGDON
LONDON
TEL: 02087244
FAX: 02087244
EMAIL: admin@jpbarchitects.co.uk

JOB TITLE
PARK FARM HOUSE
DUCKS HILL ROAD
HILLINGDON
LONDON
HA6 2NP

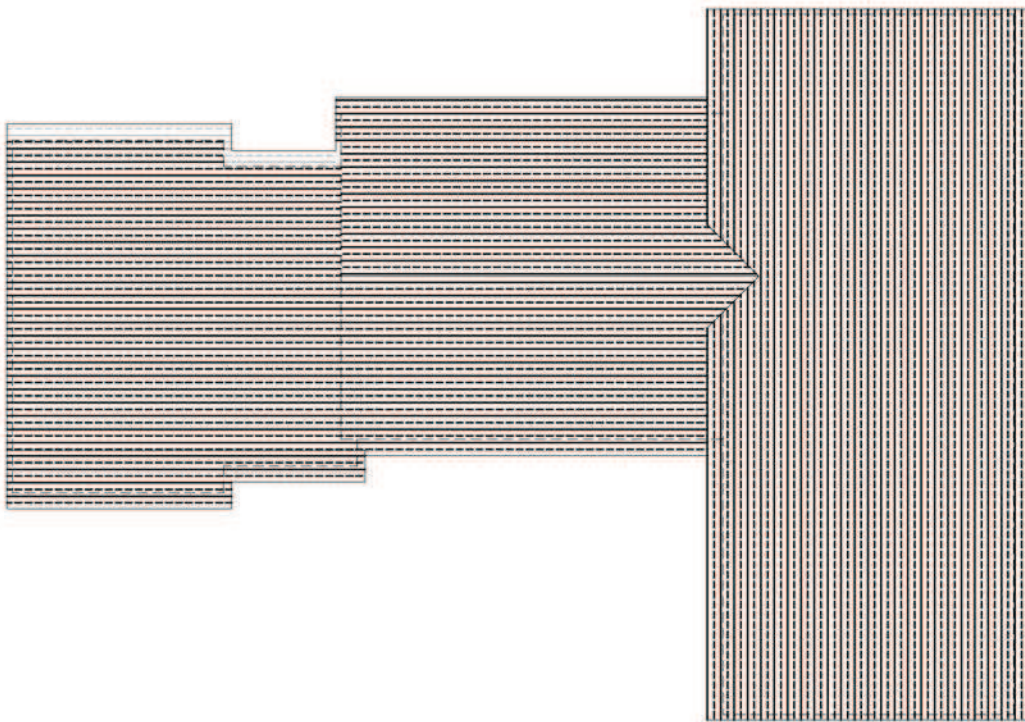
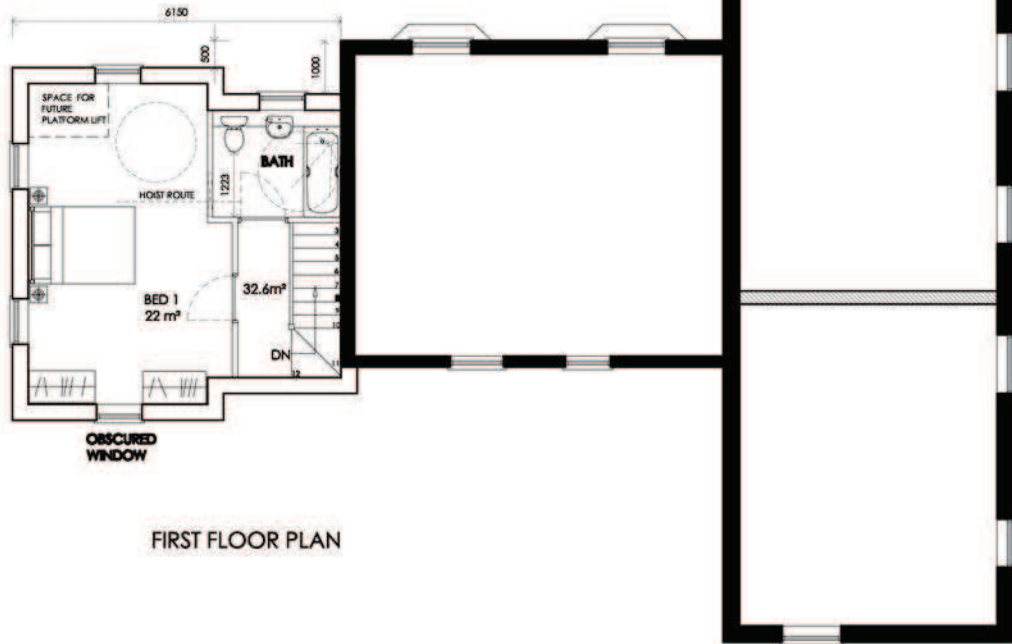
JOB TITLE
PROPOSED GROUND FLOOR PLAN

