



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 29
OCTOBER 2014

Time: 7.30 PM

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

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

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 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.

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	22 Broadwater Gardens, Harefield 35700/APP/2014/1220	Harefield	Change of use from Use Class C4 (HMO) to Sui Generis to increase occupancy in HMO from 6 to 8 persons. Recommendation: Approval	1 - 14
6	106 Copse Wood Way, Northwood 8287/APP/2014/1934	Northwood	Part two storey, part single storey side/rear extension, single storey front extension, first floor front extension including new dormer to front and raising of roof to allow conversion of roof space to include 2 rear dormers, 2 front roof-lights and 3 side roof-lights involving alterations to all elevations and demolition of conservatory and side extension. Recommendation: Approval	15 - 28

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	39 Highfield Drive, Ickenham 67201/APP/2014/2224	Ickenham	Part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear and front dormer and 3 roof-lights (Part Retrospective). Recommendation: Refusal	29 - 42
8	21 Knoll Crescent, Northwood 52149/APP/2014/2877	Northwood	Single storey infill extension to front. Recommendation: Refusal	43 - 50

OTHER

9 S106/278 Quarterly Financial Monitoring Report - Up to June 2014 Page 51 - 64

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.

10	Enforcement Report	65 - 72
11	Enforcement Report	73 - 80
12	Enforcement Report	81 - 88

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Report of the Head of Planning, Sport and Green Spaces

Address	22 BROADWATER GARDENS HAREFIELD		
Development:	Change of use from Use Class C4 (HMO) to Sui Generis to increase occupancy in HMO from 6 to 8 persons		
LBH Ref Nos:	35700/APP/2014/1220		
Drawing Nos:	3420/01 Rev B 2608/3 Existing 2608/3 Proposed 061511 Location Plan		
Date Plans Received:	08/04/2014	Date(s) of Amendment(s):	14/04/2014
Date Application Valid:	17/04/2014		17/04/2014 08/04/2014

1. SUMMARY

A HMO has been operating at the application property for around ten years, with up to eight persons sharing the present accommodation up to October 2013 when the applicant purchased the property. The dwelling has never benefited from planning permission and a previous application which sought to authorize the change of use to an HMO for eight persons was refused in 2006 and dismissed on appeal the following year.

The status of smaller Houses in Multiple Occupation (3 to 6 persons) has been acknowledged by the changes in permitted development introduced in 2010 but there have been no changes either in the layout of the application property, the immediate surrounding area or the Council's own policies since the appeal decision.

Thus whilst it is readily accepted that eight persons could share and enjoy a reasonable standard of accommodation within the present layout, the external impact of the use remains a primary consideration in order to justify approval of the use for up to eight persons which is now sought again.

To this end, following the advice of the Council's Trees/Landscape Officer, the applicant has indicated the provision of permanent planted landscaping areas within the front parking forecourt. In this regard therefore, the continued use would visually contribute more than it does at present to the character and appearance of the immediate surrounding area in Broadwater Gardens, which is formed of housing with established front gardens.

In particular, the existing wide expanse of uninterrupted hard standing across the frontage of the application site would be softened by the border planted areas including Prunus (Laurel) hedges to the side boundaries and Hypericum (Ornamental Flowering) plants in front of the dwelling with the effect that the use of the property would to all intents and purposes become largely indistinguishable from that of a single dwelling.

Accordingly, on this basis, the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2608/3 and 34201/1 Rev B and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

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

No development shall take place until details of the maintenance of the approved landscape scheme have been submitted to and approved in writing by the Local Planning Authority including:

- a. Landscape Maintenance Schedule for a minimum period of 5 years; and
- 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.

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 in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NONSC Occupancy Restriction

The property shall only be used on the basis of multiple occupation with shared facilities and no more than 8 bedrooms. Not more than 8 persons shall occupy the premises at any time.

REASON

To ensure the development would not result in an unacceptable degree of intensification, which could result in an increase in noise and disturbance, in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the Council's Supplementary Planning Guidance: Houses in Multiple Occupation 2004.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

H2	Restrictions on changes of use of residential properties
H7	Conversion of residential properties into a number of units
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western side of Broadwater Gardens off Broadwater Lane in South Harefield and comprises of an end-of-terrace two storey house, which has been extended from the original building by the addition of a two storey side and single storey rear extensions.

The property is currently occupied as a House in Multiple Occupation for six persons and comprises of six bedrooms (two on the ground floor; four at first floor), a communal lounge/dining room, a kitchen, entrance hall and three bathrooms (one at ground floor). There are also two currently unused spare rooms, one on each floor.

The front garden is given entirely over to hard standing, providing off-road parking space for up to four vehicles. There is a rear garden of 20 metres depth available the occupants, beyond which are allotments accessed along the lane between Nos. 20/22 on land falling gradually down towards the Grand Union Canal.

The surrounding area is characterised by semi-detached houses and maisonettes and the site forms part of the Developed Area of the Borough as defined in the Hillingdon Local Plan.

3.2 Proposed Scheme

The proposal is to change the use of the existing House in Multiple Occupation falling under Class C4 of the use Town and Country Planning (Use Classes) Order, to a sui generis use as a House in Multiple Occupation (HMO) for eight persons.

Internally, this would involve re-use of the two spare rooms as bedrooms, both of which have previously been occupied as such but no physical alterations or other changes in the existing room layout.

The existing parking arrangement for four off road vehicles to the front of the property would be unchanged, all served by a continuous vehicle crossover.

A landscaping scheme for the borders of the front garden indicates Laurel hedge planting along both of the side boundaries (1 metre/0.5m in width, maximum height 0.9 metre) and ornamental flowering plants adjacent to the front wall of the dwelling in two separate areas of 1 metre/1.6m depth. In total, these would provide soft landscaped areas of 18.6 square metres or 25% of the whole front garden (73.6 sq.m.).

3.3 Relevant Planning History

35700/APP/2002/1497 22 Broadwater Gardens Harefield
ERECTION OF A TWO STOREY SIDE/SINGLE STOREY REAR EXTENSION

Decision: 20-08-2002 Refused

35700/APP/2002/2452 22 Broadwater Gardens Harefield
ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSIONS

Decision: 10-12-2002 Approved

35700/APP/2006/511 22 Broadwater Gardens Harefield
USE OF DWELLINGHOUSE FOR MULTIPLE OCCUPANCY (HMO) (8 BEDROOMS)
(RETROSPECTIVE APPLICATION).

Decision: 29-12-2006 Refused **Appeal:** 23-10-2007 Dismissed

Comment on Relevant Planning History

An application seeking retrospective approval for the use of the dwellinghouse for multiple occupancy (HMO) with 8 bedrooms was refused (under ref. 35700/APP/2006/511) in December 2006 for the following reason:

The proposal, by reason of the provision of hardstanding across the whole of the front garden, fails to preserve the character of the street scene and is therefore contrary to section 4.8 of the Council's Supplementary Design Guide "Houses in Multiple Occupation and other non-self contained housing" and to Policies H2 & H7 of the adopted Hillingdon Unitary Development Plan 1998.

The subsequent appeal was dismissed in October 2007. The Inspector, in his decision letter concluded that whilst there were other examples of houses with hard standing, none was as extensive as that found at the appeal site, which thus detracted from the modest, well ordered pattern of front gardens elsewhere, most of which were enclosed by walls or boundary vegetation and planting.

Though accepting the need for this type of accommodation, this was balanced against the impact of the development on the character and appearance of the building and street scene and in this regard, planted front gardens help to provide character.

Whilst the proposal failed to comply with the Council's off-street parking provision under the adopted Supplementary Planning Guidance, Houses in Multiple Occupation and other non-self contained housing, nonetheless the Inspector saw no evidence which suggested that the use of the site lead to more on-street parking.

Finally, he concluded that the fact that the development had been in operation for some time did not justify allowing a scheme that adversely affected the character and appearance of the area.

A shared use of the single dwelling house commenced during 2004 and the property was subsequently registered for use as a House in Multiple Occupation in January 2005, licensed for 8 occupants, under the Housing Act 2004 HMO Transitional Licensing Scheme.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- H2 Restrictions on changes of use of residential properties
- H7 Conversion of residential properties into a number of units
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- 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.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 no. neighbouring occupiers were consulted (25.4.2016) and in addition, a site notice was displayed from 12.5.2016. There has been one response received together with a petition against (with 29 signatures) and two other representations made, including one in support, with the following objections and comments (summarised):

PARKING

- parking down street is on one side only/more parking/already problems with too many cars;
- Broadwater Gardens, which also serves Hinkley Close and Gore Close, is the only exit out for all cars;
- problems in past with visitors/residents from No.22 Broadwater Gardens parking over drive causing problems for exiting;
- there is more than enough parking for eight persons.

TRAFFIC

- many old people living in road who frequently have to call ambulances (often leads the ambulance having to park in the middle of the road due to restricted parking availability); and
- volume of traffic in and out is already cause for major concern;
- Broadwater Gardens is becoming a dangerous road.

There have been no responses received in response to the further consultation carried out (on 23.9.2014) following receipt of the amended site layout landscaping plan.

Harefield Tenants and Residents Association - strongly object to planning application which has been submitted before went to appeal and lost. Have also received neighbour complaints on various issues about which the Council has been contacted. Any more tenants would cause more problems.

Amended site layout landscaping plan (23.9.2014) - comment on worrying trend to allow HMO in the first instance/concern for the neighbours and disruption to their lives.

Internal Consultees

Principal Environmental Housing Surveyor (HMO's) - makes the following comments:

No objection to this property being granted as an 8 bedroom 8 person HMO as this property has historically been used as an HMO since 2004 with no management concerns or issues during this time.

It has adequate bathroom facilities for the number of tenants but would want to ensure it has two

cookers and a double bowl sink and drainer/or two sinks in order to cater for the proposed 8 tenants.

Principal Access Officer - no objection raised with the following comments:

The proposal to increase the occupancy of this House of Multiple Occupancy from 6 to 8 persons would result in only minor material alterations to the building. It is considered that there is no scope to improve accessibility within the remit of this application.

Trees/Landscape Officer - considers the proposal to be unacceptable, unless the parking spaces can be reduced and additional soft landscaping secured to the front of the house. Makes the following comments:

LANDSCAPE CHARACTER/CONTEXT:

The site is occupied by an extended end of terrace house on the west side of Broadwater Gardens. The front garden is dominated by hard-standing, providing off-street parking for four cars at the expense of any soft landscape. The area is characterised by predominantly semi-detached houses with established gardens, some of which provide off-street parking. There are no trees, protected or otherwise, close to the site and no Conservation Area designations.

LANDSCAPE CONSIDERATIONS:

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

- no trees or other landscape features of merit will be affected by the proposal;
- the retention of the four parking spaces and total hard landscape within the front garden to accommodate four parked cars is currently detrimental to the character and appearance of this residential area;
- the current arrangement is contrary to Hillingdon's design guidance, which seeks to retain a reasonable proportion (25%) of soft landscape within front gardens;
- this application seeks to increase the occupancy within the building, which is likely to increase the pressure on parking space;
- if recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. This will require the removal of at least one of the parking spaces.

Amended site layout landscaping plan (23.9.2014) - additional information requested to specify plant species, numbers/densities, height etc.

Revised landscaping plan (received 15.10.2014) - considers acceptable. Plants will need to be established and maintained by the landlord / management company. Details of the maintenance operations and management should be conditioned as per RES9 (part 4).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of an HMO use on this site has been established by the current occupation over a number of years and by the changes in both the Use Classes Order, which introduced the new Class C4 (Houses in Multiple Occupation, 3 to 6 persons) and then the General Permitted Development Order which permitted changes of use from dwellings (Class C3) to such uses falling within Class C4, in April and October 2010.

The current use of No. 22 Broadwater Gardens as an HMO for up to six persons is thus permitted. The previous use for an eight person HMO was never established as lawful either by its continuation over a period of ten years or otherwise through the grant of planning permission. Its registration for an HMO (8 persons) under the Housing Act in

January 2005 does not confer this status upon it in terms of the current authorized planning use of the property, which thus remains as Class C4 (HMO for 3-6 persons).

The change of use now being sought therefore by definition falls within no recognised use class (known as Sui Generis) as did all HMOs, registered or otherwise and whatever their size in the past.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The provision of four car parking spaces meets the Council's car parking standards for such uses (one space per two habitable rooms excluding communal living areas) but as the site is currently laid out is strictly contrary to the Council's adopted Supplementary Planning Guidance, Houses in Multiple Occupation (August 2004) which seeks to avoid the provision of hardstanding across the whole of the front gardens and thus change the appearance and character of the street.

Similarly, Policy H7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) which allows for conversions of residential properties, requires adequate car parking to be provided within the curtilage without demonstrable harm to residential amenities or the character of the area to the street appearance.

The applicant has argued that the hard standing is already in place and has been in place for at least 8 years and at the time the Council chose not to pursue any action against the owner. Thus, whether or not planning is granted or refused, there will be no change to the hard standing area and therefore the appearance of the property or have any impact whatsoever on the character of the street.

Notwithstanding, the conclusion of the appeal Inspector in October 2007 was that the development had a negative impact on the character and appearance of the building and street scene, with the lack of planting to the front garden noted.

Accordingly, the proposal has been amended to indicate a revised site layout to the front of the dwelling with soft landscaping and planting features to be introduced in the only practicable areas for doing so, which are alongside the two side boundaries and adjacent to the front of the building.

If minded to grant approval, it is accepted that most of the front of the site would still be given over to hard standing, which is not controlled here as it has been in place for more than four years (as an operational development). Nonetheless, the planted areas would help to visually soften the edges of the parking forecourt even when it is in full use and this can be considered to represent some improvement in the appearance of this part of the street and thus a contribution to the general residential amenity of the area.

The alternative, if seeking to refuse the proposal, would leave the Council in no position to insist on new planting and a continued shared use of the dwelling for six persons, typically

with three parked vehicles.

For these reasons therefore, it is considered that the proposal would achieve the objectives of the adopted SPG on Houses in Multiple Occupation and those of Policies BE13 (street scene), BE19 (residential amenity) and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The potential impacts of the additional number of residents at No. 22 Broadwater Gardens upon the adjoining neighbours in terms of the additional noise, greater comings and goings to the property, vehicle movements (etc.) that would be the case with eight persons in shared occupation rather than six can not easily be assessed.

These identified impacts relate primarily to social and behavioral issues, which for private dwellings can not be controlled under planning legislation and are not necessarily any more likely to occur in a shared household than in a single family dwelling house. Although there have been complaints in the past relating to several matters since an HMO use commenced at No. 22, these are investigated individually and appropriate warnings/action taken if absolutely necessary. However, these occurrences should be taken as being the exception and an increase in two persons living at the application property would be unlikely to give rise to significant increase in the likelihood of these disturbances.

The most significant impact on neighbours that can be assessed is the change in the physical character of the area, which is dealt with elsewhere in this report.

7.09 Living conditions for future occupiers

In accordance with the Housing Surveyors recommendation, the applicant has confirmed that it is their intention to re-fit the kitchen and design to meet this standard should planning permission be granted and if this was a legal requirement, to so comply. Nonetheless, the existing license was granted on the basis that there were adequate provisions within the kitchen.

7.10 Traffic impact, car/cycle parking, pedestrian safety

In his conclusions the appeal Inspector in October 2007 commented that there was no evidence to suggest that the use of the appeal site lead to more on-street parking. At this time, all 8 rooms were being utilised within the property and remained at this level until the applicant purchased the property in October 2013.

The proposal would not therefore result in any change in on-street parking availability in this area, which may in any case have reduced in the intervening years due to there being generally more cars in the area. The potential number of vehicles at the application property will not be any different to that of the past 8 years.

The applicant suggests that there is ample parking in the area which is heavily monitored by traffic wardens and notes that persons renting rooms cannot often afford cars, hence the reasonable percentage of the tenants at No. 22 do not own a car. This potential level of car ownership was duly taken account in the Council's SPG on HMO's in 2004.

The proposal can not therefore be refused on lack of parking provision within the site for future occupants, which meets the Council's requirements in this regard and thus accords with Policy AM14 of the Local Plan.

7.11 Urban design, access and security

The Housing Surveyor's recommendation in terms of the kitchen facilities are referred to

above.

The Access Officer has raised no objection regarding accessibility as the proposal seeks only to increase the number of persons without any physical changes to the internal layout, access and WC/shower facilities already provided.

There is sufficient outdoor amenity space of over 180 square metres provided in the rear garden for future occupants.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Local Plan seeks to retain and utilise topographical and landscape features of merit and the provision of new landscaping and planing wherever possible.

In order to enhance the character of the surrounding and meet this criteria, more landscaping would need to be provided, preferably without the need to remove any of the parking spaces which given the increased occupancy of the dwelling proposed, would inevitably lead to pressure on local street parking.

In this regard, the applicant was requested to provide suitable layout plans to indicate a minimum of 25% landscaping to the front of the building, with the four car parking spaces shown to be retained. It was suggested that planting and landscaping areas should include borders and as much of the frontage as possible. The inclusion of plants or shrubs of such a height that may obstruct driver visibility when reversing out would clearly be impractical but the landscaping should take the form of permanent soft low level planting areas.

The applicant has responded by pointing out that there are no topographical and landscape features of merit present at the property to retain and haven't been for 8 years and that therefore the proposal would have no detrimental effect in this area. However, the landscaping proposals that have now been provided indicate that it is possible to provide areas of permanent and appropriate soft landscaping covering up to 25% of the forecourt whilst at the same time retaining the 4 parking spaces that are required to comply with the Council's car parking standards (for the occupation by 8 persons). In its fully established state, this planting would undoubtedly help to soften the appearance of the property frontage.

The Council Trees/Landscape Officer's advice with regard to this landscaping provision has been taken into account and he considers that a suitable landscaping scheme has been provided that in time would have the effect of improving the character and appearance of the street and surrounding residential area generally. In particular, the specified planting details in the proposal, including suitable Laurel hedge and flowering species within the borders of the front garden, are acceptable and there would be a minimum of 25% of soft landscaping within the front garden in the proposed site layout.

Accordingly, for these reasons, the proposal is now considered to comply with the objectives of Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

- Not applicable to this application.
- 7.16 Renewable energy / Sustainability**
- Not applicable to this application.
- 7.17 Flooding or Drainage Issues**
- Not applicable to this application.
- 7.18 Noise or Air Quality Issues**
- Not applicable to this application.
- 7.19 Comments on Public Consultations**
- The comments relating to parking have been addressed in the report above.
- 7.20 Planning Obligations**
- None applicable to this application.
- 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

10. CONCLUSION

The proposal raises the same issues as those considered at appeal in 2007, since when there has been no significant change in the character and appearance of the residential area surrounding the application site.

An additional two persons occupying the property would have no effect on the appearance of the area or the amenities of neighbouring occupiers in itself.

The Inspector at that appeal considered that the extensive hard standing detracted from the well ordered pattern of front gardens elsewhere. The retention of the parking hard standing across the front of the site with landscaped borders introduced would improve the appearance and contribute to the residential amenity of the area.

