



HILLINGDON  
LONDON



## North Planning Committee

**Date:** WEDNESDAY, 27 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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## A useful guide for those attending Planning Committee meetings

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### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

### About the Committee's decision

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

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

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

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

## Agenda

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### Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 Matters that have been notified in advance or urgent
- 4 To confirm that the items of business marked Part 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.

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### Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	Land forming part of 147 Cornwall Road, Ruislip  70023/APP/2014/1815	Manor	1 x two storey attached 2-bed dwelling with habitable roof space and 1 x two storey detached 2-bed dwelling with associated parking and amenity space involving installation of vehicular crossover to side.  <b>Recommendation : Refusal</b>	1 - 14  98 - 105
6	Joel Street Farm, Joel Street, Northwood  8856/APP/2013/3802	Northwood Hills	Demolition of the existing Dutch barn and erection of a replacement building to be used as a Class D1 (nursery), demolition of existing detached stables, alterations to existing buildings and associated parking and landscaping (resubmission).  <b>Recommendation : Approval Subject to a S106/Unilateral Undertaking</b>	15 - 42  106 - 123

## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	40 Coombe Drive, Ruislip  17682/APP/2014/456	Cavendish	Single storey side/rear extension, part two storey side extension and part two storey rear extension to allow for conversion of existing dwelling into 2 x 2-bed self contained flats with associated parking and amenity space.  <b>Recommendation : Refusal</b>	43 - 56  124 - 137
8	Georges Yard, Springwell Lane, Harefield  2078/APP/2014/1582	Harefield	Erection of 2 agricultural buildings.  <b>Recommendation : Approval</b>	57 - 72  138 - 140

## 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.

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9	Enforcement Report	73 - 80
10	Enforcement Report	81 - 88
11	Enforcement Report	89 - 96
<b>PART I - Plans for North Planning Committee</b>		97 - 140

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## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND FORMING PART OF 147 CORNWALL ROAD RUISLIP

**Development:** 1 x two storey attached 2-bed dwelling with habitable roof space and 1 x two storey detached 2-bed dwelling with associated parking and amenity space involving installation of vehicular crossover to side.

**LBH Ref Nos:** 70023/APP/2014/1815

**Drawing Nos:** TAC - CR 05 Rev. A  
TAC - CR 06  
TAC - CR 01  
TAC - CR 02 Rev. A  
TAC - CR 03 Rev. A  
TAC - CR 04 Rev. A

**Date Plans Received:** 27/05/2014                      **Date(s) of Amendment(s):**  
**Date Application Valid:** 10/06/2014

### 1. SUMMARY

The proposal seeks planning permission for the erection of 1 x two storey attached 2-bed dwelling with habitable roof space and 1 x two storey detached 2-bed dwelling-bed dwellings with associated parking and amenity space involving installation of vehicular crossover to side.

The loss of the garden would have an unacceptable visual impact on the area and it is considered that the size, siting and design of the proposed dwellings, due to the prominent corner location to the rear and side of the donor property would be an over dominant and visually intrusive form of development within the established streetscene in Cornwall Road and Rosebury Vale. It would detract from the character and appearance of the surrounding area resulting in a material harm to the visual amenities of the streetscene and the wider area.

The proposal would also result in the loss of a tree which is highly visible from the street and this loss would have a detrimental impact on the character and amenity of the area.

The proposed crossovers exceed the Council's standard allowable width and would give rise to conditions detrimental to highway and pedestrian safety as well as a reduction in existing on street parking capacity particularly during the evenings when demand is at its peak. As such, it is therefore considered to be contrary to the aims of Policy AM7 of the Local Plan.

The proposal fails to provide sufficient amenity space and would result in substandard living conditions for future occupants. As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2011)

For these reasons, the planning application is recommended for refusal.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

**1 NON2 Non Standard reason for refusal**

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

**2 NON2 Non Standard reason for refusal**

The proposal by reason of the size, scale, bulk, design and siting of the proposed unit, no. 147A, would result in a cramped, overly dominant and visually intrusive form of development which would significantly reduce the feeling of openness on this corner plot and the visual separation between the building lines facing Cornwall Road and Rosebury Vale. It would be detrimental to the visual amenity, character and appearance of the street scene and the area in general. The proposal is, therefore, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**3 NON2 Non Standard reason for refusal**

The proposal by reason of the presence of a significant level of hardstanding and vehicle parking in close proximity to the proposed dwellings, would result in a cramped, overly dominant and visually intrusive form of development. It would be detrimental to the visual amenity, character and appearance of the street scene and the wider area in general. The proposal is, therefore, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**4 NON2 Non Standard reason for refusal**

The proposal fails to provide sufficient amenity space for either of the proposed dwellings, resulting in sub-standard living conditions for future occupants. As such, the proposal is contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

**5 NON2 Non Standard reason for refusal**

The proposed dwelling at no.146B, due to its siting and proximity to the proposed dwelling at no.147A would result in an overdominant and unacceptable impact on the amenity of the future occupiers of no. 147A contrary to Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Lay

**6 NON2 Non Standard reason for refusal**

The proposed crossovers results in excessively wide crossovers giving rise to conditions detrimental to highway and pedestrian safety as well as a reduction in existing on street parking capacity particularly during the evenings when demand is at its peak. As such, the proposal is contrary to Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS:



Residential Layouts.

**7 NON2 Non Standard reason for refusal**

The proposal would result in the loss of a tree, which is highly visible from the street scene and has a positive impact on the amenity of the residential area overall. The loss of this tree would be detrimental to the character and amenity of the area and has not been justified. Accordingly the development would be contrary to Policies BE19 and BE38 of the 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**

It is noted that there are various discrepancies and inconsistencies within the submitted plans particularly in respect of the dwelling labelled as 147A as shown on drawings TAC-CR 02 Rev A and TAC-CR 05 Rev A. It would not be possible to build a development which would accord with all of the submitted plans and you are advised of the need to ensure consistent drawings should you be minded to submit any further applications.

**3**

You are advised that should the development be allowed at a subsequent appeal it would represent chargeable development under both the Mayor's Community Infrastructure Levy (CIL) (£35 per sq.m) and Hillingdon's CIL (£95 per sq.m). At this time it is estimated that the liability would be £6,807.11 for Mayoral CIL and £17,385.00 for Hillingdon CIL. The actual Community Infrastructure Levy would be calculated were your development to be permitted at appeal 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](http://www.hillingdon.gov.uk/index.jsp?articleid=24738)

**3. CONSIDERATIONS**

**3.1 Site and Locality**

The application site is located on the northern side of Cornwall Road and the eastern side of Rosebury Vale junction in Ruislip. It lies south of Wealdstone Football Club Ground which covers an expansive grassed area between the Cornwall Road, Shenley Avenue, Rosebury Vale and Cranley Drive where entry and egress is situated. The site comprises a period two storey semi-detached dwellinghouse paired with no 145 Cornwall. The plot is positioned at an oblique angle given its corner plot location. To the rear of the site lies no. 1 Rosebury Vale and rear garden amenity which is north facing. To the front is hardstanding for 2 car parking spaces. The surrounding area is predominantly residential in character, with a mixture of semi detached and terraced properties.

The application site does not fall within a Conservation Area and there are no trees

protected by a TPO. The site forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan.

### **3.2 Proposed Scheme**

The application seeks planning permission to erect 1 x two storey and 1 x two storey with habitable roof space 2-bed, detached dwellings with associated parking and amenity space involving installation of vehicular crossover to side.

Dwelling labelled 147A on the submitted plans would be detached and approximately 4.7m at the front and 7.5m wide at the rear as the dwelling is positioned along the highway boundary at an oblique angle. It would be 6.7m deep at two storey and 8.7m including the single storey element and finished with a pitched roof, 5.4m high at the eaves and 7.5m high at the ridge. Its entrance faces on to Rosebury Vale set back from the highway at an oblique angle. The proposed dwelling would be finished externally in brick, slate roof tiles and have casement style windows. It would be accessed via a new driveway and crossover. There would be two parking spaces to the rear of the site and a bin store that would be located behind. A rear garden of approximately 36sqm would be created. Internally, the dwelling would provide a living room, kitchen and dining room on the ground floor and two bedrooms and a bathroom on the first floor with a gross internal floor area of approximately 80sqm. Fenestration would be located to the front and rear elevations at both ground and first floor levels plus a side facing window, in the east elevation, to serve a stairwell at ground floor.

Dwelling labelled 147B on the submitted plans would be a detached property and approximately 6.2m wide, 6m deep at two storey and 8.3m including single story rear element and finished with a pitched roof. It would be 5.8m high at the eaves and 7.8m high at the ridge. Its entrance faces on to Rosebury Vale set back from the highway. The proposed dwelling would be finished externally in brick, slate roof tiles and have casement style windows. It would be accessed via a newly formed driveway and have a small frontage within which there would be two parking spaces and a bin store. A side garden space of approximately 27sqm would be created. Internally, the dwelling would provide a living room, kitchen and dining room plus a W/C on the ground floor and one bedroom and a bathroom on the first floor and second bedroom in the loft with a gross internal floor area of approximately 85sqm. Fenestration would be located to the front and rear elevations at both ground and first floor levels plus two side facing windows, in the south elevation, to serve the WC and stairwell at ground and first floor respectively.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There is no relevant planning history in the evaluation of this planning application.

### **4. Planning Policies and Standards**

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

## 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:

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 5.3	(2011) Sustainable design and construction
LPP 7.4	(2011) Local character
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
OE1	Protection of the character and amenities of surrounding properties and the local area
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design

## 5. Advertisement and Site Notice

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

## 6. Consultations

### External Consultees

10 no. neighbouring occupiers and Ruislip Residents Association were consulted 12 June 2014 and the proposal was advertised in the local press on 14 July 2014. In addition, a site notice was displayed from 14 July 2014. There have been three responses one of which is a petition consisting of a many number of local residents against the planning application. In summary the objections

were based on the following:

- (i) Not in keeping with the character of Rosebury Vale on which it would have the biggest visual impact.
- (ii) 1 Rosebury Vale look like a mid-terrace and will significantly reduce his existing daylight and privacy.
- (iii) Development will have a negative impact on the character of Rosebury Vale.
- (iv) Over development of a small piece of land
- (v) Loss of garden amenities - this is a form of garden grab
- (vi) Development is not a continuation of a terrace but change of character of area with proposal to have two new detached dwellings.
- (vii) Loss of parking
- (viii) Detract from the open character of that part of the street.

### **Internal Consultees**

Highways Officer:

The proposal is for two houses, one adjacent to no 147 and the other adjoining No 1 Rosebury Vale.

The existing house has a hard standing in the front garden providing 2 parking spaces accessed from an existing single cross over in Rosebury Vale. There is also an additional single cross over from Rosebury Vale at the rear boundary with No 1. The plans show two double width cross overs in Rosebury Vale to serve the new dwellings one existing and one proposed. The existing cross over is single width not double as shown.

A minimum acceptable width of footway between cross overs is 1.2 m. The proposal together with the neighbour's dropped kerb will result in a dropped kerb 20 metres long. The Council has guidelines in respect of the construction of vehicle cross overs. Generally single width accesses of 2.44m width increasing to about 4.58m at the kerb line for accesses serving single dwellings and double width crossovers for joint accesses with adjoining neighbours are considered acceptable.

The proposed cross overs significantly exceed the Council's standard allowable width. Excessively long crossovers give rise to conditions detrimental to highway and pedestrian safety as well as a reduction in existing on street parking capacity particularly during the evenings when demand is at its peak. Similar cross overs in the vicinity permitted in the past are not in accordance with the Council's current requirements. As such the application cannot be supported on highway grounds.

Flood and Water Management Officer:

The site lies in a Critical Drainage Area, however is just outside the area likely to be at risk of surface water flooding, therefore subject to the imposition of a condition to ensure surface water is controlled and flood risk not increased the development would be acceptable in this respect.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

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

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

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

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

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

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

The construction of two new dwellings on this site would effectively represent "garden grabbing" with a significant area of the existing garden to No. 147 Cornwall Road taken and which currently provides an undeveloped open/green space between the side of adjoining dwellings thereby separating them from the return building frontages. As this land is not otherwise previously developed, the proposal should be considered as an inappropriate form of development in this locality and is thus contrary to the objectives of the NPPF, London Plan Policy 3.5 and Hillingdon Local Plan Policy BE1.

#### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan (2011) advises that Boroughs should ensure that development proposals achieve the highest possible intensity of use compatible with local context and the site's public transport accessibility. The London Plan provides a density matrix to establish a strategic framework for appropriate densities at different locations.

The site has a PTAL of 2 and is located within a suburban setting. The London Plan provides for a residential density between 50 - 95 u/ha. The proposed density for the site would be 20 units/ha, which is below London Plan guidance. However, given the context of the site and existing low level density of the surrounding development, the density is considered appropriate in this case.

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

The proposal will not impact on any heritage assets.

#### **7.04 Airport safeguarding**

The proposal does not raise any concerns in respect of airport safeguarding.

#### **7.05 Impact on the green belt**

Not applicable to this application.

#### **7.07 Impact on the character & appearance of the area**

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

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

With consideration to the visual impact of the proposal on the immediate surrounding area, the new dwellinghouse, no. 147B, would be set in line with no. 1 Rosebury Avenue and no. 147B would be set behind the semi-detached donor property at the corner of Cornwall Road and Rosebury Vale.

Turning to no. 147B, it would be a detached dwelling and would continue the building pattern of the row of terraced properties so would not be out of keeping with the character of the streetscene in Rosebury Vale. However, the proposal would further close the visual gap between the separate terraces on Cornwall Road and Rosebury Road and the built form of the dwelling itself would be viewed in conjunction with the significant area of hardstanding and car parking proposed in close proximity of the dwelling. The overall impact of this part of the development would have a significant detrimental impact on the character and appearance of the area.

Turning to no. 147A, the dwelling would be detached and set in 1m from the donor property. It would continue the front building pattern but not the return building. In addition, given the high visibility of the corner location, and on a very tight area of land substantiated by abutting the boundary with a highway with no separation it would be an overly dominant and incongruous dwelling in the streetscene.

Section 5.11 of the SPD: Residential Layouts (2006) states the intensification of sites within an existing streetscape if carefully designed can enhance the appearance of the surrounding area and the form and type of development should be largely determined by its townscape context. New developments should aim to make a positive contribution to improve the quality of the area, although they should relate to the scale and form of their surroundings. The design, width and size of the proposed dwellings would broadly match the donor property and no.1 Rosebury Vale. The oblique siting of the proposed property no. 147A with no separation against the highway boundary would result in cramped form of development. It is considered due to the proposed siting, site coverage and design, the proposal would result in an out of keeping and incongruous feature, and thereby over-development

In view of the above, it is considered the proposal would result in a detrimental impact on the visual amenities of the streetscene and the wider area, and as such would fail to comply with Part 1 Policy BE1 and Part 2 Policies BE13, BE15, BE19 & BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Layouts.

#### **7.08 Impact on neighbours**

The Hillingdon Design and Accessibility Statement Residential Layouts (HDAS) provides a range of design guidelines, addressing setbacks, overlooking and shadowing to neighbouring occupiers. 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 building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. Specifically, the building should not impinge within 21m of the 45

degree line drawn from the roof lights in principal and rear roof slopes of the dwelling.

The proposed dwellings would be two storeys. The rear elevation of no. 147B would be sited some 11m from the nearest wall of no.147A. This creates an overdominant and cramped form of development where sunlight and daylight into habitable rooms that face in this direction would be affected contrary to HDAS - Residential Layouts (2012) and part 2 Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to loss of privacy and outlook, no. 147B would not overlook no. 1 Rosebury Vale to a demonstrable level as the 45 degree angle would not be breached by the proposal. Notwithstanding this, the donor property and no. 147A would fall within 21 metres of the side boundary of this dwelling thus breaching the 45 degree rule. This would lead to an oppressive outlook for future and existing occupants given its close proximity out of habitable rooms. It is noted that general overlooking exists in these areas between existing properties, yet the minimal distances involved are considered likely to result in a material loss of privacy to the occupiers of these adjoining properties despite at no. 147B there would be side garden amenity that increases the separation distance.

Overall, it is considered that the proposal would have a significant adverse impact upon the amenities of the future occupants and adjoining residents and therefore the proposal is considered contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.12 of the SPD, New Residential Layouts.

#### **7.09 Living conditions for future occupiers**

The London Plan (July 2011) in Policy 3.5 sets out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. It states that a two bedroom dwellings should have at least 60sqm of internal floorspace. Table 3.3 of HDAS - Residential Extensions (2012) expects standards which are slightly higher at 63sqm.

The gross internal floorspace for the proposed two bedroom dwellings would be approximately 80sqm and 85sqm. These floor areas would meet the aforementioned required standards. Therefore, the amount of floor area is acceptable for future occupants to reside in accordance with Policy 3.5 of the London Plan (November 2012) and Table 3.3 of HDAS - Residential Extensions (2012).

The Hillingdon Local Plan: Part Two Policy BE23 states that new residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is usable in terms of its shape and siting. The supporting text relating to this policy emphasises the importance of protecting private amenity space and considers it a key feature of protecting residential amenity. Paragraph 3.13 of the SPD, the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) recommends that a house with two bedrooms should have at least 60sqm of associated usable garden space.

Each dwelling would have rear gardens that are shallow in depth, would be in the shade for most of the morning due to orientation and at 36sqm and 27sqm would fall below the Council's adopted standards for external amenity space. As such, the proposal would fail to provide adequate provision of private amenity space for the future occupants of the proposed dwellings by some margin, resulting in substandard living conditions contrary with part 2 policy BE23 of the Hillingdon Local Plan: UDP saved policies (2012).

It is noted, the doner property would retain 90sqm which is considered acceptable.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

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

Highway officer comments were not supportive of this scheme based the existing house has a hard standing in the front garden providing 2 parking spaces accessed from an existing single cross over in Rosebury Vale. There is also an additional single cross over from Rosebury Vale at the rear boundary with No 1. The plans show two double width cross overs in Rosebury Vale to serve the new dwellings one existing and one proposed. The existing cross over is single width not double as shown.

A minimum acceptable width of footway between cross overs is 1.2 m. The proposal together with the neighbour's dropped kerb will result in a dropped kerb 20 metres long. As such, The Council has guidelines in respect of the construction of vehicle cross overs. Generally, single width accesses of 2.44m width increasing to about 4.58m at the kerb line for accesses serving single dwellings and double width crossovers for joint accesses with adjoining neighbours are considered acceptable.

The proposed crossovers excessively exceed the Council's standard allowable width. Excessively long cross overs give rise to conditions detrimental to highway and pedestrian safety as well as a reduction in existing on street parking capacity particularly during the evenings when demand is at its peak. Similar cross overs in the vicinity permitted in the past are not in accordance with the Council's current requirements. As such, it is therefore considered to be contrary to the aims of Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Hillingdon Local Plan: Part Two Policy AM14 states the need for all development to comply with the Council's adopted parking standards. The Council's maximum parking requirement for off street parking (ie. within the curtilages of the properties) would require two parking spaces for the proposed dwellings. The PTAL score for the site is 3 (moderate) and as a result it is considered that the maximum level of spaces should be provided.

The proposed plans indicate that two spaces per dwelling would be provided creating hardstanding to the front and crossovers on to Rosebury Vale. This would achieve the standard parking provision, as set out in the Council's parking standards. It is considered that the proposal comply with Local Plan Policy AM14 in this regard.

#### **7.11 Urban design, access and security**

See character and appearance section and disabled access section.

The proposal is not considered to raise any concerns in respect of security.

#### **7.12 Disabled access**

London Plan Policy 3.8 requires all new housing to be built to Lifetime Homes Standards. The Council's SPD HDAS: Accessible Hillingdon also requires all new housing to be built to Lifetime Homes Standards. The Council's Access Officer has advised that the proposal complies with the Lifetime Homes Standards and is therefore in accordance with London plan Policy 3.8.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.



#### **7.14 Trees, Landscaping and Ecology**

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

There are no trees protected, or otherwise, on the site, but there are two mature trees within the amenity space of the application site. At least one of these trees would be lost to accommodate the development regardless of protective measures. This tree is highly visible from the street scene and its loss would have a detrimental impact on the character and amenity of the residential area overall.

Accordingly, the development is considered contrary to Policies BE19 and BE38 of the Hillingdon Local Plan (November 2012).

#### **7.15 Sustainable waste management**

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. Bin stores are shown to be provided on the front boundary of each plot.

#### **7.16 Renewable energy / Sustainability**

Subject to a condition securing compliance with level 4 of the Code for Sustainable Homes the development would achieve an appropriate level of sustainable design were the development considered acceptable in other respects.

#### **7.17 Flooding or Drainage Issues**

The site lies in a Critical Drainage Area, however is just outside the area likely to be at risk of surface water flooding. Accordingly, a condition to ensure the provision of sustainable drainage and water management within the development would achieve policy compliance were the development considered acceptable in other respects.

#### **7.18 Noise or Air Quality Issues**

The proposal is not considered to give rise to any concerns relating to Noise or Air Quality.

#### **7.19 Comments on Public Consultations**

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

#### **7.20 Planning Obligations**

The proposal would not necessitate any obligations under S106 as all impacts would be adequately mitigated through payments of the Community Infrastructure Levy.

#### **7.22 Other Issues**

None.

### **9. Observations of the Director of Finance**

Not applicable to this application.

### **10. CONCLUSION**

It is considered, due to the proposed size, siting and design, the proposed dwellings are considered out of keeping in relation to its surroundings resulting in a visually intrusive form of development, resulting in a material harm to the visual amenities of the streetscene and the wider area. The proposal fails to provide sufficient amenity space, detrimental to highway and pedestrian safety and reduction in existing on street parking capacity and would result in substandard living conditions for future occupants. As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part 1-

Strategic Policies (November 2012), Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2011) and is recommended for refusal.

## **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

**Contact Officer:** Scott Hackner

**Telephone No:** 01895 250230



**Notes**



Site boundary

For identification purposes only.

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Site Address

**Land Forming Part Of 147 Cornwall Road  
Ruislip**

Planning Application Ref:

**70023/APP/2014/1815**

Planning Committee

**North** Page 13

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

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## Report of the Head of Planning, Sport and Green Spaces

**Address** JOEL STREET FARM JOEL STREET NORTHWOOD

**Development:** Demolition of the existing Dutch barn and erection of a replacement building to be used as a Class D1 (nursery), demolition of existing detached stables, alterations to existing buildings and associated parking and landscaping (resubmission).

**LBH Ref Nos:** 8856/APP/2013/3802

**Drawing Nos:** Ecological Appraisal  
Planning Report, incorporating Design and Access Statement  
1:1250 Location Plan  
JSF/003/1 Rev. B  
JSF/003/2 Rev. A  
JSF/003/3 Rev. A  
JSF/003/4 Rev. C  
JSF/003/5 Rev. A  
Agent's covering email dated 24/1/14  
JSF/003/9 Rev. D  
Agent's covering email dated 28/4/14  
JSF/003/11  
JSF/003/8 Rev. E  
JSF/003/7 Rev. E  
JSF/003/6 Rev. E  
JSF/003/10 Rev. E  
Transport Statement (Amended)  
Agent's email dated 20/1/14  
Certificate of Serving Notice on Joel Street Farm

<b>Date Plans Received:</b>	20/12/2013	<b>Date(s) of Amendment(s):</b>	24/01/2014
<b>Date Application Valid:</b>	20/12/2013		20/12/2013
			28/04/2014
			20/01/2014

### 1. SUMMARY

This application seeks permission to replace a dilapidated Dutch barn which comprises part of a range of locally listed former farm buildings within the Green Belt with a single storey building to provide a Class D1 children's nursery. This scheme is a resubmission of a previous scheme which was refused permission on 10/8/12 (App. No. 8856/APP/2012/767).

The scheme is considered to be acceptable in terms of Green Belt policy and its openness. The proposals have also formed the subject of various discussion with officers which have resulted in revisions being made to the scheme is now supported by the Council's Conservation/Urban Design Officer.

The scheme would not result in the loss of residential amenity to surrounding occupiers and the Council's Highway Engineer advises that the proposed parking and access arrangements are acceptable.

The scheme is recommended for approval.

## 2. RECOMMENDATION

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

A) That the Council enter into a legal agreement with the applicants under Section 106/Unilateral Undertaking of the Town and Country Planning Act 1990 (as amended) or other appropriate legislation to secure:

1. Highways: A S278/S38 Agreement will need to be secured for the widening of the northern access and a Travel Plan.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement and any abortive work as a result of the agreement not being completed.

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

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

'The applicant has failed to ensure that the necessary highway works would be undertaken to an appropriate standard and the scheme makes an appropriate commitment to reduce reliance on the private car through use of a Travel Plan. The scheme therefore conflicts with Policy AM2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).'

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

F) That if the application is approved, the following conditions be attached:-

### 1 COM3 Time Limit

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

#### REASON

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

### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers JSF/003/9 Rev. D received 24/1/14 and JSF/003/6 Rev. E, JSF/003/7 Rev. E, JSF/003/8 Rev. E, JSF/003/10 Rev. E and JSF/003/11 received 28/4/14 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

### **3 COM7 Materials (Submission)**

No development shall take place until details of all materials and external surfaces, to include metal rainwater goods and guttering, painted timber windows, external doors and conservation type roof lights, vents and flues 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 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **4 NONSC Non Standard Condition**

Prior to the commencement of works on site, a construction methodology plan to include details to that would safeguard the side boundary wall adjacent to the rear garden of No. 151 Joel Street, to include appropriate mitigation measures in the event of accidental damage to the wall shall be submitted to and approved in writing by the Local Planning Authority. The demolition and construction works shall be carried out in strict accordance with the approved details.

#### **REASON**

To ensure that locally listed buildings and walls are safeguarded on site, in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

### **5 COM9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
  
2. Details of Hard Landscaping
  - 2.a Refuse Storage
  - 2.b Cycle Storage, to include covered and secure provision for 5 bicycles
  - 2.c Means of enclosure/boundary treatments
  - 2.d Hard Surfacing Materials
  - 2.e External Lighting
  - 2.f Other structures (such as play equipment and furniture)
  
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority

becomes seriously damaged or diseased.

#### 4. Schedule for Implementation

##### 5. Other

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

5.b Proposed finishing levels or contours

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

#### REASON

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

#### **6 COM22 Operating Hours**

The premises shall not be used except between:-

08:00 and 18:00, Mondays - Fridays

09:00 and 16:00, Saturdays

and at no time on Sundays, Public or Bank Holidays.

#### REASON

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

#### **7 RES24 Secured by Design**

The building shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No 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.

#### **8 NONSC Non Standard Condition**

The development hereby permitted shall not be commenced until a scheme of ecological enhancement of the site, based upon the recommendations of the submitted Ecological Appraisal have been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter the development shall be retained/maintained in accordance with these details for as long as the development remains in existence.

#### REASON

To ensure the development enhances opportunities for wildlife as set out in the Ecological Appraisal in accordance with Policy 7.19 of the London Plan (July 2011).



**9 COM28 Visibility Splays - Pedestrian**

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

**REASON**

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

**10 NONSC Sustainable Water Management**

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

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

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

**REASON**

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

**INFORMATIVES**

- 1 I52 Compulsory Informative (1)**

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

## **2 I53 Compulsory Informative (2)**

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

NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF12	NPPF - Conserving & enhancing the historic environment
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.18	(2011) Education Facilities
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.12	(2011) Flood risk management
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies
LPP 6.3	(2011) Assessing effects of development on transport capacity
LPP 6.5	(2011) Funding Crossrail and other strategically important transport infrastructure
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 7.8	(2011) Heritage assets and archaeology
LPP 7.9	(2011) Heritage-led regeneration
LPP 7.16	(2011) Green Belt
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
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
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of

OE1	new planting and landscaping in development proposals. Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R12	Use of premises to provide child care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

### **3            I2            Encroachment**

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

### **4            I3            Building Regulations - Demolition and Building Works**

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

### **5            I6            Property Rights/Rights of Light**

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

### **6            I13            Asbestos Removal**

Demolition and removal of any material containing asbestos must be carried out in accordance with guidance from the Health and Safety Executive and the Council's Environmental Services. For advice and information contact: - Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 277401) or the

Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (Tel. 020 7556 2100).

## **7 115 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](http://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.

## **8 123 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.

## **9**

As regards Condition 5, point 2.d, the applicant is advised that the external material details already submitted are not considered to be acceptable and alternatives should be sought to discharge the condition. You are also strongly advised to use a landscape architect in order to discharge this condition.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The 0.21ha rectangular application site comprises former Victorian farm buildings located on the eastern side of Joel Street, some 71m to the north of its junction with Middleton Drive.

The main range of former two storey farm buildings are 'L'-shaped, with the gable end of the main wing abutting the road frontage and its spine sited perpendicular to the road, before returning towards its southern boundary, which creates two separate farmyard areas with separate accesses onto Joel Street. A single storey wing set back from the frontage is sited on its northern elevation and a Dutch barn with a corrugated iron barrel

vaulted roof has been added at the rear, running along the boundary with the adjacent former farmhouse, although the building is rather dilapidated now. A small detached modern flat roof stable building has also been added on the northern side of the main building, with a small paddock area immediately adjacent to the northern site boundary. The former farm buildings have been converted into a number of uses including a veterinary clinic, cattery and Class B2 offices. The former farmyards are used to provide informal parking, for up to 22 cars.

The application site is bounded to the north by open agricultural fields, to the east by open somewhat dilapidated barns, beyond which the open fields wrap around the site to the east and south/east, immediately to the south by the original farmhouse (No. 151 Joel Street) and more modern residential properties beyond and to the west on the opposite side of Joel Street by residential development fronting Joel Street behind which is Haydon School and its playing fields.

The farm buildings, together with the adjoining Joel Street Farmhouse are locally listed and with the adjacent open fields, form part of the Metropolitan Green Belt. The site has a PTAL score of 2.

### **3.2 Proposed Scheme**

The proposal involves the demolition of the existing attached Dutch barn at the rear of the site and erection of a replacement 'T'-shaped attached building to be used as a Class D1 (nursery), demolition of existing detached stables, alterations to existing buildings and associated parking and landscaping.

Since a similar development proposal was refused permission on 10/8/12 (App. No. 8856/APP/2012/767 refers), a revised scheme has formed the subject of a pre-application enquiry resulting in the submission of the current proposal which has undergone various revisions following officer advice.