SCALE 1:100 @ A3 **DATE** DEC '13

JOB NO. 10539 **JOB NO.** 191 **REV** P3

RevNo	Date	Revision note
P1	31.01.2014	Preliminary Issue.
P2	07.04.2014	Revised to 1 bed unit, width reduced and ground level dropped by 300mm.
P3	22.04.2014	Windows proportion revised.

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ROOF PLAN



SCALE - METRES



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 THE LANE HILLINGDON
 UDDINGHAM
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 FAX: 01452 77445
 EMAIL: admin@jpbarchitects.co.uk

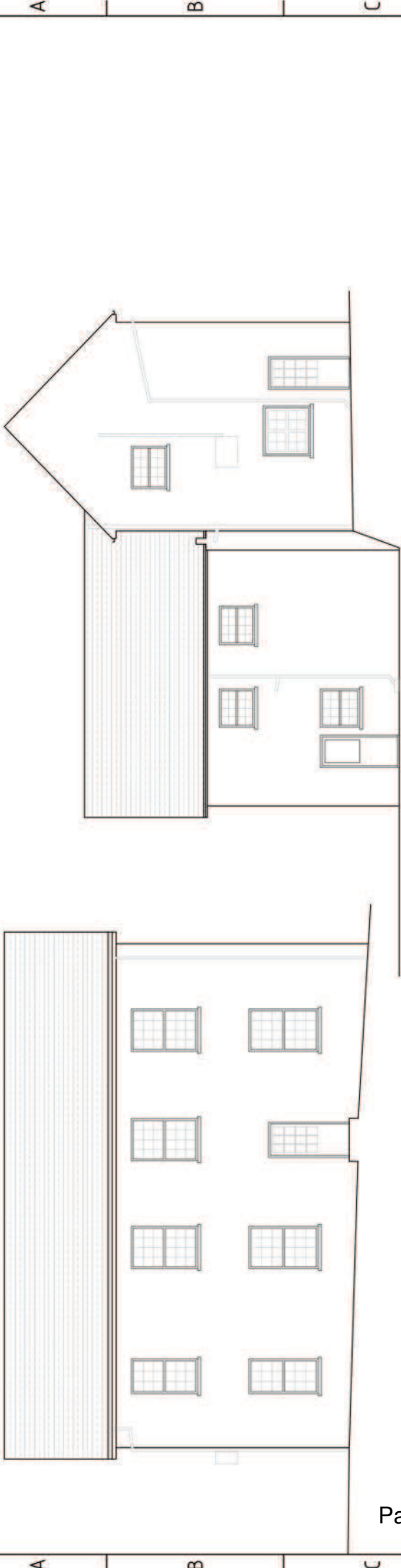
JOB TITLE
 PARK FARM HOUSE
 DUCKS HILL ROAD
 HILLINGDON