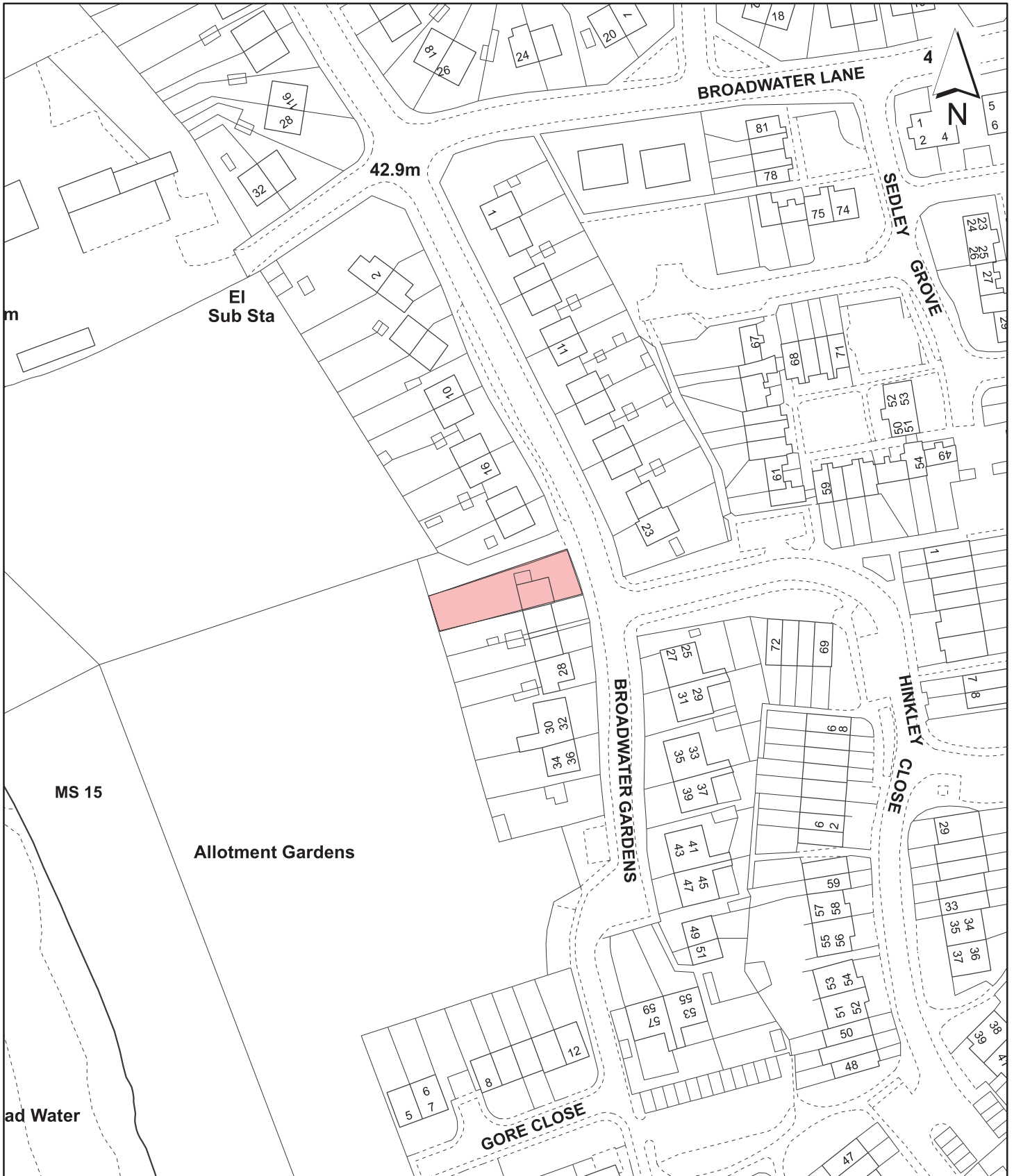
In conclusion, the proposal as amended is now considered acceptable.



11. Reference Documents

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

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">22 Broadwater Gardens Harefield</p>		<p align="center">LONDON BOROUGH OF HILLINGDON</p> <p align="center">Residents Services Planning Section</p> <p align="center">Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">35700/APP/2014/1220</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North Page 13</p>	<p>Date</p> <p align="center">October 2014</p>	
		 <p align="center">HILLINGDON LONDON</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address 106 COPSE WOOD WAY NORTHWOOD

Development: Part two storey, part single storey side/rear extension, single storey front extension, first floor front extension including new dormer to front and raising of roof to allow conversion of roof space to include 2 rear dormers, 2 front rooflights and 3 side rooflights involving alterations to all elevations and demolition of conservatory and side extension

LBH Ref Nos: 8287/APP/2014/1934

Drawing Nos: 55/P/4 REV B
55/P/4 REV B
55/P/5
55/P/1
55/P/3
55/P/2
55/3/6

Date Plans Received: 05/06/2014 **Date(s) of Amendment(s):** 16/10/2014
Date Application Valid: 10/06/2014 05/06/0014

DEFERRED ON 7th October 2014 FOR SITE VISIT ON

The application was considered at the North Planning Committee on the 7th October 2014, where it was deferred for a Members site visit.

The site visit will have taken place before the 29th October 2014 and therefore the application can be considered by this committee. The applicant has also provided a plan showing the street scene, officers consider this demonstrates that the height of the building as proposed would fit appropriately within the surrounding context.

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a large detached four bedroom property on the south side of Copse Wood Way just beyond the junction with Nicholas Way. The wider area comprises similar large houses on large spacious plots. The designs of the neighbouring houses vary in style, bulk, height and scale. Copse Wood Way slopes gently downwards to towards the east from the application site.

No. 106 Copse Wood Way features an integral double garage, front gable and projecting roof with dormer window and a landscaped front garden with an in-out driveway. The rear elevation contains five dormer windows and a conservatory addition. The large rear garden is mainly laid to lawn with some mature trees and shrubs along its boundaries. To the rear is Copse Wood.

The site is located within the Developed Area of the Borough and also forms part of the

Copsewood Estate Area of Special Local Character (ASLC) as identified in the Hillingdon Local Plan.

1.2 Proposed Scheme

The proposal, which would involve alterations to all of the existing elevations, including removal of the existing chimney, rear dormers and demolition of the conservatory and side extension comprise the following:

1. A part two storey, part single storey side/rear extension to form the enlarged dining room, family room and breakfast/kitchen (g/floor) and new bedroom (f/floor). The proposed part two storey part of the rear extension would measure 4m deep by 5.7m wide and 8.2m high. The two separate single storey elements at opposite ends would measure 2m and 5.3m deep, 5.1m and 4.9m wide respectively and 3.4m high.

2. A single storey front extension to the garage and porch that would measure between 1.5 and 1.8m deep by 10.8m in overall width and finished under the existing sloped roof.

3. A first floor front extension to create the new glazed landing and raising the height of the existing main roof by 0.87 metre to allow conversion of roof space to include two rear dormers (1.7m high x 2.1m wide) together with rooflights in the side and front elevation. The first floor extension would measure 2.2m deep, 8.4m high and 5.8m wide.

4. A part two storey part single storey (west) side and front extension, the first floor part of which would measure 8.05m deep and 1.5m wide; and the single storey part forming the dining room, 1.5m deep x 4.95m wide.

The new floor layout created would provide a drawing room, new entrance hall and staircase, dining room, family room, kitchen/breakfast room and utility room at ground floor; a master bedroom and three other en-suite bedrooms plus front glazed landing at first floor and two bedrooms (thus six in total) and a bathroom within the roof.

The external materials to be used would comprise of brick (ground floor) to match the existing, render and tile hanging at first floor, plain concrete roof tiles (as existing) and white upvc windows and doors to replace the existing timber painted ones.

1.3 Relevant Planning History

8287/B/91/0503 106 Copse Wood Way Northwood

Erection of a two-storey side and rear extension and front porch

Decision Date: 12-11-1991 Approved **Appeal:**

8287/E/92/0423 106 Copse Wood Way Northwood

Erection of a rear conservatory

Decision Date: 03-04-1992 Approved **Appeal:**

8287/F/98/1692 106 Copse Wood Way Northwood

Construction of a subterranean extension to provide a recreation room, study and sanitary accommodation

Decision Date: 02-03-1999 Approved **Appeal:**

8287/TRE/2013/145

106 Copse Wood Way Northwood

To fell one Hornbeam (south-eastern most stem), and to carry out tree surgery, including a reduction of the lateral branches on the north-western side of the crown by 1-2m only, to one Oak, in Area A1 on TPO 397

Decision Date: 05-11-2013

Approved

Appeal:

Comment on Planning History

Planning permission was granted for a porch (1991), a conservatory (1992) and a two storey side/rear extension (1992). A subsequent permission granted for a basement recreation room and study in 1999 was not built.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 neighbouring occupiers were consulted on 12.6.2014 and a site notice was displayed from 23.6.2014. There has been one response and one further representation received with the following comments (summarised):

Impact on surrounding area/street scene:

- porch and garage extensions extend beyond the existing building line (which is approx 1m beyond the original building line);
- front building line compromised/brought forward.

Scale/design:

- height of the extension exceeds the height of the existing building;
- second floor extension proposed shows dormer windows with flat roofs;
- rear extension (4m) from the existing rear of the building, which is already extended approx 4m from the original building.

Impact on neighbouring amenities:

- overlooking (of No. 104) from new side windows.

In addition a petition of 25 signatures (dated 15.7.2014) has been received from the occupier of No. 102 Copse Wood Way objecting to the proposals on the following grounds:

- fails to harmonise with neighbouring properties due to increase in height and forward extension (Policy BE13);
- out of scale with the neighbouring properties/fails to respect the symmetry of the original buildings and changes character of area (Policies BE5, BE19);
- increased height adjacent to properties would reduce daylight/sunlight (Policy BE20);
- and
- bulk of extension and proximity to neighbouring properties changes character of Copse Wood Way/affects privacy (Policies BE21, BE24, OE21).

Northwood Residents Association - objection on the following grounds:

- would not harmonise with the design features and architectural style predominant in the area (Policy BE5);

- appearance would fail to harmonise with the existing street scene (Policy BE13)
- would not complement or improve the amenity and character of the area (Policy BE19).

Urban Design/Conservation Officer - no objection, considers design to be compatible with the Copse Wood Estate and 800mm distance of two storey wall to boundary (with No. 104) acceptable.

Trees/Landscape Officer - considers acceptable subject to conditions (RES8 and 10). Makes the following comments (summarised):

- The site is covered by a Tree Preservation Order No. 397 and there are several protected trees within and around the site that will require protection. The following details are required - tree survey; tree constraints plan; existing and proposed levels; an arboicultural method statement to show how incursion into Root protection areas (RA's) is addressed; and details of how tree protection measures are assessed and supervised during construction.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area and on residential amenity of the occupiers of adjoining properties. The amenities of the future occupiers, the parking provision and private amenity space plus landscaping are all taken into account.

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

Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) contains policies that seek to safeguard the appearance, character and amenities of the local street scene and surrounding area.

Policy BE13 states that development must harmonise with the existing street scene and Policy BE19 that it should complement the amenity and character of the residential area in which it is situated.

The site is located within the Copsewood Estate and within such areas, Policy BE5 requires that new development should harmonise with the materials, design features, style and building heights predominant in the area. Extensions should respect the symmetry of the original buildings.

In addition, Policy BE22 sets out that extensions of two or more storeys in the Copse Wood Estate should be set back a minimum of 1.5 metres from the side boundary of the property for the full height of the building.

To the front of the property an extension at first floor level to the central portion is proposed. This creates a new gabled addition which matches in height and pitch the existing front gable. The proposal to marginally widen the application property at one end and bring forward the front elevation, but in so doing replicating the existing gable front feature, dormer window and hipped roof angles, when combined with a small raise in the overall roof height, would not appear as an unduly dominant feature in the street.

Furthermore, whilst the existing east flank is within one metre of the boundary with No. 104, the first floor of the extended property on the opposite flank, by infilling half way would retain a gap of 1.6 metres inside the side boundary with No. 104 Copse Wood Way. This should not result in a development of cramped appearance and as such the proposals are in accordance with Policy BE22.

In respect of the wider local impact, the Council's Urban Design and Conservation Officer has confirmed that the proposed additions, including those most visible to the front would be an acceptable change in the appearance of the application property and in the context of the whole estate generally. As such this aspect of the scheme is not considered likely to be harmful to the character and appearance of the property and the wider street scene apparent within the Area of Special Local Character.

In conclusion, it is considered that the proposal should not harm the visual amenity or alter the general character of the surrounding residential area. In this regard therefore, the proposal would comply with the objectives of Local Plan Policies BE5, BE13 and BE19.

Local Plan Policy BE15 considers whether the proposal would harmonise with the scale,

form, composition and proportions of the original building. The Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains guidance on the design, form and scale of proposed extensions including dimensions.

The primary aim of HDAS is that they should appear subordinate to the original dwelling. Two storey and first floor rear extensions should not exceed 4.0 metres in depth and have matching roof lines and form but appear subordinate to the original with a set down of 0.5 metre. Two storey side extensions may be set flush with the front of the dwelling and have a width of no more than two-thirds of the original house. In the Copse Wood Estate, these should however be set in by a minimum of 1.5 metres from the side boundary of the property for their full height. First floor front extensions should not extend across the entire frontage.

Similarly, single storey extensions to detached properties should not normally exceed 4.0 metres in depth with the overall roof height and form should match that of the existing building. The height of any single storey extensions should not exceed 3.4 metres with a sloped roof whilst those to the side should be no more than two-thirds the width of the original house.

The proposal would achieve most of the aims sought by the criteria set down in HDAS criteria, although the raised roof height would not appear subordinate in this regard and the family, breakfast room/kitchen extension would exceed the maximum depth normally permitted. On the other hand, the proposed two storey rear extension would create a central gable section which would be more in keeping with the existing front elevation.

The property occupies a generous plot size (35m x 18m) and the Council's Urban Design/Conservation Officer has commented that the proposed additions, when considered together as alterations of the existing building would be an acceptable change in the appearance of the application property in the context of its surroundings.

In conclusion therefore, the scale and proportion of the proposed extensions and alterations would not detract significantly from the visual amenities of the surrounding area or be harmful to the character and appearance of the existing dwelling to the extent that the application could be refused. In this regard the proposal would be in compliance with Policies BE5, BE13, BE15 and BE19 of the Local Plan.

The amenities of adjoining occupiers are sought to be safeguarded by Local Plan Policies BE20 (in terms of daylight/sunlight), BE21 (outlook) and BE24 (privacy). HDAS sets out the criteria by which such impacts are assessed including the minimum horizontal and vertical angles of daylight to be maintained between the properties and general bulk due to size, height and proximity to boundary.

The separation distance across the planted boundary between No. 104 and 106, and the alignment of the application property with No. 108 which is closer, would ensure that the relationship between the proposed side and rear extensions and the nearest habitable room windows of these properties would be acceptable and that these occupiers would continue to have an adequate quality of daylight. In particular, there are no primary window openings within the side wall of No. 104 whilst an angle of 45 degrees taken from the ground floor window of No. 108 would not be exceeded by a 45 degree horizontal angle.

The shallow depth of the proposed additions to the front would have a negligible effect on

the outlook of the neighbouring dwellings. The increase in the rearward two storey bulk of the dwelling would be set well inside the property boundaries and flanked by two single storey wing additions although it would be visible it would not be overly dominant or have a serious impact on the outlook from adjacent properties.

The impact on neighbour amenities is thus considered to be acceptable and the proposal therefore accords with the relevant Local Plan policies BE20, BE21 and BE24 in these respects.

The amenities of future occupants are also considered under Local Plan Policies BE23 (amenity space) and BE38 (landscaping).

In excess 550 square metres of private amenity space would be retained and which is considered to be more than adequate for the enlarged six bedroom property and would comply with HDAS and Policy BE23 of the Local Plan.

The existing trees on the boundary and within the site are protected and details of their protection have been indicated. The Council's Trees/Landscape Officer has raised no objection to the proposal but nonetheless recommends that additional information be provided in order to ensure that the building works do not threaten or damage these landscape features by means of a condition on any approval. Accordingly, the proposals would comply with Policy BE38 of the Local Plan which seeks to retain such natural features during the development.

There is no change proposed to the front of the property in respect of parking provision, which would include the double garage and can accommodate several other vehicles within the driveway as necessary. Therefore, the proposed development complies with Policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

For the reasons stated above, the application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 55/P/3, 55/P/4B and 55/P/5.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing Nos. 104 or 108 Copse Wood Way.

REASON

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

5 HO6 Obscure Glazing

The bedroom rooflight(s) and en-suite bathroom window(s) facing Nos. 104 and 108 Copse Wood Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

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

6 RES8 Tree Protection

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

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

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

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;

- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

7 RES10 Tree to be retained

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

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

REASON

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

INFORMATIVES

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

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

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

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,

	Supplementary Planning Document, adopted December 2008
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

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

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

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

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

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

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

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

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

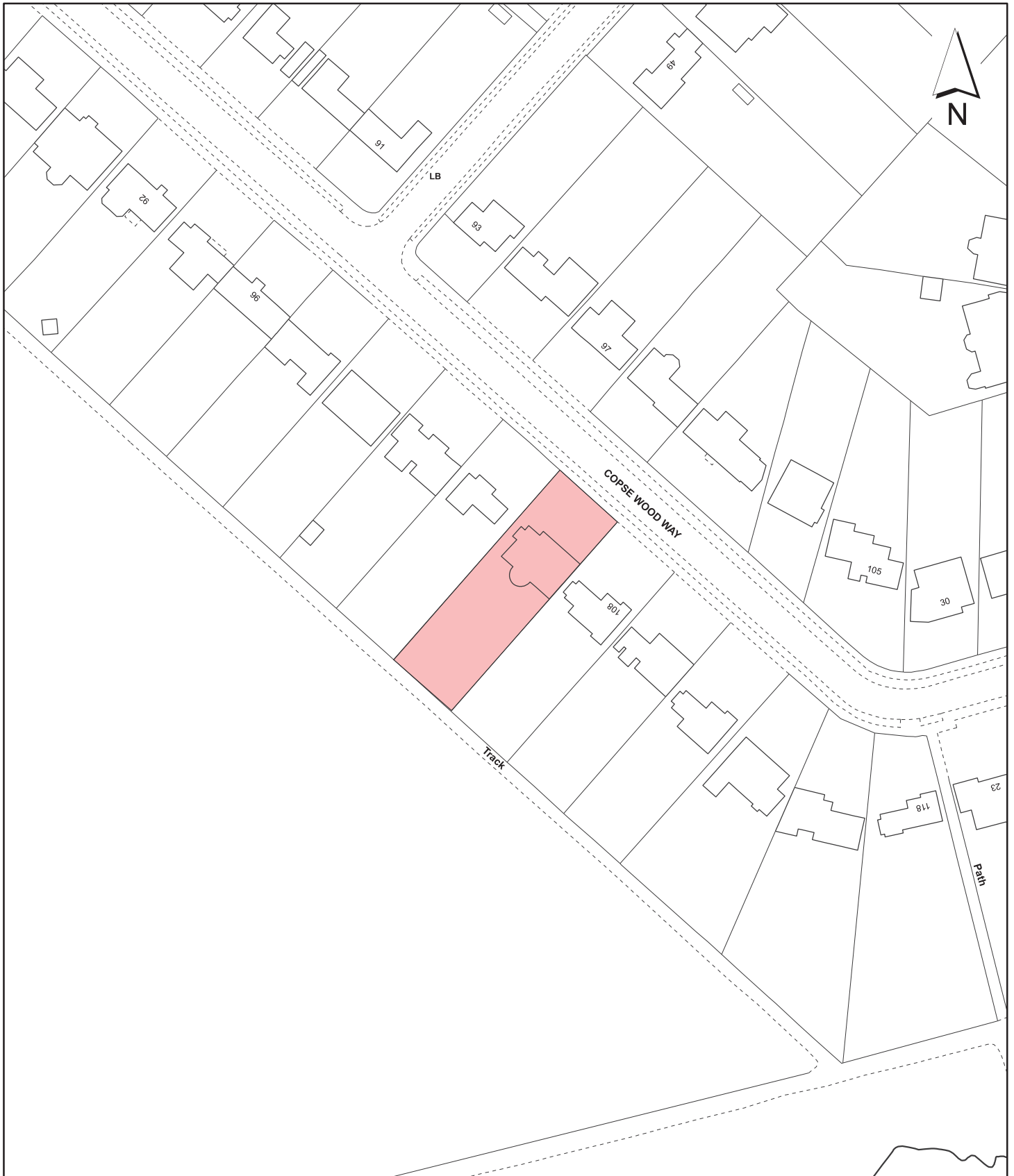
11 To promote the development of sustainable building design and construction



methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.

- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>106 Copse Wood Way Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p>8287/APP/2014/1934</p>	<p>Scale</p> <p>1:1,250</p>		
	<p>Planning Committee</p> <p>North Page 28</p>	<p>Date</p> <p>October 2014</p>		

Report of the Head of Planning, Sport and Green Spaces

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear and front dormer and 3 rooflights (Part Retrospective)

LBH Ref Nos: 67201/APP/2014/2224

Drawing Nos: 24-12-01 Rev N

Date Plans Received: 24/06/2014 **Date(s) of Amendment(s):**

Date Application Valid: 28/07/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated within a developed area of the Borough, as identified in the Hillingdon Local Plan: Part Two - Proposals & Saved UDP Policies (November 2012), to the north of the A40. Highfield Drive is a private road accessed via The Drive off Swakeleys Road, and is wholly residential in character typically with large individually designed detached dwellings situated on long garden plots.

No.39, currently a building site has undergone several extensions, some of which have planning permission. The building, 'as built' at the site has a hipped roof with a crown, front and rear dormer windows, a two storey side/front extension with single storey front and rear extensions. There is parking space for two off-road vehicles within the front driveway.

Prior to the development on the site, the original dwellinghouse was a modest detached property with a catslide roof over an attached garage on the southern side elevation, and a two storey forward projection with hipped roof in the principal elevation.

1.2 Proposed Scheme

Retrospective planning permission is sought for the various extensions and alterations that have been constructed on the existing dwelling house. These include:

1. Single storey front extensions positioned on both sides of the existing two storey forward projection and have pitched/flat roofs measuring 3.60m high reduced to 2.40m at the eaves and 1.10m deep and 2m deep to match the front building line of the two storey forward projection;

2. Portico structure added over the front entrance which extends 1.3 metres from the 'as built' front elevation, is 3 metres in height and 3.2 metres in width;

2. Two storey side/front extension on the southern side of the building. This is 7.70m deep, 3m wide and the cat slide roof has been converted to a forward projecting two storey extension with a hipped roof to match the height of the original two storey front

projection;

3. A part two storey rear extension, which measures 8.35m wide and 4m in depth. This is the same height as the main roof of the house with a hipped roof. The extension would be set in from the side boundary by approximately 1.60m.

4. A single storey L-shaped rear extension which extends 5m in depth from the original rear elevation and 1m off the 'as built' two storey rear extension. The single storey rear extension has a pitched roof with a maximum height of 3.10m.

4. A flat roof rear dormer window measuring 2.80m wide, 1.55m high and 1.50m deep and a smaller dormer window measuring 1.20m wide, 1.45m high with a flat roof and 1.50m deep has been erected. A dormer has been added to the front elevation measuring 1.7m in width, 1.2m in height and 1.3m in depth.

5. A new roof has been added over the whole development which is the same height as the main roof with a large 'L' shaped crown roof measuring 6.10m wide and 5.70m deep. Three rooflights would be proposed on the main roof.

The property comprises a four bedroom house with a prayer room and study in the roof space. The materials match the existing house.

It should be noted that this scheme is similar in terms of the size, scale and design of the extensions proposed to application 27201/APP/2013/3786. This application was refused under delegated powers for the following reasons:

1. The proposed single/two storey rear extension, by reason of its overall size, scale, bulk, depth and roof design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed first floor/two storey front and side extension, by reason of its overall size, scale, bulk, depth and design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3. The proposed rear dormer window, by reason of its overall size, scale, bulk, width, design and lack of set down from the ridgeline of the extension would result in an overly dominant addition causing unacceptable harm to the character and appearance of the original dwelling and the visual amenity of the street scene and the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The main changes between this application for consideration by members and the most recent refusal on the site are as follows:

1. A portico is proposed to the front elevation of the building;
2. The openings on the south west (SW) and north east (NE) elevations of the building have altered at ground floor level to include a door and different size windows, and a window added to the side of the front extension on the SW elevation;
3. Height and design of the roof on the front extensions has altered. the overall height is 0.1m larger;
4. The window style of the dormer on the front elevation has altered to match the windows on the floors below.

1.3 Relevant Planning History

67201/APP/2010/1803 39 Highfield Drive Ickenham

Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling.

Decision Date: 21-02-2012 **Approved** **Appeal:**

67201/APP/2012/2722 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations

Decision Date: 24-12-2012 **Refused** **Appeal:**

67201/APP/2012/3008 39 Highfield Drive Ickenham

Single storey rear extension with 2 rooflights involving alterations to rear elevation

Decision Date: 22-01-2013 **Approved** **Appeal:**

67201/APP/2013/1262 39 Highfield Drive Ickenham

Part two storey, part single storey rear extension, part two storey, part single storey, part first floor side extension involving conversion of garage to habitable use, single storey front extension, replacement roof structure and conversion of roof space to habitable use to include a rear dormer and 3 rooflights, alterations to elevations

Decision Date: 16-07-2013 **Refused** **Appeal:**

67201/APP/2013/1263 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as a games room, shower, home gym, tool shed and motorised mower store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 04-07-2013 **Refused** **Appeal:**

67201/APP/2013/2485 39 Highfield Drive Ickenham

Minor amendments to front elevation only to change existing main entrance door into a window and existing window into main entrance door with entrance portico over.

Decision Date: 03-10-2013 **NFA** **Appeal:**

67201/APP/2013/2595 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as a games room, shower, home gym, tool shed and motorised mower store

Decision Date: 02-12-2013 **Refused** **Appeal:**

67201/APP/2013/2603 39 Highfield Drive Ickenham

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 3.221 metres, and for which the height of the eaves would be 2.5 metres

Decision Date: 15-10-2013 Refused **Appeal:**

67201/APP/2013/3786 39 Highfield Drive Ickenham

Retrospective application for extension and alterations to existing dwelling house including, single storey and two storey front extension, single storey and two storey rear extension, side extension and loft conversion with front and rear dormers and rooflights

Decision Date: 21-02-2014 Refused **Appeal:**

67201/APP/2013/56 39 Highfield Drive Ickenham

2 x single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations (Resubmission)

Decision Date: 07-03-2013 Approved **Appeal:**

67201/APP/2013/883 39 Highfield Drive Ickenham

Proposed detached outbuilding

Decision Date: 10-05-2013 NFA **Appeal:**

67201/APP/2013/950 39 Highfield Drive Ickenham

First floor rear and side extension

Decision Date: 16-05-2013 NFA **Appeal:**

67201/APP/2014/2101 39 Highfield Drive Ickenham

Single storey detached outbuilding to rear for use as gym and games room (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 18-07-2014 Refused **Appeal:**

Comment on Planning History

There have been several planning applications for this site since 2010, which include planning permission granted for 2 x single storey front infill extensions with front canopy, conversion of attached garage to habitable use and single storey rear extension.

There have been several extensions refused on this site for the following:

1. Part two storey, part single storey rear extension, part two storey, part single storey, part first floor side extension involving conversion of garage to habitable use, single storey front extension, replacement roof structure and conversion of roof space to habitable use to include a rear dormer and 3 rooflights, alterations to elevations (applications 27201/APP/2013/3786 and 27201/APP/2013/1262)
2. Detached outbuilding (applications 27201/APP/2014/2101, 27201/APP/2013/2595 and 27201/APP/2013/1263)
3. Prior approval for a single storey rear extension (27201/APP/2013/2603).
4. Single storey front extension (27201/APP/2012/2722)

Enforcement action (ref. ENF/357/13) is being pursued in relation to the unauthorised works on the site.

The applicant has been granted consent for two extensions at the site which are as follows:

67201/APP/2013/56 - single storey front infill extensions with front canopy and conversion of attached garage to habitable use involving alterations to front and rear elevations. The front extensions constructed on site, have altered in their design, with a higher roof form than previously approved.

67201/APP/2012/3008 - single storey rear extension, which comprise an L-shaped design across the full width of the house (11.8m) to a depth of 4 metres with a flat roof. No development on the building matches this consent.

In addition, planning consent was granted for a new dwelling at the site under application reference 67201/APP/2010/1803. This was an L-shaped property with with a centrally pitched roof and two rear dormers.

The applicant appears to have mixed some part of the approved development with schemes which have not been granted planning consent, along with other elements which have not been previously applied for.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 neighbouring occupiers and Ickenham Residents Association were consulted on the application
Ickenham Residents Association:

3 letters of objection were received from local residents which raise the following concerns:

1. Developer is constructing without planning permission and ignores previous refusals;
2. Site has been overdeveloped with a scheme previously refused;
3. Already have an extension and extending this further will block light to neighbouring house;
4. Concerns over construction work and general procedures with dealing with the applications and site.

Ickenham Residents Association have also made the following comments about the scheme:

1. Scheme is similar to previous refusals but with slight changes to the front and rear elevations;
2. The garage has gone and there is only provision for two cars, which for such a large house could give rise to additional on street car parking.

4. **UDP / LDF Designation and London Plan**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

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.

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

NPPF National Planning Policy Framework

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

5. **MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the

- effect of the proposal on the character and appearance of the original dwelling;
- the impact on the visual amenities of the surrounding area;
- the impact on residential amenity of the neighbouring dwellings;
- provision of acceptable residential amenity for the application property, and;
- the availability of parking.

Section 6 of the HDAS: Residential Extensions states two storey rear extensions for a detached house should not exceed 4m deep and should not breach the 45-degree line of sight taken from the nearest of the first floor window, of any room, of the neighbouring property. Paragraph 6.6 states new roofs should appear subordinate to the original roof and so have a ridge height at least 0.5m lower than the original roof.

Section 5 of the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions sets out criteria to assess two storey side extensions against. This includes retaining a 1m distance from the side boundary. This SPD also states that the width should be considerably less than that of the original house and be between half and two-thirds of the main house. Paragraph 5.7 states two storey side extensions should be integrated with the existing house, for that reason there is no specific requirement for a set-back from the front of the house. Paragraph 5.8 states the roof height of the extension should be equal to that of the main house.

o TWO STOREY SIDE/REAR EXTENSION

With regards to the two storey rear extension, this is not be set down from the main roof of the house and has a width of more two-thirds of the main house. In its constructed form, it is not considered to appear subordinate in scale to the original roof. The rear extension, in terms of its scale, form, bulk, size and massing would fail to appear as a subordinate addition to the original dwelling. The extensions constructed overwhelm the appearance, proportions and form of the original dwelling and are considered an unacceptable overdevelopment of the original site which results in significant harm to the appearance of the original house. Overallm this aspect of the proposal is detrimental to the visual amenities of the character and appearance of the area. As such, the extensions are contrary to Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS: Residential Extensions.

o TWO STOREY FRONT EXTENSION

To the front of the house, the original cat-slide roof has been in-filled with a pitched/hipped roof over, to match the design of the original two storey front projection. Whilst this would be set back from the front elevation, it would result in the loss of a key feature of the original building. Further, the design of the extension is such that it results in a tall pitched roof structures with a forward projecting hipped gable end. This competes with the existing gable feature on the property, and clutters the original simple and traditional front elevation of the dwelling and those surrounding it. Overall, this extension is an inappropriate overdevelopment of the site that results in unacceptable harm to the visual amenities of the street scene and the surrounding area.

The overall bulk and total loss of the original architectural features of the dwelling has resulted in unacceptable harm to the appearance of the dwelling and the visual amenities of the streetscene. The extensions would be contrary to Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS: Residential Extensions.

o ROOF ALTERATIONS

The surrounding street scene is characterised by detached houses of varying sizes and design, some set within long, spacious plots with mature trees in the front. The constructed roof design incorporates a hipped roof, finished with a sizeable crown roof. Whilst it is acknowledged that this is similar to the roof on the adjoining property No.41, in the context of the application site, this does not integrate well with the overall design, character and appearance of the property. The alterations dominate and detract from the original design and form of the host property to an unacceptable degree and fail to comply with the Councils policies and guidance.

o SINGLE STOREY SIDE EXTENSION

The depth and finished height dimensions of the proposed extension would be consistent with those set out in Section 4 of the HDAS: Residential Extensions. The extension would finish adequately below the cill level of the first floor rear windows on the existing house and as such, would be subordinate to its appearance. The extension, in terms of its scale, form and size would respect the character and appearance of the original house. The size and design of the extension and its set back from the highway suggests that the proposal would not appear incongruous in the street. The proposal would therefore be in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

o SINGLE STOREY REAR EXTENSION

HDAS: Residential Extensions allows detached houses an extension up to 4m deep and a height of 3.4m with a pitched roof. This is to ensure the extension appears subordinate to the original house and would not block daylight and sunlight received by neighbouring properties.

The rear extension would have a maximum depth of 5m, contrary to the above guidance. As such, the proposed extension would not appear subordinate and would represent a visually overdominant and unsympathetic form of development that would detract from the character, appearance and architectural composition of the original house. The proposal would therefore be contrary to Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE15 and BE19.

o SINGLE STOREY FRONT EXTENSION

The height and design of the single storey extensions proposed differs to those approved within application 67201/APP/2013/56. In the context of the site and other extensions that have been constructed, the single storey extensions by reason of their excessive height, almost aligning with cill of the first floor windows, roof form and design, would dominate the building to an unacceptable degree. Further the height and roof form of the extensions creates a bottom heavy appearance on the property, and emphasises the unacceptable scale and size of the extension proposed. Overall, the design and scale of these additions are considered unacceptable on the building and detrimental to its appearance within the street scene.

o DORMER WINDOWS

The front and smaller rear dormer window, by reason of their size, set down from the ridge line and position appear as subordinate additions to the main house, and do not detract from the visual amenities of the surrounding area. However, the large rear dormer window in the rear extension would be an overly dominant addition to this roof slope and the lack of set down from the ridgeline would further enhance the overbearing appearance. Therefore, this element of the proposed development would be contrary to Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies, the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15 and BE19 and Supplementary Planning Document (SPD) HDAS: Residential Extensions.

The proposed house would retain sufficient gaps between it and side boundaries and this together with the overall size of the plot, would result in a form of development that would not appear cramped in the street scene.

OTHER ISSUES

IMPACT TO NEIGHBOURS

The proposed extensions are not considered to have an unacceptable impact on either neighbouring properties by way of loss of outlook, loss of daylight, overbearing or over-shadowing. The proposed extensions would not be in breach of the 45 degree line of sight. The first floor side windows proposed would serve bathrooms and a landing and had the scheme been found acceptable, these windows could have been conditioned to be obscure glazed and non-opening below 1.8m to prevent any overlooking. The ground floor side windows would be screened by a fence and would therefore not directly overlook neighbouring properties. Therefore, the application proposal would not constitute an un-neighbourly form of development and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24.

The upper level bedrooms would have front and rear facing windows for outlook and daylight. The rear facing windows would not overlook neighbouring properties any more than the existing rear facing first floor windows due to the distance between properties and boundary treatment. It is considered there would be no unacceptable detrimental effect on the properties to the rear of the site by way of loss of privacy to justify the refusal of planning permission.

PARKING AND AMENITY SPACE

The property has an extensive rear garden and parking for up to two cars whilst retaining a front garden. The proposal is considered acceptable with regard to the provision of usable private amenity space and car parking in accordance with Policies BE23 and Policy AM14 of the Hillingdon Local Plan (November 2012).

This application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed single/two storey rear extension, by reason of its overall size, scale, bulk, depth and roof design, would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed ground and first floor/two storey front and side extensions, by reason of their overall excessive size, scale, bulk, depth and design, overwhelm and detract from the original proportions and form of the original building, and result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the visual amenity of the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed rear dormer window, by reason of its excessive overall size, scale, bulk, width, design and lack of set down from the ridgeline of the extension, would result in an overly dominant and incongruous addition, causing unacceptable harm to the character and appearance of the original dwelling and the surrounding area. Therefore the proposal would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 The 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).
- 3 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.
- HDAS-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- NPPF National Planning Policy Framework
- OE1 Protection of the character and amenities of surrounding properties and the local area

Standard Informatives

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

life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

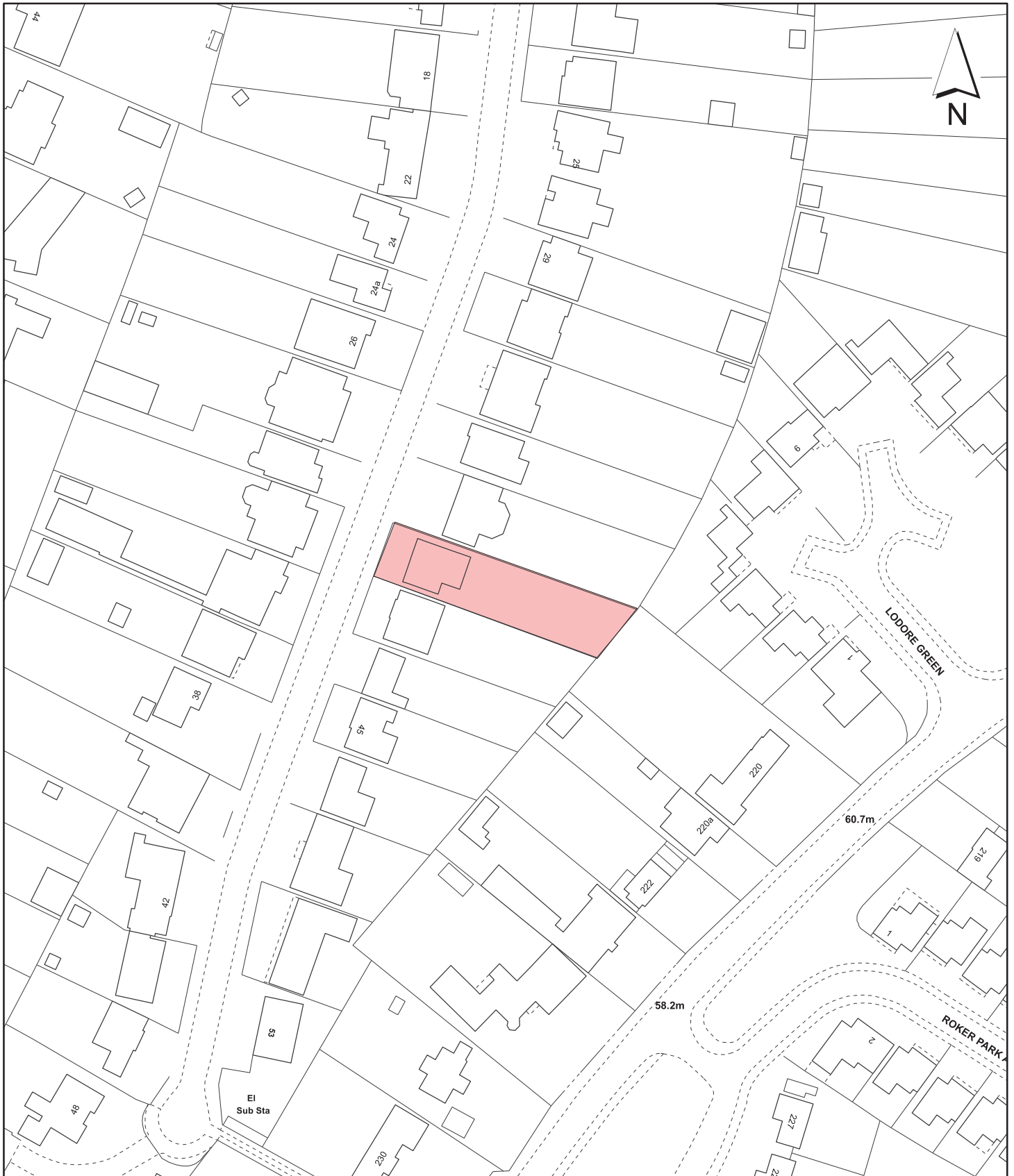
Part 2 Policies:



AM14	New development and car parking standards.
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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area

guidance.