The proposed 'T'-shaped nursery building would occupy a similar footprint adjoining the side boundary with the former Joel Street Farmhouse (No. 151 Joel Street) to that of the to be demolished Dutch barn. The main building would be 15.6m long and 10.3m wide, with a gable roof with a ridge height of 4.3m. The side wing would be 12.9m long and 6.9m wide with a gable roof with a ridge height of 3.7m. Both elements of the building would have an eaves height of 2.5m, matching that of the existing Dutch barn and incorporate a total of 8 rooflights. The scheme has been revised and the main building would now be set back 500mm from the boundary with No. 151 Joel Street to enable the existing boundary wall to be retained. A nursery playground would be provided at the side of the nursery wing along the rear boundary of the site.

The existing stables on the northern side of the site, together with part of the length of a farmyard wall would be demolished to make way for the new site layout. A total of 28 car parking spaces would be provided on site, mainly within the existing concreted former farmyards and the proposal would essentially formalise existing informal arrangements. The only exception to this would be the spaces provided between the northern access and the paddock area which would utilise the footprint currently occupied by the stables building and involve the loss of the 2m wide southernmost strip from the paddock area. 18 of the 28 spaces would be provided within the northern part of the site, of which 13 would serve the proposed nursery to include the 10 spaces provided adjacent to the paddock area and 3 spaces, including 2 disabled spaces towards the rear of the site within an existing gravelled overflow car parking area. The rest of the proposed parking spaces would essentially remain as existing, with the 5 remaining spaces in the northern former

farmyard located against the main former farm building being visitor spaces for the veterinary use. The car parking within the southern former farmyard would be formalised to provide a total of 10 car parking spaces, one of which sited adjacent to the pedestrian access to the former farmhouse would be for the adjoining residential occupier, replicating the existing arrangement, with 3 spaces serving the graphics office, 2 spaces the cattery and the remaining 4 spaces for veterinary staff.

A bicycle stand for 4 bicycles is proposed at the rear of the single storey projecting wing from the main building and walkways across the courtyards would be marked by contrasting surface treatment.

The existing brick wall along the Joel Street frontage of the site would be partly demolished and partly extended to accommodate the re-positioned (some 1.1m to the north) and slightly widened (to 4.8m) entrance into the northern former farmyard to allow two-way movement. The wall would help to screen a bin store which would be sited behind the wall, immediately adjacent to the north of the northern access. A 2m high brick wall would be provided along the rear boundary of the site to enclose the nursery playground and a post and rail fencing with hedgerow planting would be provided along the northern side boundary.

The nursery would have a maximum roll of 45 children and would employ 10 members of staff. Opening hours would be from 8:00am - 6:00pm Monday to Friday, 9:00am - 4:00pm Saturday and not at all on Sundays and Bank Holidays.

The application is supported by the following documents:-

Planning Report, incorporating Design and Access Statement:

This provides an introduction and a brief summary. The site and its planning history is described and relevant planning policy is assessed. The proposed development, together with those factors that have influenced the design of the scheme are described and the details of previous discussions with officers and the advice given is listed. The proposals are then assessed against planning policy and the report concludes by stating that the proposal is acceptable in principle in this Green Belt location, and that its design and layout, together with access, parking and landscaping impacts comply with relevant policy.

Transport Statement:

This provides an introduction to the study and describes the site and the proposed development. Existing parking arrangements are described and a comparative site, Haydon Hall within the grounds of Eastcote Cricket Club is assessed. The report concludes that 13 spaces would be adequate to accommodate both staff and visitors associated with the nursery and any isolated peaks could easily be accommodated within the site without restricting access.

Ecological Appraisal:

This presents the results of an Extended Phase 1 Habitat Survey, including a site survey and a concurrent Bat Scoping Survey undertaken on the 16th September 2013. The report advises that the only habitats to be lost due to the redevelopment of the site are a small section of species-poor improved grassland forming the easternmost section of the paddocks along the northern site boundary and the stable block and Dutch barn. These

habitats are extremely poor in ecological terms and the buildings proposed for demolition have negligible potential to support roosting bats. The report concludes by recommending limited mitigation works and of possible ecological enhancements for the site such as a native hedgerow along the northern boundary and the use of bird and bat boxes/ bat bricks.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There have been various applications submitted for the change of use and extension/alteration of this group of former farm buildings over the years.

The most recent and relevant application to the current scheme is an application for a similar proposal which was refused on 10/8/12 (App. No. 8856/APP/2012/767) to change the use of the stables to a cattery (Sui Generis), involving the removal of existing roof, raising of existing walls and installation of new roof; a two storey extension to the rear of the existing building to be used as a nursery (Use Class D1), involving demolition of the existing barn and part change of use from cattery (Sui Generis), single storey side extension to existing building involving part demolition of cattle yard and covered area, alterations to parking, and installation of vehicular crossover to front. The reasons for refusal were due to:-

1. the transportation and parking impacts of the development were not considered to have been accurately assessed;
2. the parking facility, particularly adjacent to the cattery was not considered to be appropriate to enable safe and efficient public access to the site;
3. the proposal, particularly the replacement barn, due to its excessive height and bulk would not be subservient to the main building and together with the excessive amount of hardstanding would have resulted in overdevelopment of the site, detrimental to the area and locally listed building;
4. the proposal, by virtue of the excessive height and bulk of the proposed replacement barn and the excessive site coverage of hard surfaces (including a prominent waste storage area) would result in inappropriate development which compromised the openness of the Green Belt whereas no very special circumstances had been demonstrated and
5. it had not been demonstrated that the landscape mitigation measures for the replacement of the existing paddocks with hardstanding were either deliverable or sustainable, and therefore would be detrimental to the openness of the Green Belt.

## **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.HE1 | (2012) Heritage  |
| 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.EM6 (2012) Flood Risk Management
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF7 NPPF - Requiring good design
- NPPF9 NPPF - Protecting Green Belt land
- NPPF10 NPPF - Meeting challenge of climate change flooding costal
- NPPF12 NPPF - Conserving & enhancing the historic environment
- LPP 3.1 (2011) Ensuring equal life chances for all
- LPP 3.18 (2011) Education Facilities
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
- LPP 5.3 (2011) Sustainable design and construction
- LPP 5.7 (2011) Renewable energy
- LPP 5.12 (2011) Flood risk management
- LPP 5.13 (2011) Sustainable drainage
- LPP 5.15 (2011) Water use and supplies
- LPP 6.3 (2011) Assessing effects of development on transport capacity
- LPP 6.5 (2011) Funding Crossrail and other strategically important transport infrastructure
- LPP 6.9 (2011) Cycling
- LPP 6.13 (2011) Parking
- LPP 7.2 (2011) An inclusive environment
- LPP 7.3 (2011) Designing out crime
- LPP 7.4 (2011) Local character
- LPP 7.6 (2011) Architecture
- LPP 7.8 (2011) Heritage assets and archaeology
- LPP 7.9 (2011) Heritage-led regeneration
- LPP 7.16 (2011) Green Belt
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- 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
- BE20 Daylight and sunlight considerations.



BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
AM15	Provision of reserved parking spaces for disabled persons
R12	Use of premises to provide child care facilities
R16	Accessibility for elderly people, people with disabilities, women and children
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

12 neighbouring properties have been consulted on this application, a site notice has been displayed on site on 14/1/14. 3 individual responses have been received, together with a petition with 35 signatories objecting to the proposals.

The petition states:-

"We the undersigned wish to object to the planning application on the grounds of environmental issues."

The individuals' responses raise the following points:-

- (i) As with previous application we do not agree to the demolition of the existing party wall, which forms part of the original walled garden of the farmhouse which is locally listed.
- (ii) Object to more traffic on Joel Street which is already very busy and it can take a while to exit our driveway. With nursery, parking may take place outside my house and block the driveway when nursery parking becomes full, causing more congestion and take even longer to get out in the

mornings,

(iii) The noise levels outside would also be increased and as we live opposite this could affect us.

A ward councillor has also requested that this application be considered at committee.

**NORTHWOOD HILLS RESIDENTS' ASSOCIATION:**

Our comments refer mainly to the impact of the proposals on the immediate neighbourhood.  
(References/quotations refer to the Design & Access Statement.)

**On-site parking:**

Current parking provision for the site is as follows:

Vets staff - 8

Vets customers - 6

Polar Graphics - 3

Cattery - 2

151 Joel Street - 1

**Proposed parking provision:**

Vets staff & customers combined - 9

Polar Graphics - 3

Cattery - 2

151 Joel Street - 1

Nursery staff & customers - 13

With a proposed nursery staff of 10, this leaves 3 parking places for the 45 parents bringing and collecting children. No provision has been made for any auxiliary workers or visitors (eg. prospective parents).

All of this, especially the loss of parking spaces for the staff and customers of the vets, will inevitably entail on-street parking at busy times, which does not at present happen.

There is also currently one office space advertised as unlet. There seems no provision for parking for this.

It should also be noted that 4 of the additional parking places are on an area that is marked as currently being a "gravelled overflow car park". This is, in fact, a grassed area similar to the two paddocks adjacent, although a small amount of gravel has been spread at the far end where the ground is lowest and muddy. This area should be retained as a green space in the same way as the two adjacent paddocks. (This can be seen in the photographs on page 4, where the area in question is clearly seen as grassed (photograph bottom left) while additional car parking is on the hard surfaced area which is proposed to become the nursery and associated walkway (photograph top right).

**Traffic:**

It was emphasised in the application that the proposed site is well served by public transport, being a short distance from Northwood Hills Metropolitan Line Station, and having a 282 bus stop outside. In practice, parents taking children to nursery school so rarely use public transport that this element must surely be discounted. The vast majority, if not all, will use car.

"It is predicted that drop off and pick up time will be the busiest time of the day." That is, around 8.00 in the morning and between 5.00 & 6.00 in the evening for weekdays; 9.00 and 4.00 on Saturday.

This anticipates that at those times, 45 parents will be bringing their children onto the site, parking

while they see the children safely into the building, or collect them - which always takes a little longer - then depart.

The vets opening hours are: weekdays 8.30 - 7.00 (actual surgery times being: 9.00-11.30, 3.00-4.00, 5.00-7.00) and Saturday 9.00 - 12.00

Additionally, during term time weekdays, Haydon and Northwood Schools have the bulk of their pupils and staff arriving between 8.00 - 9.00 and leaving 3.00 - 4.00

As Joel Street is a busy road at all times, and extremely busy during exactly those hours when it has been admitted that the proposed nursery will be at its busiest, why has no traffic survey been included in the proposal? Perhaps one should be done, in order to fully understand the impact of the extra traffic movement from 10 staff and 45 parents twice a day.

No mention has been made of any delivery vehicles, eg for food and other necessary supplies.

Other considerations:

The open barn to the rear of the site, which abuts directly on to the proposed play area, is used for the storage of hay for a neighbouring stables, which rent the adjacent fields. It has been the scene of two major fires in the past few years, in 2006 and 2013.

Para.7.1.9: The proposals "would provide employment in the area." This presumes the unlikely scenario of a pool of qualified, but unemployed nursery staff living in the local area; although there would presumably be cleaning, catering and other ancillary staff - unspecified in the application - which may come from the local area.

The nursery would also bring "social benefits to the local community in compliance with the NPPF and Local Plan Policy E2." As there are already several nursery schools in the immediate area, with another in Joel Street due to open before this proposal, perhaps evidence should have been provided of the likely need for nursery provision in Northwood Hills?

There is no indication of the proposed internal layout of the nursery, with regard to classroom space, office space, toilets, cooking, storage, etc. Presumably, this would need to be provided in detail in order to satisfy planning and health & safety regulations.

Conclusions:

Although it is recognised that the applicant has sought to address many of the criticisms made of the previous application, this is still an over-development of a comparatively small site and little thought or research have been taken over the impact on the immediate neighbourhood, especially regarding traffic. We feel that this application is on a scale that is untenable in terms of the numbers of children & staff involved and the amount of traffic & parking it would generate.

#### EASTCOTE VILLAGE CONSERVATION AREA ADVISORY PANEL, INCORPORATING NORTHWOOD HILLS

Joel Street Farm is a locally listed complex set within the Green Belt, Northwood Hills. This is second application for this development the previous 8856/APP/2012/767 was refused. Whilst it is apparent that discussions have taken place with Council Officers regarding the size, bulk and style of the proposed building, there are many other areas that have not been addressed.

Traffic.

· A traffic assessment has been included with this application. However there are many charts and tables none of which actually apply to this site. Joel Street is a local distributor road, yet there is no survey of the volume of traffic using this road. Commonsense should prevail here and if there are

45 children at the nursery, then there are going to 45 incoming trips and 45 outgoing trips twice a day. 11.25 parking spaces will not be sufficient at peak hours. The survey freely admits that walking, public transport and cycling will only account for a very small number of trips. 10 staff will add another 20 trips making 200 overall.

- This local distributor road carries a very high volume of traffic all day, greater at rush hours, just when the nursery is being used. Right turns into and out of the site will a) block the flow of traffic heading into the town centre from the direction of Eastcote and b) traffic will back up within the site thereby blocking the entrance. Should the LPA be minded to approve this application the right turns into and out of the site should be prohibited.

- Visibility will be curtailed with the installation of 5 large Euro bins adjacent to the entrance, causing a danger to pedestrians and motorists.

- Traffic assessment 8.1 states that there has been a particular pattern of collisions in the vicinity of the site. No further information is given. These occurrences should be investigated before determination is made.

- A survey of the total number of trips including the arrival of staff and visitors for the users of all businesses on the site should be submitted. The nursery cannot be taken in isolation.

- A survey of the number of deliveries for all users of the site has not been given, nor an allowance made for parking during such deliveries.

#### Parking.

- There is a discrepancy between the current and previous application concerning the present layout of the site. The previous application shows three grassed areas not two. This is corroborated by the Ecology report submitted with the current application.

- The area classed as a graveled over flow car park is in fact a grass area, with a small amount of gravel at one edge.

- These three paddocks form part of the green belt and should not be turned into a parking lot. This use as a car park does not comply with the very special circumstances required for the destruction of green belt.

- Previous application, Officers report, Landscape considerations and Highways Officer, it is stated that a road width of 6 meters is required to access parking bays. This requirement is not achieved in the area between the Polar Graphics building and the proposed car parking area.

- The current allocation of parking spaces is not given within the application. The veterinary practice will lose staff spaces, and 4 spaces is not enough for patients during surgery hours.

- Disabled parking bays have not been included. To include disabled parking bays will reduce the number of parking spaces available.

#### Landscaping.

- In the previous report the landscape officer was not convinced that the landscaping plan would work. There is nothing in this current application to change that view.

- The Ecology Report advises that any demolition of the buildings should not take place during March to August when the barn could be a nesting site for several species of birds. This should be conditioned should the LPA be minded to approve this application.

- Another recommendation is that bird boxes should be installed, also, bat bricks within the construction of the new build.

#### Floor Layout.

- The internal floor layout for the day nursery has not been submitted.

- The Health and Safety team had many reservations regarding the layout in the previous application [see officer's report].

- A full internal layout should be submitted before any determination is made.

- Suggestions were made during the pre application talks of lowering the floor in the day nursery to provide head room for a mezzanine level. This is not mentioned within the application. Is lowering of the floor part of this application or not?

- Details of the layout of the cattery are also omitted. The Health & Safety Team did not consider that the layout was satisfactory nor were there suitable facilities for the pursuance of this business

in the previous application. Details should be submitted.

Other matters.

- The siting of 5 large Euro bins for refuse collection directly on the highway adjacent to the entrance will be detrimental to the semi rural character of the area. These bins should be screened or collection of refuse take place within the grounds.
- Energy saving and efficiency has not been addressed within the application. What form of renewable energy will the day nursery employ?
- The proposed play area with a rubber matting base will cover part of the green belt grass area.
- Currently there is an office area vacant, no parking space allowance has been made for this office.

Although an attempt has been made to make this proposal suitable, many aspects have not been addressed. The size of the day nursery cannot be accommodated within the area allowed, without being detrimental to the Green belt and the character of the surrounding area. This proposal represents an over development of the site.

We ask that the application be refused.

OFFICER COMMENT:

The application site lies outside the Eastcote Village Conservation Area and indeed any other conservation area.

#### **Internal Consultees**

URBAN DESIGN/CONSERVATION OFFICER:

Background: The site includes a range of good quality Victorian Locally Listed farm buildings, with an "L" shaped footprint. They are positioned adjacent to the original farm house and include an enclosed cattle yard and a number of early boundary walls. Together these form a very attractive group. The buildings are clearly visible in views from the surrounding open Green Belt area and from Joel Street.

Comments: The submitted drawings have been subject to discussion with the Design Team, there are no objections to the proposals in principle, subject to:

- The rear boundary (garden) wall with the farm house being retained, building the rear wall of the new building behind this had been discussed previously
- The external flooring materials, whilst of an appropriate type are of varied colours, which they would make the forecourt area appear very busy. This will need to be simplified, it would be a good idea to condition this and the landscape proposals so that a detailed scheme can be drawn up by a landscape architect.
- Palisade fencing would have a very industrial appearance and would not be appropriate in this semi rural/GB location; again this could be conditioned for further consideration together with the boundary treatments to the play area and paddocks, plus new gates to Joel Street.
- Details of the bin enclosure will be required.
- We would need to see samples of the bricks and roofing materials for the new buildings.
- The new gutters should ideally be metal.
- Design detail of the windows, external doors and roof lights should be submitted, the latter should be of painted timber, the roof lights should be a conservation type.
- Details of additional vents and flues should also be subject to condition.

RECOMMENDATION: No objection subject to the above.

TREE AND LANDSCAPE OFFICER:

#### Landscape Context:

The site is occupied by a complex of barns, stables and related farm buildings within a setting of hard courtyards and small grass paddocks, all within designated Green Belt land to the east of Joel Street.

There are no trees or other landscape features of merit on the site and there are no TPO's on, or close to, the site - which might constrain development.

#### Proposal:

The proposal is to demolish the existing Dutch barn and erect a replacement building to be used as a Class 1 (Nursery) and to demolish the existing detached stables, including alterations to existing buildings and associated parking and landscaping. This is a re-submission further to an application in 2012 (2012/767).

#### 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 policies OL1-OL5 seek to protect the visual amenity of the Green Belt, expect comprehensive landscape improvements and prevent conspicuous development which might harm the visual amenity of the Green Belt by reason of siting, materials or design.

- No trees or other landscape features of merit will be affected by the development.
- This proposal has been amended to retain the grass paddock in the north-east corner of the site, which form a sympathetic boundary with the open fields and designated Green Belt.
- Plans indicate that the northern boundary will be defined by palisade fencing. This product is visually inappropriate and should be avoided in this location.
- A line of birch trees at 2 metre centres has also been specified. This spacing is extremely close for tree planting. Furthermore the width of land available for tree planting will only be adequate if the tree roots can extend into available topsoil within the field to the north. A native field hedge with occasional hedgerow trees would be more suitable in this location. This view is supported by the recommendations found in the Ecological Appraisal (section 6.0) by Belos Ecology.
- Another very narrow strip of planting, annotated 'flower beds' is indicated between the car park and the paddock. This is unlikely to prove satisfactory and (if space permits?) another hedge would be more suitable and robust in this location.
- The main car park too extensive and should be visually enhanced with tree planting, which is likely to require the loss of at least one parking space.
- The waste storage (Eurobins) and collection point is in a prominent position, close to the highway and public view. They should be well screened / discreetly detailed to ensure that they do not become an eyesore in such a prominent position.
- Details of all storage, boundary treatments and surfacing treatments should be reviewed.
- Recommendations in the Ecological Appraisal (section 6.0), include the use of native hedgerow species (of local provenance), the installation of at least two bird nest boxes and bat boxes or bricks within the site.
- The site has been the subject of pre-application discussion regarding the building. However, further informed design and detailing needs to be applied to the external spaces and boundary treatments. The use of a landscape architect is recommended.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

#### Recommendations:

No objection in principle. However, the external works would benefit from the advice of, and detailing by, a landscape architect to satisfy conditions COM9 (parts 1,2,4,5 and 6).

HIGHWAY ENGINEER:

The development is for the demolition of an existing barn and detached stables and the construction of a new building that will be used as a nursery for up to 45 children and 10 members of staff. The proposed nursery will operate alongside an existing Cattery, Veterinary Clinic and Graphics Company, which are located within the site, but segregated from the proposed nursery.

As part of the proposals, 13 car parking spaces will be provided for the use of staff and for the dropping off/picking up of children associated with the nursery. The existing car parking provision serving the Cattery, Veterinary Clinic and Graphics Company will be retained.

Access to the proposed nursery and 5 car parking spaces associated with the Veterinary Clinic will be provided via an existing vehicle crossover located along Joel Street to the north of the site, which will be increased in width to 4.8m to allow for two-way traffic. Access to the remaining uses will be provided via an existing vehicle crossover to the south.

When undertaking assessment of the development it is noted that a Transport Statement (TS) has been submitted in support of the proposals. The TS considers the provision of car parking for the proposed nursery based on a parking accumulation survey undertaken at a similar site. This has demonstrated that the proposed car parking provision at the site is likely to accommodate the parking demand associated with the dropping off/picking up of pupils and for staff.

In terms of the likely trip generation, based on the traffic surveys provided within the TS, it is considered that this would not have a material impact along the adjacent highway network.

Therefore, provided that the details below are imposed under a suitably worded planning condition or S106 agreement, it is considered that the development would not be contrary to the Policies of the adopted Hillingdon Unitary Development Plan, 2012 (Part 2) and an objection is not raised in relation to the highway aspect of the proposals.

#### Conditions/S106

A Travel Plan is required to be submitted to and approved in writing by the LPA before occupation of the nursery and thereafter, maintained and retained for the lifetime of the development. The Travel Plan shall identify initiatives to encourage sustainable modes of travel to and from the site by pupils and staff, including by public transport, walking and car sharing. In addition, a car parking management strategy shall be included within the document.

5 No cycle parking spaces are required to be provided within the site, secured and under cover.

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

The applicant is advised to contact the Council's Highways Team in respect of widening the existing vehicle crossover adjacent to the site.

Additional comment:-

I have reviewed the amended TA and note that the only difference between this and the earlier version (received by email on the 21 July 2014) is the inclusion of accident data.

When considering the data, I note that this is not up to date or issued by an accepted provider. However, I have received additional data from TfL, which confirms that there is no established accident patterns along Joel Street adjacent to the site, which would raise concern in relation to the

development.

ACCESS OFFICER:

No objection, amended plans have been provided which demonstrate an acceptable level of accessibility.

SUSTAINABILITY OFFICER:

No objections.

FLOOD AND WATER MANAGEMENT OFFICER:

No objections, subject to the following condition:-

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

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

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

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

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1 - Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The National Planning Policy Framework (NPPF) at paragraph 2 states that "Planning law



requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise".

As regards Green Belts, the NPPF at paragraph 79 advises that they are of great importance and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". Paragraph 87 advises that inappropriate development is harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 advises that "'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations."

At paragraph 89, the NPPF goes on to define inappropriate development, advising that the construction of new buildings should be regarded as inappropriate, and then lists the various exceptions to this which include the "replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces".

At paragraph 90, the NPPF indicates that certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in the Green Belt. These include among others 'the re-use of buildings provided that the buildings are of permanent and substantial construction'.

London Plan policy 7.16 (July 2011) reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

Policies in the adopted Hillingdon Local Plan (November 2012) generally reflect national and regional guidance, in particular, policies OL1 and OL4 which assess new buildings in the Green Belt. Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

This scheme proposes a children's nursery within a replacement building. On the previous application (App. No. 8856/APP/2012/767), it was held that the proposed nursery use would not be harmful to the openness of the Green Belt or be prejudicial to the site's Green Belt status, but it was the proposed physical elements of the scheme, such as the significantly taller and bulkier replacement building for the Dutch barn and the hardstanding of the paddock areas that were considered detrimental to the openness of the Green Belt which justified a reason for refusal on Green Belt grounds.

As regards the current scheme, the internal floor area within the proposed nursery building would total 226sqm, which compares to the 160sqm internal floor area of the existing Dutch barn. Once the internal floor area of the stable building proposed for demolition is also taken into account (58sqm) the proposal would only result in a nominal 8sqm of additional floor space on site.

As regards the height and bulk of the replacement building, its eaves and ridge height would be very similar to the eaves and overall height of the existing Dutch barn. Furthermore, it would only be the projecting wing of the building which would be sited outside of the footprint of the Dutch barn within an enclosed former farmyard where the building would be screened by the main range of former farm buildings to the front and the barns abutting the site at the rear. This compares to the stables which would be

demolished and are in a more exposed position, located to the north of the main former farmyard buildings. This scheme also retains the vast majority of the paddock areas on the northern side of the site and a new hedgerow would be planted along the site's northern boundary.

Therefore, although the scheme technically represents inappropriate development if aspects of the NPPF are read in isolation, however have regard to the intentions of paragraphs 89 and 90 together it is considered that the development is appropriate, particularly as any harm to the Green Belt would be negligible. The applicant argues that if the LPA do consider that very special circumstances need to be demonstrated to justify this scheme, the removal of the dilapidated barn and the stables would improve the appearance of the site and together with employment generation and provision of a day nursery, would outweigh any harm. Given the very limited impact of the scheme, it is considered that in this instance, the scheme is acceptable in Green Belt terms.

It is therefore considered that this revised scheme overcomes reason 4 of the previous refused application (App. No. 8856/APP/2012/767 refers) and would be acceptable in terms of the NPPF, Policy 7.16 of the London Plan and Policies OL1, OL2 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.02 Density of the proposed development**

Not applicable to non-residential development.

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

The proposals would not be likely to affect any archaeological remains and the application site is not located within or on the fringes of a conservation area or an area of special local character.

The application site comprises a range of good quality Victorian farm buildings, together with the adjoining original Joel Street Farmhouse which are locally listed. The site also contains a number of early boundary walls and together the buildings and walls form a very attractive group.

The existing Dutch barn is in a dilapidated condition and is mainly constructed from corrugated iron sheets, including its roof. The stable building is also a more modern addition and has a flat corrugated asbestos roof. These buildings have little architectural or historical merit and no objections are raised to their loss.

The proposed single storey nursery building would replace the existing attached Dutch barn at the rear of the main two storied former farmhouse buildings. The revised scheme has formed the subject of much discussion with officers which has led to various revisions being made. The nursery building has been set back by 500mm from the boundary wall adjoining the adjacent farmhouse, allowing the wall to be retained and not be used to form part of the side wall of the nursery building which may have threatened its stability. The building would be of an acceptable design, replicating that of the locally listed farm buildings and its scale, with a ridge height below that of the eaves of the main farmhouse buildings would ensure that the addition would appear sufficiently subordinate. As such, the Council's Conservation/Urban Design Officer raises no objections to the scheme, subject to conditions.

The revised scheme is considered to have overcome reason 3 of the previous refused application (App. No. 8856/APP/2012/767) and would be acceptable in terms of the NPPF, and Policies BE8 and 9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.04 Airport safeguarding**

There are no airport safeguarding issues raised by this application.

#### **7.05 Impact on the green belt**

The impact upon the Green Belt has been considered in Section .

#### **7.07 Impact on the character & appearance of the area**

The proposed single storey nursery building would be screened from public views on Joel Street by the existing two storey former farm buildings on site. The building would also replace the existing dilapidated Dutch barn of a similar height. The proposed car parking would mainly utilise existing hardstanding of the former farmyards and the proposed bin store would be largely screened behind the existing/extended front boundary wall.

As such, the scheme would have no adverse impacts on the character and appearance of the area and would result in the tidying and enhancement of the site's appearance.

#### **7.08 Impact on neighbours**

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the amenities of surrounding residential properties from new development in relation to loss of sunlight, dominance and loss of privacy respectively.

The nearest residential property to the proposals is the former Joel Street Farmhouse immediately to the south of the site. The proposed nursery building would be sited adjacent to the side boundary of its rear garden. As the building would replace an existing structure of similar height and bulk, there would be no additional impacts upon the amenities of this property. The proposed building would be set back some 500mm from the boundary which represents an improvement on the existing relationship. The proposed nursery building also does not contain any side windows in the flank elevation facing No. 151's rear garden other than skylight windows in the roof from which overlooking could not occur.

The proposed nursery building would be sited some 55m from, and screened by, existing buildings on site from the properties on the opposite side of Joel Street.

It is therefore considered that the scheme would not result in any significant adverse impact upon the amenities of existing and proposed surrounding residential occupiers, in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Noise and traffic issues are considered in the relevant sections below.

#### **7.09 Living conditions for future occupiers**

Not applicable to this commercial development.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

There are no adopted car parking standards for children's nurseries, each application is assessed on an individual basis using a transport assessment and travel plan.

The proposed children's nursery would operate alongside existing uses on site, namely a cattery, veterinary clinic and graphics company. The car parking arrangements for the existing uses on site would be unchanged, with 2 spaces serving the cattery, 3 spaces the offices and a total of 9 spaces serving the veterinary clinic, together with 1 retained space on site to serve the former adjoining farmhouse. Of these, it is only 5 of the spaces serving the veterinary clinic that would share the use of the northern access into the site, with the other spaces occupying the enclosed courtyard to the south with its own separate

access onto Joel Street.

As part of the proposals, 13 spaces would be provided to serve the nursery and the northern access would be re-positioned slightly and widened to 4.8m to allow two-way vehicular movement.

The Council's Highway Engineer advises that a Transport Statement (TS) has been submitted in support of the proposals based upon a parking accumulation survey undertaken at a similar site on Joel Street. This demonstrates that the proposed car parking provision at the site is likely to accommodate the parking demand associated with the dropping off/picking up of pupils and for staff.

The Highway Engineer also advises that in terms of the likely trip generation, based on the traffic surveys provided within the TS, it is considered that this would not have a material impact along the adjacent highway network.

As regards cycle parking, in order to comply with Council standards, 1 space per 2 members of staff would be needed and details of cycle parking has been conditioned.

Therefore, provided that a travel plan is submitted which would be subject to a S106 Agreement, the Highway Engineer raises no objections to the scheme, subject to the recommended conditions. Therefore, this revised scheme has overcome reasons 1 and 2 of the previously refused scheme and no objections are raised on highway grounds and complies with Policies AM7(ii), AM9 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.11 Urban design, access and security**

A Secure by Design condition is included in the officer's recommendation.

#### **7.12 Disabled access**

Policy 7.2 of the London Plan (July 2011) requires all new development to provide an inclusive environment that achieves the highest standards of accessibility and inclusive design. The Council's Supplementary Planning Document "Accessible Hillingdon" (May 2013) provides detailed design guidance on accessibility issues.

The Council's Access Officer advises that since the scheme has been revised to take into account his initial comments, the revised scheme is acceptable from an accessibility perspective.

The scheme complies with Policy 7.2 of the London Plan and the Council's Supplementary Planning Document "Accessible Hillingdon" (May 2013).

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application for commercial development.

#### **7.14 Trees, Landscaping and Ecology**

Saved policy BE38 of the Hillingdon Local Plan advises that new development should retain topographical and landscape features of merit and that new planting and landscaping should be provided wherever it is appropriate.