 LONDON
 HA6 2NP

DRG TITLE
 PROPOSED FIRST FLOOR AND ROOF PLANS

SCALE	DATE
1:100 @ A3	DEC '13
JOB NO.	DRG NO.
10539	192
	REV
	P3

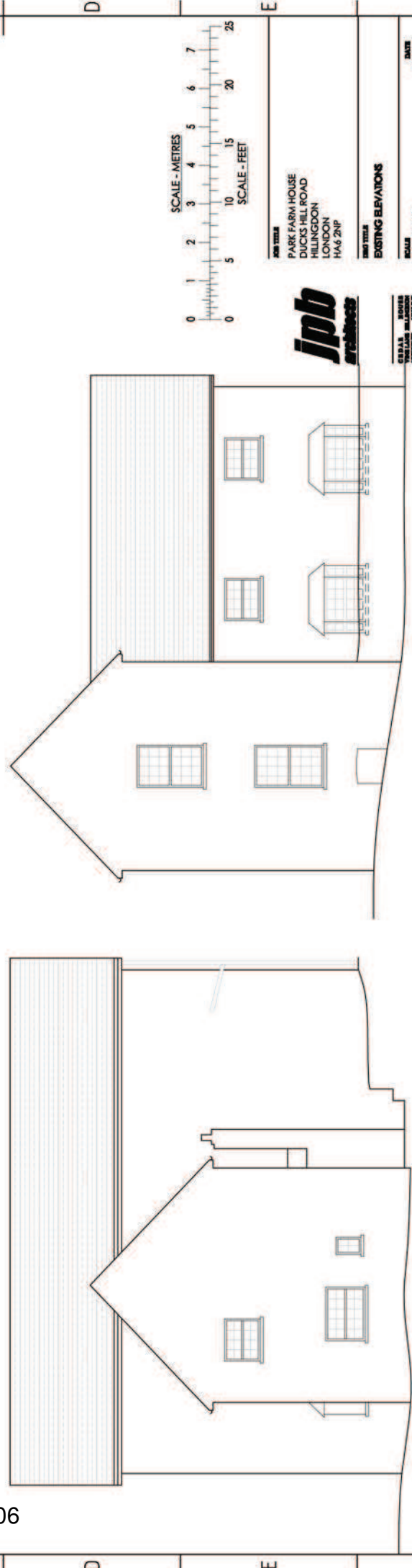
Rev No	Date	Revision note
P1	14.01.2013	Preliminary Issue.
P2	10.02.2014	Bay window amended

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NORTH WEST ELEVATION

SOUTH WEST ELEVATION



SOUTH EAST ELEVATION

NORTH EAST ELEVATION



JOB TITLE
PARK FARM HOUSE
DUCKS HILL ROAD
HILLINGDON
LONDON
HA4 2NP



CECILIA BROWN
ARCHITECT
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Tel: 0208 854 1111
Email: admin@ipbarchitects.com
ipbarchitects.com