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">39 Highfield Drive Ickenham</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p style="text-align: center;">Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p style="text-align: center;">67201/APP/2014/2224</p>	<p>Scale</p> <p style="text-align: center;">1:1,250</p>	 HILLINGDON <small>LONDON</small>	
	<p>Planning Committee</p> <p style="text-align: center;">North Page 41</p>	<p>Date</p> <p style="text-align: center;">October 2014</p>		

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Report of the Head of Planning, Sport and Green Spaces

Address 21 KNOLL CRESCENT NORTHWOOD

Development: Single storey infill extension to front

LBH Ref Nos: 52149/APP/2014/2877

Drawing Nos: 001
100

Date Plans Received: 12/08/2014

Date(s) of Amendment(s):

Date Application Valid: 14/08/2014

1. CONSIDERATIONS

1.1 Site and Locality

The site is situated on the south-eastern side of Knoll Crescent, a residential cul-de-sac comprising groups of mainly terraced properties. The application site comprises a two-storey end of terrace property with an existing front porch addition. The front of the property is laid out in hardstanding providing parking for two small cars. The rear garden is limited and is overgrown with shrubs and flora. To the rear of the garden lies a river course.

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

1.2 Proposed Scheme

The application is a resubmission. The proposal is identical to the infill extension dismissed already by an appeal inspector. The infill element would measure 1.25m deep, 2.10m wide and would create a new lean-to roof at 3.1m high, just below cill level. The materials would match the existing house.

1.3 Relevant Planning History

52149/APP/2013/1546 21 Knoll Crescent Northwood

Single storey rear extension and single storey front extension involving demolition of existing conservatory.

Decision Date: 29-07-2013 Withdrawn **Appeal:**

52149/APP/2013/2802 21 Knoll Crescent Northwood

Single storey infill extension to front

Decision Date: 26-11-2013 Refused **Appeal:** 04-MAR-14 Dismissed

Comment on Planning History

52149/APP/2013/2802 - Single storey infill extension. Refused and dismissed at appeal. The Planning Inspector commented the "the proposed infill extension would have an unacceptably harmful effect on the character and appearance of the host building and the

area."

52149/APP/2013/1546 - A planning application for a front porch and rear extension was withdrawn.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

5 neighbours, Northwood Residents Association were consulted on 19.08.2014 and a site notice was erected and expired on the 18.09.2014. No comments were received.

The application has been called in by a Councillor to be determined at committee.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19 New development must improve or complement the character of the area.

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

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

Policy BE15 requires extensions and alterations to harmonise with the architectural composition of the original house. HDAS Section 8.0 requires front extensions to be minor in appearance. Paragraph 8.1 states that the Council is very explicit with regards to front extensions and that extensions which span the entire width of the building will normally be refused. Furthermore, Paragraph 8.2 states that front porches should not extend more than 1 metre forward of the front building line. The house already has a form of front extension and a further addition would appear conspicuous and out of character with the main house, detracting from the architectural integrity of the building.

The proposal is identical to the scheme previously refused at appeal and the appeal decision is therefore a significant material consideration. It is noted that the Planning Inspector stated:

"the proposed infill scheme would result in the front projection extending across the full width of the front elevation to the house. This would be distinctly at odds and out of character with the other houses in the terrace and those properties in the street which have similar front projections. The existing strong horizontal sense of subservience to the main part of the house would be lost."

There has been no change in policy or circumstance since the appeal decision and the proposal remains contrary to the Council's adopted planning guidance. It is therefore considered that the front extension by virtue of its height, width, roof profile siting, layout, bulk and design would fail to harmonise with the existing property in terms of its character and appearance. The proposal would therefore be contrary with Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Sections 3.0 and 8.0 of HDAS.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Section 8.0 of HDAS recognises that front extensions are eye catching and can change the frontage of the building. Within the locality, there are a number of front porch/single storey front additions which appear to be original. They comprise flat roofed extensions that do not project more than 1m deep. The proposed extensions by virtue of their projection, roof form, siting, layout, overall bulk, massing and design of the proposed front porch would provide an incongruous addition to the streetscene and would fail to complement or improve the locality.

In relation to the previous scheme the applicant highlighted what they considered to be precedents. However, the Planning Inspector commented that the full width front extension at No.15 Knoll Crescent is "not representative of the prevailing character of the properties in the street" and "does not set a precedent which should be followed." The proposed development would thus be contrary to Section 8.0 of HDAS, Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) seek to ensure that the amenities of the adjoining occupiers are protected in new development. It is considered that the siting of the proposed extension would not be detrimental to the amenities of the adjoining occupiers. Therefore the proposed development would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not affect the private amenity space to the rear.

The application proposal would not directly result in a loss of parking, in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

In addition, the applicants have provided additional seeking to justify the application on the grounds that they require the additional space at ground level to accommodate a toilet, and facilitate the residents being able to stay at the dwelling as they age. In this respect it is noted that the Council's Access Officer met with the applicants in April ahead of the planning application re-submission. His advice at the time was that from an access point of view, a ground floor WC can be accommodated without the proposed extension and that an extension is not necessary in order to improve accessibility in this case. In this case there are no accessibility benefits or grounds that would outweigh the harm caused by the development in other respects.

In conclusion, the proposed development does not comply with HDAS and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed front extension by virtue of its siting, size, scale, bulk and design would result in an incongruous addition which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and would harm the character and appearance of the wider area, 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.

INFORMATIVES

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

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council

policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

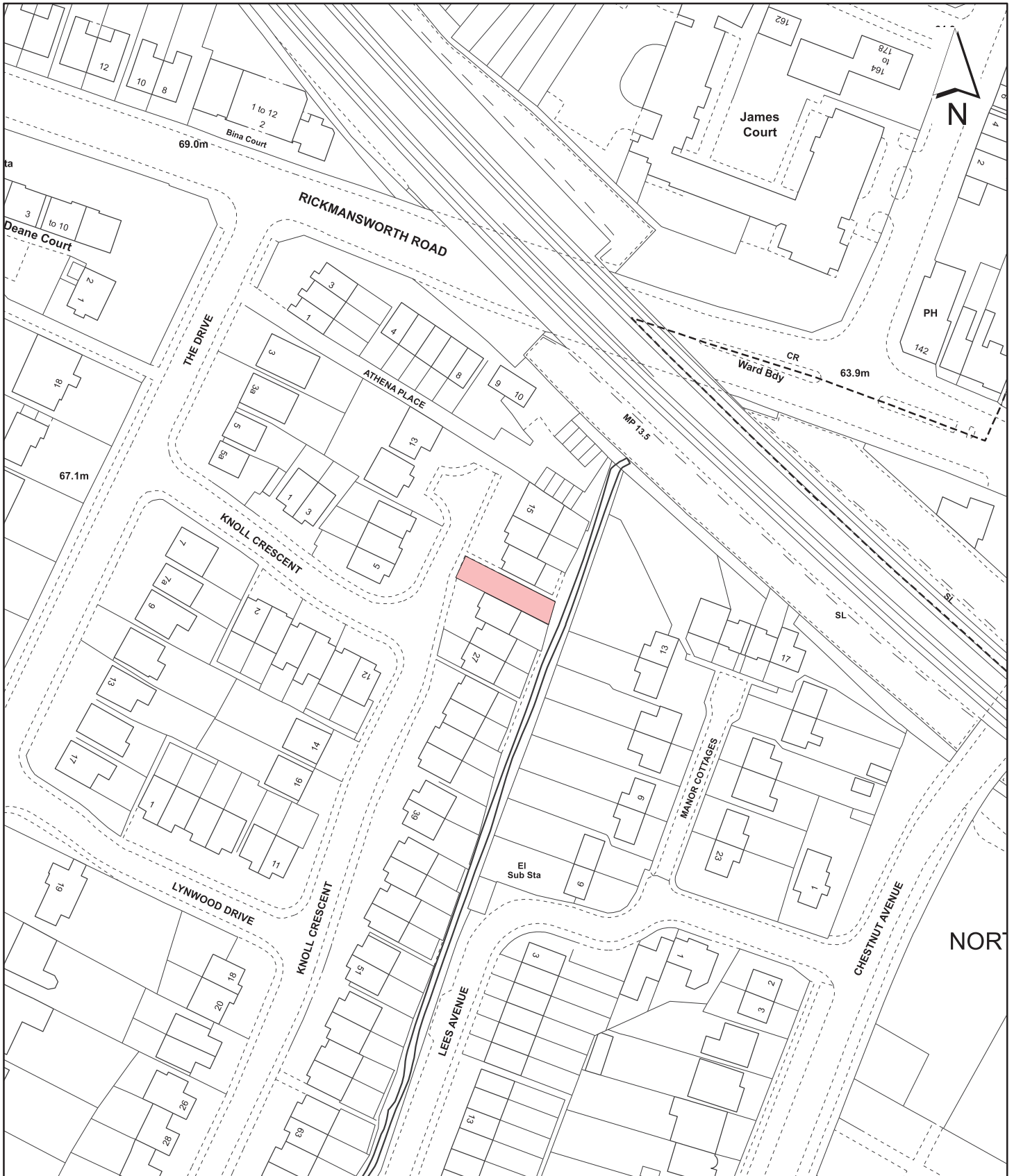
Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
LPP 3.5	(2011) Quality and design of housing developments

guidance.

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**21 Knoll Crescent
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

52149/APP/2014/2877

Scale

1:1,250

Planning Committee

North Page 49

Date

October 2014



HILLINGDON
 LONDON

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Report of the Head of Planning, Green Spaces and Culture

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

SUMMARY

This report provides financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2014 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Circular 05/05 and the accompanying best practice guidance required local planning authorities to consider how they could inform members and the public of progress in the allocation, provision and implementation of obligations whether they are provided by the developer in kind or through a financial contribution. Although Circular 05/05 has now been replaced by the National Planning Policy Framework (March 2012), this is still considered to be good practice.
2. The information contained in this report was reported to Cabinet on 25 September 2014 and updates the information received by Cabinet in June 2014. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the North Planning Committee area up to 30 June 2014, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of July 2014 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 31/06/14' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/03/14" and "Total Income as at 30/06/14".

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

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2014. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

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

EXTERNAL CONSULTATIONS CARRIED OUT

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

BACKGROUND DOCUMENTS

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

Cabinet Report December 2002 / March 2003 / October 2003 / January 2004 / June 2004 / September 2004 / November 2004 / March 2005 / July 2005 / October 2005 / December 2005 / March 2006 / July 2006 / Sept 2006 / November 2006 / March 2007 / July 2007 / September 2007 / December 2007 / March 2008 / June 2008 / September 2008 / December 2008 / March 2009 / June 2009 / September 2009 / December 2009 / March 2010 / June 2010 / September 2010 / December 2010 / March 2011 / June 2011 /