The Council's Tree/Landscaping Officer advises that there are no trees or other landscape features of merit on the site and there are no TPO's on, or close to, the site which might constrain its development.

The Council's Tree/Landscape Officer notes that since the previous refused scheme, the

paddock area has largely been retained which provides a sympathetic boundary with the open fields and designated Green Belt, although concerns were raised regarding the industrial appearance of the initially proposed palisade fencing, type of boundary planting and a narrow strip of planting within the site and suggested revisions to the layout. The scheme has now been revised to include many of the Tree/Landscape Officer's suggestions, including post and rail fencing and a native hedgerow along the northern boundary.

The Council's Tree/Landscape Officer advises that the scheme is acceptable, subject to a condition seeking the submission of a landscaping scheme. This forms part of the officer recommendation. As such, it is considered that reason 5 of the previous application has been overcome.

#### Ecology

An Ecological Appraisal has been submitted which demonstrates that the site has no significant ecological interest and importantly, that it is of negligible significance for roosting bats. The report does recommend various ecological enhancements for the site, including the use of bird/bat boxes and bat bricks which has been conditioned. The Council's Sustainability Officer raises no objections to the scheme.

#### **7.15 Sustainable waste management**

The scheme makes adequate provision, adjacent to the northern access to the site for waste and recycling.

#### **7.16 Renewable energy / Sustainability**

The Council's Sustainability Officer advises that there is no requirement for an energy condition as it would be too onerous.

#### **7.17 Flooding or Drainage Issues**

The Council's Flood and Water Management Officer raises no objections to the scheme, subject to the imposition of a recommended SUDS condition. This forms part of the officer recommendation.

#### **7.18 Noise or Air Quality Issues**

The playground for the proposed nursery would be provided to the north of the nursery building which would help screen the impact of its use upon the adjoining residential occupiers to the south. On the previous application, the Council's Environmental Protection Officer did not raise any objections to the proposal, but did recommend an opening hours condition and a condition to control the times of vehicular movements to and from the site. The former forms part of the officer recommendation on this application which would largely control vehicle movements to and from the site.

The application site is not located within an Air Quality Management Area. Traffic generated by the proposal would not have a material adverse impact on air quality.

#### **7.19 Comments on Public Consultations**

As regards the comments raised by individual objectors, as regards point (i), notice has been served on the occupiers of No. 151 Joel Street as regards the boundary wall. The scheme however has since been amended, setting the nursery building back by some 500mm from the boundary, so that the boundary wall should not be affected by the proposals. A condition has been added, requiring that a construction method plan is submitted to ensure the boundary wall is retained and any damage is made good. The other comments raised by the objectors and petitioners have been dealt within the officer's report.

#### **7.20 Planning Obligations**

Policy R17 of the Council's Unitary Development Plan states that: 'The Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with other development proposals'.

A S106 Agreement would be needed to secure the following:-

1. Highways: A S278/S38 Agreement will need to be secured for the widening of the northern access and a Travel Plan.

**7.21 Expediency of enforcement action**

There are no enforcement issues raised by this application.

**7.22 Other Issues**

There are no other planning issues raised by this application.

**8. Observations of the Borough Solicitor**

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

This scheme is a resubmission of a previously refused proposal for a similar development. It is considered that the revisions made overcome the previous reasons for refusal and the scheme is recommended for approval.

## **11. Reference Documents**

NPPF (March 2012)  
Planning Practice Guidance (March 2014)  
The London Plan (July 2011)  
Hillingdon Local Plan (November 2012)  
Consultation Responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Joel Street Farm  
 Joel Street  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:

**8856/APP/2013/3802**

Scale

**1:1,250**

Planning Committee

**North Page 42**

Date

**August 2014**



**HILLINGDON**  
 LONDON



## Report of the Head of Planning, Sport and Green Spaces

**Address** 40 COOMBE DRIVE RUISLIP

**Development:** Single storey side/rear extension, part two storey side extension and part two storey rear extension to allow for conversion of existing dwelling into 2 x 2-bed self contained flats with associated parking and amenity space

**LBH Ref Nos:** 17682/APP/2014/456

**Drawing Nos:** 1001-B  
1002-B  
1003-B  
1004-B  
1005-B  
1006-B  
1007-B  
1008-B  
1009-B  
1010-B  
1011-B  
Location Plan (1:1250)

**Date Plans Received:** 11/02/2014      **Date(s) of Amendment(s):**

**Date Application Valid:** 20/03/2014

### 1. **SUMMARY**

The scheme proposes a two storey side and part two storey rear extension to facilitate the conversion of the dwelling into 2 flats of 2 bedrooms each.

The proposals are considered to result in no significant loss of amenity to adjoining occupiers.

The proposal would result in the loss of an existing open visual gap characteristic to the area, breaching the return building line and the single storey rear extension would fail to be a subordinate addition.

No details have been presented in regards to the amenity space arrangements for the upper floor unit.

The proposal fails to provide adequate off street parking.

Lifetime Homes compliance would not be achieved, the proposal being contrary to the relevant guidance.

A s106 legal agreement for educational contributions would not be required given the number of habitable rooms proposed being less than six.

### 2. **RECOMMENDATION**

**REFUSAL** for the following reasons:

1            NON2            **Non Standard reason for refusal**

The proposal, by reason of its projection beyond the return building line with the neighbouring properties to the west, along Pine Gardens, and the loss of the architectural feature of the principal elevation facing Pine Gardens, which contributes to the overall appearance and coherency of the built form within the area, would result in the closing of the visual open gap on this prominent corner site and the loss of architectural features, resulting in a visually intrusive and over-dominant form of development, which would be detrimental to the visual amenities of the street scene and the character and appearance of the wider area. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**2 NON2 Non Standard reason for refusal**

The proposed single storey rear extension by reason of its excessive depth, size and scale, would result in a disproportionate and incongruous addition that would fail to appear subordinate to the appearance of the original house. It would be detrimental to the appearance of the original house and would detract from the street scene given the prominent nature of the site and would detract from the character and appearance of the surrounding area generally, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

**3 NON2 Non Standard reason for refusal**

The scheme fails to meet the requirements of Lifetime Homes to the detriment of future occupiers and is thus contrary to London Plan (2011) policies 3.8 and 7.2 and to the adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

**4 NON2 Non Standard reason for refusal**

The development fails to provide adequate private amenity space in order to satisfy the adopted minimum standards for the first floor unit to the detriment of the residential amenity of future occupiers. The development is therefore contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

**5 NON2 Non Standard reason for refusal**

The proposal, due to a lack of off street parking provision, would result in an increase in demand for on-street car parking, in an area where such parking is at a premium, to the detriment of highway and pedestrian safety and contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the adopted Supplementary Planning Document HDAS: Residential Layouts and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

**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.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character

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

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

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is located on a corner location, with its frontage on the west side of Coombe Drive and its flank facing south towards another part of Coombe Drive/Pine Gardens.

Contained within the site is an existing two storey semi-detached dwelling. The building has a pitched roof design with gable ends in the front and rear elevations. There is an existing single storey rear shed type structure and a detached shed/gargae to the rear of the rear garden, accessed via a vehicle crossover.

The area is characterised by semi-detached dwellings.

To the north of the property is the adjoining dwelling 38 Coombe Drive.

The site is situated within a Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **3.2 Proposed Scheme**

The proposal seeks a part two storey side, part two storey rear and single storey side and rear extensions and the subsequent conversion of the property into two self-contained flats; a two bedroom flat on the ground floor and the same at first floor level.

The two storey side extension would have a width of 2.3m, being set back 1.2m from the frontage at ground and first floor level. A distance of around 2.7m would remain between the side extension and the side boundary. The first floor element would be set back from the main rear wall of the dwelling. The ground floor portion would project 4.8m beyond the main rear wall of the house towards the rear, with the single storey element towards the adjoining site projecting 3m to the rear.

The first floor rear extension would project 3m to the rear, having a width of 3.8m. There would be a pitched roof over, being 1m lower than the original ridge height.

The ground floor flat would have a gross internal area (GIA) of some 80.5sq.m. The first floor would have 62sq.m, each being of 2 bedrooms.

The application appears to depict only a ground floor amenity area. There would be one off street parking space to the rear, for the use of the ground floor unit's occupiers.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There is no planning history for this site.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
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

Seventeen local addresses including the Eastcote Residents Association were consulted on 24/03/2014. Eight objections were received, objecting to the proposal on grounds of a negative impact on the character of the area, impact on neighbouring amenity, lack of parking, and inadequate amenities for the occupiers of the units.

Ward Councillor has requested the application be referred to committee for determination.

### Internal Consultees

Transportation:

The development is for the change of use from a single dwelling house to provide 2 x 2 bedroom

apartments within the site. As part of the proposals 1 No. car parking spaces will be provided for the use of the ground floor apartment. There are no proposals to provide cycle parking within the site.

When undertaking assessment of the development, it is noted that the PTAL index within the surrounding area is identified as 1b, which is classified as very poor. As a result, 2 car parking spaces (1 space for each apartment) are required to be provided. In addition, 2 cycle parking spaces are required to be provided secured and under cover.

Therefore, as the development does not provide adequate car or cycle parking within the site, it is considered that the proposals are contrary to the Policies AM7, AM9 and AM14 of the adopted Hillingdon Local Plan, 2012, Part 2 and an objection is raised in relation to the proposals.

EPU: No objection, standard informatives advised.

Access Officer:

Planning permission is sought to convert the dwelling house referred to above into two self-contained flats. The proposal also seeks to extend the building at the side and rear. The existing layout is typical of a three-bedroom house, and the ground floor features a small, inaccessible, entrance level WC. The proposal, if granted planning permission, would involve forming a new bathroom on the ground floor.

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. As the proposal would require significant reconfiguration of the ground floor to achieve the proposed flat, the 16 Lifetime Home standards (as relevant) should be incorporated into its design, with the requisite specifications shown on plan.

The following access observations are provided:

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

2. The ground floor flat should incorporate a bathroom compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100mm in front to any obstruction opposite.

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

#### ADDITIONAL CONDITION

Level access shall be provided to and into the ground floor flat, and designed in accordance with technical measurements and tolerances specified by Part M to the Building Regulations 2004 (2013 edition), and shall be retained in perpetuity.

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

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The site is located within an established residential area and forms part of the 'developed area' as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Key changes in the policy context, since the adoption of the UDP, include the publication of the NPPF and the adoption of The London Plan of July 2011.

In relation to National Policy the NPPF, paragraph 53 states that Local Planning Authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area. The outcome of this change means that Councils will have to assess whether the proposal would cause harm to the local area.

Policy 3.5 of the London Plan (July 2011) states in part the following:

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

As regards the principal of developing this site, there is no objection in principle to the intensification of use on existing residential sites. As such the principal of development is in accordance with national guidance contained within the NPPF and policies contained within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **7.02 Density of the proposed development**

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban fringe location and has a Public Transport Accessibility Level (PTAL) of 1b. Taking these parameters into account, the matrix recommends a density of 150-200 hr/ha. This proposal equates to a density of 200 hr/ha. The proposal therefore satisfies the density standards as recommended by the London Plan.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the scheme harmonises with its surroundings and its impact on adjoining occupiers.

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

Not applicable to this application.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

### **7.07 Impact on the character & appearance of the area**

The proposed two storey side extension would be set 1.2m back from the main front wall of the main house and its roof would be lower than the ridge of the roof over the main house, in compliance with paragraphs 5.6 and 5.8 of the HDAS: Residential Extensions. The proposed two storey side extension, with a width of 2.3m would not be more than 2/3rds of the width of the application property, in compliance with paragraph 5.10 of the same HDAS guidance. The extension would therefore not represent a disproportionate addition to the original house and would by reason of its scale, form and design form a subordinate addition to the original house.

Paragraph 5.17 of the HDAS: Residential Extensions advises that careful consideration should be given to the location of extensions to building lines. Paragraph 5.1 of the HDAS: Residential Extensions recommends that two storey side extensions should retain a minimum gap of 1.0m to the side boundary in order to protect the character and appearance of the street scene. Paragraph 5.3 of the HDAS: Residential Extensions advises that in situations where two storey or first floor side extensions are proposed where the side of the house adjoins a road or open space there may be some scope for flexibility on the 1m set-in. The proposed two storey side extension would breach the return building line with the neighbouring properties to the west, along Pine Gardens. Whilst the scheme would maintain the required minimum gap of 1.0m to the side boundary with Roseville Road, the prominence of the site means that the extension would have a detrimental impact upon amenities of the street scene and character and appearance of the area and would result in a closing of the visually open gap on this prominent corner site resulting in a visually intrusive and overdominant form of development.

Further, the elevation of 40 Coombe Drive which faces Pine Gardens is actually a principal elevation containing a front door, porch and windows. These architectural features help to tie this building into the architectural composition of the street scene within Pine Gardens and their loss alongside the additional built form would be harmful to the overall character and appearance of the area.

The proposal is therefore contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and section 5.0 of the HDAS: Residential Extensions.

The depth and height dimensions of the proposed single storey rear extension would not be consistent with those as set out in paragraphs 3.3 and 3.6 of the HDAS: Residential Extensions. The portion of the single storey rear extension in proximity to the street frontage would have a depth of 4.8m, which would far exceed the 3.6m HDAS guidance.

The single storey rear extension, by reason of its location and excessive depth, would detract from the visual amenities of the street scene and surrounding area, contrary to Policies BE13, BE15, BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

#### **7.08 Impact on neighbours**

The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts, deals with Sunlight and Daylight, and suggests where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination. The SPD states that the distance provided will be dependant on the bulk and size of the building but generally, 15m will be the minimum acceptable distance. The SPD further states that as a guide, the distance between habitable room windows should not



be less than 21m.

The application site is bounded by residential properties to the north and west.

It is noted that the proposed development would be closer to the dwelling to the rear of the site 79 Pine Gardens at first floor level. The separation distance between the proposed extension and the flank of 79 Pine Gardens would be around 13m, less than that 15m minimum guidance to ensure no overdomination would result. However, the flank wall of the neighbouring property does not contain any habitable room windows, hence no overlooking/loss of privacy concerns would arise.

The ground floor rear extension would have a depth of 3m along the boundary with the adjoining dwelling and its height would be less than 3m, both criterion being in accordance with the section 3 HDAS: Residential Extensions guidance. The first floor rear element of the proposal would not impinge on a 45 degree line when drawn from the nearest bedroom window of the adjoining dwelling 38 Coombe Drive, not exceeding a depth of 3.6m.

The proposal would maintain the current outlook, privacy and levels of daylight received by the occupiers of neighbouring dwellings. It is therefore considered that the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.09 Living conditions for future occupiers**

HDAS SPD: Residential Layouts, states that careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. Habitable rooms should have an adequate outlook and source of natural light. The London Plan (July 2011) establishes minimum floor space standards. In particular, it requires 2 bedroom, 3 person flats to have a GIA of 61sq.m. The ground floor flat would have a GIA of some 80.5sq.m. The first floor would have 62sq.m, hence in compliance with London Plan 2011 Policy 3.5.

The drawings appear to depict a private rear amenity space for the ground floor unit of some 90sq.m, which would exceed the requirement for two bedroom units of 40sq.m. However, no provision has been made for the upper floor unit. As such, the proposal would not provide an acceptable standard of residential amenity for its future occupiers in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

The proposed habitable rooms and those altered by the proposal would provide an adequate outlook and natural lighting for its future occupiers, in accordance with Policy 3.5 of the London Plan 2011.

As such, the proposal would provide adequate amenities for its future occupiers.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposed flat conversion would not lead to a significant increase in traffic generation given the proposed use and location within a residential area. As such, from a traffic generation perspective, the proposal would comply with Policy AM2 and AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The area has a PTAL accessibility rating of 1a, which means within a scale of 1 to 6, where 6 is the most accessible, the area has a low accessibility level.

The plans indicate parking for one vehicle for the ground floor unit via the existing crossover to the rear of the site. Given the number of units and unit size and low ptal score of 1b for this site, it is considered that 1 off street parking space per unit should be provided. Hence there would be a shortfall of one off street parking space. The proposal, due to a lack of off street parking provision, would result in an increase in demand for on-street car parking, contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Parking Standards (Annex 1, Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)).

#### **7.11 Urban design, access and security**

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 Local Planning Authority will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The design of the proposed scheme reflects the architectural details and general appearance of the existing dwelling and neighbouring extensions, however, due to the location of the two storey side extension and size of the single storey extension, significant concerns are raised as aforementioned.

The proposal would not introduce any concerns in terms of security. As such the proposal is considered acceptable in this respect.

#### **7.12 Disabled access**

The 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 Council's Access Officer advises that the proposal fails to be in accordance with all 16 Lifetime Homes standards and is therefore contrary to London Plan Policies 3.8 and 7.2 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a Conservation Area. While no detailed landscape design details have been specified, the layout plans indicate that there is sufficient space and opportunity to provide attractive landscaped areas. The proposal is considered acceptable in principle and in the event of any approval a landscaping condition is recommended. The proposal would be in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.15 Sustainable waste management**

There is no requirement for proposals for converted flats to identify where refuse will be stored as this would be largely a matter for the new occupiers. However, the submitted plans do show that there would be available space within the front garden areas.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **7.17 Flooding or Drainage Issues**

Not applicable to this application.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this application.

#### **7.19 Comments on Public Consultations**

Concerns relating to the appearance of the development, its impact on the street scene and on adjoining occupiers and the provision of parking have been considered in the main body of the report.

Concerns have also been raised relating to noise and disturbance resulting from the construction process. Whilst this is not a planning matter, a site construction informative would be attached to any approval.

#### **7.20 Planning Obligations**

Were the development approved it would be liable to pay both the Local and Mayoral Community Infrastructure Levy's. These would ensure that any impacts on wider facilities and infrastructure were mitigated. Accordingly, the development would not necessitate any additional Section 106 contributions.

#### **7.21 Expediency of enforcement action**

Not applicable to this application.

#### **7.22 Other Issues**

None

### **8. Observations of the Borough Solicitor**

#### General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

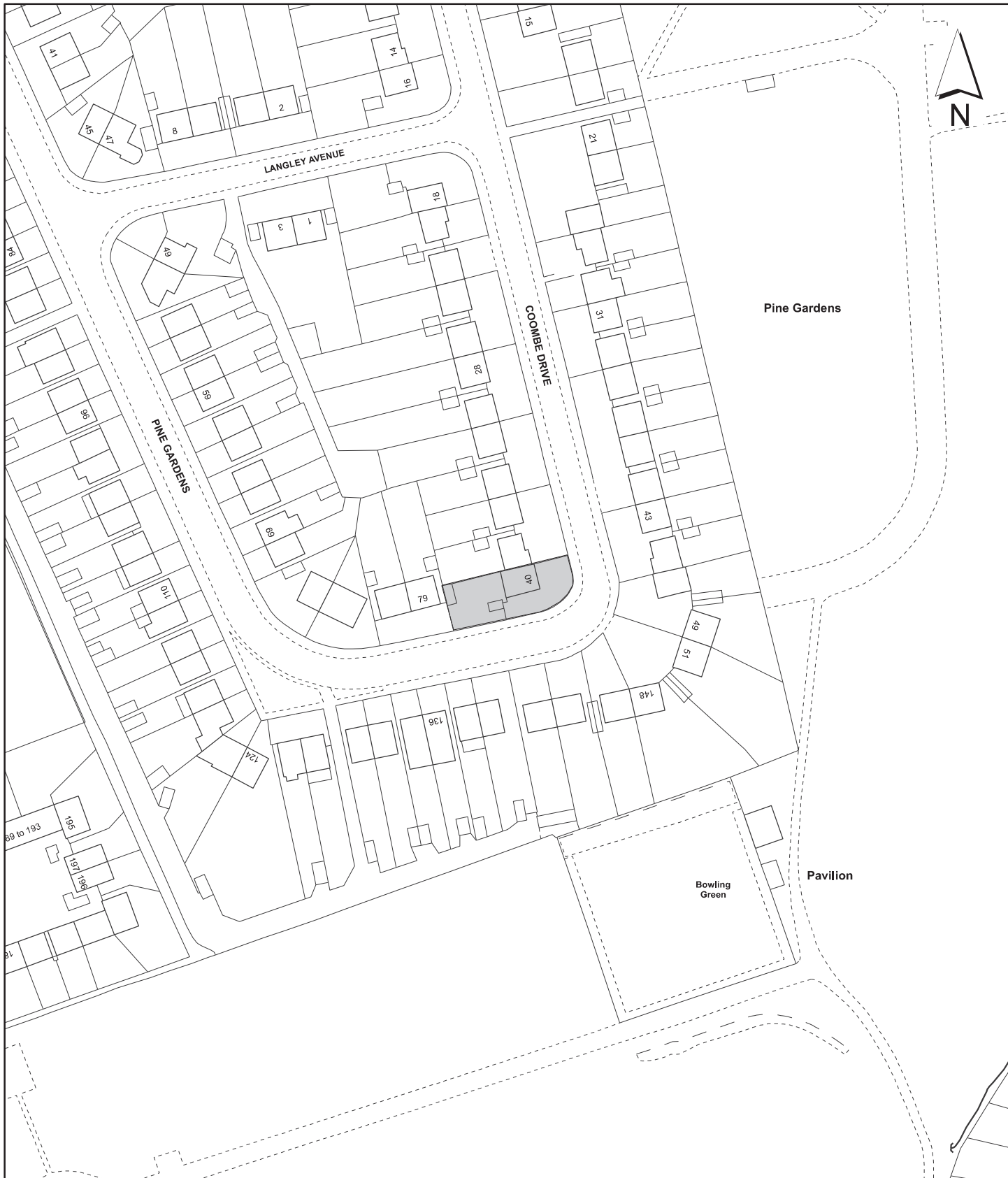
The application would have a detrimental impact on visual amenity, it would fail to provide adequate amenity space, off street parking and would not be in compliance with Lifetime Homes requirements. Refusal is therefore recommended.

#### **11. Reference Documents**

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
HDAS: Residential Layouts  
HDAS: Residential Extensions  
Revised Chapter 4: Education Facilities of the Planning Obligations SPD adopted 23 September 2010  
Planning Obligations SPD adopted July 2008  
Accessible Hillingdon SPD adopted January 2010  
The London Plan (2011)  
NPPF

**Contact Officer:** Jazz Ghandial

**Telephone No:** 01895 250230



**Notes**



Site boundary

For identification purposes only.  
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Site Address

**40 Coombe Drive  
 Ruislip**

Planning Application Ref:

**17682/APP/2014/456**

Planning Committee

**North** Page 55

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

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## Report of the Head of Planning, Sport and Green Spaces

**Address** GEORGES YARD SPRINGWELL LANE HAREFIELD

**Development:** Erection of 2 agricultural buildings

**LBH Ref Nos:** 2078/APP/2014/1582

**Drawing Nos:** Appraisal in Support of a Planning Application for Agricultural Buildings  
2423/DWG1/A

**Date Plans Received:** 07/05/2014      **Date(s) of Amendment(s):** 07/05/2014

**Date Application Valid:** 07/05/2014

### 1. SUMMARY

The proposal is for the erection of 2 agricultural buildings within the Green Belt.

An accompanying report demonstrates that there is an agricultural need for the barns.

The use of the buildings is appropriate with the Green Belt and they have been sensitively sited to reduce their impact upon the openness of the Green Belt. Furthermore, surrounding residential occupiers would not be adversely affected by the proposals and an area of tree planting would assist with screening the structures.

The application is recommended for approval.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 COM3 Time Limit

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

#### REASON

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

#### 2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2423/DWG1/A and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

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

#### 3 COM6 Levels

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

be carried out other than in accordance with the approved details.

#### REASON

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

#### **4 COM7 Materials (Submission)**

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

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

#### REASON

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

#### **5 COM9 Landscaping (car parking & refuse/cycle storage)**

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

1. Details of Soft Landscaping
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Hard Surfacing Materials
3. Details of Landscape Maintenance
  - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
4. Schedule for Implementation
5. Other
  - 5.a Existing and proposed functional services above and below ground
  - 5.b Proposed finishing levels or contours

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

#### REASON

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



(July 2011)

**6 COM11 Restrictions on Changes of Uses (Part 3, Sch. 2 GPDO 1995)**

Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), the building(s) shall be used only for agricultural purposes.

**REASON**

To ensure that the buildings support farming activities on Georges Farm that will maintain the openness of the Green Belt, in accordance with the NPPF, Policy 7.19 of the London Plan and Policy OL1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**7 NONSC Ecological Enhancement Scheme**

Prior to the commencement of development a scheme for the enhancement of nature conservation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a number of bird boxes integrated into the fabric of the build and also the inclusion of living screens/walls which includes a mix of evergreen and nectar rich climbers on at least one of the longer walls. The development must proceed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

**REASON**

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy 7.28 of the London Plan.

**8 COM15 Sustainable Water Management**

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

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

Thereafter the development shall proceed in accordance with the approved scheme.

**REASON**

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

**INFORMATIVES**

1 152 **Compulsory Informative (1)**

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

## **2 153 Compulsory Informative (2)**

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

NPPF1	NPPF - Delivering sustainable development
NPPF3	NPPF - Supporting a prosperous rural economy
NPPF9	NPPF - Protecting Green Belt land
NPPF10	NPPF - Meeting challenge of climate change flooding coastal
NPPF11	NPPF - Conserving & enhancing the natural environment
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt
LPP 7.19	(2011) Biodiversity and access to nature
LPP 7.22	(2011) Land for Food
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL12	Development of agricultural land
OL13	Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
EC2	Nature conservation considerations and ecological assessments
EC3	Potential effects of development on sites of nature conservation importance
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

## **3 13 Building Regulations - Demolition and Building Works**

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

#### **4 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.

#### **5 115 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](http://www.hillingdon.gov.uk/noise) Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The 0.17 hectare application site forms part of an agricultural field which is set back some 45m from the northern side of Springwell Lane, at a point some 500m to the north of the road's junction with Plough Lane where the road turns sharply to the west and a farm track and public footpath (U1) join the road from the north.

This part of Springwell Lane is characterised by frontage, and some in depth, residential development along the northern side of the road. To the east of the farm track is Cripps Farm and to the west is Cripp's Farm Bungalow. The public footpath runs along the western boundary of the application site field, heading towards Rickmansworth. To the west of this path, adjacent to the application site is a somewhat derelict group of farm buildings within an adjoining field.

The application site forms part of a larger agricultural holding on this side of Springwell Lane known as Georges Farm which extends to a drainage channel close to the borough boundary and covers some 15.2 hectares.

The site is located within the Colne Valley Regional Park and forms part of a Countryside Conservation Area. It is also a Nature Conservation Site of Borough Grade II or Local

Importance.

### **3.2 Proposed Scheme**

It is proposed to erect side by side, two rectangular barns, on the western side of the field, each measuring 32m by 11m and 5.2m high to the top of their ridged roofs, with double doors at each end. The barns would be separated by a distance of some 10m and be sited upon a hardcore yard area, approximately 64m by 32m. The walls of the barns would comprise profiled steel sheet above concrete blocks and the roof would be fibre cement sheets. The barns would be used for cattle rearing, with straw bedding provided which would be spread to land when weather permits. No external storage of farmyard manure is proposed.

A 680sqm area of tree planting is also proposed in the south western corner of the field.

The application is supported by the following documents:-

Appraisal in Support of a Planning Application for Agricultural Buildings:-

This provides an introduction to the proposal and provides the background for the report. The history of the site is described, advising that before Georges Farm was purchased by the applicant in 2012, for the previous 20 years or so the land was left ostensibly derelict with only occasional grazing by a neighbouring farmer. The report goes on to advise that the land has now been tidied and improved so that it is ready to be put into productive use. Georges Farm will form an adjunct to the existing farming business at Weybeards Farm and the report describes the applicant's agricultural business, which includes a cattle rearing enterprise. The barns would enable the rearing of calves and for them to be taken through to store or finished weights. The barns would provide purpose built cattle buildings near the entrance to the farm for over-wintering stock and the storing of machinery and feedstuffs. The report then goes on to describe planning policy before advising that all the buildings at Weybeards Farm are fully utilised with existing cattle rearing activity and a hay and straw business and there is inadequate space on Weybeards Farm for further buildings. The buildings would provide space in accordance with appropriate standards based upon proposed stocking levels and farm practice. The report concludes that the proposal is fully compliant with planning policy and the floor area of building is justified to accommodate the proposed numbers of stock to be reared on the holding, along with feed, straw and machinery.

### **3.3 Relevant Planning History**

#### **Comment on Relevant Planning History**

There is no relevant planning history on this site.

## **4. Planning Policies and Standards**

### **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM1 (2012) Climate Change Adaptation and Mitigation

- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- NPPF1 NPPF - Delivering sustainable development
- NPPF3 NPPF - Supporting a prosperous rural economy
- NPPF9 NPPF - Protecting Green Belt land
- NPPF10 NPPF - Meeting challenge of climate change flooding coastal
- NPPF11 NPPF - Conserving & enhancing the natural environment
- LPP 7.4 (2011) Local character
- LPP 7.16 (2011) Green Belt
- LPP 7.19 (2011) Biodiversity and access to nature
- LPP 7.22 (2011) Land for Food
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL12 Development of agricultural land
- OL13 Development associated with agricultural or forestry uses within or affecting conservation areas, archaeological priority areas etc.
- EC2 Nature conservation considerations and ecological assessments
- EC3 Potential effects of development on sites of nature conservation importance
- BE13 New development must harmonise with the existing street scene.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area

## 5. Advertisement and Site Notice

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

## 6. Consultations

### External Consultees

9 neighbouring properties have been consulted, the application was advertised in the local press on

4/6/14 and a notice was displayed on site on 3/6/14. No responses have been received.

#### NATURAL ENGLAND:

Statutory nature conservation sites - no objection

This application is in close proximity to the Old Park Farm Site of Special Scientific Interest (SSSI).

Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(1) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

#### Protected species

We have not assessed this application and associated documents for impacts on protected species.

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation.

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at [consultations@naturalengland.org.uk](mailto:consultations@naturalengland.org.uk).

#### Local sites

If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully understand the impact of the proposal on the local site before it determines the application.

#### Biodiversity enhancements

This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that 'Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity'. Section 40(3) of the same Act also states that 'conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

#### Impact Risk Zones for Sites of Special Scientific Interest

Natural England has recently published a set of mapped Impact Risk Zones (IRZs) for Sites of Special Scientific Interest (SSSIs). This helpful GIS tool can be used by LPAs and developers to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. Further information and guidance on how to access and use the IRZs is available on the Natural England website.