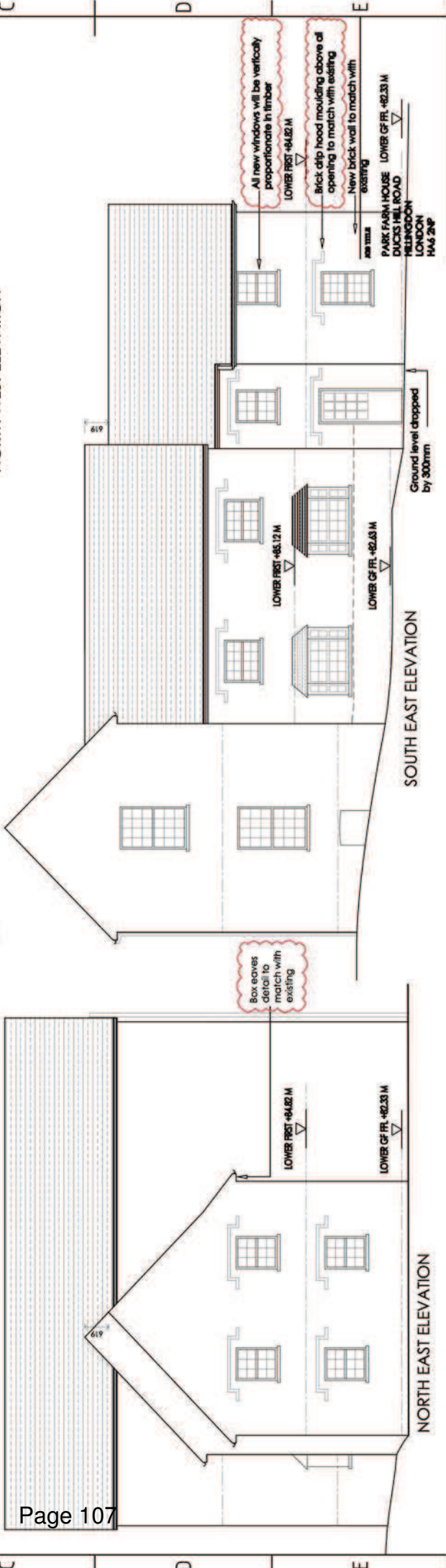
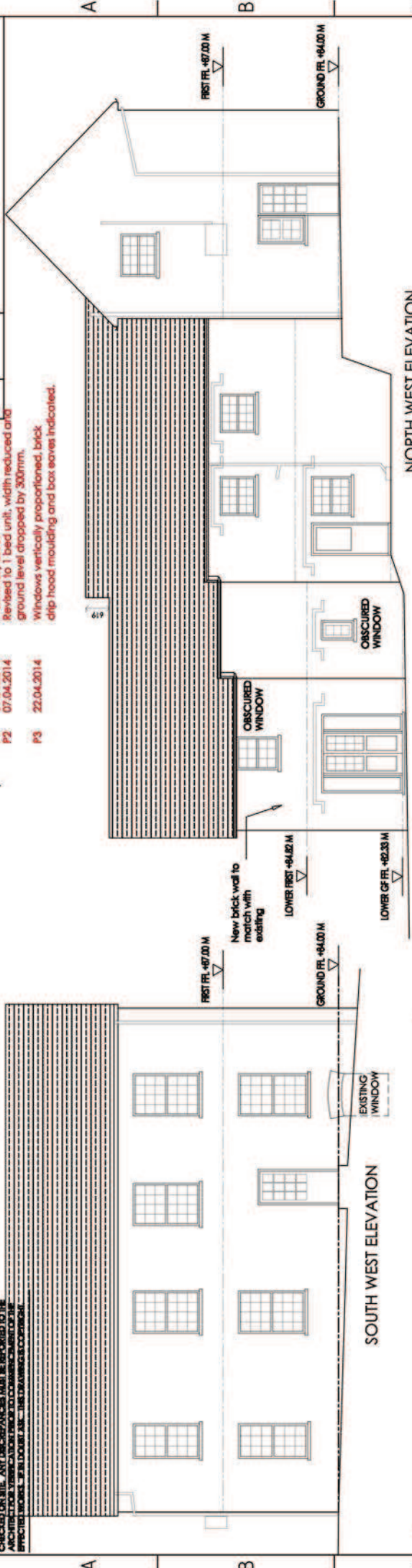
EXISTING ELEVATIONS