North Planning Committee - 29 October 2014
PART 1 - MEMBERS, PUBLIC & PRESS

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

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CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2014)
			AS AT 30/06/14	AS AT 31/03/14	AS AT 30/06/14	AS AT 31/03/14	To 30/06/14	AS AT 30/06/14	AS AT 30/06/14	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT1278/46/135 *32	Northwood	10A Sandy Lodge Way, Northwood 54671/APP/2002/54	7,458.07	7,458.07	2,458.00	2,458.00	0.00	5,000.07	0.00	Improvement of visibility for junction of Sandy Lodge Way & Woodridge Way. ECU fees have been claimed and £5,000 security remains. Works substantially complete 12 month maintenance period, ended 16 September 2006. Final certificate has been prepared. Security held to part offset outstanding education contribution which is being sought via legal proceedings.
PT1278/63/175A *49	South Ruislip	BFFO, R.A.F Northolt 189/APP/2006/2091	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	£5k received as the security deposit for the due and proper implementation of junction works at the White House Gate entrance to the development. Signals complete and in operation. Currently within 12 month maintenance period. Date of final completion to be confirmed.
PT1278/64/173	Eastcote & East Ruislip	R.A.F. Eastcote 10189/APP/2004/1781	19,200.00	19,200.00	12,201.13	12,201.13	0.00	6,998.87	0.00	Engineers fees paid prior to the execution of an agreement to secure access works associated with this application. Waiting restriction in Lime Grove undertaken. Elm Ave/Lime Grove junction improvement pending. Elm Ave Pedestrian crossing technical approval pending.(£5,500) design fees received plus further £6,700 for temporary footpath works carried out by LBH. £7,500 engineering fees claimed. Funds spent towards temporary footpath works. Further £5,000 security deposit for proper execution of highway works.
PT1278/72/231A *66	West Ruislip	R.A.F West Ruislip (Ickenham Park) Design check on SZ78 Designs 38402/APP/2007/1072	53,986.57	53,986.57	45,486.57	45,486.57	0.00	8,500.00	0.00	Fees received for design checks. Pelican crossing and signals on Long Lane. SZ78 agreement and technical approval pending. Further £18,000 returnable deposit received to ensure reinstatement of temporary crossover on Alysham Drive. Further fees received towards inspection fees and traffic orders. Spend towards fees & inspection. Works completed, deposit returned.
PT1278/73	South Ruislip	R.A.F Northolt.. South RuislipMain Gate 189/APP/2007/1321	2,000.00	2,000.00	0.00	0.00	0.00	2,000.00	0.00	Fees received for design checks. Junction improvements at West End Road/ Bridgewater Road. SZ78 agreement and technical approval pending.
PT1278/77/197 *62	Ruislip Manor	Windmill Hill Public House, Pembroke Road, Ruislip 11924/APP/2632	24,000.00	24,000.00	1,000.00	1,000.00	0.00	23,000.00	0.00	Fees received for design checks (£1,000). £23,000 received as a security deposit to ensure works are carried at to a satisfactory standard. £1,000 engineering fees claimed.
PT1278/78/238G *76	West Ruislip	Fmr Mill Works, Bury Street, Ruislip 6157/APP/2009/2069	19,782.00	19,782.00	14,782.00	14,782.00	0.00	5,000.00	0.00	Fees received for design checks and monitoring & supervision. £5,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring (£14,782).
PT1278/86/237E	Eastcote & East Ruislip	Bishop Ramsey School (lower site), Eastcote Road, Ruislip - High Grove access 19731/APP/2006/1442	14,146.46	14,146.46	10,421.58	10,421.58	0.00	3,724.88	0.00	Funds received for the completion of remedial highway works and fees associated with the 278 agreements. Further £7,993.58 claimed towards remedial works & fees March quarter.
SECTION 278 SUB - TOTAL			145,573.10	145,573.10	86,349.28	86,349.28	0.00	59,223.82	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT125/66 *24	South Ruislip	J Sainsbury, 11 Long Drive, Ruislip 33667/1/97/0684	37,425.09	37,425.09	0.00	0.00	0.00	37,425.09	0.00	Highway improvements adjacent to the site. Legal advice stated that because of time that has elapsed, it would not be reasonable to proceed without Sainsbury's agreement. Officers investigating the potential to utilise these funds for traffic congestion mitigation at that junction to complement current works that have been commissioned for that location. A portion of land owned by Sainsbury's would need to be dedicated as public highway for the scheme to be feasible. Traffic congestion mitigation scheme is fully funded. Officers investigating whether improvements could be tied into 114 bus route project. Excess funds are to be refunded to the developer following the date of the Final Account.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS AS AT 30/06/14	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/06/14	COMMENTS (as at mid August 2014)
PT/76/119	Northwood	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077	AS AT 30/06/14 35,253.56	AS AT 31/03/14 35,253.56	AS AT 30/06/14 28,119.15	AS AT 31/03/14 28,119.15	To 31/06/14 0.00	AS AT 30/06/14 7,134.41	0.00	To provide a speed camera, anti-skid surface and associated road markings in Ducks Hill Road. Speed camera cannot be installed in this location, as the accident rate in this location is below the threshold established by TfL. Deed of variation not required site included in vehicle activated sign (VAS) forward programme. Officers looking into feasibility of Driver Feedback Sign. Implementation due Spring 2007, subject to feasibility. Quotes being sought with the view to possible purchase of signs. Interest accrued. No time constraints. Utilities works completed Nov 08. Scheme programmed for implementation April/May 2010. Spend towards the provision of anti skid and electrical work. VAS signs installed, scheme complete, awaiting invoices.
PT/117/231B	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham.	30,000.00	30,000.00	0.00	0.00	0.00	30,000.00	30,000.00	Funds received towards improvements to cycle route 89/network 93 as part of the London Cycle Network. Funds to be spent within 5 years of receipt (Nov 2015).
PT/127/238H	West Ruislip	Fmr Mill Works, Bury St, Ruislip. 6157/APP/2009/2069	34,603.50	34,603.50	0.00	0.00	0.00	34,603.50	0.00	Contribution received towards carbon reduction projects in the Ruislip area. Earmarked towards projects to reduce CO2 emissions at Ruislip Early Years Centre. Funds to be spent within 7 years of receipt (Apr 2019).
PT/143/323A	Cavendish	150 Field End Road, (Initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards improving town centre facilities in the Authority's Area. No time limits for spend.
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	157,282.15	137,282.15	28,119.15	28,119.15	0.00	128,163.00	50,000.00	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	302,855.25	282,855.25	114,468.43	114,468.43	0.00	188,386.82	50,000.00	
PORTFOLIO: EDUCATION AND CHILDRENS SERVICES										
EYL/110/205C	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	3,755,319.11	3,755,319.11	2,632,285.50	2,632,285.50	0.00	1,123,033.61	708,917.62	Towards educational places or improvements to schools in the North Secondary Planning Area. Nursery (£421,026.76), primary (£750,525.95) and secondary (£658,998.39). Funds to be spent by September 2016. Secondary contribution spent towards expansion at Ruislip High school (Cabinet Member decision 21/10/2010). £342,000 from the Nursery contribution spent towards Deansfield Early Years Centre. (Cabinet Member decision 28/10/2010). Final instalment received. Nursery (£437,000), Primary (£719,000) and secondary (£684,000). £779,000 Primary contribution spent towards expansion of Harlyn and £165,939 to Field End School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/13). Further £20,551 received towards the same purpose. £1,100,612 allocated and £686,496 spent towards expansion at Field End Primary School (Cabinet Member Decision 24/01/2014).
EYL/121/221	Ruislip Manor	2, Windmill Hill, Ruislip. 35595/APP/2008/2951	6,438.00	6,438.00	0.00	0.00	0.00	6,438.00	6,438.00	Funds received towards the provision of additional nursery and primary school places in the vicinity of the site. No time limits.
EYL/137/237B	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	426,346.97	426,346.97	0.00	0.00	0.00	426,346.97	426,346.97	Funds received towards the costs of providing primary education places to primary schools in Primary Area 3. Funds to be spent by February 2016.
EYL/138/238C	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	512,742.69	512,742.69	298,439.38	298,439.38	0.00	214,303.31	214,304.00	Funds received as 50% of the education contribution towards the cost of providing nursery, primary and secondary facilities in the Borough (See legal agreement). Funds to be spent by February 2016. Further £261,446.35 received as remaining 50% education contribution. £112,742 allocated and spent towards expansion at Ruislip Gardens Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Further £185,696 allocated and spent towards expansion at Ruislip Gardens Primary School (Cabinet Member Decision 24/01/2014).
EYL/139/239B	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	64,920.00	64,920.00	0.00	0.00	0.00	64,920.00	0.00	Funds received towards the costs of providing educational improvements or facilities in the Borough. No time limits. Allocated towards expansion at Field End Infant & Primary School (Cabinet Member Decision 24/01/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2014)
			AS AT 30/06/14	AS AT 31/03/14	AS AT 30/06/14	AS AT 31/03/14	To 31/06/14	AS AT 30/06/14	AS AT 30/06/14	
EYL/164/270	Eastcote & East Ruislip	103 Park Ave, Ruislip 49273/APP/2011/933	10,885.00	10,885.00	0.00	0.00	0.00	10,885.00	10,885.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/167/275	Eastcote & East Ruislip	Fmr Highgrove Day Nursery, Campbell Close, Ruislip 48552/APP/2009/234	7,102.00	7,102.00	0.00	0.00	0.00	7,102.00	7,102.00	Contribution received towards providing improvements to education facilities in the vicinity of the site arising from the needs of the development. No time limits for spend.
EYL/171/281	Harefield	Fmr White Horse, Church Hill, Harefield. 38029/APP/2010/2743	13,510.00	13,510.00	6,814.30	6,814.30	0.00	6,695.70	0.00	Improved educational facilities within a 3 mile radius of the site, to accommodate the child yield arising from the development. No time limits for spend. £13,510 allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014), £6,814.30 spent towards the scheme March quarter.
EYL/184/296	Harefield	Fmr Swan PH, Swan Rd, Breakspear Road North, Harefield. 18239/APP/2012/296	7,718.00	7,718.00	0.00	0.00	0.00	7,718.00	0.00	Contribution received towards education improvements or facilities including new school facilities, improvements to existing school facilities to accommodate extra children or improvements to playgrounds (see agreement for details). No time limits. Allocated towards additional accommodation at Harefield Primary School (Cabinet Member Decision 24/01/2014).
EYL/186/299A	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	51,098.24	51,098.24	51,098.24	51,098.24	0.00	0.00	51,098.24	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits for spend. £51,098.24 spent towards expansion at Ruislip Gardens Primary School 2013/14 closing Cabinet Member Approval 23/07/2014
EYL/187/301	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	130,618.06	130,618.06	130,618.06	130,618.06	0.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). Funds to be spent within 5 years of receipt (July 2018). £130,618.06 spent towards expansion at Hillingdon Primary School 2013/14 closing Cabinet Member Approval 27/07/2014 .
EYL/191/305A	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	39,018.58	39,018.58	39,018.58	39,018.58	0.00	0.00	0.00	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits. £39,018.58 spent towards expansion at Hillingdon Primary School 2013/14 closing Cabinet Member Approval 23/07/2014 .
EYL/193/307	West Ruislip	3 South Drive, Ruislip 1305/APP/2012/211	6,000.00	6,000.00	0.00	0.00	0.00	6,000.00	6,000.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/194/308	Manor	69-77 Park Way, Ruislip 885/APP/2010/340	14,231.00	14,231.00	0.00	0.00	0.00	14,231.00	14,231.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/196/310	Northwood	High Meadow, Farm Rd, Northwood 41596/APP/2013/310	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/198/312	Ickenham	25 Hightfield Drive, Ickenham 2275/APP/2013/633	7,886.00	7,886.00	0.00	0.00	0.00	7,886.00	7,886.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/199/316	Northwood	41 Frithwood Ave, Northwood 1891/APP/2013/1655	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	Contribution received towards providing educational improvements or facilities in the authority's area to include new school facilities: improvements to school facilities to accommodate extra children (see agreement for further details). No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2014)
			AS AT 30/06/14	AS AT 31/03/14	AS AT 30/06/14	AS AT 31/03/14	To 31/06/14	AS AT 30/06/14	AS AT 30/06/14	
EYL/200/317	Northwood	24 Eastbury Rd, Northwood 19305/APP/2011/1584 & 19305/APP/2012/3107	20,158.00	20,158.00	0.00	0.00	0.00	20,158.00	20,158.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery, primary and secondary yield arising from the development. No time limits.
EYL/202/319A	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2510	151,749.00	151,749.00	0.00	0.00	0.00	151,749.00	151,749.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details) No time limits for spend.
EYL/203/320	Northwood	15 Nicholas Way, Northwood 16824/APP/2012/3220	12,796.00	12,796.00	0.00	0.00	0.00	12,796.00	12,796.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details). Funds to be spent within 5 years of receipt (Feb 2019).
EYL/207/324	Ickenham	Land Adjacent to 135 Swakeleys Road, Ickenham 380/APP/2013/1450	8,628.00	0.00	0.00	0.00	0.00	8,628.00	8,628.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details) No time limits for spend.
EYL/208/323C	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	40,281.00	0.00	0.00	0.00	0.00	40,281.00	40,281.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and internal leisure spaces (see agreement for details) No time limits for spend.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	5,313,037.65	5,264,128.65	3,158,274.06	3,158,274.06	0.00	2,154,763.59	1,712,412.83	
		PORTFOLIO: CENTRAL SERVICES								
		CENTRAL SERVICES SUB - TOTAL	0.00	0.00	0.00	0.00	0.00	0.00	0.00	
		PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION								
PPR/57/238D	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	20,679.21	20,679.21	0.00	0.00	0.00	20,679.21	0.00	Contribution towards construction training initiatives within the Borough. Funds to be spent within 7 years of receipt (February 2018). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/58/239C	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	9,667.50	9,667.50	0.00	0.00	0.00	9,667.50	0.00	Contribution received towards construction training and the provision of a work place co-ordinator within the Borough. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/62/231C	Ruislip	Former RAF West Ruislip (Ickenham Park), High Road, Ickenham. 38402/APP/2007/1072	75,000.00	75,000.00	0.00	0.00	0.00	75,000.00	75,000.00	Funds received towards the installation of 3 CCTV cameras and associated infrastructure within the vicinity of the development. Funds to be spent within 5 years of receipt (Nov 2015). Funds transferred from PT/118/231C.
PPR/65/263C	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	9,782.64	9,782.64	0.00	0.00	0.00	9,782.64	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/76/282C	West Ruislip	Lyon Court 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	47,950.86	47,950.86	0.00	0.00	0.00	47,950.86	47,950.86	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS AS AT 30/06/14	BALANCE SPENDABLE NOT ALLOCATED AS AT 30/06/14	COMMENTS (as at mid August 2014)
PPR/77/282D	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip 66895/APP/2011/3049	AS AT 30/06/14 25,330.03	AS AT 31/03/14 25,330.03	AS AT 30/06/14 0.00	AS AT 31/03/14 0.00	To 31/06/14 0.00	AS AT 30/06/14 25,330.03	AS AT 30/06/14 25,330.03	Contribution received towards the provision of CCTV, lighting, safety improvements to public transport facilities and car parks or safer town centres (see agreement for details). Funds to be spent within 5 years of completion of the development (estimated to be 2019).
PPR/79/299E	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	16,353.04	16,353.04	0.00	0.00	0.00	16,353.04	16,353.04	Contribution received towards construction training courses delivered by recognised providers and the provision of a construction work place co-ordinator for Hillingdon Residents. No time limits for spend.
PPR/82/301B	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	22,192.63	22,192.63	0.00	0.00	0.00	22,192.63	22,192.63	Contribution received towards public realm improvements in the vicinity of the development including, CCTV, footpath safety, safer town centres, public transport interchange facilities in the locality of the site (see agreement for details). Funds to be spent within 5 years of receipt (July 2018)
PPR/83/301D	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	19,669.95	19,669.95	0.00	0.00	0.00	19,669.95	19,669.95	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. Funds to be spent within 5 years of receipt (July 2018).
		COMMUNITY, COMMERCE & REGENERATION SUB - TOTAL	246,625.86	246,625.86	0.00	0.00	0.00	246,625.86	206,496.51	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
CSL/6/189A	Ruislip	30 Kings End, Ruislip. 46299/APP/2006/2165	7,674.48	7,674.48	0.00	0.00	0.00	7,674.48	0.00	Towards the provision of community facilities in the immediate vicinity of the land. No time limits. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/9/199A	Ruislip	41, Kingsend, Ruislip. 2792/APP/2006/3451	9,338.43	9,338.43	0.00	0.00	0.00	9,338.43	0.00	Funds received towards the provision of community facilities in the Borough. No time constraints. Earmarked towards Manor Farm Library. Subject to formal allocation of funding.
CSL/10/200B	Manor	Former Ruislip Manor Library, Victoria Road, Ruislip. 14539/APP/2008/2102	5,200.00	5,200.00	0.00	0.00	0.00	5,200.00	0.00	Funds received towards improvements to nearby community facilities. Earmarked towards Ruislip Manor Library and Community Resources Centre. Subject to formal allocation of funding.
CSL/11/205B	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	277,131.54	277,131.54	264,134.80	284,134.80	0.00	12,996.74	0.00	Contribution towards the provision or improvement of leisure, youth and/or cultural services within Eastcote and East Ruislip ward boundary. Funds to be spent by September 2014. £265k from this contribution has been allocated towards Highgrove pool improvement programme (Cabinet Member approval received 1/09/2011). Scheme completed 2013. Remaining balance allocated towards the upgrade of the Music studio at Ruislip Youth Centre (Cabinet Member Decision 09/07/2014).
CSL/12/215A	Ruislip	5 - 11, Reservoir Road, Ruislip 61134/APP/2006/260	13,338.00	13,338.00	0.00	0.00	0.00	13,338.00	13,338.00	Contribution received towards the provision of community facilities in the locality. No time limits on spend. Earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/15/231D	Ruislip	Former RAF Ruislip (Ickenham Park), High Road, Ickenham 38402/APP/2007/1072	269,750.00	269,750.00	0.00	0.00	0.00	269,750.00	0.00	Funds received towards the construction of a new facility or the extension of an existing facility to provide for improvement of leisure, elderly, youth and/or cultural services within the locality of the land. Funds to be spent by November 2015. Funds earmarked towards improvements to the Compass Theatre, subject to an eligible scheme and formal allocation.
CSL/17/238A	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,645.25	31,645.25	0.00	0.00	0.00	31,645.25	31,645.25	Funds received as 50% of the community facilities contribution towards community facilities schemes or measures within the Borough. Funds to be spent by February 2018. Further £16,135.84 received as remaining 50% of community facilities contribution. Funds earmarked towards the provision of a new community facility at the former RAF Eastcote, Lime Grove. Subject to formal allocation.
CSL/18/238B	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	3,268.46	3,268.46	0.00	0.00	0.00	3,268.46	3,268.46	Funds received towards the provision of library facilities and/or library books within the Borough. Funds to be spent by February 2018.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2014)
CSL/19/237A	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	AS AT 30/06/14 24,130.14	AS AT 31/03/14 24,130.14	AS AT 30/06/14 0.00	AS AT 31/03/14 0.00	To 3/06/14 0.00	AS AT 30/06/14 24,130.14	AS AT 30/06/14 0.00	Funds received towards environmental improvements and community facilities within a 3 mile radius of the site. Funds to be spent by February 2016. Funds earmarked towards the provision of community facilities at Eastcote House and Gardens. Subject to formal allocation.
CSL/22/241B	Ruislip	28 & 29a Kingsend, Ruislip. 5740/APP/2008/1214	3,250.00	3,250.00	0.00	0.00	0.00	3,250.00	3,250.00	Funds received towards the expansion of local community facilities in the area of the development. Funds to be spent within 5 years of receipt (April 2016).
CSL/23/243A	South Ruislip	Former Tally Ho P.H., West End Road, Ruislip. 8418/APP/2006/913&914	14,300.00	14,300.00	0.00	0.00	0.00	14,300.00	14,300.00	Funds received towards the cost of providing community facilities in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). Earmarked towards provision of cycling facilities at Field End School, Subject to formal approval.
CSL/29/263A	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	356.03	356.03	0.00	0.00	0.00	356.03	356.03	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/35/282E	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	2,263.48	2,263.48	0.00	0.00	0.00	2,263.48	2,263.48	Contribution received towards the provision of library facilities and/or library books within the authority's area. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
CSL/35/299B	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	955.56	955.56	0.00	0.00	0.00	955.56	955.56	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/37/299C	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	11,028.95	11,028.95	0.00	0.00	0.00	11,028.95	11,028.95	Contribution received towards the provision or improvement of community facilities within the Authority's area. No time limit for spend.
CSL/38/301C	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	1,375.61	1,375.61	0.00	0.00	0.00	1,375.61	1,375.61	Contribution received towards the provision of library facilities and/or library books serving the locality of the development. Funds to be spent within 5 year of receipt (July 2018).
CSL/43/313	South Ruislip	Queenswalk Resource Centre, Queens Walk, Ruislip 12059/APP/2012/2570	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as a contribution towards sports and leisure facilities at Deansfield Primary School. Funds to be used towards sports items such as goal posts, rounders equipment, training kit and other sporting equipment (see agreement for details). No time limit for spend.
CSL/45/319B	Northwood Hills	117 Pinner Rd, Northwood 12055/APP/2006/2510	2,580.63	2,580.63	0.00	0.00	0.00	2,580.63	2,580.63	Contribution received towards the provision of or improvement to library facilities and/or library books in Hillingdon. No time limits
CSL/47/323D	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received towards the costs of provision or improvements to community facilities within the Authority's Area. No time limits. Earmarked towards provision of community facilities at Eastcote House and Gardens, subject to formal allocation.
CSL/48/323E	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	1,500.73	0.00	0.00	0.00	0.00	1,500.73	1,500.73	Contribution received towards the provision of or improvements to library facilities and/or books within the Authority's Area. No time limits.
		COMMUNITY, COMMERCE AND REGENERATION SUB - TOTAL	709,087.29	687,586.56	264,134.80	264,134.80	0.00	444,952.49	85,862.70	
		COMMUNITY, COMMERCE AND REGENERATION - TOTAL	955,713.15	934,212.42	264,134.80	264,134.80	0.00	691,578.35	292,359.21	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/47177B	Manor	41-55, Windmill Hill, Ruislip planning ref:48283/APP/2006/2353	38,258.39	38,258.39	32,124.97	32,124.97	0.00	6,133.42	0.00	Funds received towards open green space and recreational open space within a 3 mile radius of the land. This sum includes approximately £8k for bins and benches and £30k for children's play space. Funds not spent within 5 years of receipt (24 December 2012) are to be refunded. Officers currently drawing up a programme of works for Warrender Park. Funds allocated towards a scheme of improvements at Warrender Park (Cabinet Member Decision 3/9/2010), Works complete Dec 12. Accounting adjustment made, scheme to be closed.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2014)
			AS AT 30/06/14	AS AT 30/06/14	AS AT 30/06/14	AS AT 31/03/14	To 31/06/14	AS AT 30/06/14	AS AT 30/06/14	
E/57/205D	Eastcote	RAF Eastcote, Lime Grove, Ruislip. 10189/APP/2004/1781	118,803.95	118,803.95	0.00	0.00	0.00	118,803.95	0.00	Contribution received towards the provision or improvement of outdoor sports and /or pitch facilities within a 3000m radius of the land. Funds to be spent by September 2014. Funds allocated towards provision of a multi use games area at Warrander Park and out door gym at Kings College Playing fields (Cabinet Member Decision 01/08/2014).
E/60/215C	Ruislip	5 - 11 Reservoir Road, Ruislip. 61134/APP/2006/280	28,994.76	28,994.76	27,237.50	27,237.50	0.00	1,757.26	0.00	Contribution received towards open space/recreation improvements or other green spaces in the locality. Funds allocated towards improving playground facilities at Ruislip Lido. Cabinet Member Decision (31/10/13). No time limits on spend. Play equipment completed March 2014. Awaiting installation of benches.
E/61/217B	Harefield	34 High Street, Harefield. 259/APP/2009/2391	7,000.00	7,000.00	7,000.00	0.00	7,000.00	0.00	0.00	Funds received towards additional or improved recreation/open space facilities within a 3 mile radius of the site. No time limit. Funds allocated towards improvements to playground on Harefield Green (Cabinet Member Decision 24/01/2014).
E/62/231E	Ruislip	Former RAF Ruislip (Ickenham park), High Road, Ickenham. 38402/APP/2007/1072	146,879.75	146,879.75	15,191.56	15,191.56	0.00	131,688.19	0.00	Funds received as a commuted sum towards the maintenance of the playing fields as part of the scheme for a period of 10 years. Spend subject to conditions as stipulated in the legal agreement. £44,063 allocated towards the annual cost of maintaining the playing fields provided at Ickenham Park development (Cabinet Member Decision 7/11/2012). Spend towards maintenance costs 2012/13.
E/65/237C	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	80,431.31	80,431.31	0.00	0.00	0.00	80,431.31	0.00	Funds received towards the off site provision of formal recreational open space in the vicinity of the site. Funds to be spent by February 2016.
E/66/239D	Eastcote	Highgrove House, Eastcote Road, Ruislip. 10622/APP/2006/2294 & 10622/APP/2009/2504	10,000.00	10,000.00	6,678.17	6,678.17	0.00	3,321.83	0.00	Contribution received towards the cost of enhancement and/or nature conservation works at Highgrove Woods. No time limits. Funds allocated towards conservation works at Highgrove Woods Nature Reserve (Cabinet Member Decision 16/3/12). Works on going.
E/70/243C	South Ruislip	Fmr Tally Ho PH, West End Road, Ruislip. 8418/APP/2006/913&914	28,967.00	28,967.00	28,967.00	28,967.00	0.00	0.00	0.00	Contribution received towards open space and recreational open space in the vicinity of the development. Funds to be spent within 7 years of receipt (June 2018). Funds spent towards Chrysalis scheme to upgrade footpath at Coronation walk (2013/14 closing). Spend subject to formal allocation and approval.
E/71/250	South Ruislip	Land adjacent to Downe Barns Farm, West End Road, West End Road, Northolt. 2292/APP/2006/2475	30,000.00	25,000.00	10,000.00	10,000.00	0.00	20,000.00	15,000.00	Funds received as maintenance instalments to assist with the management of Ten Acres Wood Nature Reserve including, staffing, tree & river Maintenance and volunteers' tools & equipment. Funds to be spent within 11 years of receipt (August 2021). £15,000 allocated towards ongoing management works at the reserve (Cabinet Member Decision 7/11/2012). Spend towards stock fencing and ditch restoration at the reserve. Further annual instalment received this quarter.
E/76/282A	West Ruislip	Lyon Court, 28-30 Pembroke Road, Ruislip. 66895/APP/2011/3049	10,000.00	10,000.00	6,740.00	6,740.00	0.00	3,260.00	0.00	Contribution received as the first instalment towards the cost of providing a scheme to protect and enhance the off site nature conservation interest in the locality of the site. Estimated time limit for spend 2019 (see agreement for details). Funds allocated towards ecological improvements at Pinn Meadows (Cabinet Member Decision 31/10/13).
E/85/305B	Northwood	London School of Theology, Green Lane, Northwood 10112/APP/2012/2057	30,609.90	30,609.90	0.00	0.00	0.00	30,609.90	0.00	Contribution received towards the provision of tennis courts within Northwood Recreation Ground. No time limits.
E/91/323B	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	55,000.00	0.00	0.00	0.00	0.00	55,000.00	55,000.00	Funds received towards the costs of improvements to public open space in the Authority's Area. No time limits for spend.
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	584,945.06	524,945.06	133,939.20	126,939.20	7,000.00	451,005.86	70,000.00	
PORTFOLIO: SOCIAL SERVICES, HEALTH AND HOUSING										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2014)
H/19/184C *55	West Ruislip	31-46, Pembroke Rd, Ruislip 59816/APP/2006/2896	AS AT 30/06/14 21,699.53	AS AT 31/03/14 21,699.53	AS AT 30/06/14 8,584.43	AS AT 31/03/14 8,584.43	To 3/06/14 0.00	AS AT 30/06/14 13,115.10	AS AT 30/06/14 0.00	Funds received towards primary health care facilities within a 3 mile radius of the development. Funds not spent by 01/07/2015 must be returned to the developer. £8,584 allocated towards improvements at King Edwards Medical Centre, Ruislip (Cabinet Member Decision 6/12/2013). Funds transferred to NHS Property Services (Feb 2014).
H/11/195B *57	Ruislip	Highgrove House, Eascole Road, Ruislip. 10622/APP/2006/2494	3,156.00	3,156.00	0.00	0.00	0.00	3,156.00	0.00	Funds received towards the provision of local health care facilities in the vicinity of the site. No time limits.
H/20/238F *72	West Ruislip	Former Mill Works, Bury Street, Ruislip. 6157/APP/2009/2069	31,441.99	31,441.99	0.00	0.00	0.00	31,441.99	0.00	£15,409 received as 50% of the health contribution towards providing health facilities in the Borough (see legal agreement for further details). First instalment to be spent by February 2018. £16,032 received as remaining 50% health contribution. Funds to be spent by June 2018.
H/21/237D *73	Eastcote	Bishop Ramsey School (lower site), Eastcote Road, Ruislip. 19731/APP/2006/1442	22,455.88	22,455.88	0.00	0.00	0.00	22,455.88	0.00	Funds received towards the provision of primary health care facilities in the Uxbridge area. Funds to be spent by February 2016.
H/22/239E *74	Eastcote	Highgrove House, Eascole Road, Ruislip. 10622/APP/2006/2494 & 10622/APP/2009/2504	7,363.00	7,363.00	0.00	0.00	0.00	7,363.00	0.00	Funds received towards the cost of providing health facilities in the Borough (see legal agreement for further details). No time limits.
H/24/184A	West Ruislip	31-46 Pembroke Road, Ruislip 59816/APP/2006/2896	49,601.53	49,601.53	0.00	0.00	0.00	49,601.53	0.00	Funds have been earmarked towards the dining centre for Northwood and Ruislip elderly persons association. Funds not spent by 1/07/2015 to be returned. Funds transferred to Social Services, Health & Housing Portfolio from CSL/5/184A.
H/28/263D *81	South Ruislip	Former South Ruislip Library, Victoria Road, Ruislip (plot A). 67080/APP/2010/1419	3,353.86	3,353.86	0.00	0.00	0.00	3,353.86	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/34/282F *82	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	15,031.25	15,031.25	0.00	0.00	0.00	15,031.25	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/35/282G	West Ruislip	Fmr Lyon Court, 28-30 Pembroke Road, Ruislip. 669895/APP/2011/3049	40,528.05	40,528.05	0.00	0.00	0.00	40,528.05	0.00	Funds received as the affordable housing contribution to be used by the Council to provide subsidized housing through a registered social landlord to persons who can't afford to rent or buy houses generally available on the open market. Funds to be spent within 5 years of completion of the development (estimated to be 2019).
H/36/299D *94	Cavendish	161 Elliot Ave (fmr Southbourne Day Centre), Ruislip. 66033/APP/2009/1060	9,001.79	9,001.79	0.00	0.00	0.00	9,001.79	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/37/301E *95	Northwood	37-45 Ducks Hill Rd, Northwood 59214/APP/2010/1766	12,958.84	12,958.84	0.00	0.00	0.00	12,958.84	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 5 years of receipt (July 2018).
H/43/319C	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	221,357.83	221,357.83	0.00	0.00	0.00	221,357.83	221,357.83	Contribution to be used towards the cost of providing affordable housing in the Authority's area. No time limits for spend.
H/44/319D *103	Northwood Hills	117 Pinner Road, Northwood 12055/APP/2006/2510	24,312.54	24,312.54	0.00	0.00	0.00	24,312.54	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2014 / 2015 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2014)
H/45/323F	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	AS AT 30/06/14 86,000.00	AS AT 31/03/14 0.00	AS AT 30/06/14 0.00	AS AT 31/03/14 0.00	To 31/03/14 0.00	AS AT 30/06/14 86,000.00	AS AT 30/06/14 86,000.00	Contribution received towards subsidised housing available through a Registered Provider to persons who cannot afford to rent or buy houses generally available on the open market. No time limit for spend.
H/46/323G *104	Cavendish	150 Field End Road (Initial House), Eastcote, Pinner 25760/APP/2013/3632	14,126.88	0.00	0.00	0.00	0.00	14,126.88	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	562,388.97	462,262.09	8,584.43	8,584.43	0.00	553,804.54	307,357.83	
		SECTION 106 SUB - TOTAL	7,573,366.98	7,322,830.37	3,586,051.64	3,586,051.64	7,000.00	3,880,315.34	2,432,129.87	
		GRAND TOTAL ALL SCHEMES	7,718,940.08	7,468,403.47	3,679,400.92	3,672,400.92	7,000.00	4,039,539.16	2,432,129.87	