#### HERTS & MIDDLESEX WILDLIFE TRUST:

The proposed development is located within an area that we believe to be designated as a Borough Grade II SINC - White Heath Farm and Harefield Green (HiBII14). This site is shown in the Unitary Development Plan proposals map and also in the council's 'Atlas of Proposed Changes to Designations Contained in Hillingdon's Unitary Development Plan Proposals Map' (February 2014). The Trust unfortunately does not have any access to data on this site, which is held by GiGL. We therefore cannot provide any further information on the site and the potential ecological impact of the development proposed.

The application documents do not seem to include any information on the ecological interest of the site or an assessment of potential ecological impacts of the proposed development. It is recommended that the Council requests this information from the applicant before making a decision on the application, so that a fully informed decision can be made.

If no or inappropriate information on the likely ecological impact is provided, then the council should refuse permission. The council should also refuse permission for the development if an unavoidable adverse impact on the ecological interest of the SINC is expected as a result of the development, unless suitable and sufficient mitigation and compensation can be secured to make this impact acceptable in policy terms.

We draw your attention in particular to Policy EM7 of the Hillingdon Local Plan Part 1 (2012) and saved policy EC2 of the Unitary Development Plan, as well as paragraphs 117 and 118 of the NPPF.

#### **Internal Consultees**

##### URBAN DESIGN/CONSERVATION OFFICER:

##### Background:

Cripps House Farm dates from the late C16 or early C17 and although it has been altered in C19 is of considerable architectural significance. It is Listed Grade II. Its open farmland setting contributes to this significance as well as the many historic curtilage structures including the long, timber-framed, weatherboarded barn which is separately statutory designated Grade II. It is therefore desirable to maintain and sustain the open farmland character to protect the setting of the listed buildings - heritage assets.

##### Comments:

The proposals include the erection of two barns within the North field along with a new pathway and a yard between them. There is no objection to the barns in principle, however, they would be better sited if they were aligned and clustered with the existing barns in the adjoining North field. I would also suggest that, if possible, the existing pathway is used to serve the barns. Furthermore, that the barns are screened by selective shrub planting and bunding. This would assist in sustaining the setting of the listed structures and the farmland setting.

##### Conclusion:

Revisions and further details are requested.

TREE/LANDSCAPE OFFICER:

There may be scope for planting screening trees around the proposed buildings if neighbours object, however this seems unlikely.

Recommendations: None

EPU:

No objections

SUSTAINABILITY OFFICER:

I have no objections to the proposed development. However, the site is in a site of importance for nature conservation grade 2. The value of this site as a whole has importance, although much of it is managed farmland. The value is likely to be more restricted to the expanse of hedgerows and not the managed areas like this site. Nonetheless, the development needs to respect the nature conservation value and achieve a net increase in biodiversity in accordance with the national planning policy framework.

The following condition is therefore necessary:

Prior to the commencement of development a scheme for the enhancement of nature conservation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a number of bird boxes integrated into the fabric of the build and also the inclusion of living screens/walls which includes a mix of evergreen and nectar rich climbers on at least one of the longer walls. The development must proceed in accordance with the approved plan unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

**7. MAIN PLANNING ISSUES**

**7.01 The principle of the development**

The NPPF at paragraph 79 advises that Green Belts are of great importance and their fundamental aim is to "prevent urban sprawl by keeping land permanently open". Paragraph 89 of the NPPF defines inappropriate development within the Green Belt, advising that the construction of new buildings should be regarded as inappropriate, and then lists the various exceptions to this which includes building for agriculture and forestry.

London Plan policy 7.16 (July 2011) reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance.

Policies in the adopted Hillingdon Local Plan (November 2012) generally reflect national and regional guidance, in particular, policy OL1 which states that agriculture is an appropriate use in the Green Belt. Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

The proposal therefore represents appropriate development.

**7.02 Density of the proposed development**



Not applicable to this scheme.

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

The proposed barns would not be likely to affect any archaeological remains, the application site is not located within or on the fringes of a conservation area or an area of special local character and there are no listed buildings nearby. As such, no heritage assets would be affected by the proposal.

The site does form part of a Countryside Conservation Area and the grazing of cattle on the surrounding fields which the barns will support will assist in maintaining the traditional agricultural character and appearance of the area.

**7.04 Airport safeguarding**

No airport safeguarding issues are raised by this application.

**7.05 Impact on the green belt**

Although the barns would have a localised impact upon the openness of the Green Belt, they represent appropriate development and will support agricultural activities on Georges Farm, helping to maintain the openness within the wider Green Belt.

The accompanying report demonstrates an agricultural need for the barns and they would be located close to the field boundary, which is screened by a mature hedgerow and would be sited close to existing farm buildings on the adjoining site. Furthermore, an area of tree planting will help with the screening of the barns, particularly from the adjoining public footpath.

A condition is recommended to remove any permitted development rights to ensure the buildings continue to support farming activity on Georges Farm.

As such, it is considered that the scheme would assist in supporting the openness of the wider Green Belt, in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan: Part Two - Saved UDP policies (November 2012).

**7.07 Impact on the character & appearance of the area**

This has been considered in Section above.

**7.08 Impact on neighbours**

The nearest residential property to the proposed agricultural buildings would be Cripps Farm Bungalow. The rear elevation of this property would be sited over 50m from the nearest part of the farm building and the view of the proposed barns would be largely screened by the mature hedgerow along the field boundary, which would be further enhanced by the tree planting.

It is considered that the proposal would not result in a material loss of amenity to any surrounding property in this rural location.

**7.09 Living conditions for future occupiers**

Not applicable to this development.

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

The barns would be served by an existing farm track.

**7.11 Urban design, access and security**

The relevant planning considerations are dealt with elsewhere in this report.

**7.12 Disabled access**

Not applicable to this development.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

Trees and Landscaping

The proposed barns would not affect any trees within or adjacent to the field and the Council's Tree and Landscape Officer raises no objections to the proposal. An area of tree planting is shown in the south western corner of the field to help screen the buildings, the details of which would be controlled by the recommended landscaping scheme condition.

Ecology

The proposed barns would be sited in close proximity to the Old Park Farm Site of Special Scientific Interest (SSSI). The Environment Agency raise no objections to the scheme, but do suggest that the scheme could contribute towards the ecological enhancement of the area. The Council's Sustainability Officer also raises no objections and recommends that a scheme of ecological enhancement be submitted. This forms part of the officer recommendation.

#### **7.15 Sustainable waste management**

Not applicable to this development.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this development.

#### **7.17 Flooding or Drainage Issues**

A sustainable drainage condition is recommended to ensure that the installation of the barns and hardcore do not increase surface water run off. Subject to this condition the development is considered acceptable in terms of drainage.

#### **7.18 Noise or Air Quality Issues**

Not applicable to this development.

#### **7.19 Comments on Public Consultations**

No comments have been received from surrounding residential occupiers.

#### **7.20 Planning Obligations**

The proposed buildings would not generate any requirement for a S106 contribution and would not be Council CIL liable, although they would be Mayoral CIL liable.

#### **7.21 Expediency of enforcement action**

No enforcement issues are raised by this application.

#### **7.22 Other Issues**

There are no other planning issues raised by this application.

### **8. Observations of the Borough Solicitor**

General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

## **9. Observations of the Director of Finance**

## **10. CONCLUSION**

The application demonstrates that there is an agricultural need for barns to be sited on Georges Farm. The barns represent appropriate Green Belt development and have been sensitively sited.

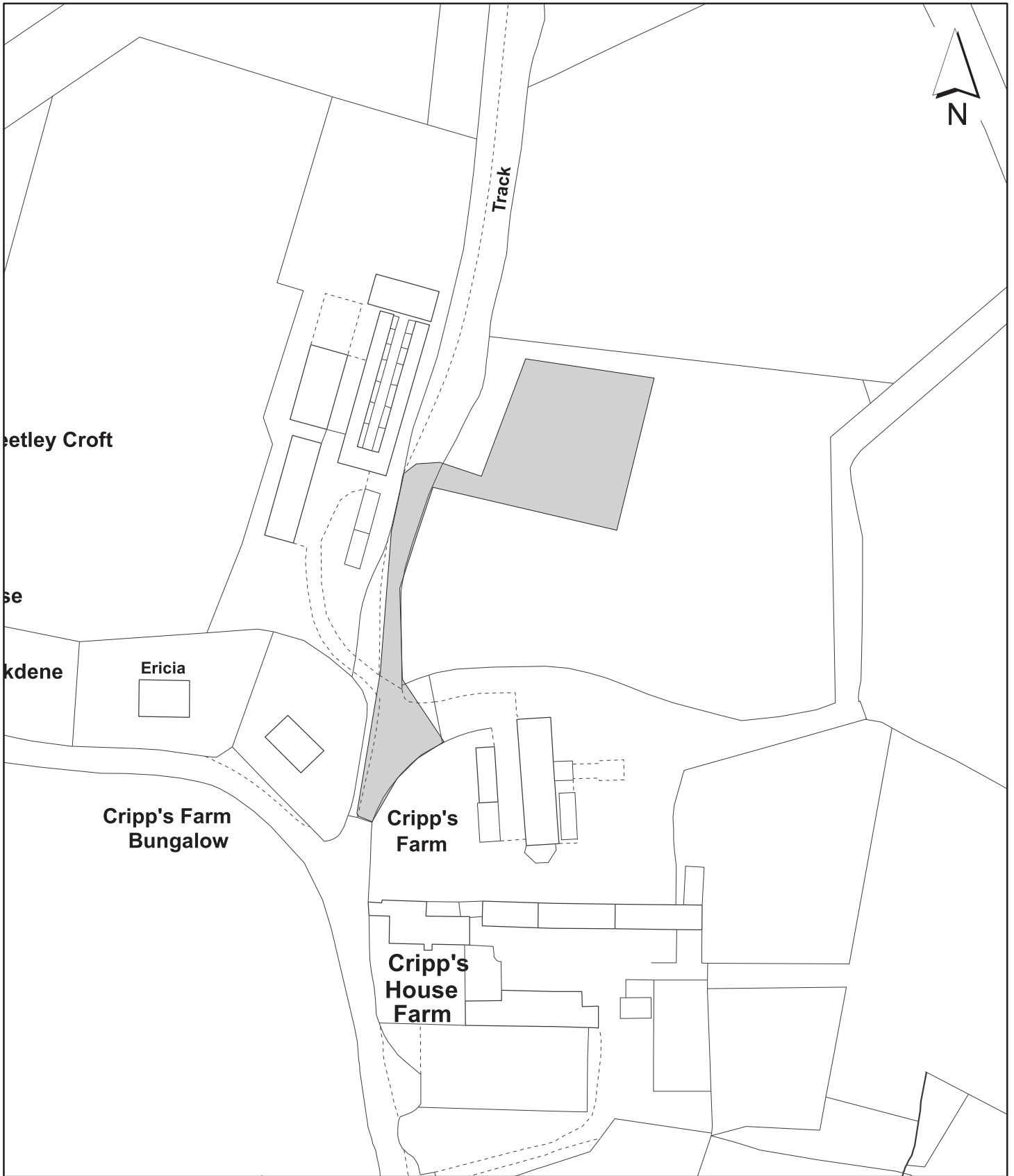
The application is recommended for approval.



## **11. Reference Documents**

NPPF (March 2012)  
Planning Practice Guidance (March 2014)  
The London Plan (July 2011)  
Hillingdon Local Plan (November 2012)  
Consultation Responses

**Contact Officer:** Richard Phillips

**Telephone No:** 01895 250230



<p><b>Notes</b></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;"><b>Georges Yard Springwell Lane Harefield</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b></p> <p><b>Residents Services Planning Section</b></p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>2078/APP/2014/1582</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	 <b>HILLINGDON</b> <small>LONDON</small>
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b> Page 71</p>	<p>Date</p> <p style="text-align: center;"><b>August 2014</b></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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of the Local Government (Access to Information) Act 1985 as amended.

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# Plans for North Applications Planning Committee

27th August 2014



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

**Report of the Head of Planning, Sport and Green Spaces**

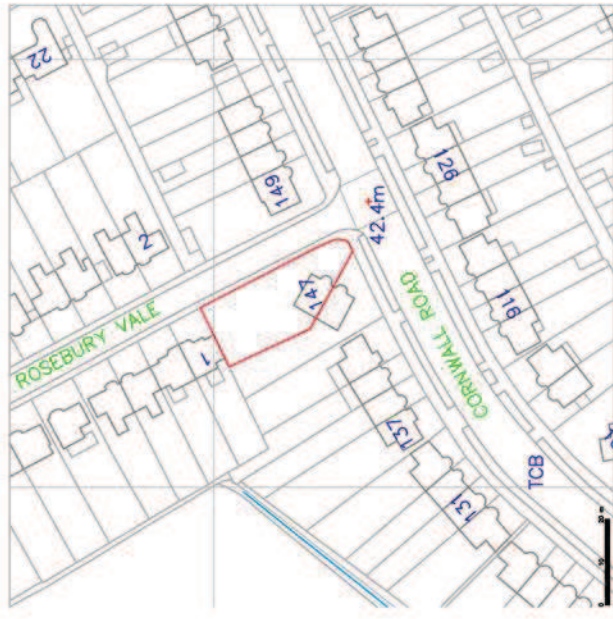
**Address** LAND FORMING PART OF 147 CORNWALL ROAD RUISLIP


**Development:** 1 x two storey attached 2-bed dwelling with habitable roof space and 1 x two storey detached 2-bed dwelling with associated parking and amenity space involving installation of vehicular crossover to side.

**LBH Ref Nos:** 70023/APP/2014/1815


**Date Plans Received:** 27/05/2014                      **Date(s) of Amendment(s):**

**Date Application Valid:** 10/06/2014



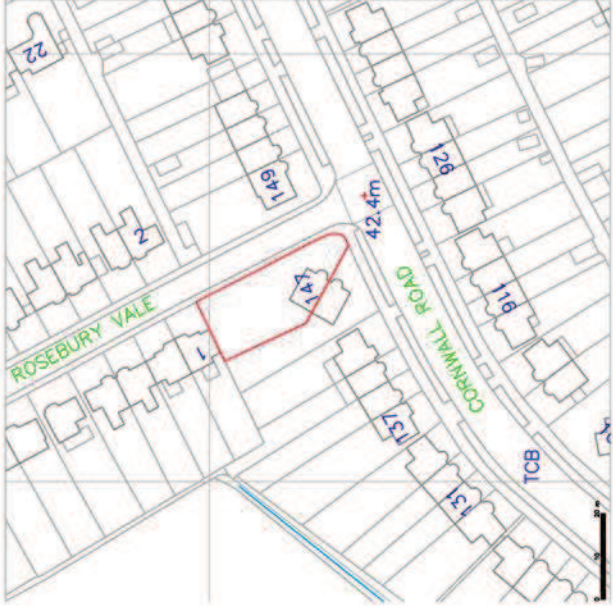
<b>Notes</b>	
It is worth to be in possession of the current Building Regulations to report their location connected to water at dimensions on site plan to confirmation of work	
All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies between the drawing and the site must be reported immediately. This drawing is to be used in conjunction with all relevant documents.	
This drawing is copyright © and may not be reproduced without permission	
<b>Revisions:</b>	
<b>CLIENT</b>	
<b>JOB DESCRIPTION</b>	147 CORNWALL ROAD RUISLIP HAM BAH
<b>DRAWING TITLE</b>	SITE LOCATION PLAN
<b>*PLANNING PERMISSION*</b>	1/1250 @ A3 MAY'14 BJLC
<b>Scale</b>	Date
<b>1/1250 @ A3</b>	MAY'14
<b>BJLC</b>	Checked
 <b>TA Cook Developments</b> 4 Bowden Way, Fulwell, Essex, SS16 3BA T: 01275 303752 F: 01275 303752 www.ta-cook-developments.co.uk enquiries@ta-cook-developments.co.uk	
<b>Drawing Number</b>	TAC - CR 06



<b>Notes</b>	
In order to be in accordance with the current Building Regulations, it is required that the drawings be submitted to the local authority for approval prior to construction of any work.	
All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies between the drawings and the actual site must be reported immediately. This drawing is to be used in conjunction with all relevant documents.	
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<b>Revisions</b>	
A.	03/05/14 Revised site plan
<b>CLIENT</b>	
<b>JOB DESCRIPTION</b>	
147 CORNWALL ROAD	
RUISLIP	
HAM BAH	
<b>DRAWING TITLE</b>	
EXISTING SITE LAYOUT	
SITE LOCATION PLAN	
*PLANNING PERMISSION*	
<b>Scale</b>	<b>Date</b> <b>Drawn</b> <b>Checked</b>
1/200 @ A3	MAY'14 B.J.L.C.
1/1250 @ A3	
 <b>TA Cook Developments</b> 4 Eborac Way, Farnley, Leeds, LS18 3BA T: 01275 303752 F: 01275 303752 www.ta-cook-developments.co.uk enquiries@ta-cook-developments.co.uk	
<b>Drawing Number</b>	<b>TAC - CR 04 REVA</b>

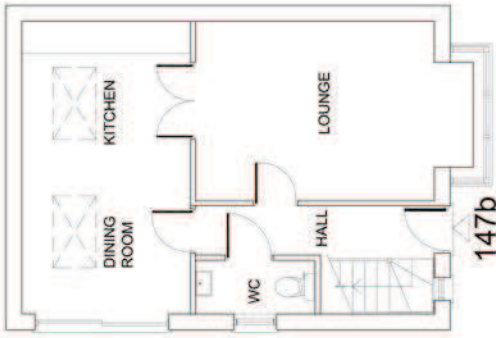
**EXISTING SITE LAYOUT**  
SCALE 1:200



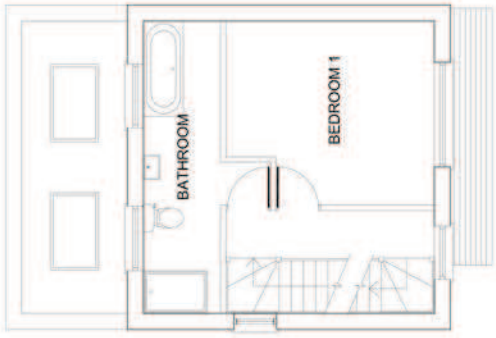


**PROPOSED SITE LAYOUT**  
SCALE 1:200

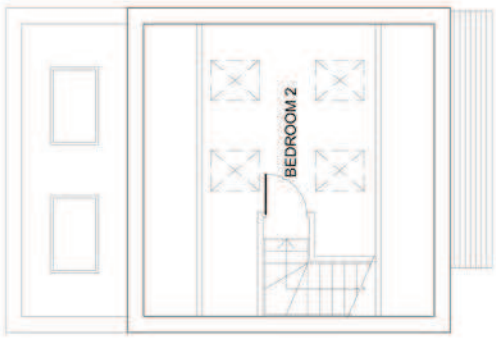
<p><b>Notes</b></p> <p>1. In each case, the dimensions and floor levels shown are approximate and should be checked on site prior to construction of any work.</p>	
<p>All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies must be reported immediately to the architect. This drawing is to be used in conjunction with all relevant documents.</p>	
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<p><b>Revisions</b></p> <p>A. (3/30/14) Revised site plan</p>	
<p><b>CLIENT</b></p>	
<p><b>JOB DESCRIPTION</b></p> <p>147 CORNWALL ROAD RUISLIP HAM BAH</p>	
<p><b>DRAWING TITLE</b></p> <p>PROPOSED SITE LAYOUT SITE LOCATION PLAN "PLANNING PERMISSION"</p>	
<p><b>Scale</b></p> <p>1/200 @ A3 1/1250 @ A3</p>	<p><b>Date</b></p> <p>MAY'14</p>
<p><b>Drawn</b></p> <p>B.J.L.C.</p>	<p><b>Checked</b></p>
<p><b>TA Cook Developments</b> 4 Ewerley Way, Farnley, Leeds, LS18 3BA T: 01275 303752 F: 01275 303752 www.ta-cook-developments.co.uk enquiries@ta-cook-developments.co.uk</p>	
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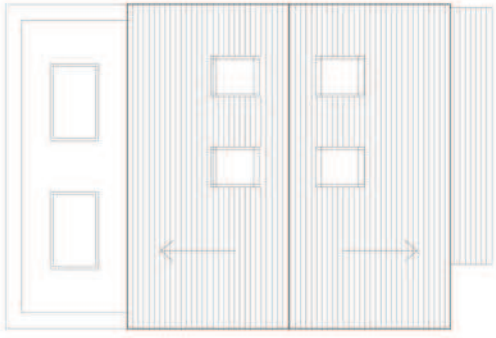
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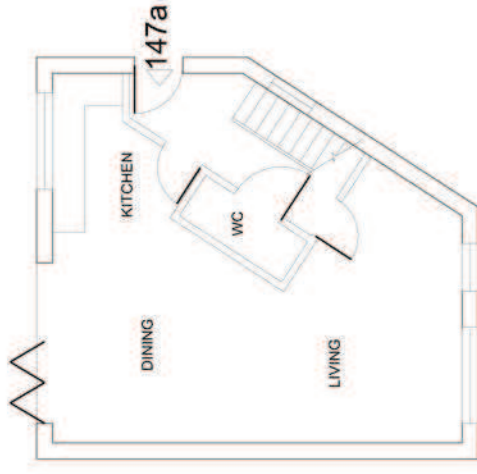
PROPOSED FIRST FLOOR PLAN SCALE 1:100



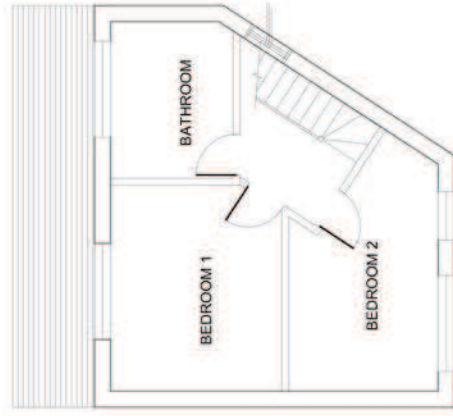
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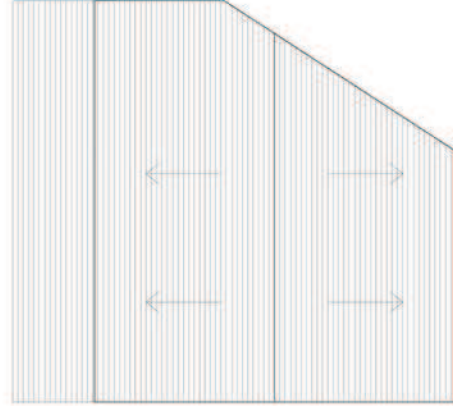
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PROPOSED GROUND FLOOR PLAN SCALE 1:100

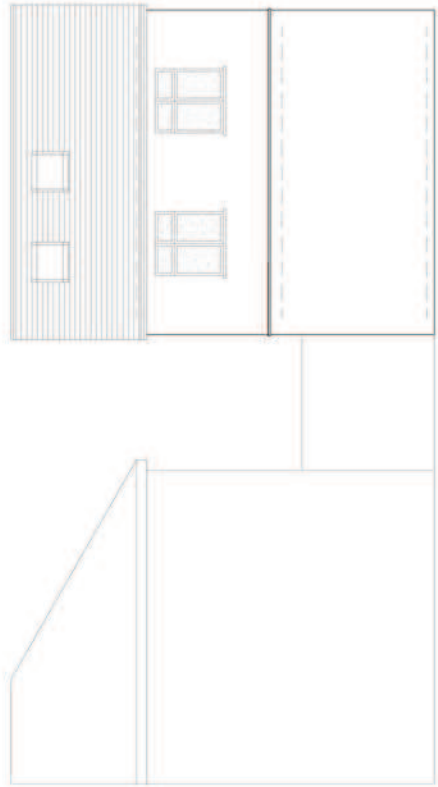


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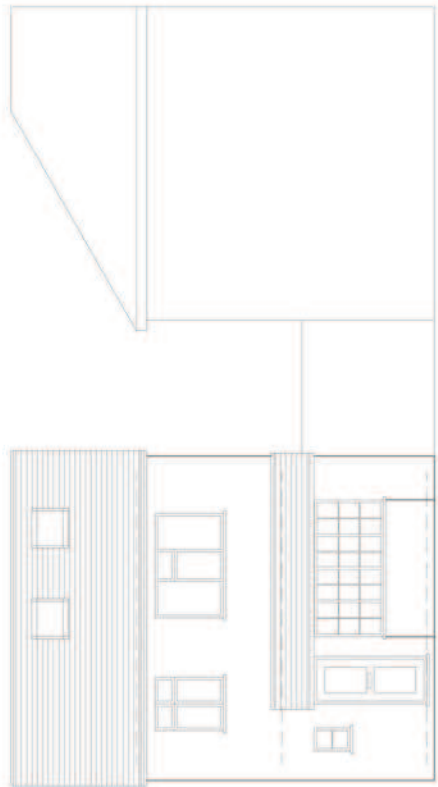


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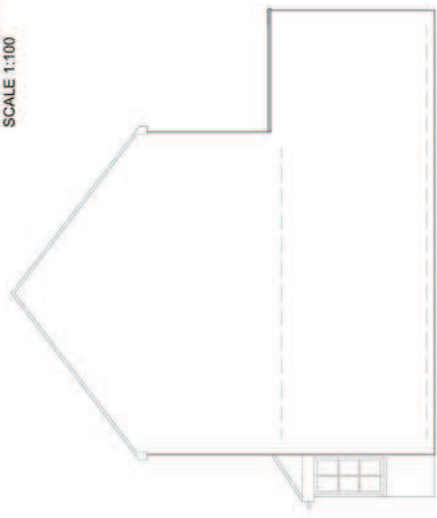
<p><b>Notes</b></p> <p>1. As work is in progress, all dimensions and floor levels shall be checked and verified by the client. The client is responsible for any errors or omissions in the drawings. The client is responsible for any errors or omissions in the drawings.</p>	
<p>All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies shall be reported to the client immediately. This drawing is to be used in conjunction with all relevant documents.</p>	
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<p>Revisions:</p>	<p>CLIENT:</p>
<p>JOB DESCRIPTION: 147 CORNWALL ROAD RUISLIP HAM BAH</p>	
<p>DRAWING TITLE: PROPOSED LAYOUTS OF 147A</p>	
<p>*PLANNING PERMISSION*</p>	
<p>Scale:</p>	<p>Date: 11 MAY '14</p>
<p>1/100 @ A3</p>	<p>Drawn: B.J.L.C. Checked:</p>
<p>TA Cook Developments 4 Eborac Way, Farnham, Basingstoke, Hampshire, UK T: 01252 302752 F: 01252 302752 www.ta-cook-developments.co.uk info@ta-cook-developments.co.uk</p>	
<p>Drawing Number: TAC - CR 01</p>	



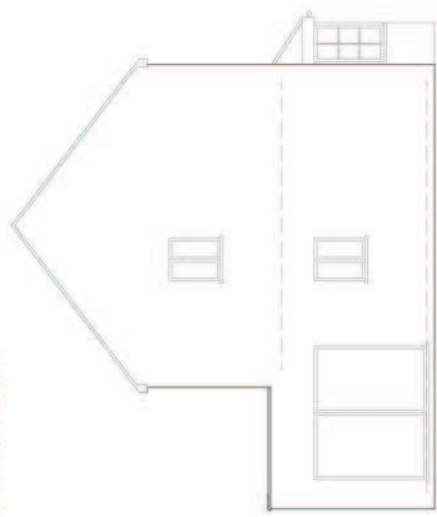
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SCALE 1:100



**PROPOSED FRONT ELEVATION**  
SCALE 1:100

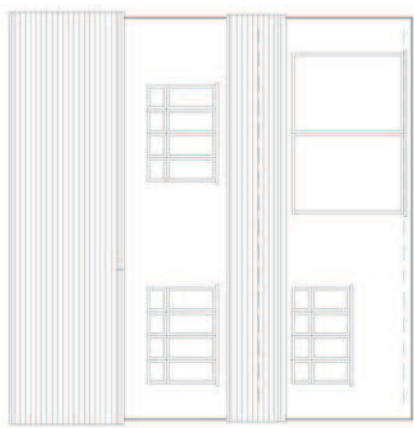
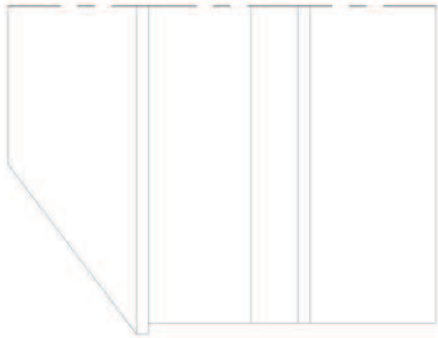


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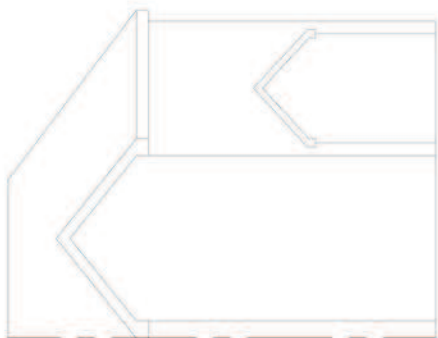
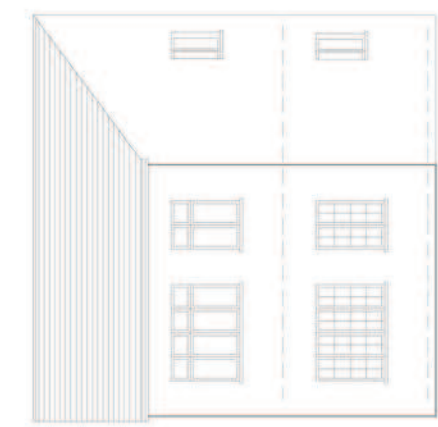


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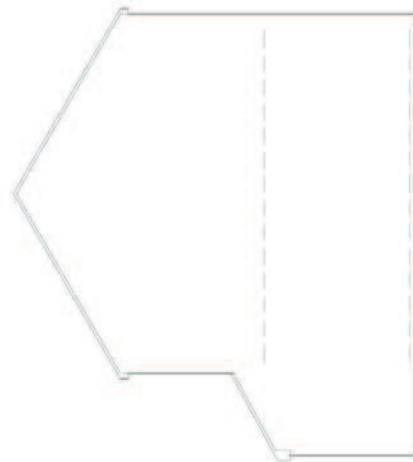
<b>Notes</b>	
<p>It is each to be in accordance with the current Building Regulations &amp; relevant British Standards. The client is responsible for ensuring that all dimensions are correct prior to construction of work.</p>	
<p>All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies must be reported immediately to the architect prior to proceeding. This drawing is to be used in conjunction with all relevant documents.</p>	
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<b>Revisions</b>	
A.	(3/30/14, Site elevation added)
<b>CLIENT</b>	
<b>JOB DESCRIPTION</b>	
147 CORNWALL ROAD	
RUISLIP	
H44 BAH	
<b>DRAWING TITLE</b>	
PROPOSED ELEVATIONS 147B	
<b>*PLANNING PERMISSION*</b>	
Scale	Date
1/100 @ A3	MAY'14 B.J.L.C.
Drawn	Checked
 <p><b>TA Cook Developments</b> 4 Eborac Way, Fulwell, Bristol, BS3 3SA T: 01275 303752 F: 01275 303752 www.tacookdevelopments.co.uk enquiries@tacookdevelopments.co.uk</p>	
<b>Drawing Number</b> TAC - CR 03 REV A	



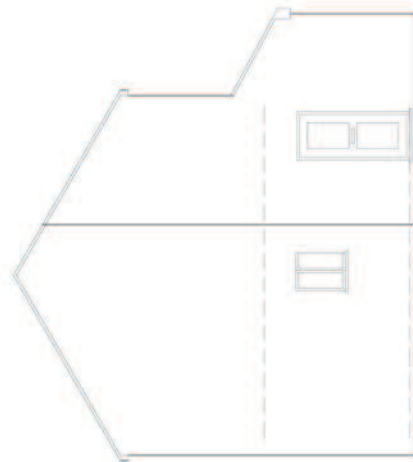
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SCALE 1:100



**PROPOSED FRONT ELEVATION**  
SCALE 1:100



**PROPOSED SIDE ELEVATION**  
SCALE 1:100



**PROPOSED SIDE ELEVATION**  
SCALE 1:100

**Notes**

As each of the drawings are for current building purposes, it is recommended that you consult with the relevant authorities to ensure all requirements are met prior to construction of work.