SCALE	1:100 @ A3	DATE	JAN13
JOB NO.	10039	DRAW NO.	105
		REV	P2

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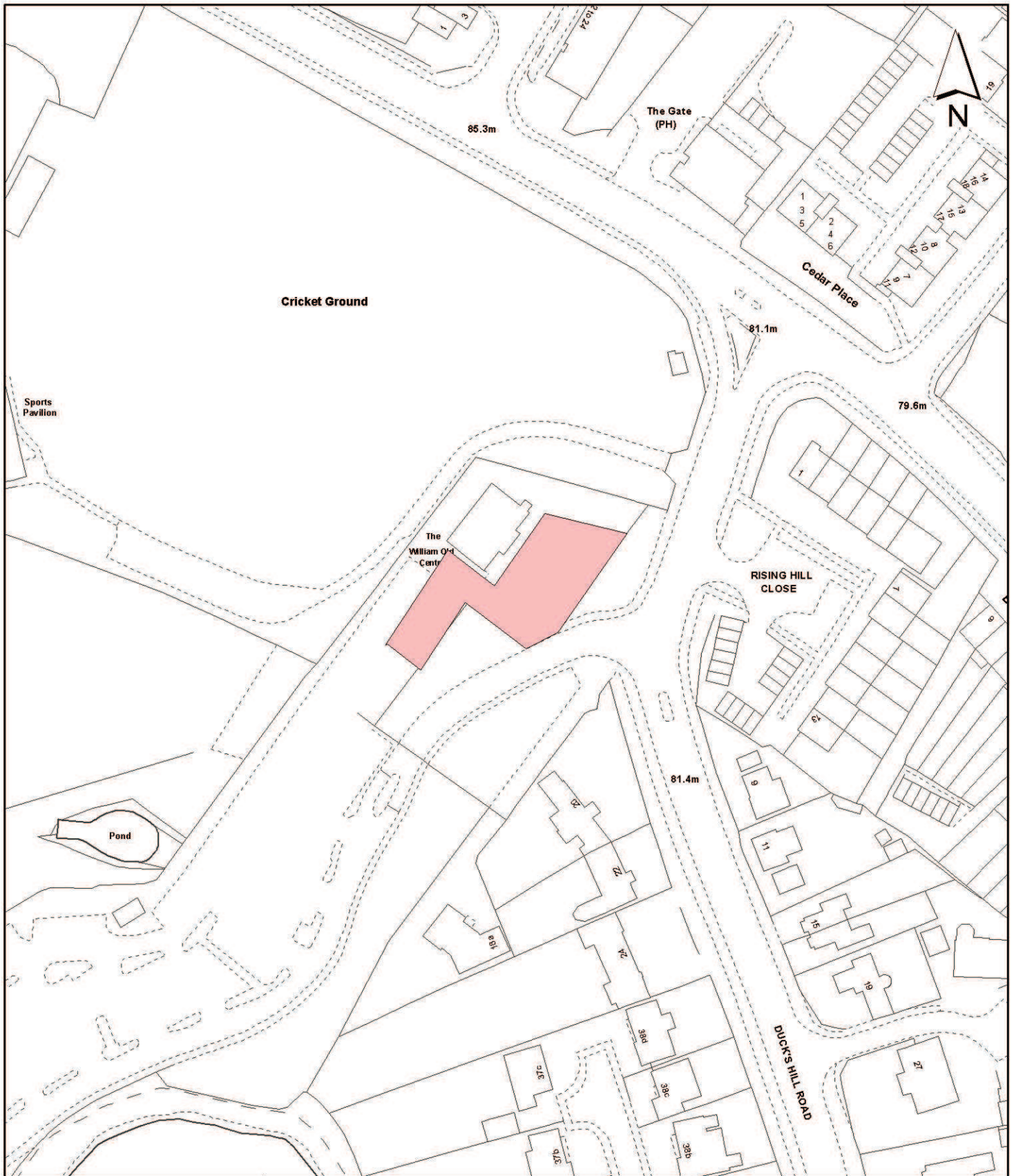
P1	31.01.2014	Preliminary Issue.
P2	07.04.2014	Revised to 1 bed unit, width reduced and ground level dropped by 300mm.
P3	22.04.2014	Windows vertically proportioned, brick dip hood moulding and box eaves indicated.

Rev No	Date	Revision note
--------	------	---------------



PROPOSED ELEVATIONS

SCALE	1:100 @ A3
DATE	DEC-13
REV NO	196
REV	P3



Notes

 Site boundary

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Site Address

**Park Farm
 Ducks Hill Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
272/APP/2014/379

Scale
1:1,250

Planning Committee
North Page 108

Date
August 2014



HILLINGDON
 LONDON