NOTES

The balance of funds remaining must be spent on works as set out in each individual agreement.
 Bold and strike-through text indicates key changes since the Cabinet report for the previous quarter's figures.
 Bold figures indicate changes in income and expenditure

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

* Denotes funds the Council is unable to spend currently (totals £231,742.22)

'32: PT25 £37,425.09 reasonable period for expenditure without owner's agreement has lapsed
 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
 '49: PT278/63 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).
 '55: H/918/4C £13,115.10 funds have been received to provide Primary Health Care facilities in the borough.
 '57: H/119/5B £3,156.00 funds have been received to provide health care services in the borough.
 '62: PT278/71/197 £23,000.00 held as security for the due and proper execution of the works.
 '72: H/202/38F £31,441.99 funds have been received to provide Health Care services in the borough.
 '73: H/212/37D £22,455.88 funds have been received to provide Primary Health Care facilities in the borough.
 '74: H/222/39E £7,363.00 funds have been received to provide Health Care services in the borough.
 '76: PT278/238G £5,000.00 To be held as a returnable deposit
 '81: H/262/63D £3,355.86 funds have been received to provide Health Care services in the borough.
 '92: H/342/22F £15,031.25 funds received to provide health care facilities in the borough.
 '94: H/362/99D £9,001.79 funds received to provide health care facilities in the borough.
 '95: H/373/91E £12,898.84 funds received to provide health care facilities in the borough.
 '103: H/443/19D £24,312.54 funds received to provide health care facilities in the borough.
 '104: H/463/23G £14,126.88 funds received to provide health care facilities in the borough.
 £231,742.22

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

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Plans for North Applications Planning Committee

29th October 2014



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 22 BROADWATER GARDENS HAREFIELD

Development: Change of use from Use Class C4 (HMO) to Sui Generis to increase occupancy in HMO from 6 to 8 persons

LBH Ref Nos: 35700/APP/2014/1220

Date Plans Received: 08/04/2014

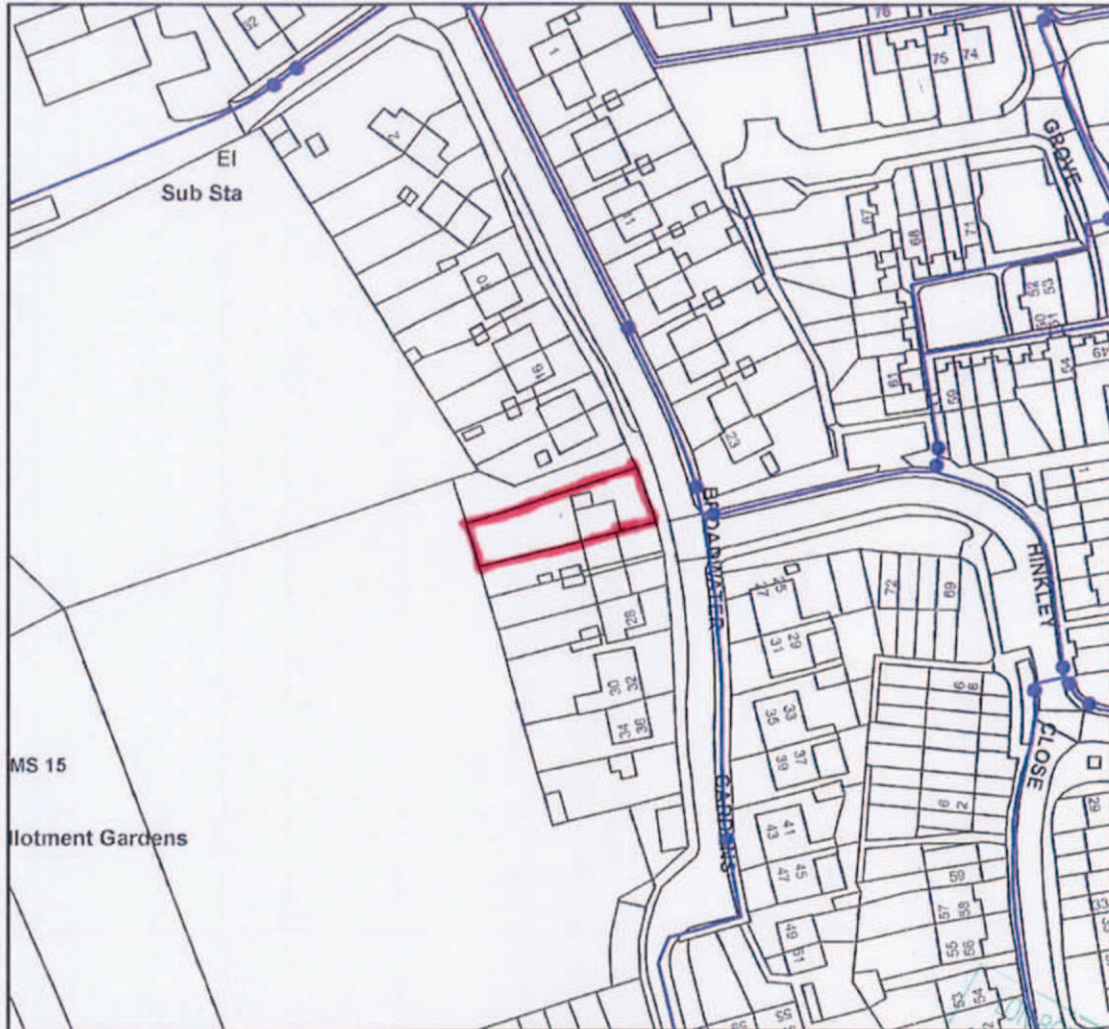
Date(s) of Amendment(s):

14/04/2014

Date Application Valid: 17/04/2014

17/04/2014

08/04/2014



This map is centred upon Ordnance Survey grid reference 505012,189318



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The position of Company apparatus shown on this plan is provided for guidance only and the Company accepts no responsibility in the event of inaccuracy

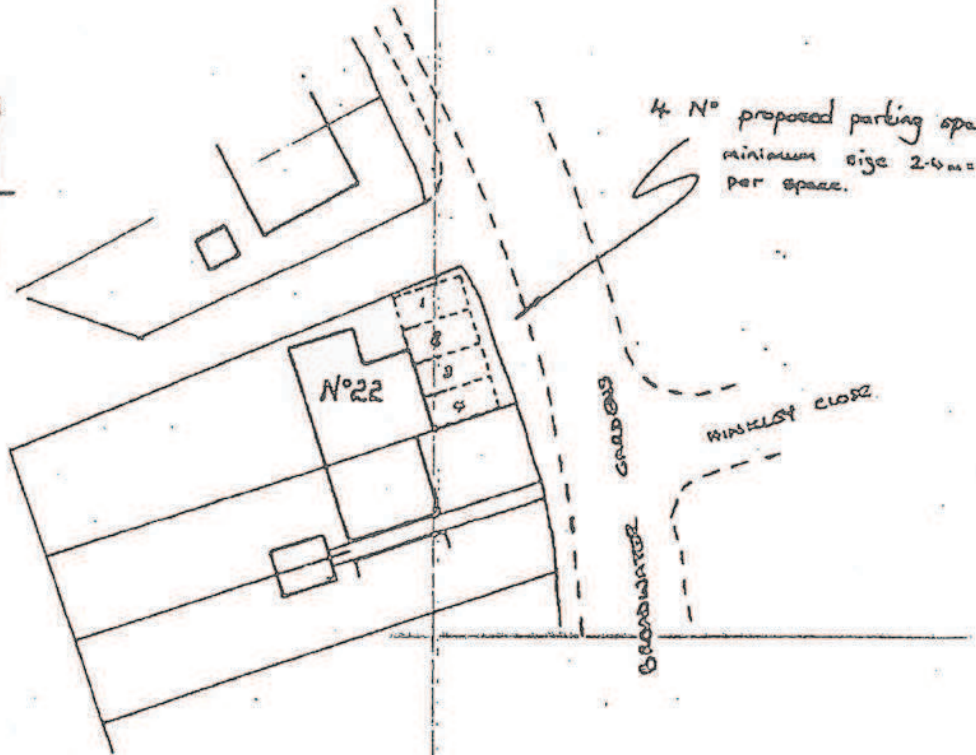
For further information about the contents of this plan, please contact Affinity Water on 0845 7823333 or at the address below.

Affinity Water, Tamblin Way, Hatfield, Hertfordshire, AL10 9EZ. www.affinitywater.co.uk/central

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061511



22 Broadwater Gardens
Harefield,
Middx.

Scale :- 1/500

GRID SCALE



1:50

EXCAVATIONS FOR PLANTING BEDS MUST ACCORDANCE WITH SPECIFICATIONS FOR VEGG BEDS TO BE PLANTING BEDS. BASE OF PLANTING BEDS TO BE DECONSTRUCTED TO ALLOW FREE DRAINAGE BEING TO INSTALLING TOP SOIL.

AREA OF FRONT GARDEN
= 73.57m²

AREA OF SOFT LANDSCAPING
(FLOWER BEDS)
= 18.6m²

ALL PLANTING TO BE CARRIED OUT WITHIN 1ST PLANTING SEASON AVAILABLE FROM TIME OF CONSENT

FLOWER BED 1.

6 NO HYPERICUM ULCOSIC. MAX HT. 2000mm
MAX 5% - 6000mm

FLOWER BED 2.

6 NO HYPERICUM ULCOSIC. MAX HT. 900mm
MAX 5% - 6000mm

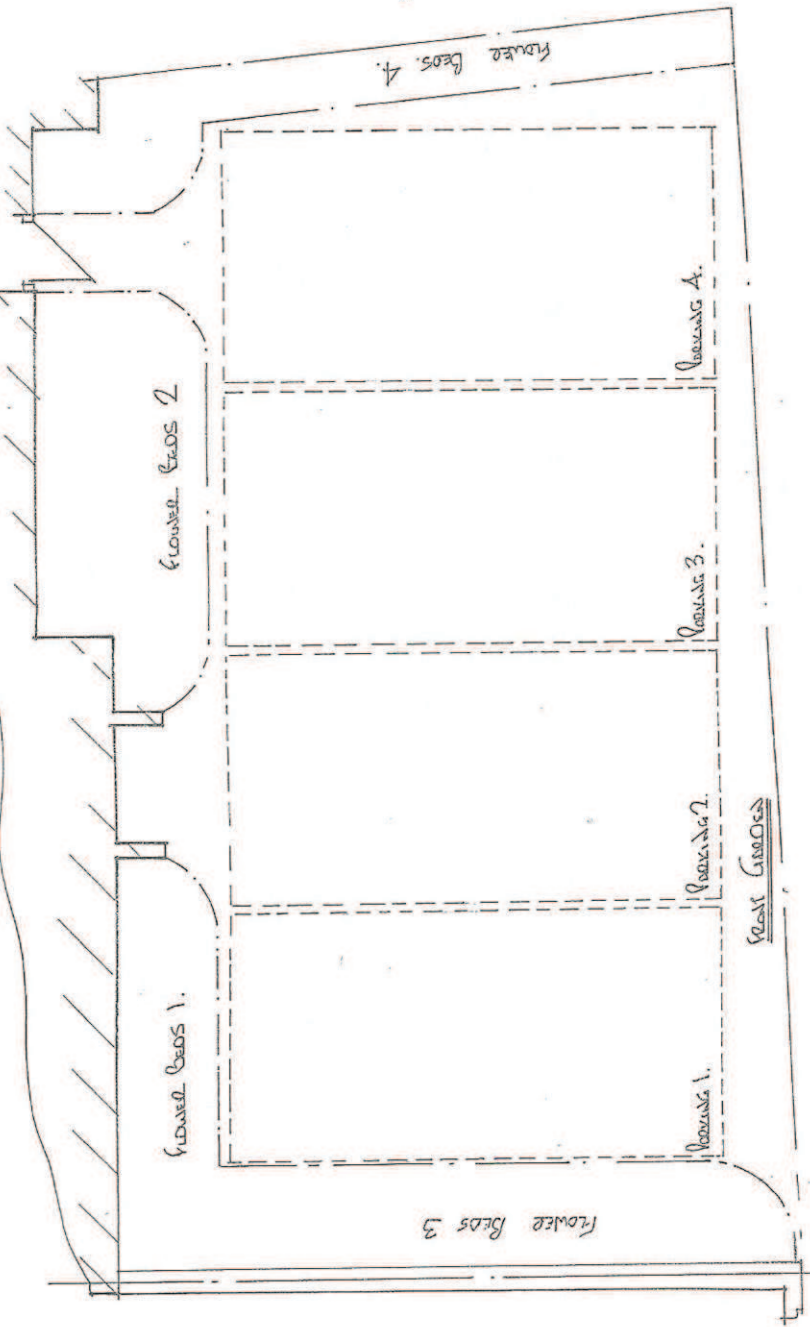
FLOWER BED 3.

5 NO PANICUM LUSTRANICA. MAX HT. 900mm
MAX 5% - 1000mm

FLOWER BED 4.

7 NO PANICUM LUSTRANICA. MAX HT. 900mm
MAX 5% - 1000mm

EXISTING PLANTING CROSSOVERS TO REMAIN.



PLAN - SCALE 1:50

G.L. GRIFFIN & CO
SUITE 8,
178 MADRID WAY
LANSUP
MIDDLESEX
WA4 6UL

TEL: 01895 672800
MBS: 01895 188767

NOTES
A - BEDS TO SOFT LANDSCAPING.
B - BEDS TO SOFT PLANTING

All dimensions must be checked on site and not scaled from this drawing.