All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies should be reported immediately to the architect. This drawing is to be used in conjunction with all relevant documents.

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Revisions:

A. (3/30/14, Side elevation added)

CLIENT  
TBC

JOB DESCRIPTION  
147 CORNWALL ROAD  
RUISLIP  
HAM 4 BAH

DRAWING TITLE  
PROPOSED ELEVATIONS 147A

\*PLANNING PERMISSION\*  
Scale: Date: Drawn: Checked:  
1/100 @ A3 MAY'14 B.J.C.

**TA Cook Developments**  
4 Bowden Way, Fulwell, Essex, SS16 3BA  
T: 01275 303752 F: 01275 303752  
www.tacookdevelopments.co.uk  
info@tacookdevelopments.co.uk

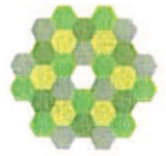
Drawing Number: **TAC - CR 02 REVA**



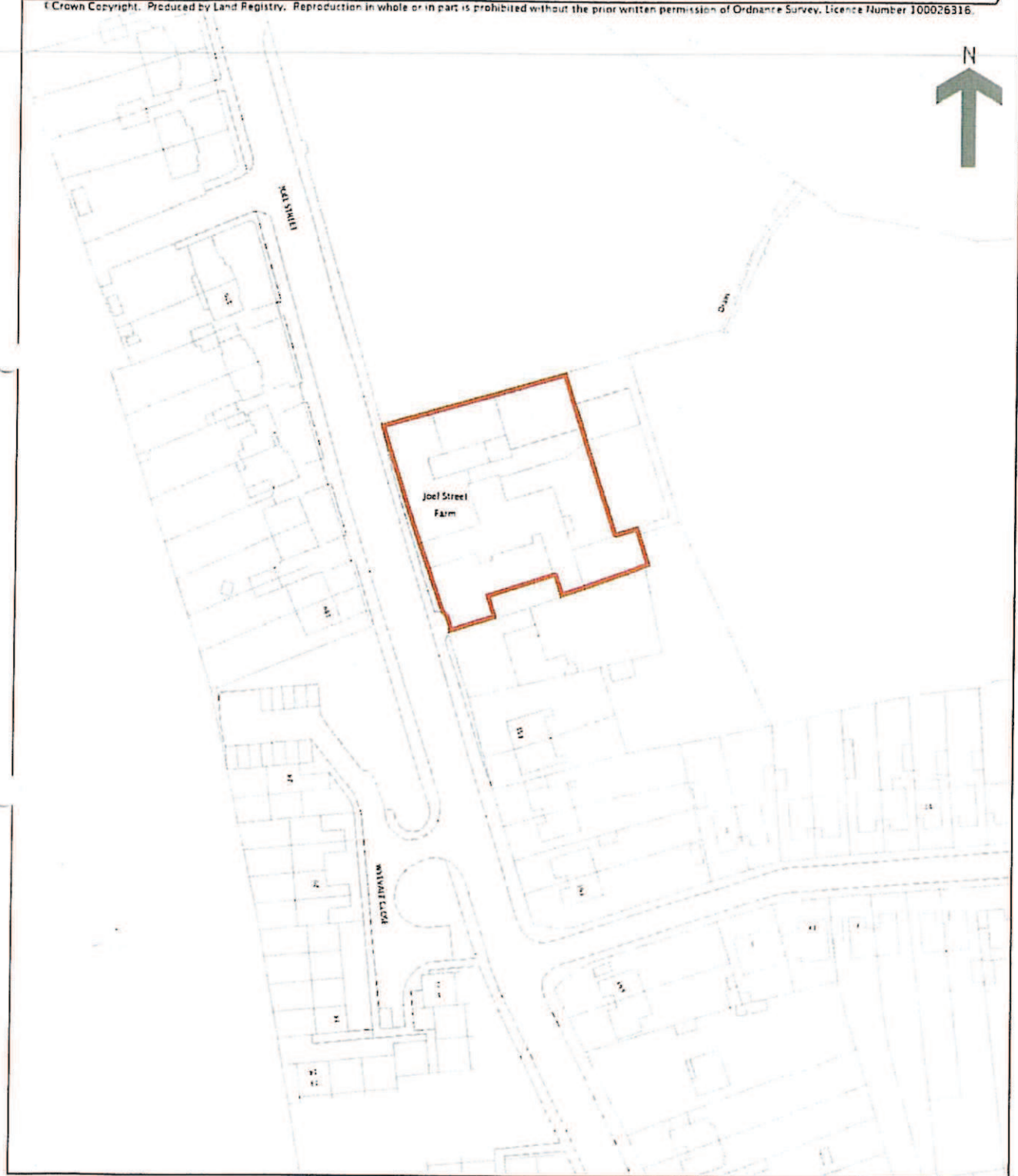


Land Registry  
Official copy of  
title plan

Title number **AGL63678**  
Ordnance Survey map reference **TQ1089NW**  
Scale **1:1250**  
Administrative area **HILLINGDON**



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Neighbouring Barn

Existing Gate

Gravelled overflow car park

Hard Surface Area

Gate

Walled Area/Cattle Yard (B8)

Parking for 151 Joel Street

Paddocks

Stables

Existing Parking Spaces

Paddocks

House 151

Existing Entrance

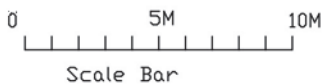
Existing Entrance

Existing Vehicular Crossover

Existing Vehicle Crossover

Joel Street

Block Plan  
Scale 1:200

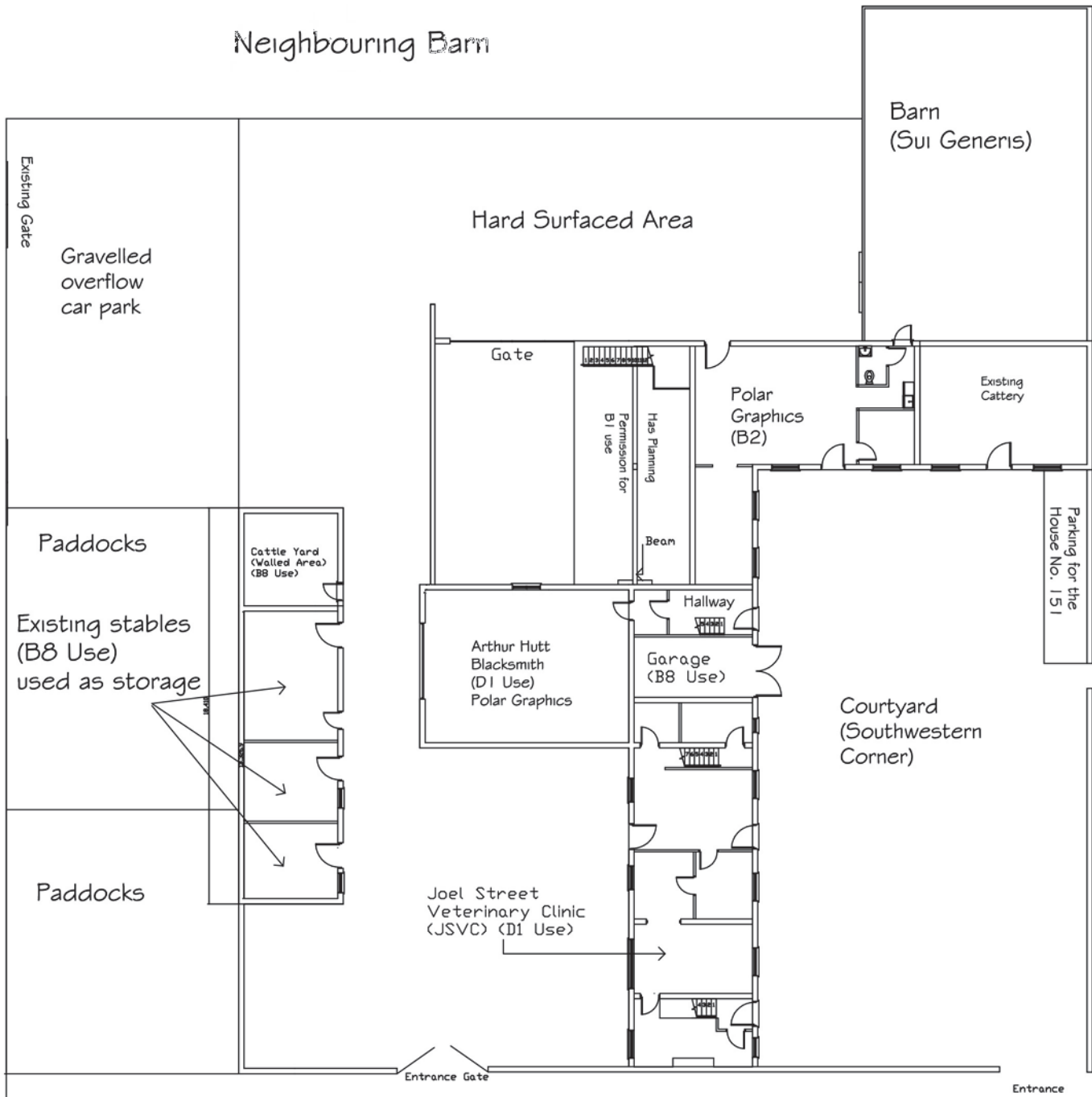


The site borders an open land on this boundary

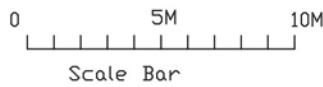
Client <b>Mr. A. J. Ismail</b>	Drawn <b>Site Plan</b>	Job <b>Joel Street Farm</b>	Scale 1:200	Date June 2012
16 The Fairway, South Ruship, Middlesex HA4 0RY MOBILE: 07881 378580 • Email: hareer.arya@gmail.com Arya Designs		Site No. <b>JSF/003/1B</b>	Date 28/06/2012 02/09/2012	Rev 1 2



# Neighbouring Barn

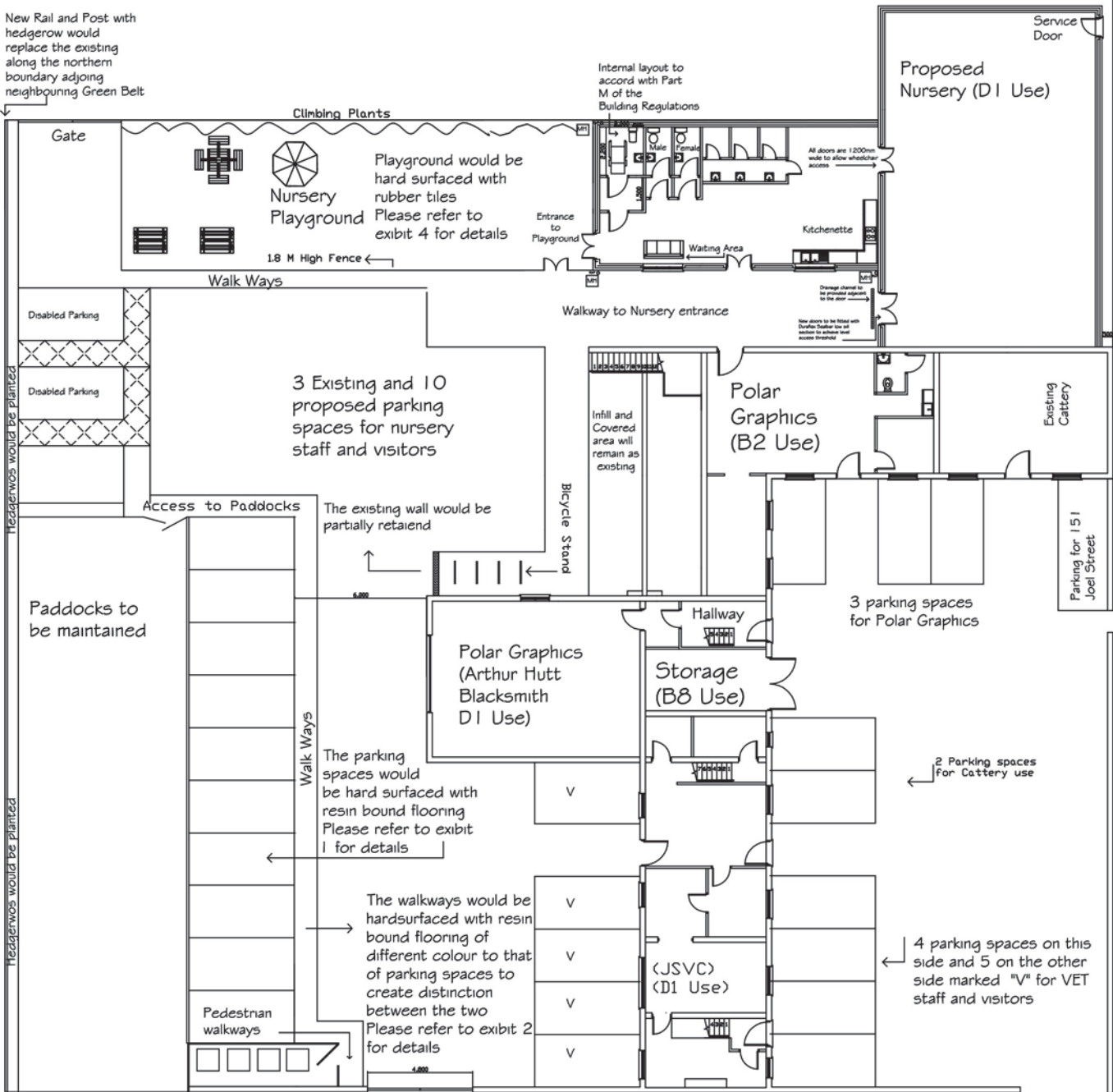


Existing Ground Floor Plan  
Scale 1:200



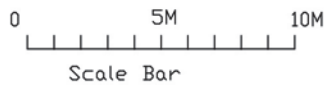
Date	June 2012	Scale	1:200	Proj No.	JSF/003/2
Drawn	Existing Ground Floor Plan				
Client	Mr. A. J. Ismail				
Job	Joel Street Farm				
	16 The Falway, South Ruislip, Middlesex, HA4 0RY MOBILE: 07881 378580 email: hareer.arya@gmail.com				
	Arya Designs				
Date	28/06/2012	Revision	A		

New Rail and Post with hedgerow would replace the existing along the northern boundary adjoining neighbouring Green Belt

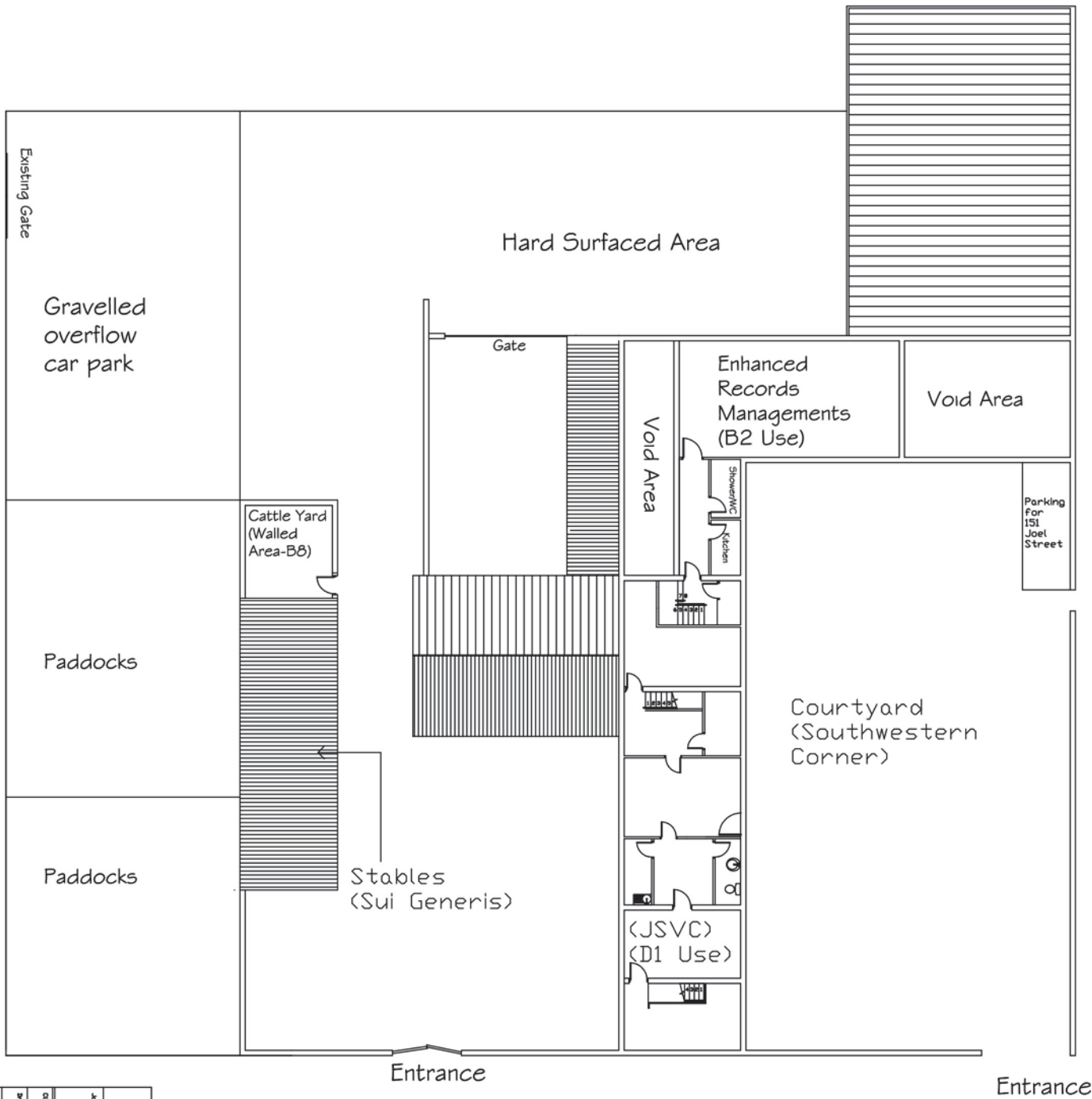


The Euro Bins would be serviced from Joel Street, and the proposed uses would be serviced within the site

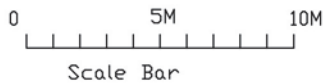
### Proposed Ground Floor Plan Scale 1:200



Job	Joel Street Farm
Client	Mr. A. J. Ismail
Drawn	Proposed Ground Floor Plan
Date	June 2012
Scale	1:200
Drawn By	JSF/003/6E
Job No.	16 The Fairway, South Ruislip, Middlesex, HA4 0RY
MOBILE: 07881 378580 - email: hareer.arya@gmail.com	
Arva Designs	
Rev	Date
A	26/06/2012
B	02/07/2012
C	04/07/2012
D	04/07/2012
E	22/07/2012

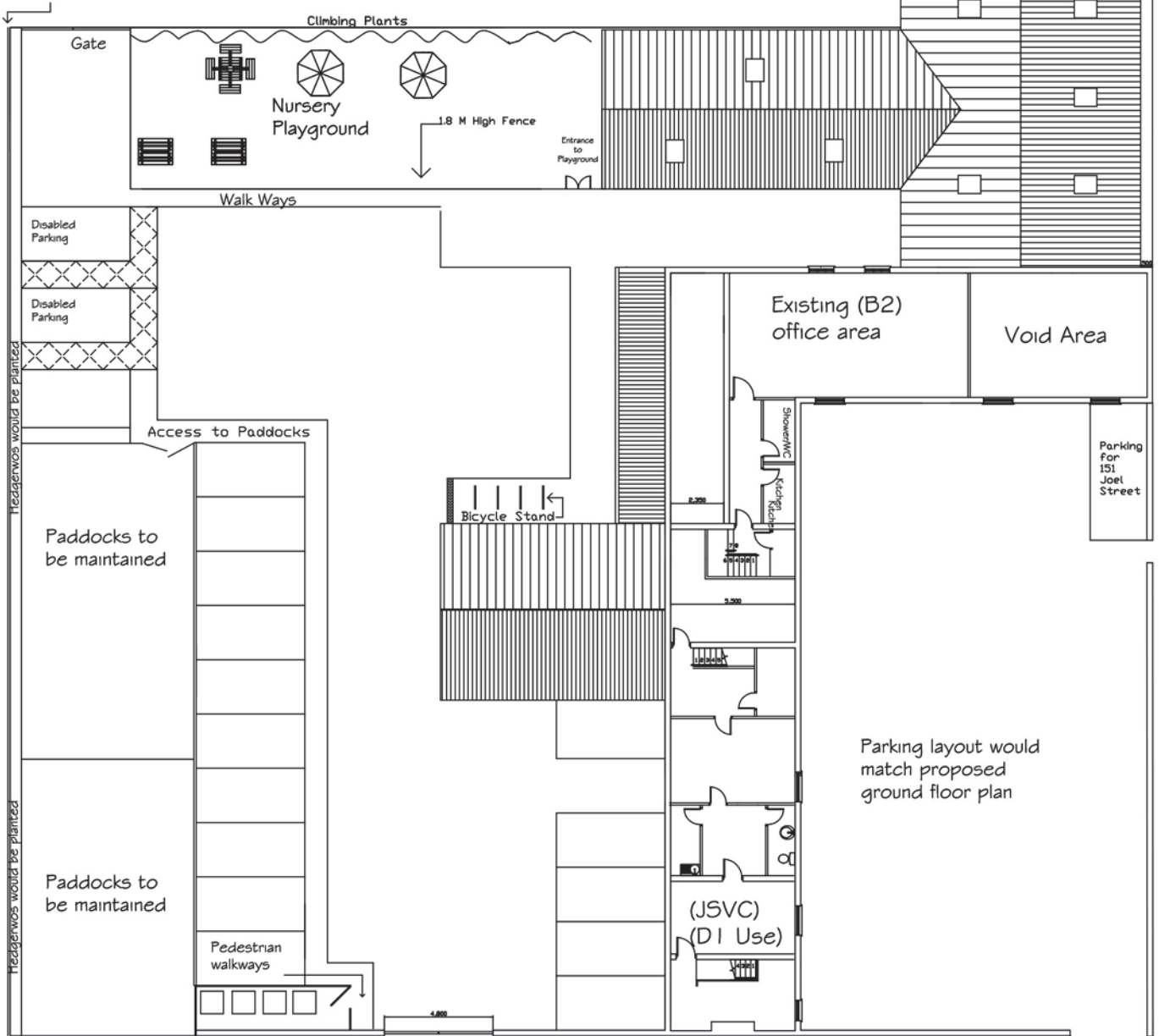


Existing First Floor Plan  
Scale 1:200



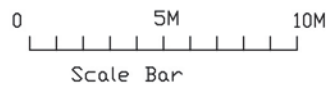
Job	Joel Street Farm
Client	Mr. A. J. Ismail
Drawn	Existing First Floor Plan
Date	June 2012
Scale	1:200
Proj. No.	JSF/003/3A
16 The Fairway, South Ruislip, Middlesex HA4 0RY MOBILE: 07891 378580 • Email: hareer.arya@gmail.com	Arya Designs
28/06/2012 A	

New Rail and Post with hedgerow would replace the existing along the northern boundary adjoining the neighbouring Green Belt



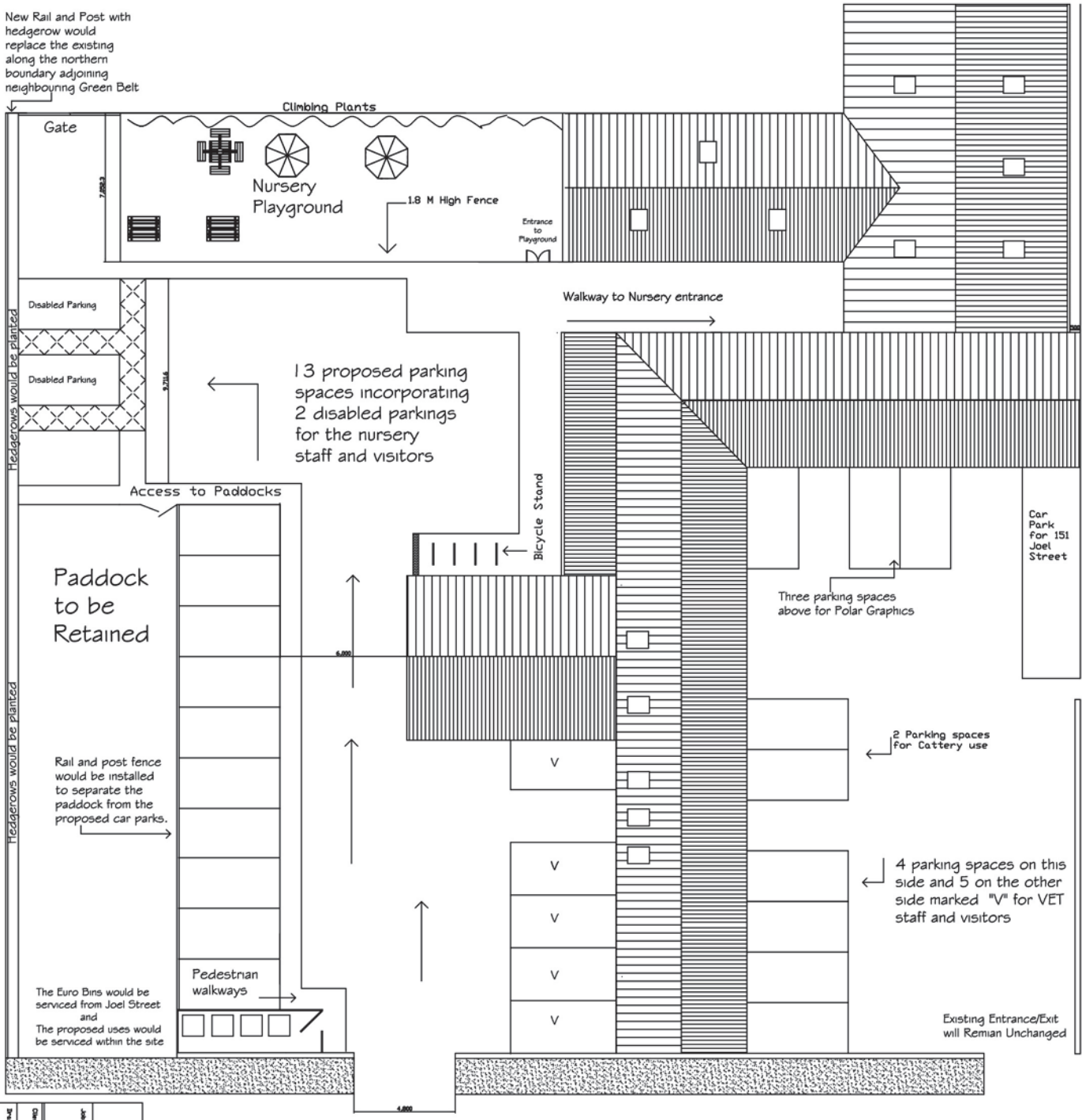
The Euro Bins would be serviced from Joel Street, and The proposed uses would be serviced within the site

### Proposed First Floor Plan Scale 1:200



Job No.	16 The Fairway, South Ruislip, Middlesex, HA4 0RY
Client	MOBILE: 07881 378580 • email: hareer.arya@gmail.com
Drawn	Arya Designs
Checked	Mr. A. J. Ismail
Project	Proposed First Floor Plans
Date	June 2012
Scale	1:200
Proj. No.	JSF/003/7E
Rev. No.	1
Rev. 2	
Rev. 3	
Rev. 4	
Rev. 5	
Rev. 6	
Rev. 7	
Rev. 8	
Rev. 9	
Rev. 10	

New Rail and Post with hedgerow would replace the existing along the northern boundary adjoining neighbouring Green Belt

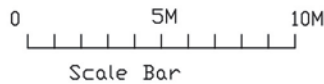


Existing exit/entrance will be extended by 1.8m in accordance with Highways recommendation to achieve a 4.8m wide dropped kerb and entrance