Client
MR NILES DENNELL

Job Title
12 CROSSOVERS TO REMAIN
MIDDLEFIELD N1400X

Scale
1:50

Drawn by
GEL


Date
25th Sept 2014

Drawing Title
GARDEN LANDSCAPING DETAIL

Draw No.
3476/01

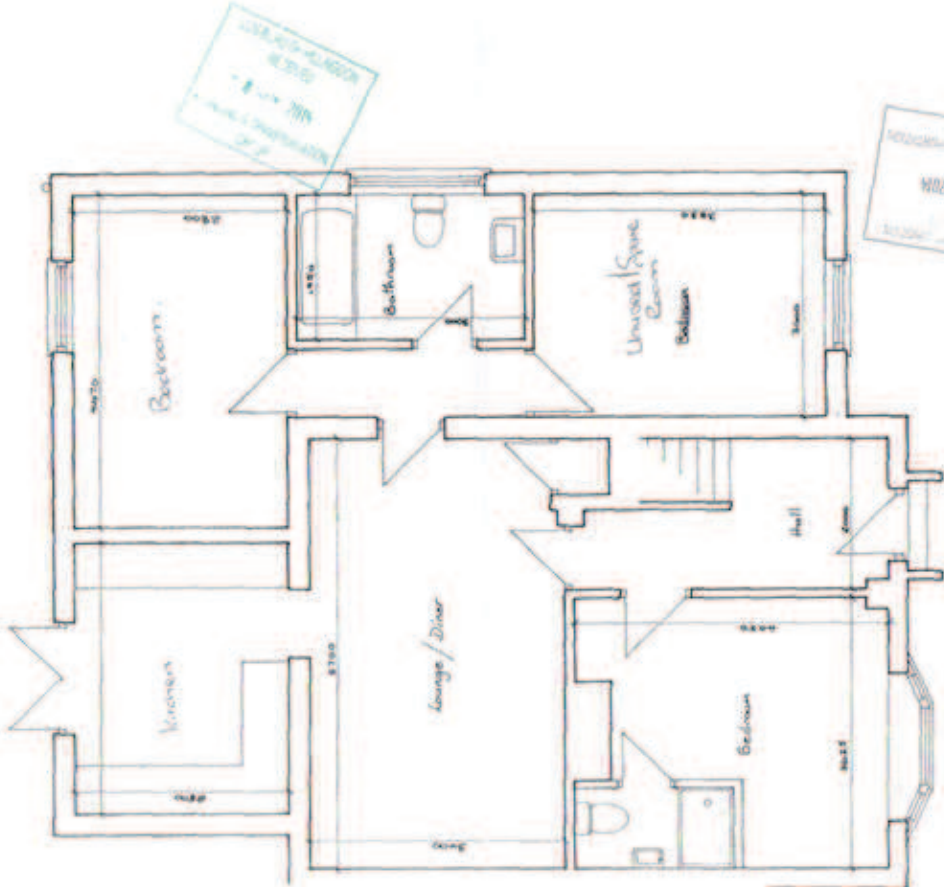
Rev
08

35700/100/20/1/220

PROJECT	22 Broadwater Gardens, Horsfield, Hudders.
CLIENT	Max Plant
DATE	EXISTING Ground and part floor plans.
SCALE	1:50
DATE	21 June 06
DRAWN BY	3PLS
DATE	26/08/3
 E.J. Thompson & Co. 115-117, Market Street, Huddersfield, West Yorkshire, HD1 1TA Tel: 01484 512345 Fax: 01484 512346 Email: enquiries@ejthompson.co.uk	



First Floor Plan



Ground Floor Plan

UNUSUAL SPACE ROOM
- 8' x 7' 6"

17 APR 2006
FOR CHECKING ONLY
A. HARRIS & T. HARRIS ARCHITECTS

35 Dec App 2019/1220

17 FEB 2018
REVISIONS & MODIFICATIONS
SCALE

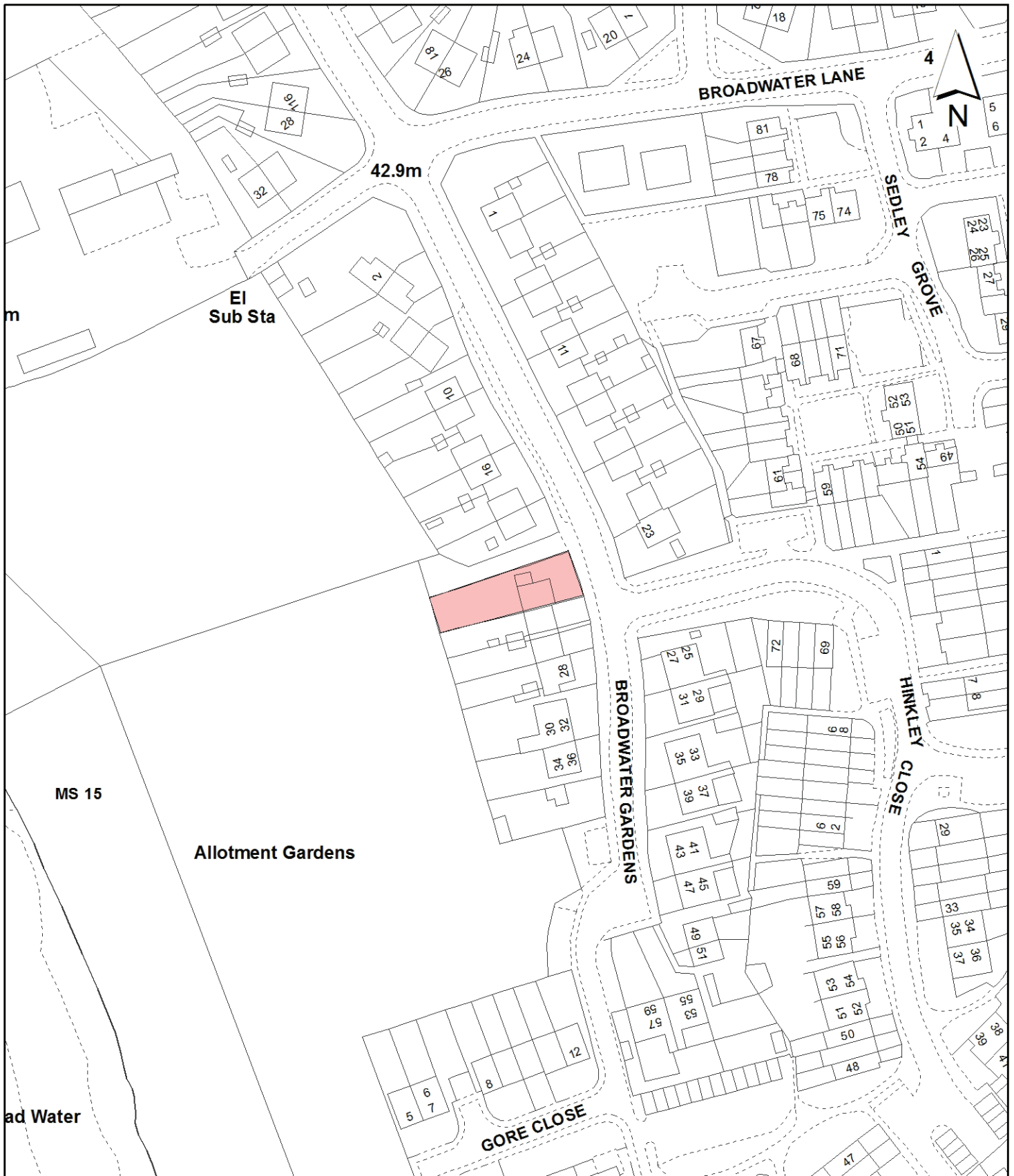
PROJECT 22 Broadwater Gardens Hovefield, Middx.	CLIENT Mrs Flint	DATE 21 June 08	SCALE 1:50	DEVELOPER 3 EYS
DRAWING NUMBER 2608/3		F.J. Thompson & Co. 111 High Street Leeds LS1 5TA Tel: 0113 275 2222 Fax: 0113 275 2223 www.fjthompson.co.uk		
RICS				




Second Floor Plan



Ground Floor Plan



Notes

 Site boundary

For identification purposes only.
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Site Address

**22 Broadwater Gardens
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

35700/APP/2014/1220

Scale

1:1,250

Planning Committee

North Page 96

Date

October 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 106 COPSE WOOD WAY NORTHWOOD

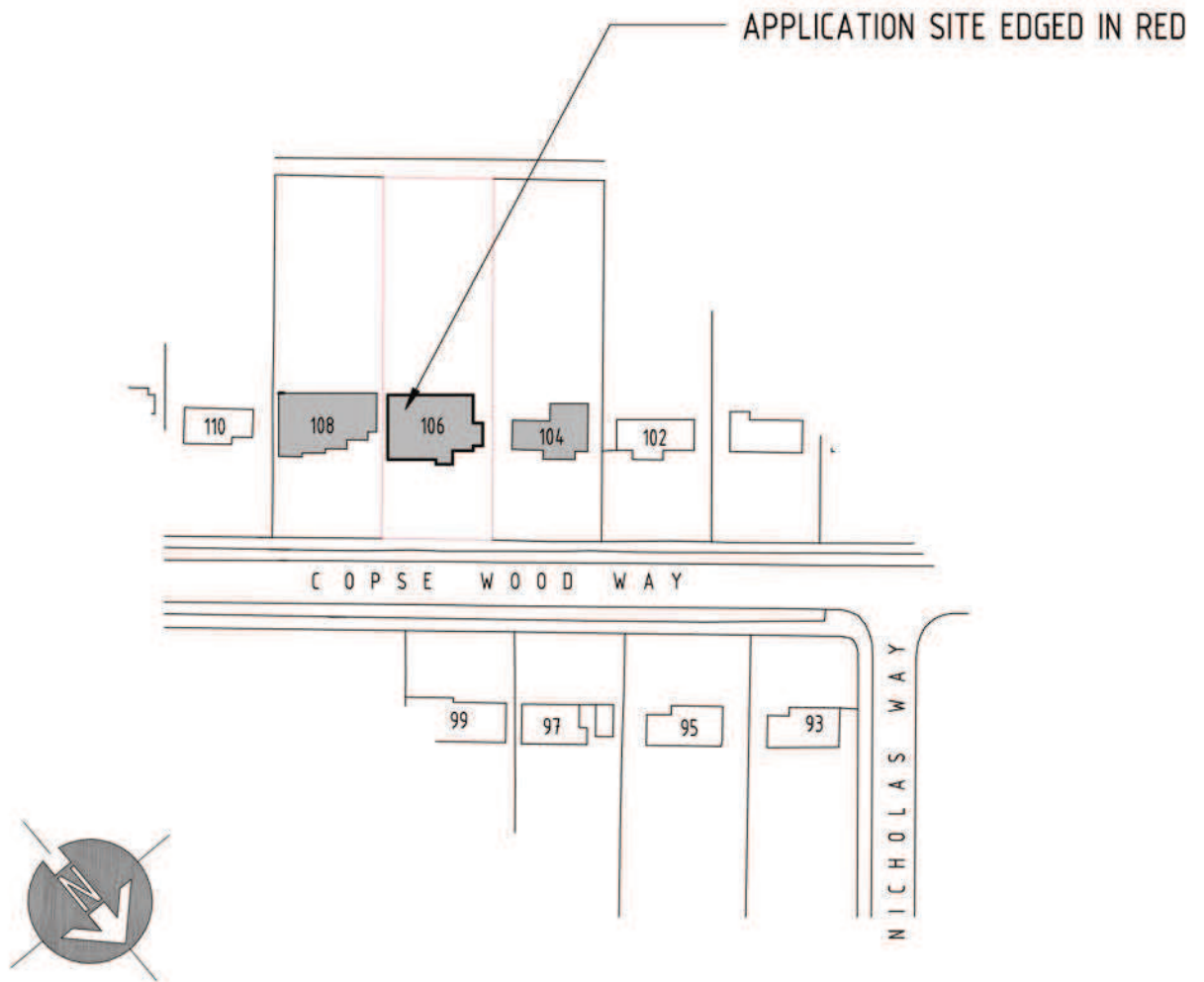
Development: Part two storey, part single storey side/rear extension, single storey front extension, first floor front extension including new dormer to front and raising of roof to allow conversion of roof space to include 2 rear dormers, 2 front rooflights and 3 side rooflights involving alterations to all elevations and demolition of conservatory and side extension

LBH Ref Nos: 8287/APP/2014/1934

Date Plans Received: 05/06/2014

Date(s) of Amendment(s): 05/06/2014

Date Application Valid: 10/06/2014




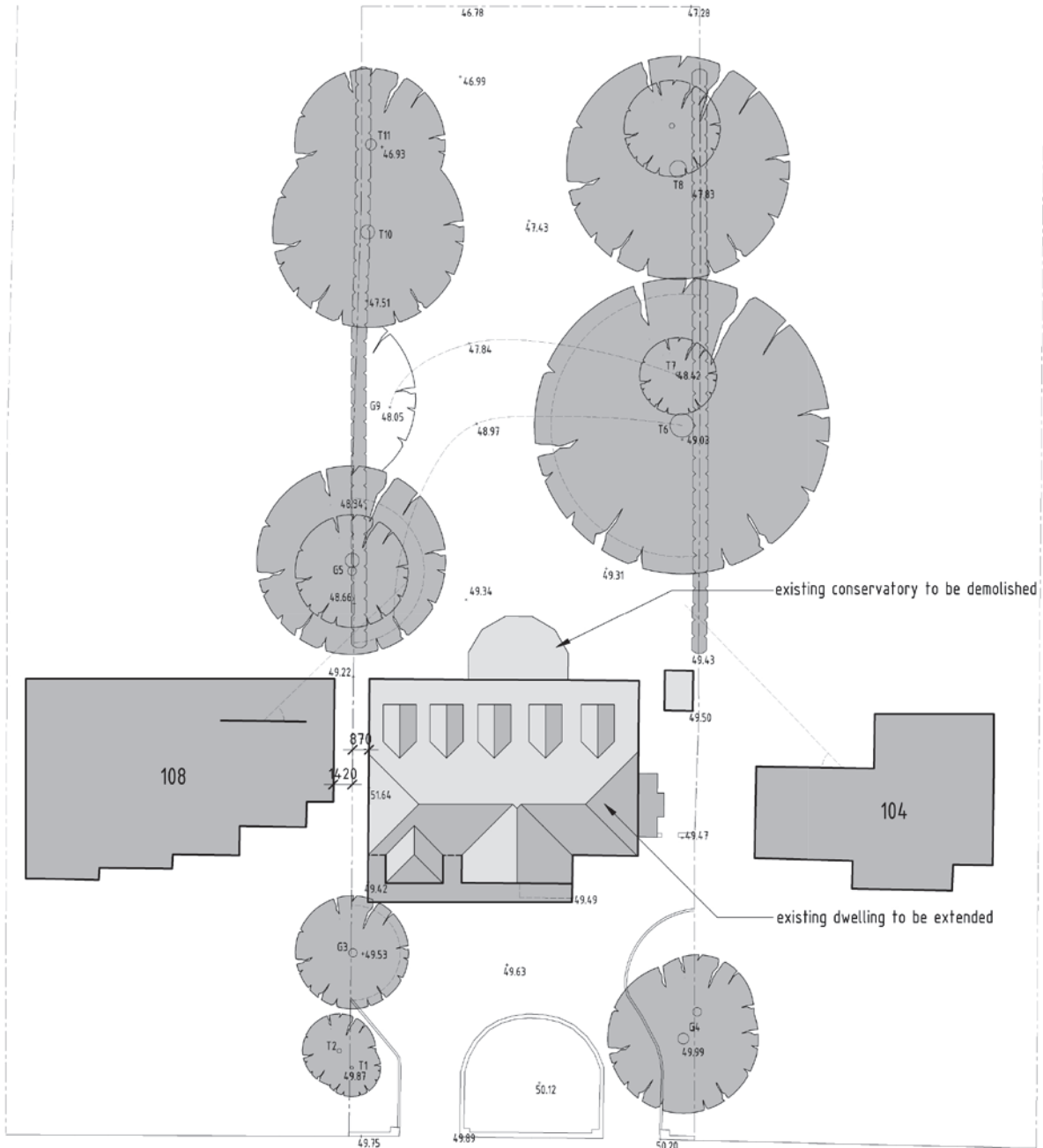
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SITE LOCATION PLAN

SCALE 1:1250

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drawing: SITE LOCATION PLAN	scale: 1 : 1250 A4	date: 04 / 06 / 14	DUSEK ARCHITECTURE + PLANNING T: 01895 831551 E: jack@dusek.co.uk	
	drawing no: 55 / P / 5	drawn: JD		
project: 106 COPSE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2UB	client: MR T GROUT		Page 98	



C O P S E W O O D W A Y



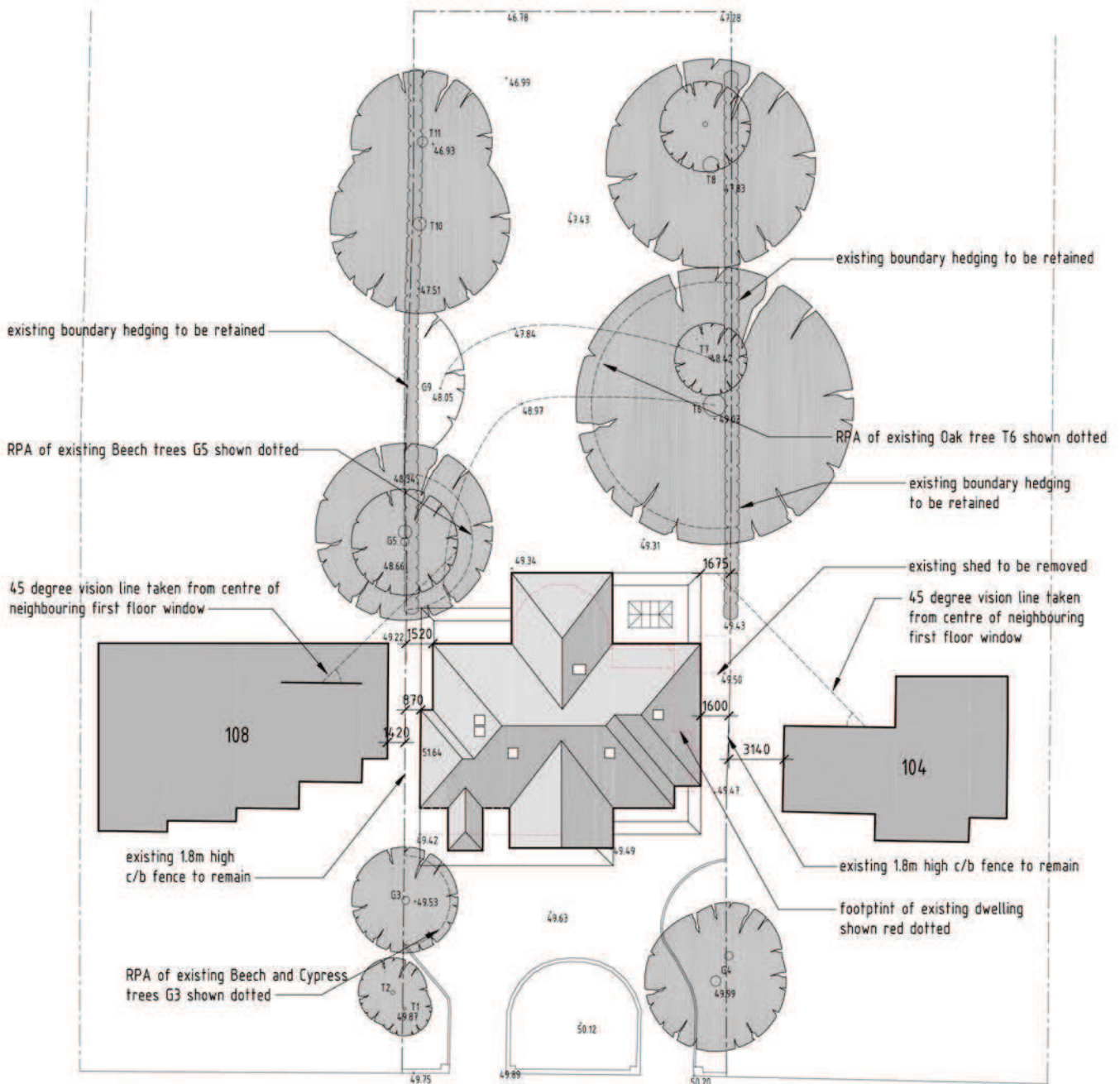
EXISTING SITE LAYOUT PLAN
SCALE 1:250

SCALE BAR (m)