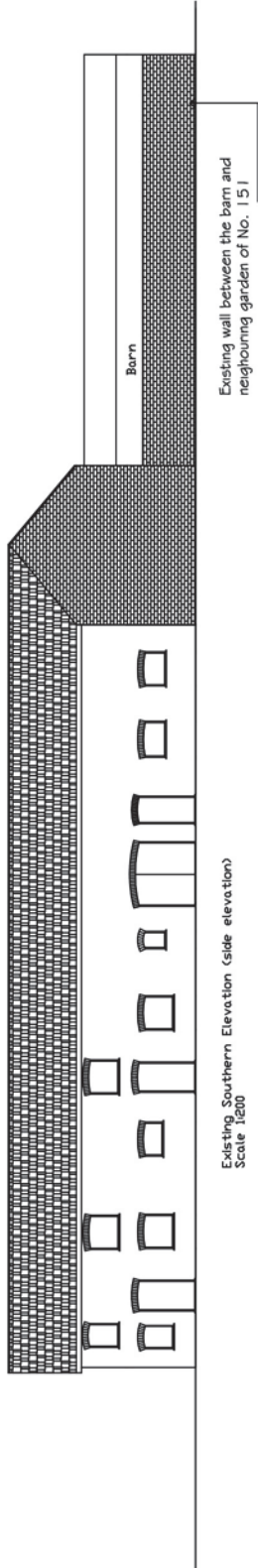
Existing Vehicular Crossover

Joel Street

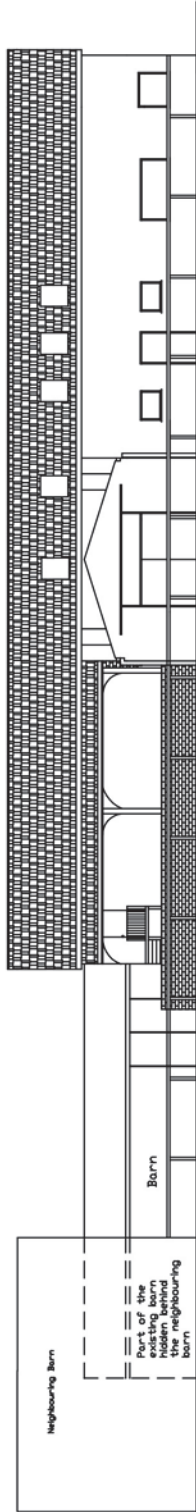
Proposed Roof and Layout Plans  
Scale 1:200



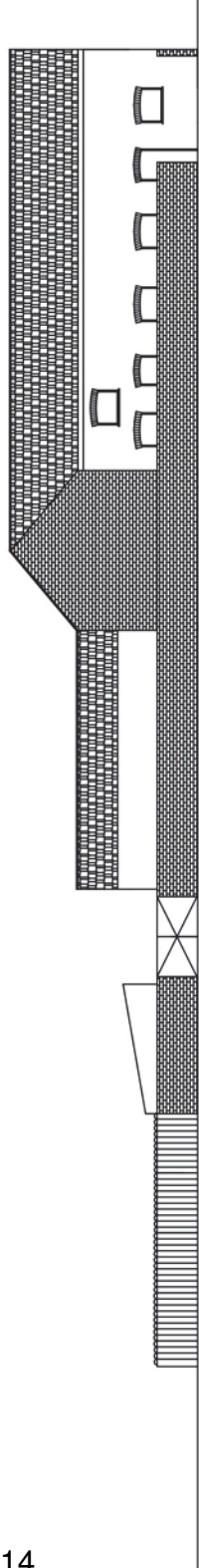
Job No	16 The Fairway, South Ruislip, Middlesex, HA4 0RY
Client	Mr. A. J. Ismail
Drawn	Proposed Roof and Layout Plans
Date	June 2012
Scale	1:200
Proj No	JSF/003/10E
Rev	01/06/2012 A 02/06/2012 B 04/07/2012 C 07/07/2012 D
Rev	01/06/2012 A 02/06/2012 B 04/07/2012 C 07/07/2012 D



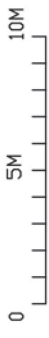
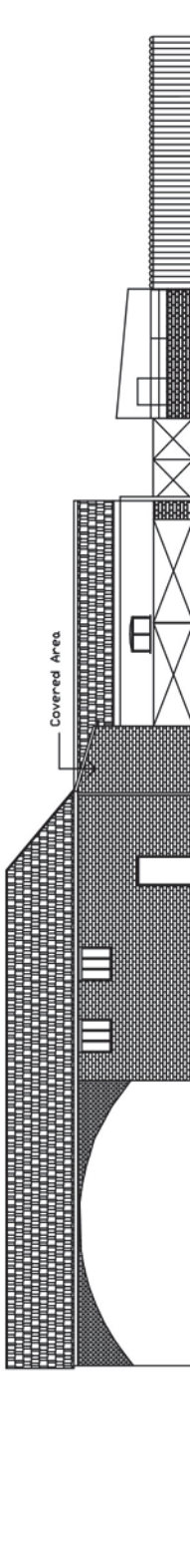
Existing wall between the barn and neighbouring garden of No. 151



Part of the existing barn hidden behind the neighbouring barn

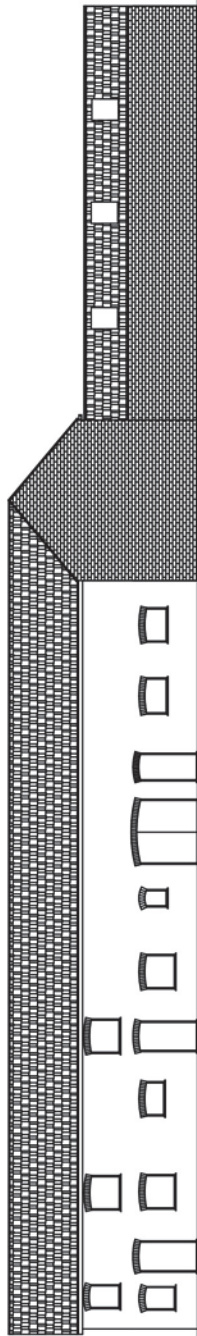


Covered Area

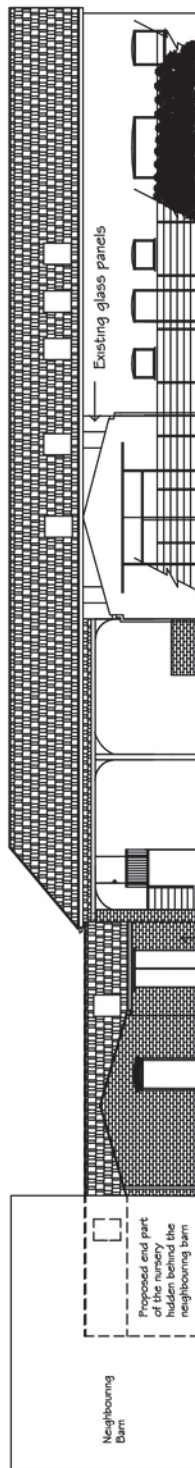


Scale Bar

<p><b>Arya Designs</b>  <b>16 The Fairway, South Ruislip, Middlesex HA4 0RY</b>  <b>MOBILE: 07851 378580 - email: hareer.arya@gmail.com</b></p>	
<p><b>Job</b>  <b>Joel Street Farm</b></p>	<p><b>Date</b>          28/06/2012 A          28/06/2012 B          01/06/2012 C</p>
<p><b>Client</b>  <b>Mr. A. J. Ismat</b></p>	<p><b>Drawn</b>  <b>Existing Elevations</b></p>
<p><b>Date</b>          June 2012</p>	<p><b>Scale</b>          1:200</p>
<p><b>Proj. No.</b>  <b>JSF/003/4C</b></p>	



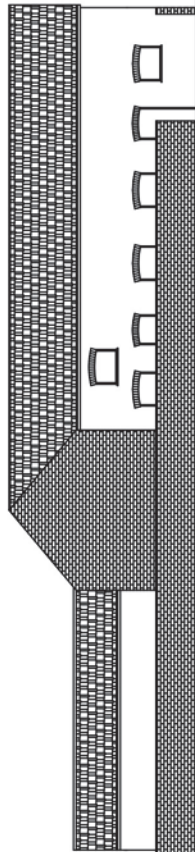
Proposed Southern Elevation (Side Elevation)  
Scale 1:200



Proposed Northern Elevation (Side elevation)  
Scale 1:200

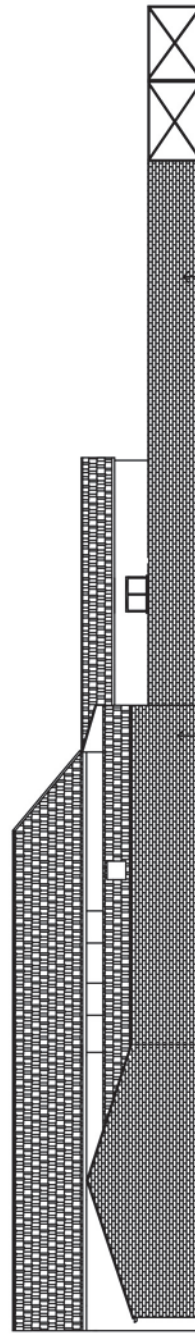
Hedgerows would be planted behind the rail and post to screen the parking and compliment the neighbouring Green Belt

The Proposed nursery will remain at its existing height and will be rebuild with a gable roof



Proposed Western Elevation  
(Joel street view)  
Scale 1:200

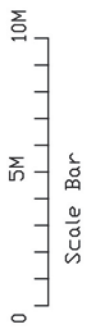
Existing wall would partly be demolished to accommodate entrance and partly would be extended to accommodate the new parking layout



Proposed Rear Elevation of Nursery

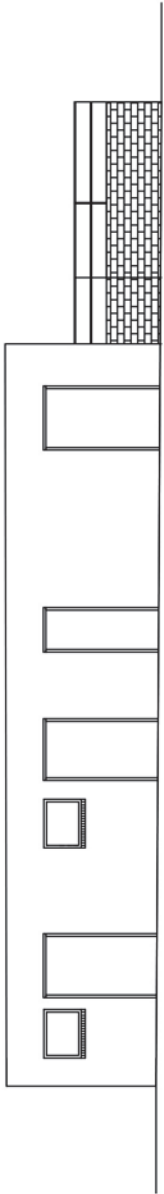
2m high brick wall to fence off Nursery playground and accommodate climbing plants

Proposed rear elevation of nursery

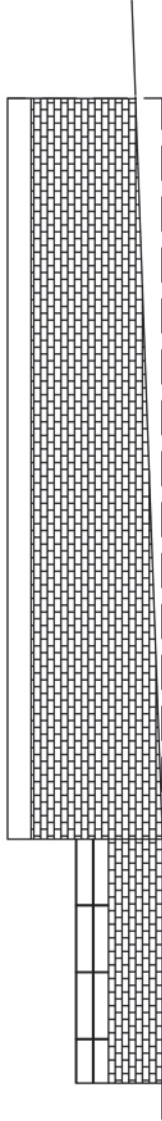


Proposed Eastern Elevation (Rear Elevation)  
Scale 1:200

<p><b>Arya Designs</b>  <b>16 The Fairway, South Ruislip, Middlesex HA4 0RY</b>  <b>MOBILE: 07881 378580 - email: hareer.arya@gmail.com</b></p>	
Job	<p><b>Joel Street Farm</b></p>
Client	<p><b>Mr. A. J. Ismat</b></p>
Drawing	<p><b>Proposed Elevation Plans</b></p>
Date	<p>June 2012</p>
Scale	<p>1:200</p>
Proj. No.	<p><b>JSF/003/BE</b></p>
Date	<p>28/06/2012</p>
Revision	<p>A B C D E</p>



Existing Southern or Front Elevation  
Scale 1:100

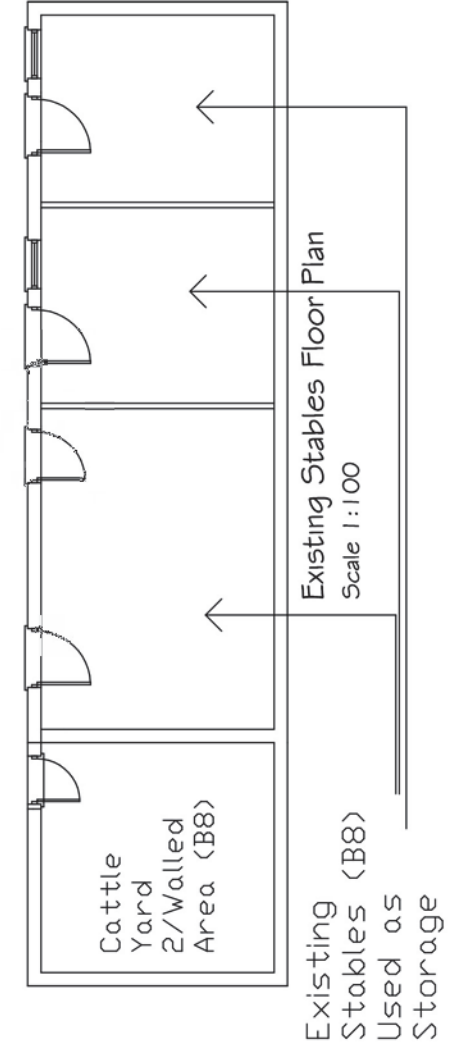


Existing Northern or Rear Elevation  
Scale 1:100



Existing Eastern Side Elevation  
Scale 1:100

Existing Western Side Elevation  
Facing Joel Street  
Scale 1:100

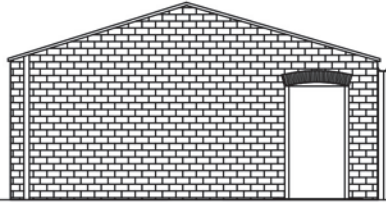


Existing Stables (B8)  
Used as Storage

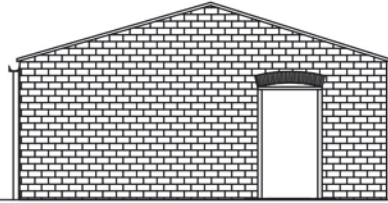


<p><b>Arya Designs</b> 16 The Fairway, South Ruislip, Middlesex, HA4 0RY MOBILE 07881 378580 - email: hareer.arya@gmail.com</p>		Date	Revisions
<p><b>Joel Street Farm</b></p>		Date	20/02/2012 A
Client	Mr. A. J. Ismat		
Drawing	Existing Stables Floor Plan and Elevations		
Date	June 2012	Scale	1:100
			Proj. No. <b>JSF(003/5A)</b>

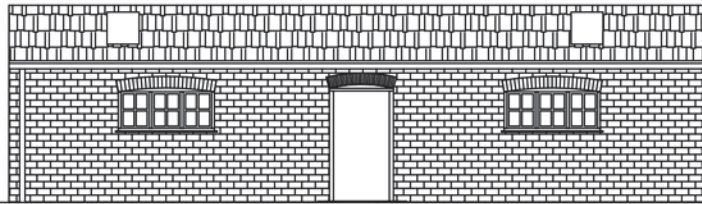




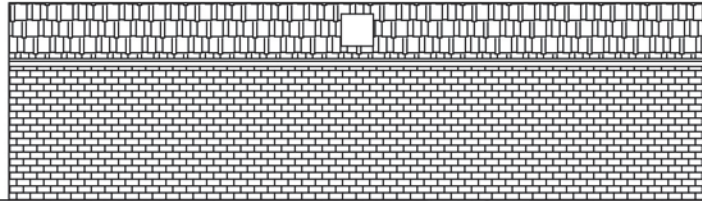
Proposed Side Elevation Facing the Play Ground  
Scale 1:100



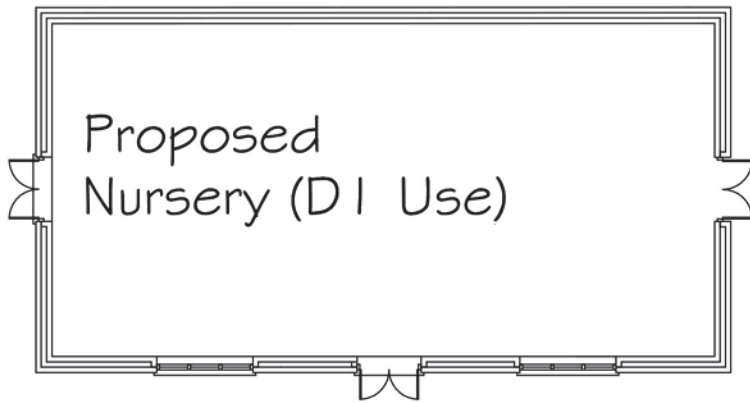
Proposed Side Elevation  
Scale 1:100



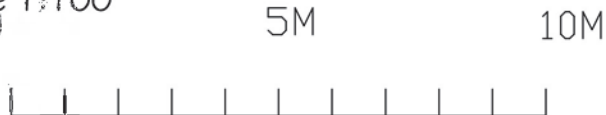
Proposed Front Elevation  
Scale 1:100



Proposed Rear Elevation  
Scale 1:100



Proposed Floor Plan (Nursery)  
Scale 1:100



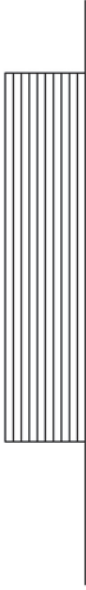
Scale Bar

Job	16 The Fairway, South Ruislip, Middlesex, HA4 0RY MOBILE 07881 378580 - email: hareer.arya@yahoo.co.uk
Client	Mr. A. J. Ismail
Drawn	Proposed Floor Plan and Elevations
Date	June 2012
Scale	1:100
Proj. No.	JSF/003/9D
Drawn	28/06/2012 07/07/2012 22/07/2014
Scale	As Indicated



Scale 1:100

The existing 1.5m high brick wall would form the side elevation of the proposed Euro Bin enclosure

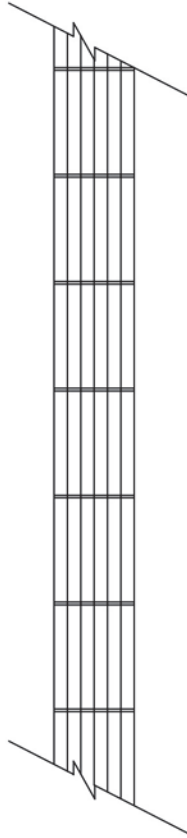


Scale 1:100  
Proposed side elevation of the Euro Bin enclosure 1.5m high wooden fence adjacent to proposed car park



Scale 1:100

Proposed front and side elevation of the Euro Bin enclosure (1.5m high wooden gate and fence)



Scale 1:100

New Rail and Post boundary fence would replace the existing fence along the northern boundary and would be extended to form boundary between the proposed parking spaces and the paddocks



Scale Bar



Example of hedgerows that would be planted behind the rail and post to screen the parking and compliment the neighbouring Green Belt

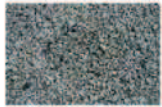
<p><b>Arya Designs</b>          16 The Fairway, South Ruislip, Middlesex, HA4 0RY          MOBILE 07881 378580 - email: hareer.arya@gmail.com</p>	
<p><b>Job</b>          Joel Street Farm</p>	<p><b>Date</b>          Revisions</p>
<p><b>Client</b>          Mr. A. J. Ismat</p>	
<p><b>Drawing</b>          Euro Bin Encloser Elevations and Rail &amp; Post Elevation</p>	
<p><b>Date</b>          March 2014</p>	<p><b>Scale</b>          1:100</p>
<p><b>Proj. No.</b>          JSF/003/11</p>	

## EXISBIT 1 : Proposed Example of Hard Surfaces and Parking Spaces

The parking area and drivable hard surfaces will be surfaced with resin bound flooring where a different colour as per Exhibit 3 is used for walkways.



These are the two colours for Resin bound flooring



## EXIBIT 2 : Proposed Example of Walkways for JSF



The walkways would be surfaced with resin bound flooring of a dark yellow/creamed nature to create a distinction between the car parking areas, walkways and other hard surfaces.

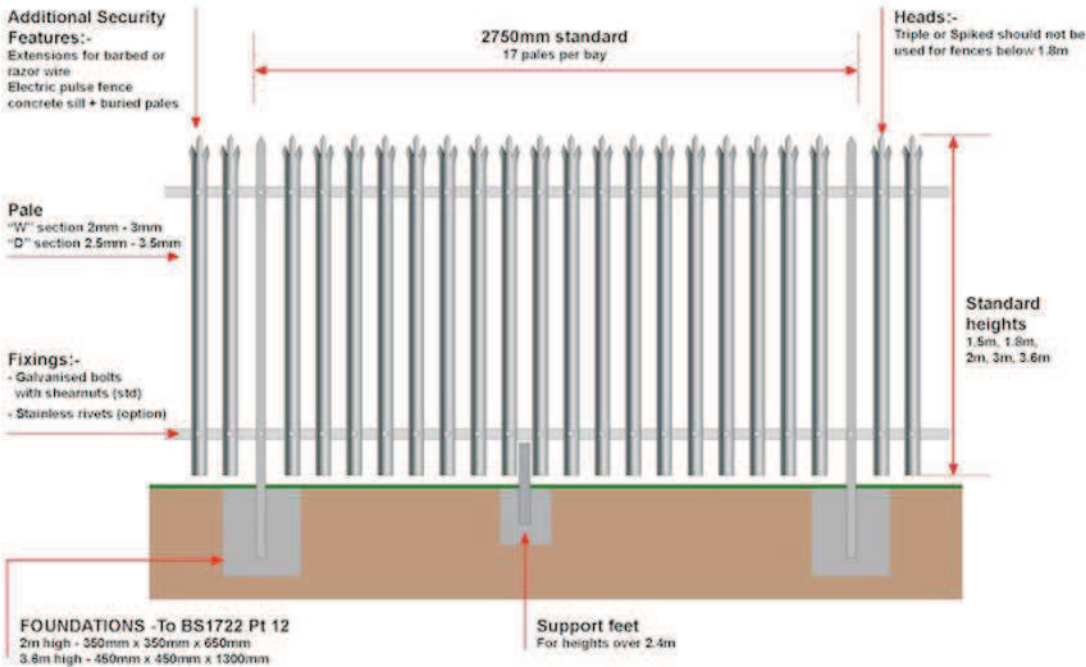
# EXIBIT 3 : Proposed Example of Palisade Fences for JSF

The existing wooden boundary fence along the northern boundary line where the silver birch trees would be planted will be replaced by green palisade fencing. The palisade fencing would continue around the paddock too to secure the site.

The Triple or Spiked heads will only be used for Northern and Western boundaries which form the outer boundaries of the site for security and safety. The paddocks' internal southern and eastern sides will have the normal 1.8m palisade without the Triple or Spiked heads.



The palisade fences would be installed by similar method below to ensure children’s and site users’ safety and security.



NOTE:- These show the most common typical options, other specifications are available

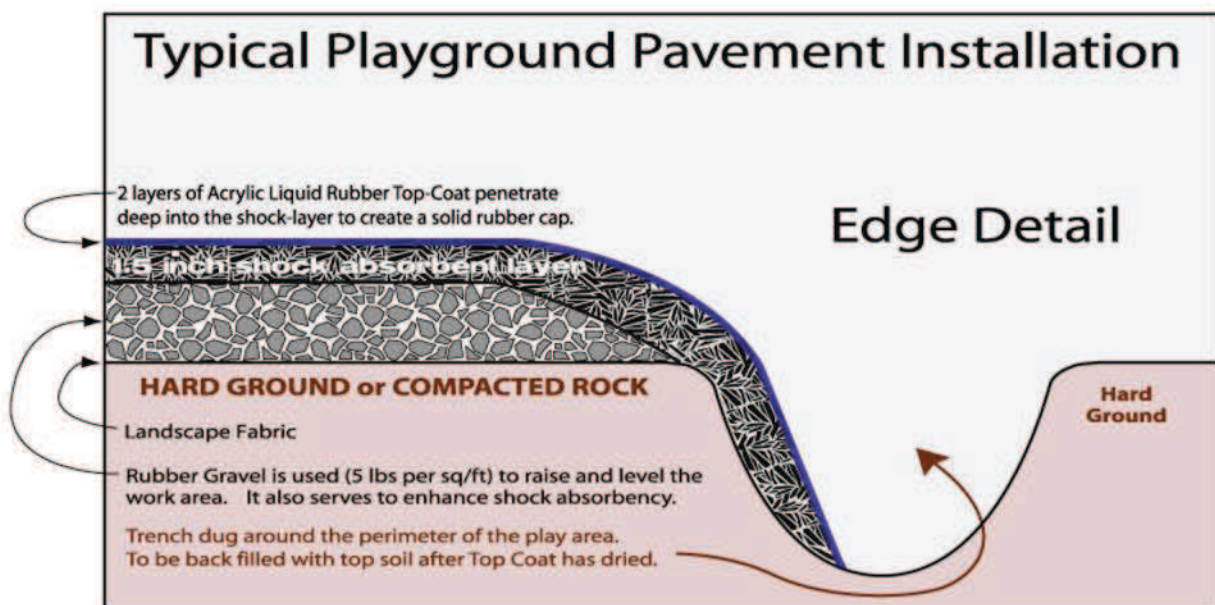
## EXIBIT 4 : Proposed Example of Nursery Playground for JSF

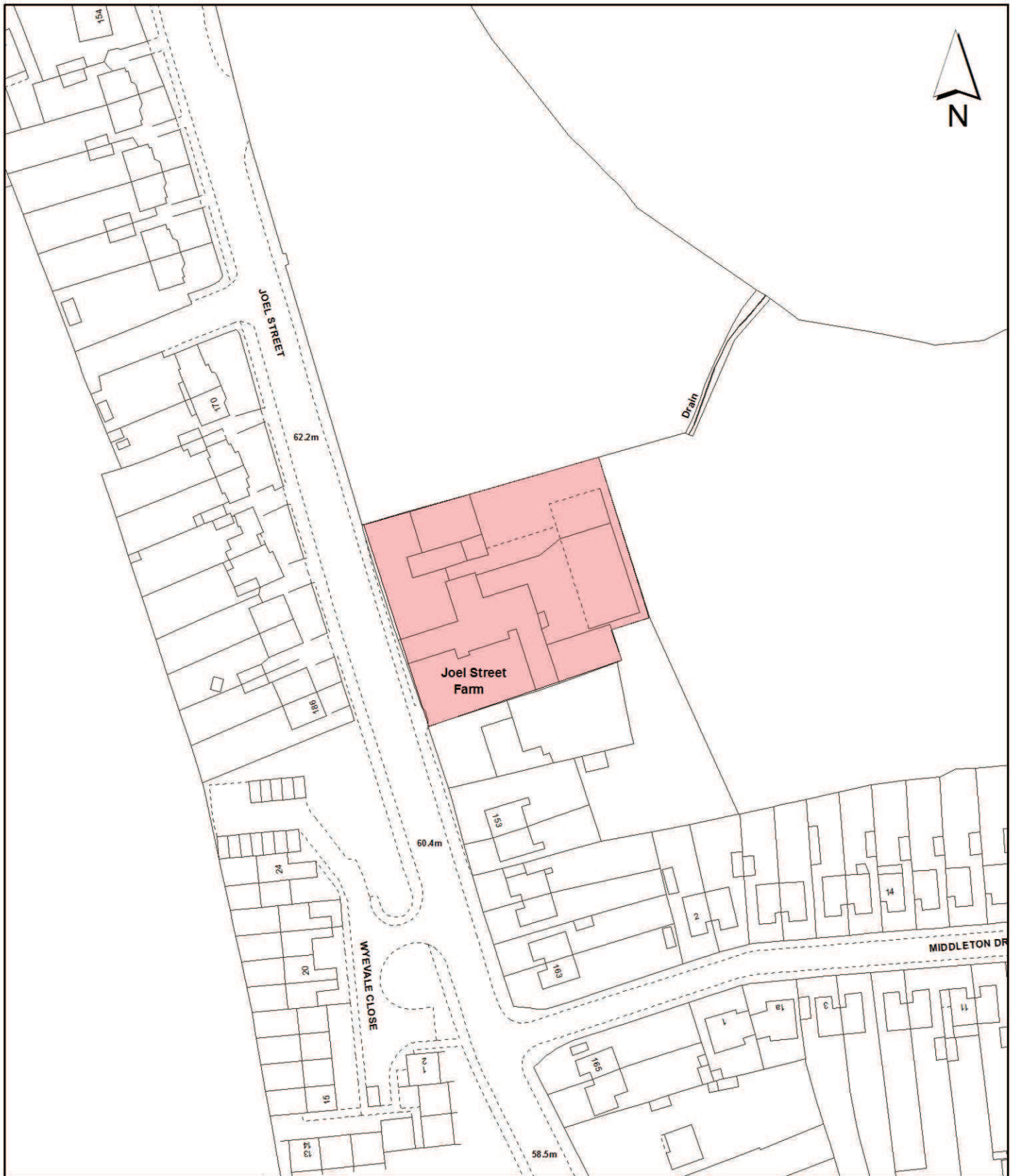
The enclosure (nursery playground) within the site will be fenced off on three sides by 1.8m high wooden fence painted in green.

The Eastern boundary adjacent to neighbouring farm will be a 2m high brick wall similarly matched to that of the existing buildings on site. In the interest of introducing more green to the site; climbing shrubs will be planted on the Eastern boundary brick wall. In time it would form a natural green screen for the playground which will enhance the site aesthetically.



A typical example of section plan for playground hardsurfacing





**Notes**

 Site boundary

For identification purposes only.  
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Site Address

**Joel Street Farm  
 Joel Street  
 Northwood**

**LONDON BOROUGH  
 OF HILLINGDON**

**Residents Services  
 Planning Section**

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

Planning Application Ref:  
**8856/APP/2013/3802**

Scale  
**1:1,250**

Planning Committee  
**North** Page 123

Date  
**August 2014**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 40 COOMBE DRIVE RUISLIP

**Development:** Single storey side/rear extension, part two storey side extension and part two storey rear extension to allow for conversion of existing dwelling into 2 x 2-bed self contained flats with associated parking and amenity space

**LBH Ref Nos:** 17682/APP/2014/456

**Date Plans Received:** 11/02/2014

**Date(s) of Amendment(s):** 11/02/2014

**Date Application Valid:** 20/03/2014

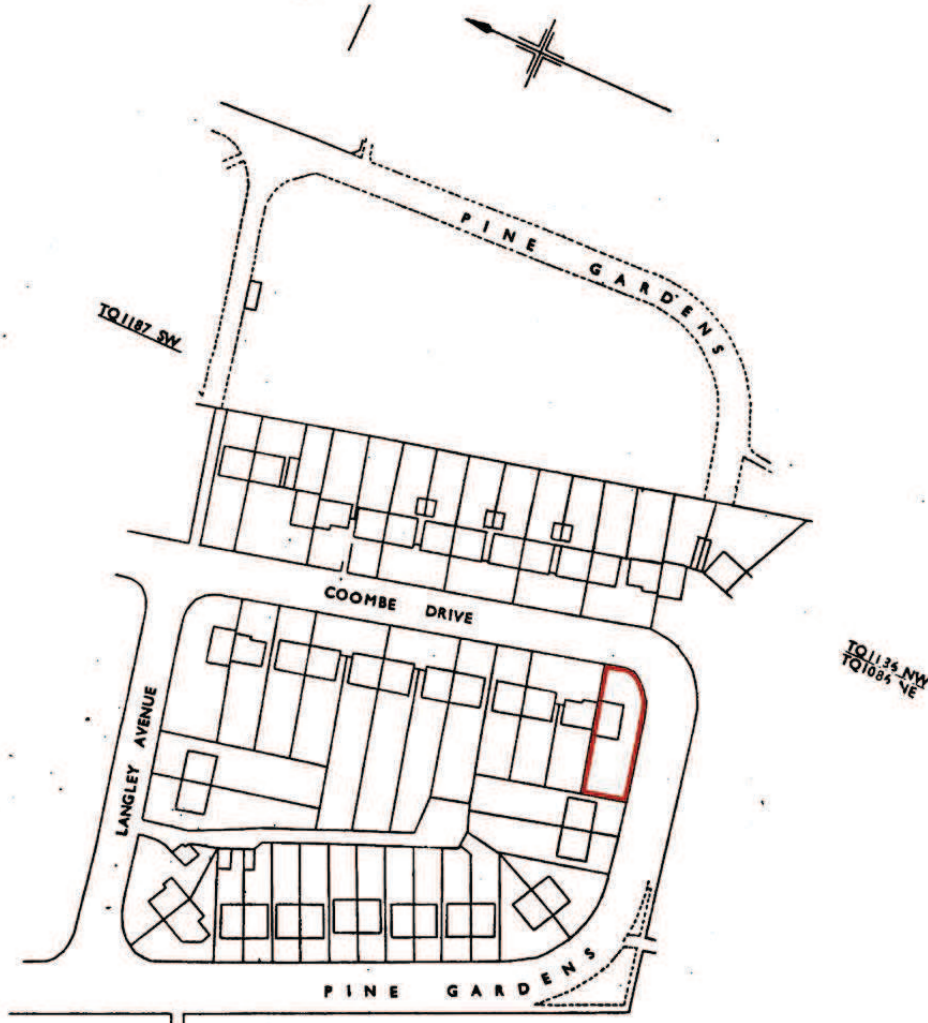


# H. M. LAND REGISTRY GENERAL MAP

MIDDLESEX SHEET TQ 1086 SECTION AB  
(NATIONAL GRID)

Scale 1/1250

RUISLIP PARISH



Old Reference X 10 CF  
Made and printed by the Director  
General of the Ordnance Survey,  
Chessington, Surrey, 1963 for HMLR  
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## TITLE No. AGL 15133

This is a copy of the title plan on 11 FEB 2014 at 10:11:17. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

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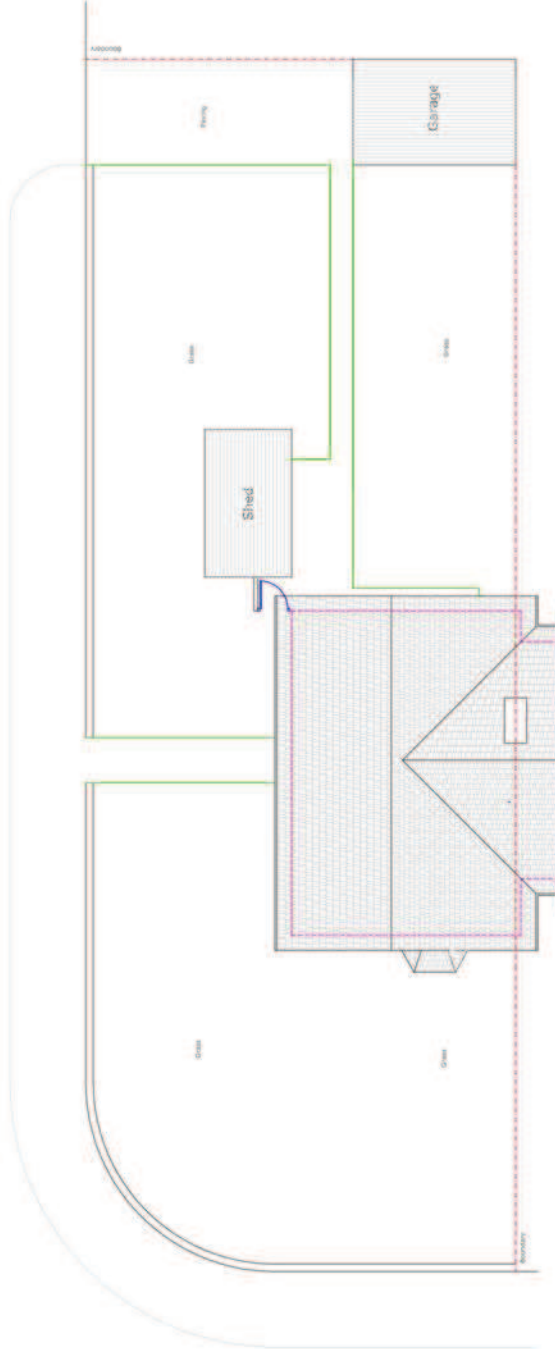
This title is dealt with by Land Registry, Wales Office.

Page 125

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COOMBE DRIVE

COOMBE DRIVE



**General Notes**

1. Any inconsistency or discrepancy in it to be brought to the attention and resolved by the architect.
2. All measurements in millimeters.
3. All work to be carried out in accordance with the latest relevant regulations.
4. Electrical installation has to comply with the latest relevant regulations.
5. All work to be carried out to the Local Authority's satisfaction.
6. All sizes and measurements to be checked on site.
7. All work to be carried out must not be used under any circumstances - high alumina cement in structural elements.
8. All work to be carried out must be checked on site.
9. Coombe Drive (A2) is owned by Keyvthall Design Ltd.



Ref	Area	Area	Area
1	21.00 m <sup>2</sup>	21.00 m <sup>2</sup>	21.00 m <sup>2</sup>
2	11.00 m <sup>2</sup>	11.00 m <sup>2</sup>	11.00 m <sup>2</sup>
3	11.00 m <sup>2</sup>	11.00 m <sup>2</sup>	11.00 m <sup>2</sup>

**KEYVTHALL DESIGN LTD**  
 Maryland, St. Mary's Road  
 Wrotham, Sevenoaks TN15 7AP  
 Tel: +44(0)7810-360 133  
 Fax: +44(0)7810-992 007  
 Email: info@keyvthalldesign.com

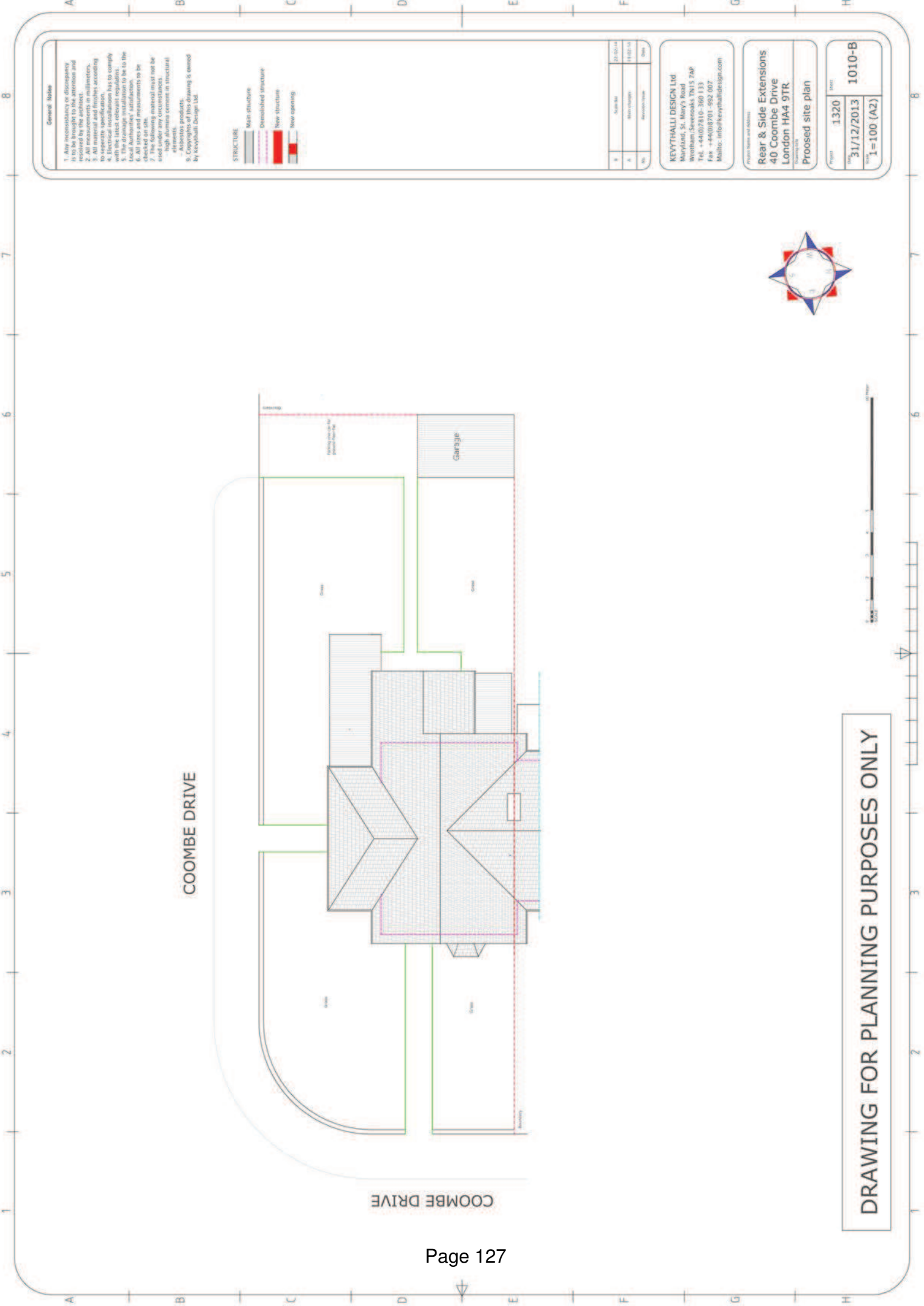
**Project Name and Address**  
 Rear & Side Extensions  
 40 Coombe Drive  
 London HA4 9TR

**Existing site plan**

Project: 1320  
 Date: 31/12/2013  
 Scale: 1 = 100 (A2)  
 Drawing No: 1004-B



**DRAWING FOR PLANNING PURPOSES ONLY**



**General Notes**

1. Any inconsistency or discrepancy in it to be brought to the attention and resolved by the architect.
2. All measurements in millimeters.
3. All measurements in millimeters.
4. Electrical installation has to comply with the latest relevant regulations.
5. All sizes and measurements to be checked on site.
6. All sizes and measurements to be checked on site.
7. All sizes and measurements to be checked on site.
8. All sizes and measurements to be checked on site.
9. Coombe Drive (Kewyhall) is owned by Kewyhall Design Ltd.



W	Scale Bar	20/02/14
R	Material Schedule	19/02/14
W	Material Schedule	19/02/14

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 Wrotham, Sevenoaks TN15 7AP  
 Tel: +44(0)7810-360 133  
 Fax: +44(0)7810-992 007  
 Mailto: info@keyythalidesign.com

**Project Name and Address**  
**Rear & Side Extensions**  
 40 Coombe Drive  
 London HA4 9TR

**Proposed site plan**

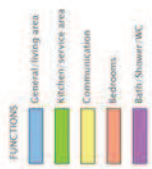
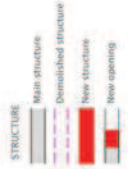
Project	1320	Drawn	1010-B
Date	31/12/2013		
Scale	1=100 (A2)		



**DRAWING FOR PLANNING PURPOSES ONLY**

**General Notes**

1. Any discrepancies or omissions in this drawing shall be brought to the attention and resolved by the architect.
2. All measurements in millimeters.
3. All material and finishes according to the specification.
4. Electrical installation has to comply with the latest relevant regulations.
5. The drainage installation to be to the satisfaction of the local authority.
6. All sizes and measurements to be checked on site.
7. The following materials must not be used:
  - Asbestos products.
  - High alumina cement in structural elements.
8. Copyright in this drawing is owned by Keythalli Design Ltd.



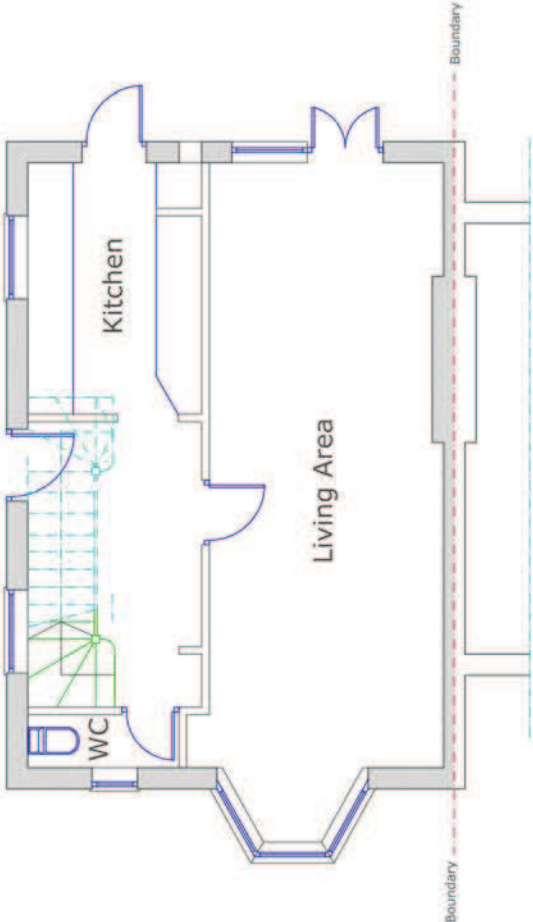
Scale Bar	1:100 (1:50)
North Arrow	1:100 (1:50)
Notes	

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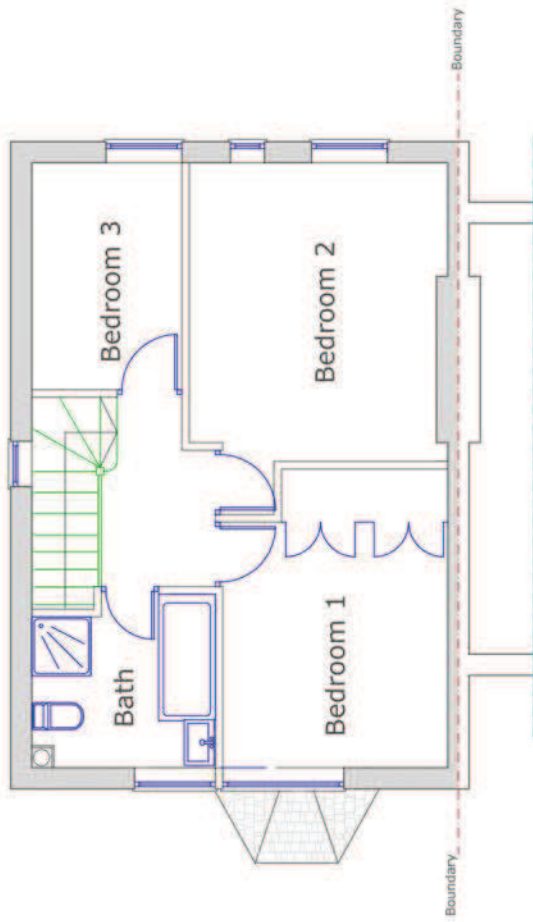
**Project Name and Address**  
 Rear & Side Extensions  
 40 Coombe Drive  
 London HA4 9TR

**Existing floor plans**

Project: 1320  
 Date: 31/12/2013  
 Title: 1001-B  
 Scale: 1=50 (A2)



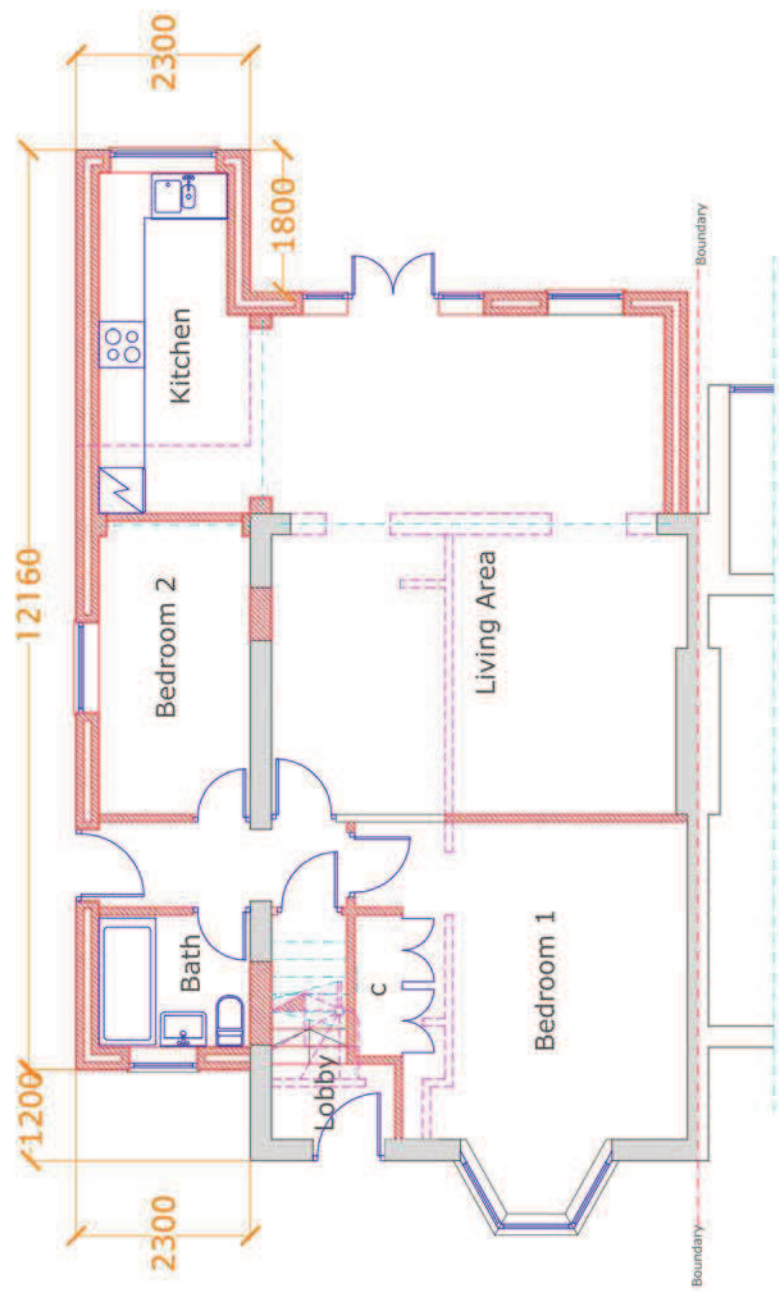
**EXISTING GROUND FLOOR**



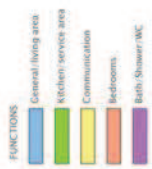
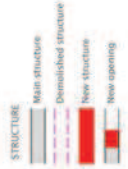
**EXISTING FIRST FLOOR**

**DRAWING FOR PLANNING PURPOSES ONLY**





- General Notes**
1. Any discrepancies or omissions in this drawing shall be brought to the attention and resolved by the architect.
  2. All measurements in millimeters.
  3. All material and finishes according to the specification.
  4. Electrical installation has to comply with the latest relevant regulations.
  5. The drainage installation to be to the satisfaction of the local authority.
  6. All doors and windows to be checked on site.
  7. The following materials must not be used:
    - High alumina cement in structural elements
    - Asbestos products.
    - Copolymers of PVC containing lead.
  8. Copyright in this drawing is owned by Keyvthalli Design Ltd.



W	Scale Bar	20 000 1:100
A	North Arrow	10 000 1:100
W	Revision Table	0000

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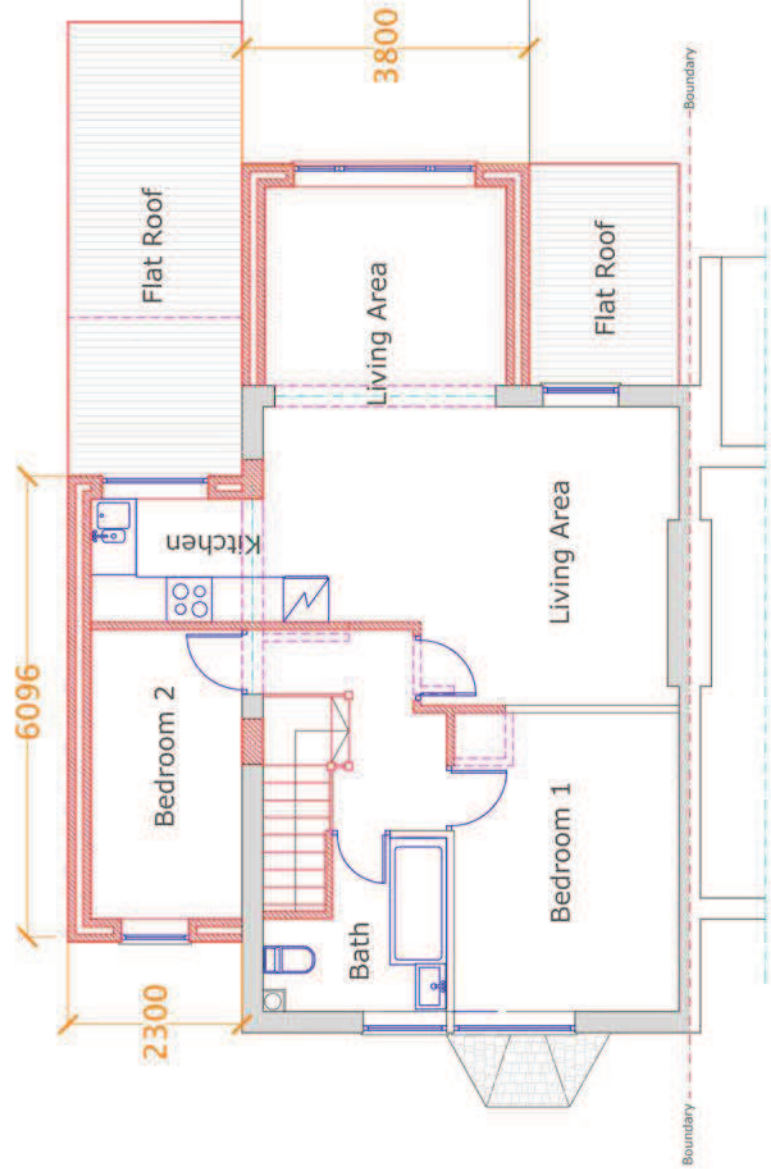
**Project Name and Address**  
 Rear & Side Extensions  
 40 Coombe Drive  
 London HA4 9TR

Proposed ground floor plan

Project	1320
Date	31/12/2013
Sheet	1005-B
Scale	1=50 (A2)

**DRAWING FOR PLANNING PURPOSES ONLY**





**General Notes**

1. Any discrepancies or omissions, it is to be brought to the attention and resolved by the architect.
2. All measurements in millimeters.
3. All material and finishes according to the specification.
4. Electrical installation has to comply with the latest relevant regulations.
5. The drainage installation to be to the satisfaction of the local authority.
6. All sizes and measurements to be checked on site.
7. The following materials must not be used:
  - High alumina cement in structural elements
  - Asbestos products.
  - Any material or finishing is owned by Keythalli Design Ltd.

- STRUCTURE**
- Main structure
  - Demolished structure
  - New structure
  - Door opening
- FUNCTIONS**
- General living area
  - Kitchen/service area
  - Communication
  - Bedrooms
  - Bath/ Shower/WC



W	Scale Bar	20 000 1:100
A	North Arrow	10 000 1:100
W	Revision Table	0000

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 Mailto: info@keythallidesign.com

**Project Name and Address**  
 Rear & Side Extensions  
 40 Coombe Drive  
 London HA4 9TR

**Proposed first floor plan**

Project	1320
Date	31/12/2013
Scale	1=50 (A2)
Sheet	1006-B

**DRAWING FOR PLANNING PURPOSES ONLY**



**General Notes**

- Any discrepancies or differences it to be brought to the attention and resolved by the architect.
- All measurements in millimeters.
- All material and finishes according to the specification.
- Electrical installation has to comply with the latest relevant regulations.
- The drainage installation to be to the satisfaction of the local authority.
- All sizes and measurements to be checked on site.
- The following materials must not be used:
  - Asbestos products.
  - High alumina cement in structural elements.
- The drawing is for information only and is owned by Keyvthalli Design Ltd.

**STRUCTURE**

- Main structure
- Demolished structure
- New structure
- New opening

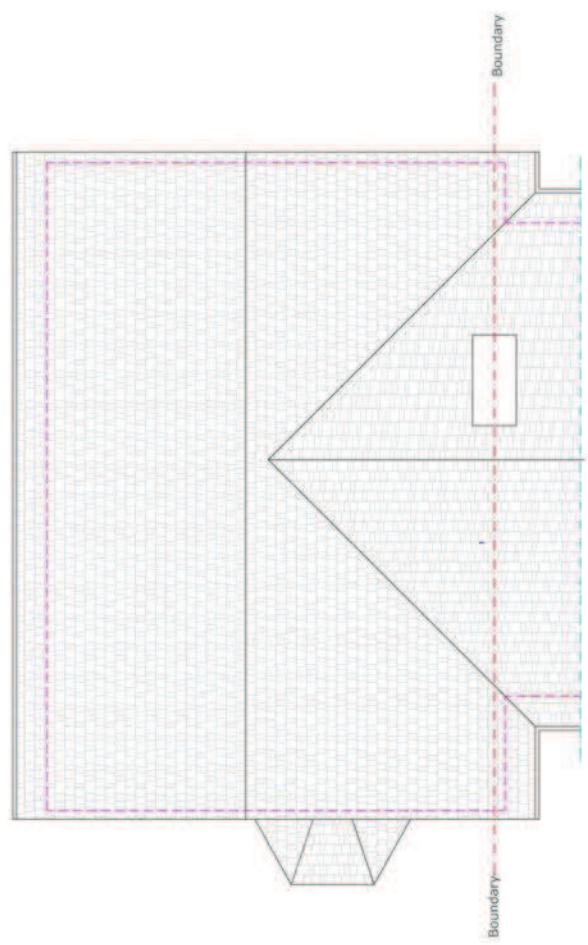
W	Scale Bar	23/02/14
A	Main Structure	19/02/14
W	Demolished Structure	
	Scale	

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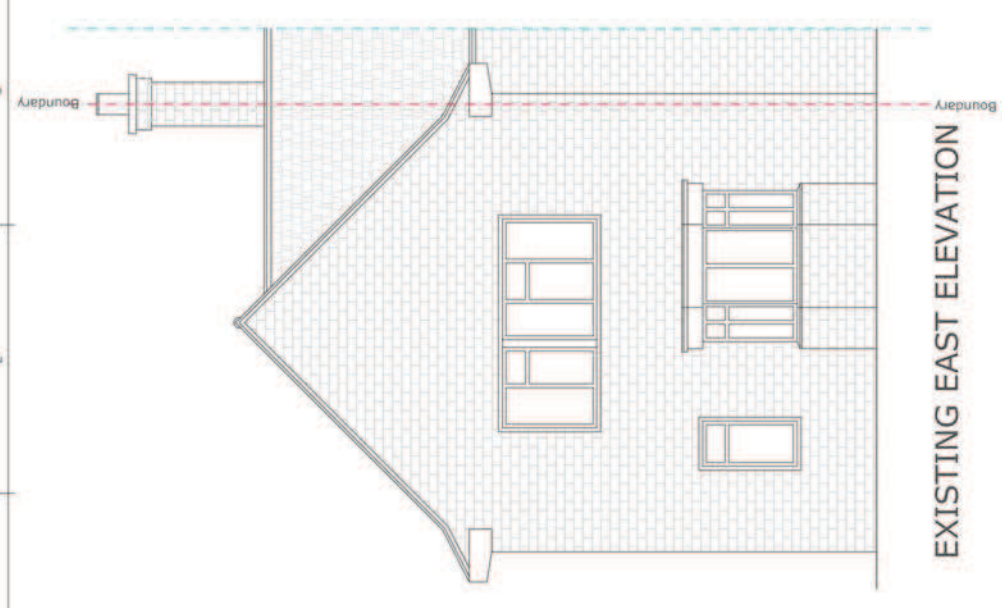
**Project Name and Address**  
**Rear & Side Extensions**  
 40 Coombe Drive  
 London HA4 9TR

**Drawing Title**  
 Existing East Elevation & Roof Plan

Project	1320	Date	31/12/2013	1003-B
Scale	1=50 (A2)			



EXISTING ROOF PLAN



EXISTING EAST ELEVATION

DRAWING FOR PLANNING PURPOSES ONLY



**General Notes**

1. Any discrepancies or omissions in this drawing shall be brought to the attention and resolved by the architect.
2. All measurements in millimeters.
3. All material and finishes according to the specification.
4. Electrical installation has to comply with the latest relevant regulations.
5. The drainage installation to be to the satisfaction of the local authority.
6. All sizes and measurements to be checked on site.
7. The following material must not be used:
  - Asbestos products.
  - High alumina cement in structural elements.
8. Copyright in this drawing is owned by Keythalli Design Ltd.

**STRUCTURE**

- Main structure
- Demolished structure
- New structure
- Roof opening

**FUNCTIONS**

- General living area
- Kitchen-service area
- Communication
- Bedrooms
- Bath-Shower/WC

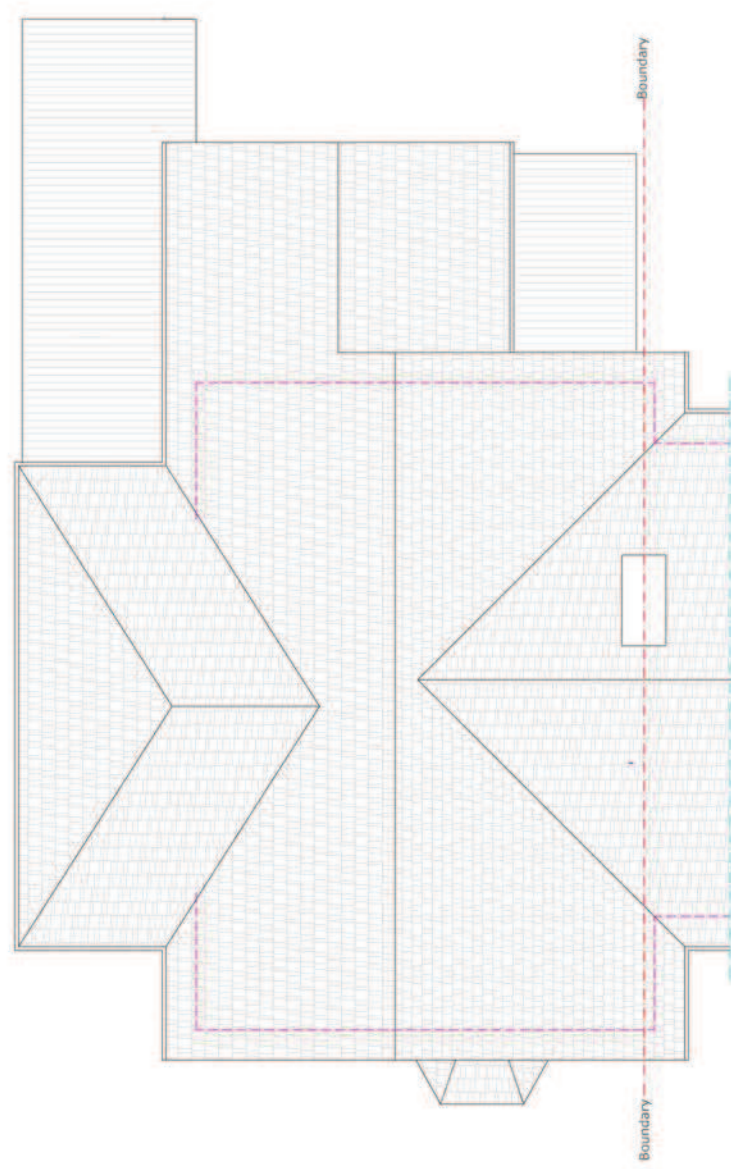
#	Scale Bar	20/02/14
#	Material Schedule	19/02/14
#	Material Schedule	19/02/14

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**Project Name and Address**  
**Rear & Side Extensions**  
 40 Coombe Drive  
 London HA4 9TR

**Proposed Roof Plan**

Project: 1320  
 Date: 31/12/2013  
 Scale: 1=50 (A2)  
 1009-B



**PROPOSED ROOF PLAN**

**DRAWING FOR PLANNING PURPOSES ONLY**





- General Notes**
1. All dimensions are given unless otherwise stated and are to be brought to the attention and resolved by the architect.
  2. All measurements in millimeters.
  3. All material and finishes according to specification.
  4. Electrical installation has to comply with the latest relevant regulations.
  5. The drainage installation to be in the form of a trench drain and measurements to be decided on site.
  6. All SIPS and measurements to be in accordance with the manufacturer's instructions.
  7. The following material must not be used:
    - Asbestos products.
    - Cement or any other material containing high alumina cement in structural elements.
  8. Copyright of this drawing is owned by Keyvthall Design Ltd.

**STRUCTURE**

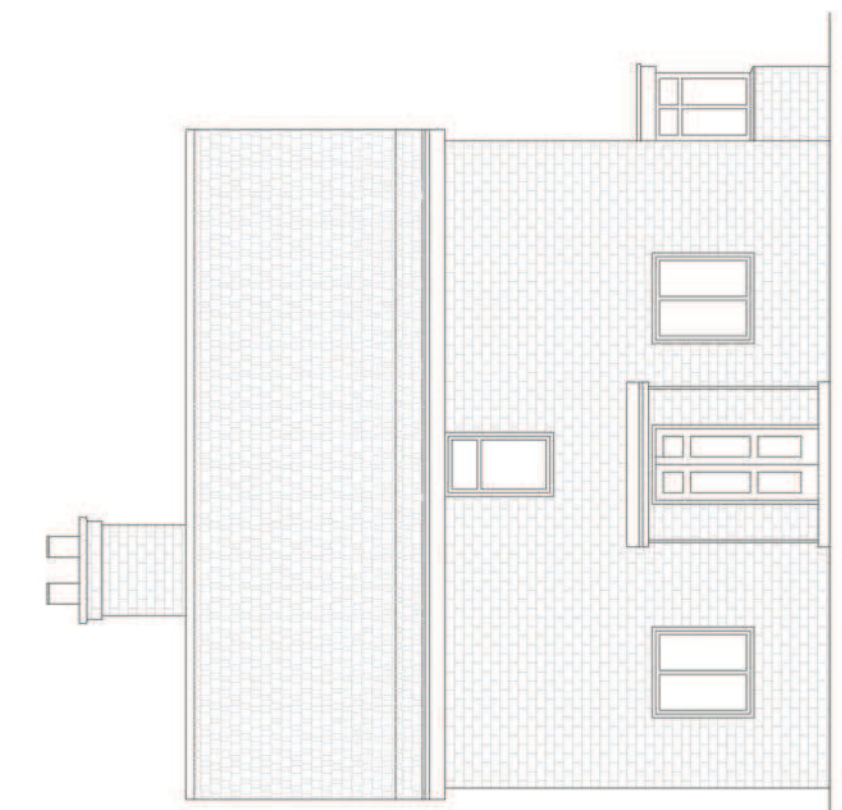
	Main structure
	Demolished structure
	New structure
	New opening

Scale Bar	1:100 / 1:50
Block Change	19/12/13
Date	19/12/13

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**Project Name and Address**  
 Rear & Side Extensions  
 40 Coombe Drive  
 London HA4 9TR  
 Existing West & South Elevations

Project	1320
Date	31/12/2013
Scale	1=50 (A2)
Sheet	1002-B



**EXISTING SOUTH ELEVATION**



**EXISTING WEST ELEVATION**



**DRAWING FOR PLANNING PURPOSES ONLY**

- General Notes**
- Any discrepancies or omissions in this drawing shall be brought to the attention and resolved by the architect.
  - All measurements in millimeters.
  - All material and finishes according to specification.
  - Electrical installation has to comply with the latest relevant regulations.
  - The drainage installation to be in the form of a trench drain.
  - All sizes and measurements to be checked on site.
  - The following materials must not be used:
    - Asbestos products.
    - High alumina cement in structural elements.
  - Proposed work is owned by Keyvthalli Design Ltd.

**STRUCTURE**

	Main structure
	Demolished structure
	New structure
	Near opening

W	Scale Bar	20 000 1:100
A	Block Number	1007-B
Rev	Revision/Change	Date

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**Project Name and Address**  
**Rear & Side Extensions**  
 40 Coombe Drive  
 London HA4 9TR

Project	1320	Drawn	1007-B
Date	31/12/2013	Scale	1=50 (A2)



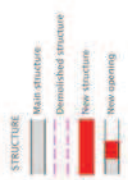
**PROPOSED EAST ELEVATION**

**PROPOSED WEST ELEVATION**



**DRAWING FOR PLANNING PURPOSES ONLY**

- General Notes**
1. Any discrepancies or omissions, it is to be brought to the attention and resolved by the architect.
  2. All measurements in millimeters.
  3. All material and finishes according to the specification.
  4. Electrical installation has to comply with the latest relevant regulations.
  5. The drainage installation to be to the satisfaction of the local authority.
  6. All steps and measurements to be checked on site.
  7. The following materials must not be used:
    - High alumina cement in structural elements
    - Asbestos products.
    - Cement or mortar containing admixtures owned by Keythalli Design Ltd.

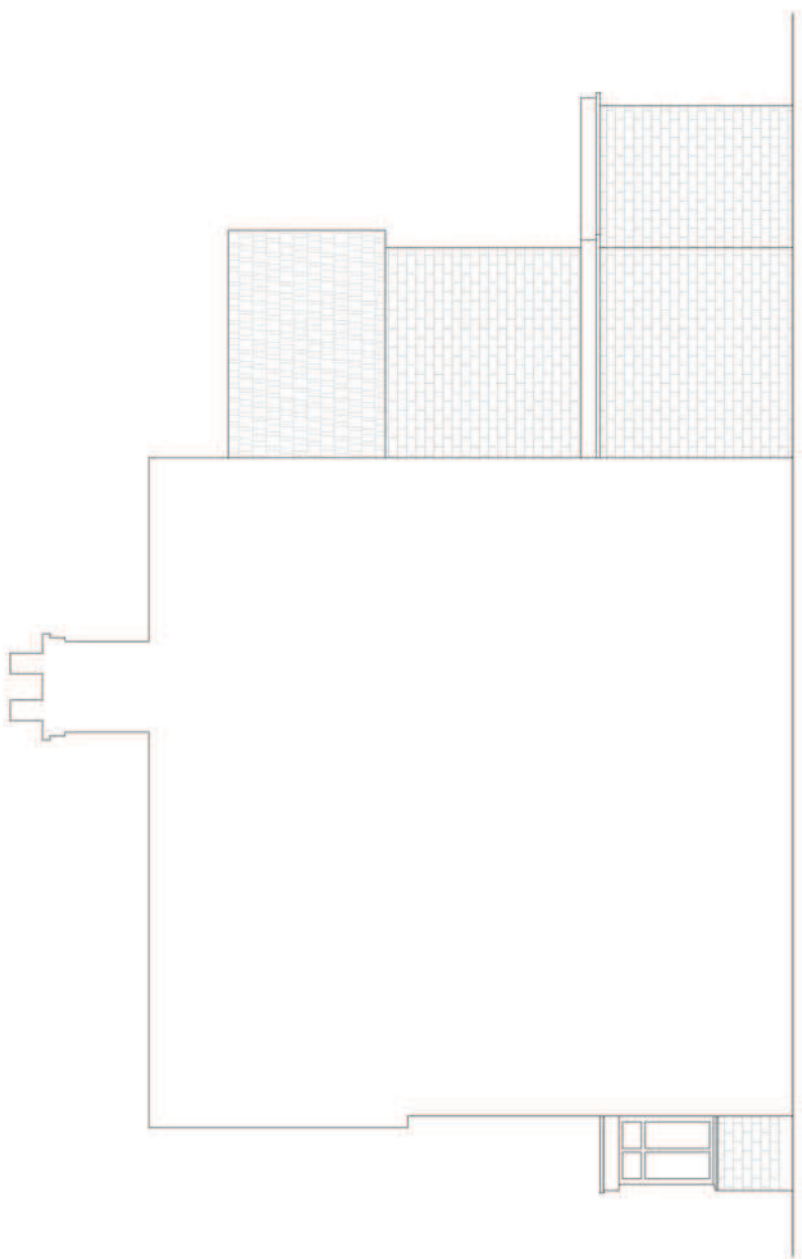


Project No.	1320
Date	31/12/2013
Scale	1=50 (A2)

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 Fax: +44(0)8701-992 007  
 Mailto: info@keythallidesign.com

**Rear & Side Extensions**  
 40 Coombe Drive  
 London HA4 9TR

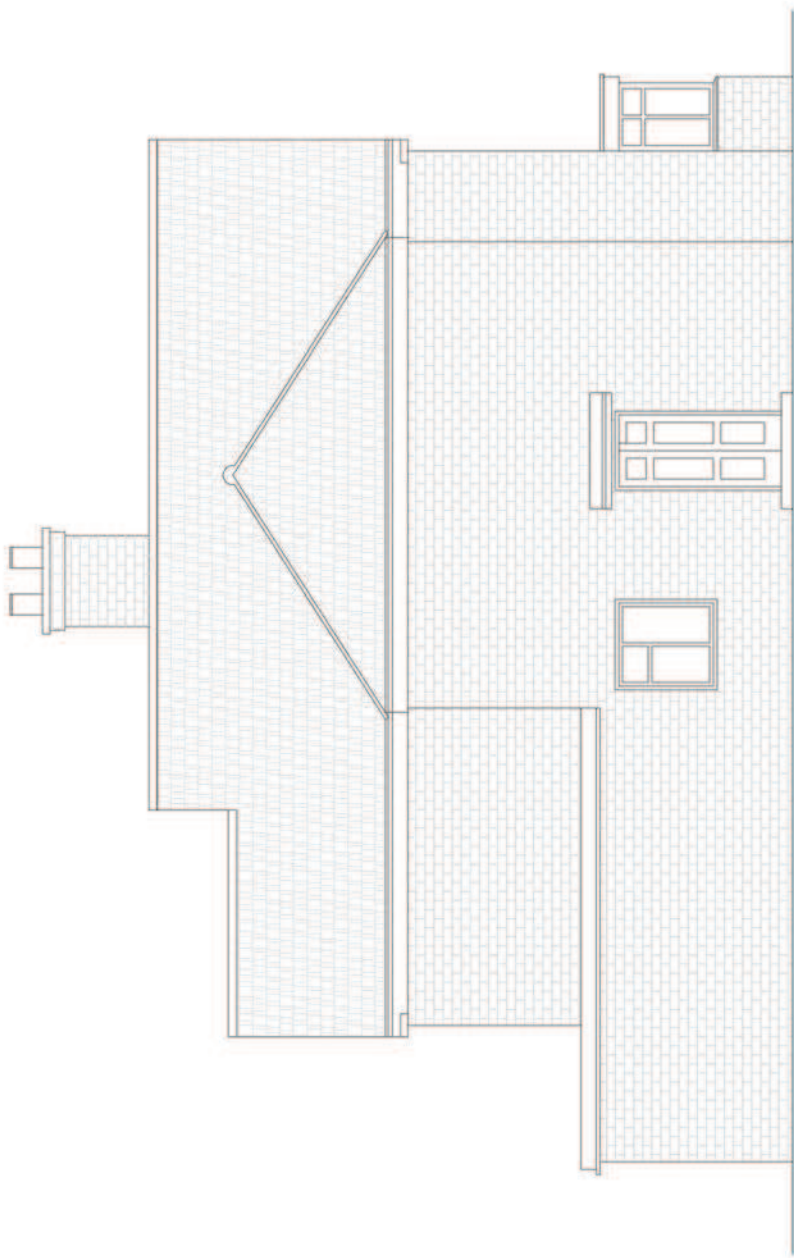
**Proposed North Elevation**



**PROPOSED NORTH ELEVATION**

**DRAWING FOR PLANNING PURPOSES ONLY**





PROPOSED SOUTH ELEVATION

General Notes

1. Any restrictions or disclaimers it to be brought to the attention and resolved by the architect.
2. All measurements in millimeters.
3. All material and finishes according to the specification and schedule.
4. Electrical installation has to comply with the latest relevant regulations.
5. The drainage installation to be to the satisfaction of the local authority.
6. All sizes and measurements to be checked on site.
7. The following materials must not be used:
  - Asbestos products.
  - High alumina cement in structural elements.
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STRUCTURE

	Main structure
	Demolished structure
	New structure
	New opening

W	Scale Bar	20/05/14
A	Main Drawing	10/02/16
Rev	Revisions/Issues	Date

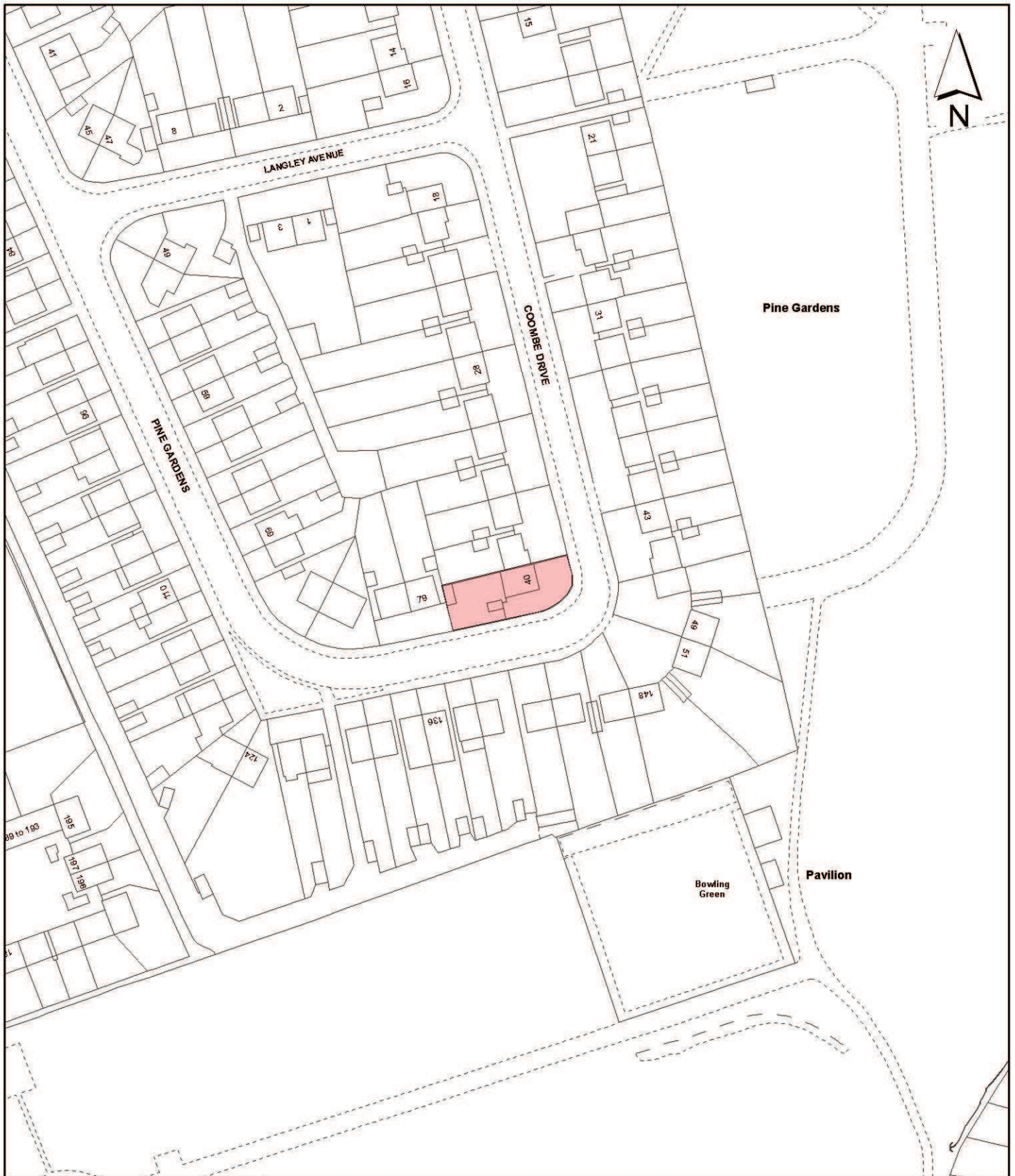
**KEYTHALLI DESIGN Ltd**  
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 Wrotham, Sevenoaks TN15 7AP  
 Tel. +44(0)7810-360 133  
 Fax +44(0)7810-992 007  
 Mailto: info@keythallidesign.com

Project Name and Address  
**Rear & Side Extensions**  
 40 Coombe Drive  
 London HA4 9TR

Proposed South Elevation  
 Project No: 1320  
 Date: 31/12/2013  
 Ref: 1008-B  
 Scale: 1=50 (A2)

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**Notes**

 Site boundary

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Site Address

**40 Coombe Drive  
Ruislip**

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

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

Planning Application Ref:

**17682/APP/2014/456**

Scale

**1:1,250**

Planning Committee

**North** Page 137

Date

**August 2014**



**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** GEORGES YARD SPRINGWELL LANE HAREFIELD

**Development:** Erection of 2 agricultural buildings

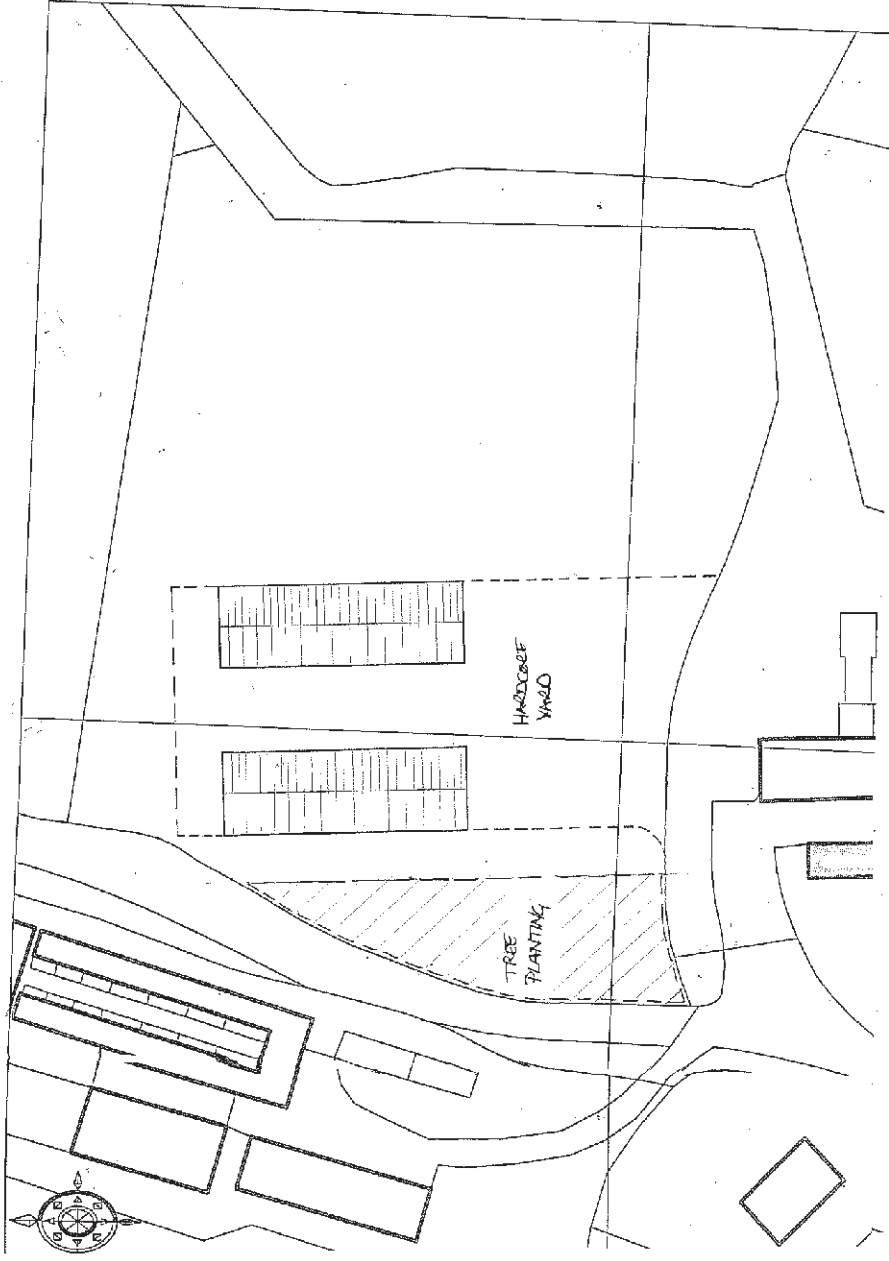
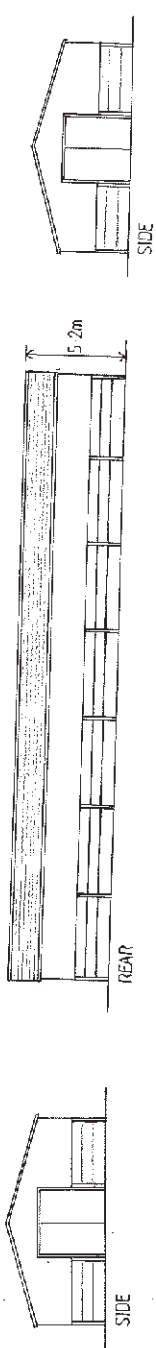
**LBH Ref Nos:** 2078/APP/2014/1582

**Date Plans Received:** 07/05/2014

**Date(s) of Amendment(s):**

**Date Application Valid:** 07/05/2014

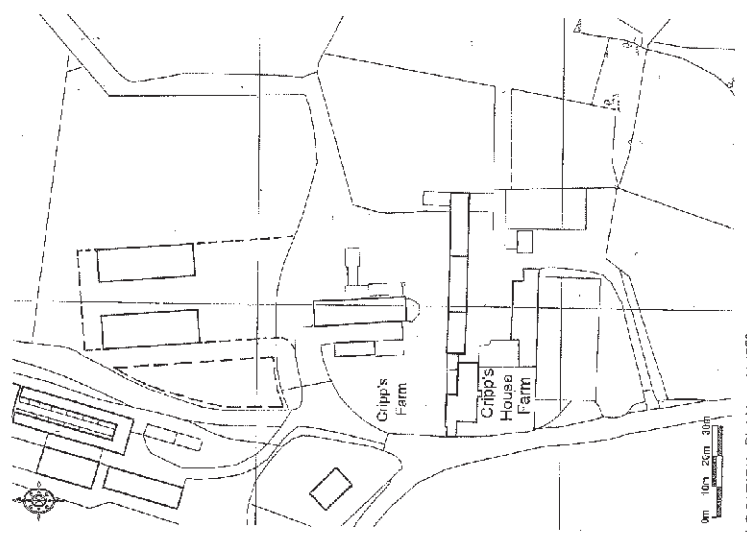
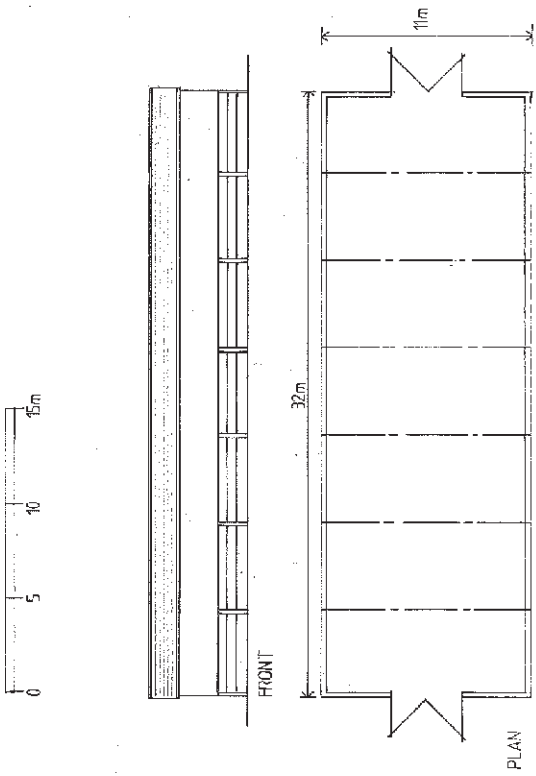
WALLS: PROFILED STEEL SHEET  
 ABOVE CONCRETE BLOCKS  
 ROOF: FIBRE CEMENT SHEETS

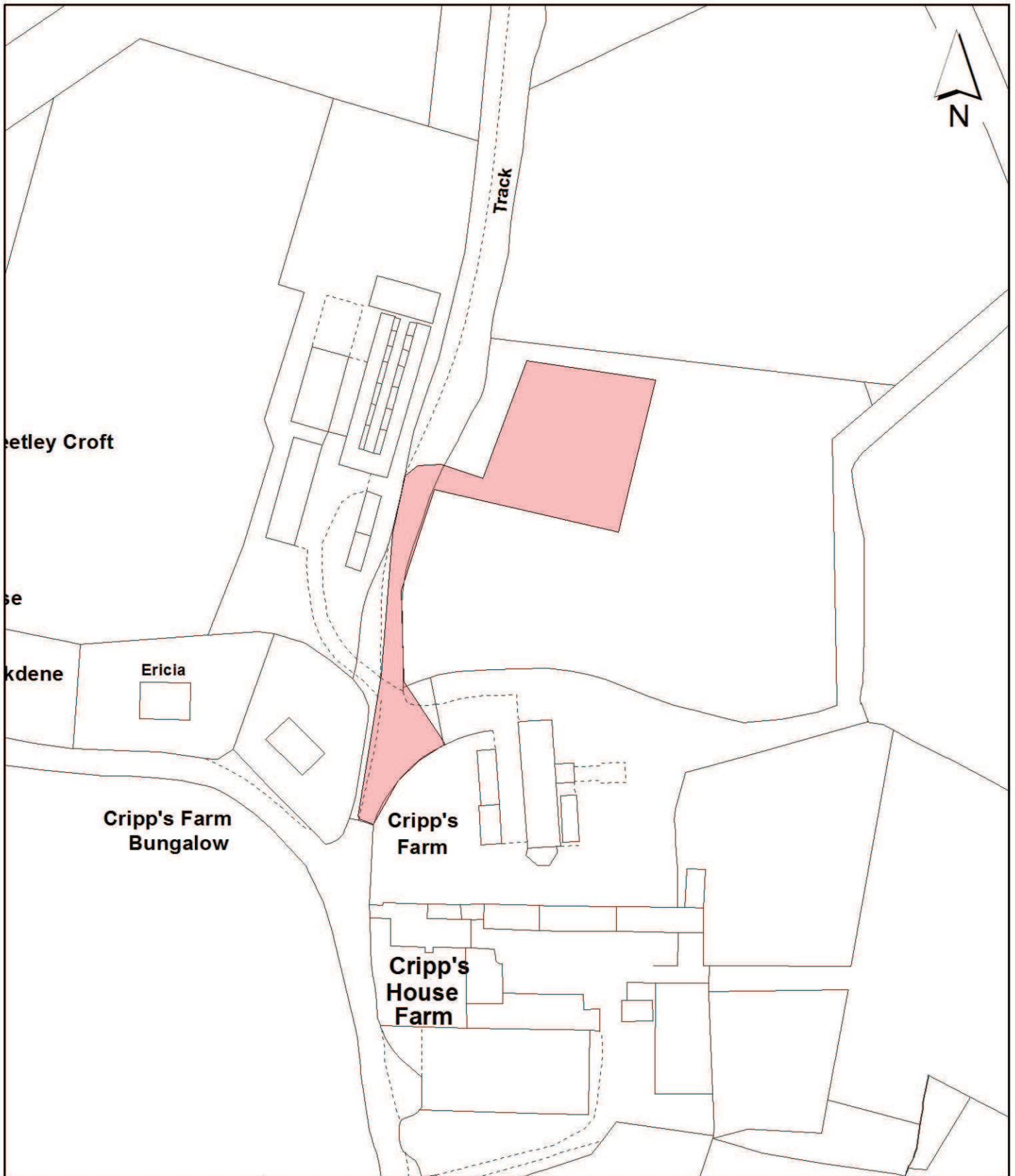




REV A: ALL BUILT: BUILDINGS RESITED  
**Willis & Co.**  
 Chartered Town Planners  
 30 The Causeway, Chippingham, Wiltshire, SN15 3DB.  
 Telephone: 01249 444975  
 Email: willispl@aol.com

Client: Mr & Mrs Heppelthwaite,  
 Georges Yard, Springwell Lane, Herford, UK.  
 Title: Plans and elevations as proposed.

Scale: Various @ A2 Date: December 2013 Drawing no: 2423/DW01/A





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	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>2078/APP/2014/1582</b></p>	<p>Scale</p> <p style="text-align: center;"><b>1:1,250</b></p>	 <p><b>HILLINGDON</b> LONDON</p>
	<p>Planning Committee</p> <p style="text-align: center;"><b>North</b> Page 140</p>	<p>Date</p> <p style="text-align: center;"><b>August 2014</b></p>	