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drawing: PLANNING PROPOSALS EXISTING SITE LAYOUT PLAN	scale: 1 : 250 A3	date: 04 / 06 / 14	DUSEK ARCHITECTURE + PLANNING T: 01895 831551 E: jack@dusek.co.uk	
	drawing no: 55 / P / 1	drawn: JD		
project: 106 COPSE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2UB	client: MR T. GROUT Page 99			



C O P S E W O O D W A Y



PROPOSED SITE LAYOUT PLAN
SCALE 1:250

SCALE BAR (m)

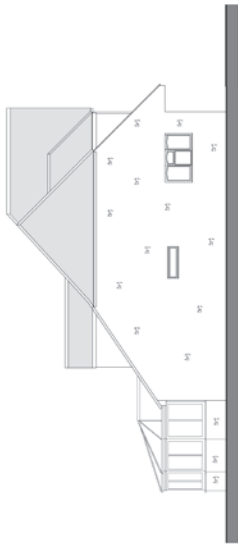


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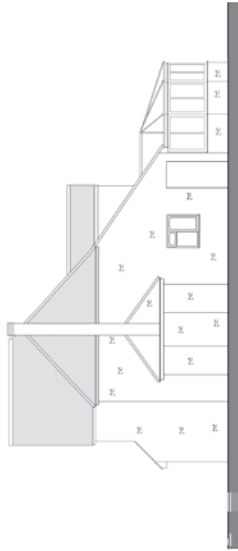
drawing: PLANNING PROPOSALS PROPOSED SITE LAYOUT PLAN	scale: 1 : 250 A3	date: 04 / 06 / 14	DUSEK ARCHITECTURE + PLANNING T: 01895 831551 E: jack@dusek.co.uk	
	drawing no: 55 / P / 3	drawn: JD		
project: 106 COPSE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2UB	client: MR J GROUT			

NOTES

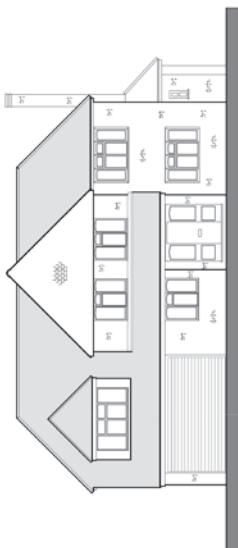
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2. All work to comply with current Building Regulations and all applicable standards. All work to be completed in accordance with the manufacturer's instructions.
3. All work to comply with current Building Regulations and all applicable standards. All work to be completed in accordance with the manufacturer's instructions.
4. All materials are to be used and installed in strict accordance with the relevant manufacturer's instructions and recommendations.
5. All work to be completed in accordance with the relevant manufacturer's instructions and recommendations.
6. All dimensions shown in millimetres.
7. Elevation of building shown with some ground level.



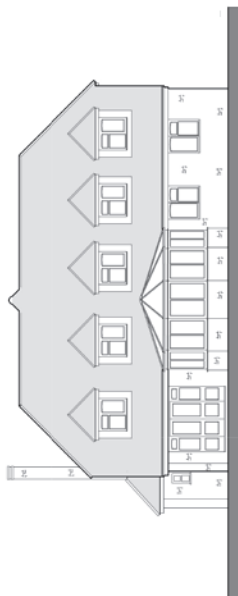
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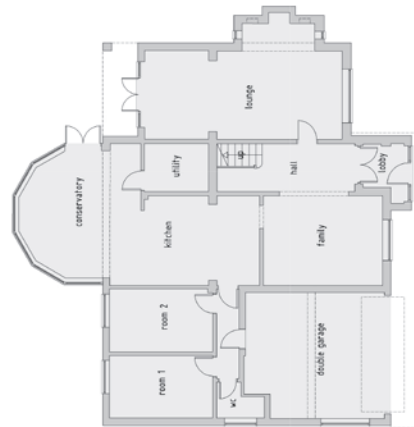
EXISTING REAR ELEVATION



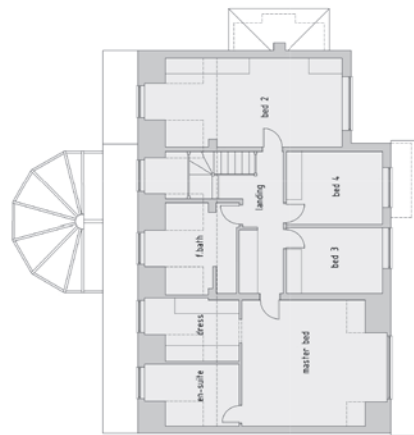
EXISTING FRONT ELEVATION



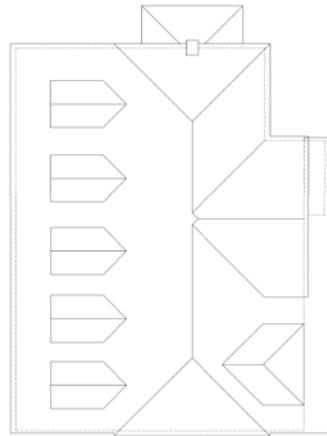
EXISTING SIDE ELEVATION



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING ROOF AREA PLAN

REV	DATE	BY	CHKD	APP'D	DRWING NO.
1	10/11/21	AT	NA	NA	55 / P / 2
Drawing: PLANNING PROPOSALS EXISTING FLOOR PLANS AND ELEVATIONS Project: 106 COPSE WOOD WAY, NORTHWOOD MIDDLESEX, HA6 2UB Client: MR T GROUT					

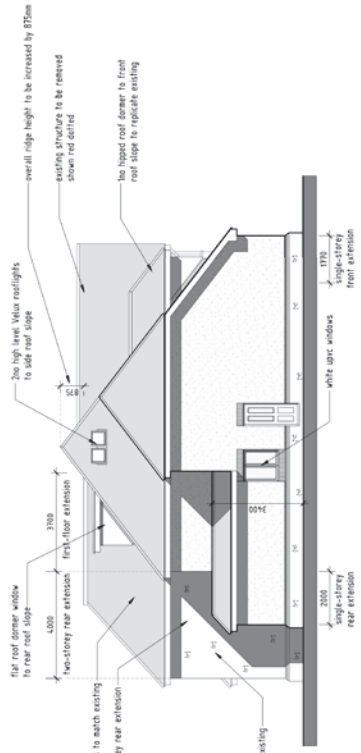
dušek
ARCHITECTURE • PLANNING

T: 0208 875751
E: jacob@dusek.co.uk

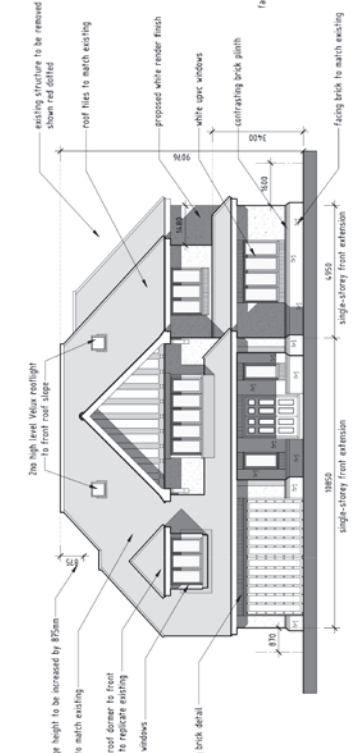




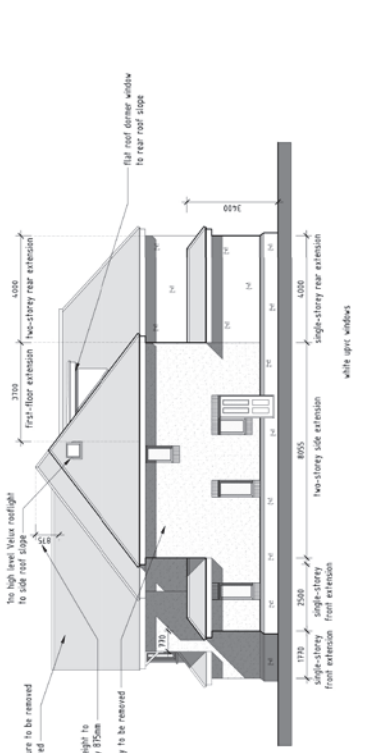
- NOTES:**
1. All dimensions are to be checked on site before construction commences.
 2. All work to comply with current Building Regulations and all applicable.
 3. All work to be carried out in accordance with the Building Regulations and all applicable.
 4. All materials are to be used and installed in strict accordance with the manufacturer's instructions.
 5. All work to be carried out in accordance with the Building Regulations and all applicable.
 6. All dimensions shown in millimetres.
 7. Elevation to be built over existing ground level.



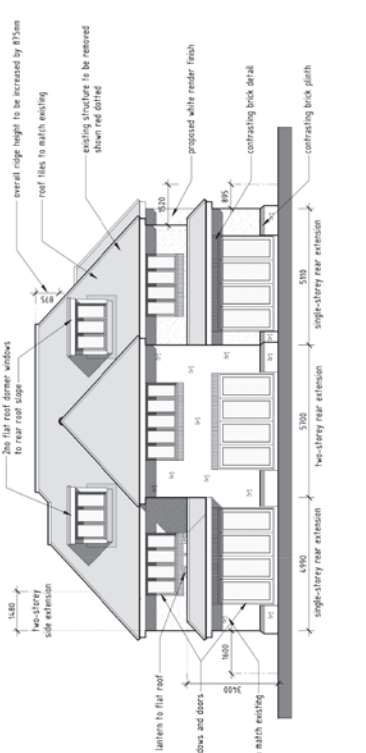
PROPOSED FRONT ELEVATION



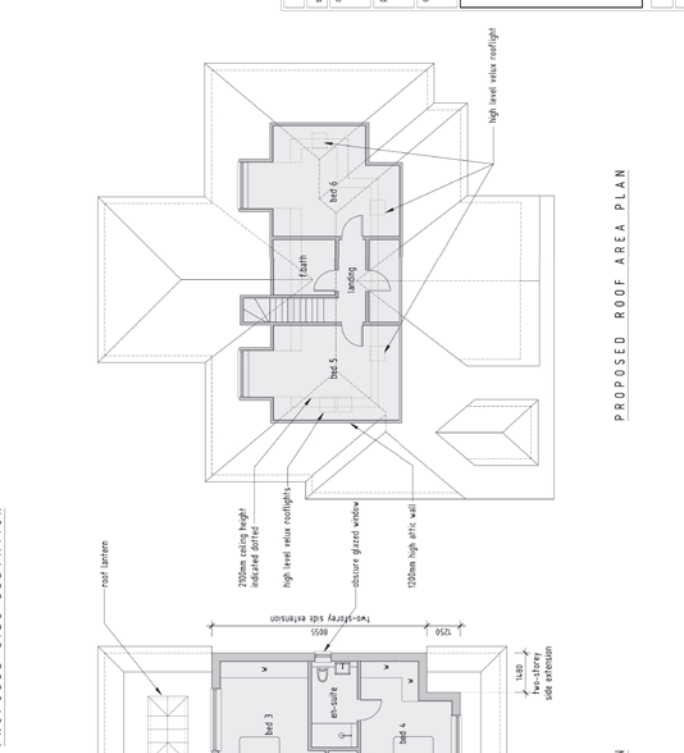
PROPOSED REAR ELEVATION



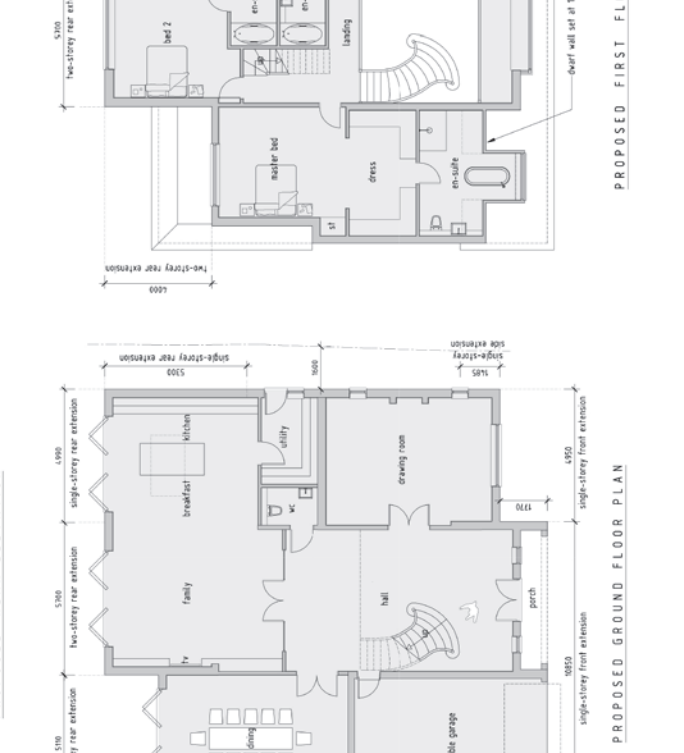
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



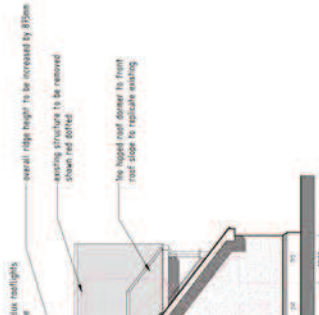
PROPOSED FIRST FLOOR PLAN



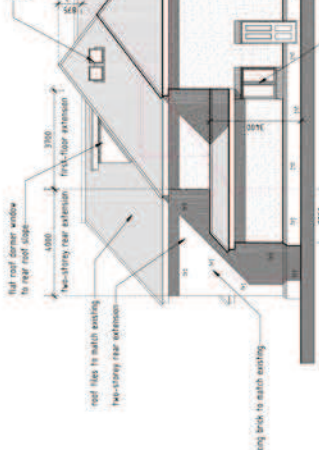
PROPOSED ROOF AREA PLAN



SCALE BAR (m)



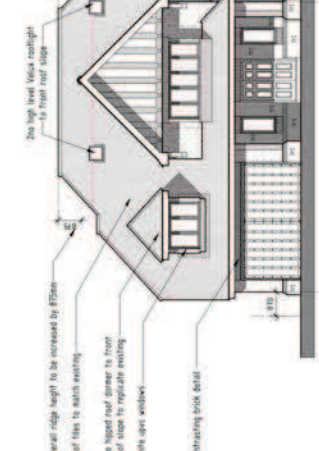
PROPOSED FRONT ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



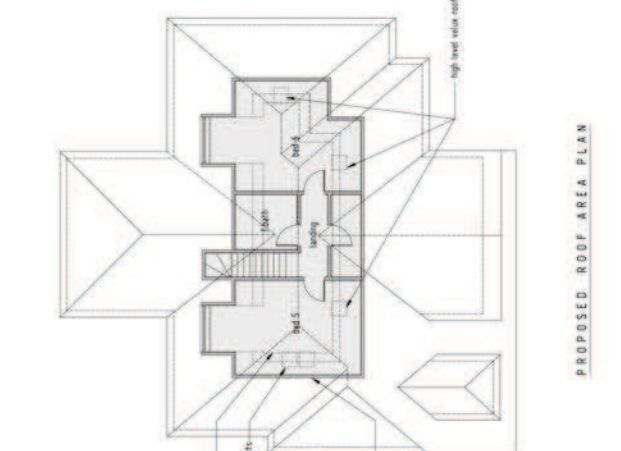
PROPOSED SIDE ELEVATION



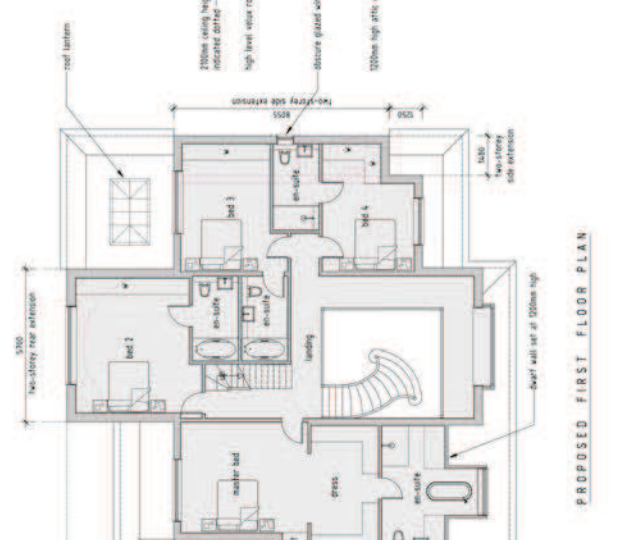
B	D / B / N	Revision	Drawn: J.B
A	D / B / N	Foundation	Scale: SS / P / A / B
REV	DATE	BY	DATE
Drawing: PLANNING PROPOSALS			
PROJECT: PROPOSED FLOOR PLANS AND ELEVATIONS			
PROJECT: 106 COPSE WOOD WAY, NORTHWOOD			
MIDDLESEX, HA8 2UB			
client: MR T GROUT			

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 F 0995 05501
 E jacob@tusuk.co.uk

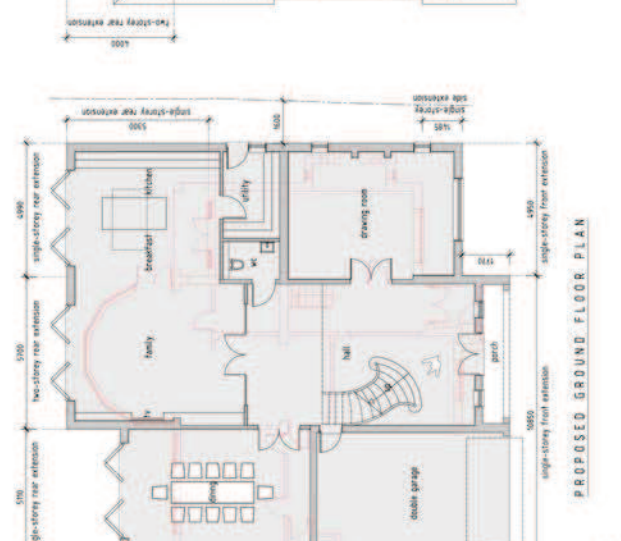
dušek
 ARCHITECTURE + PLANNING



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



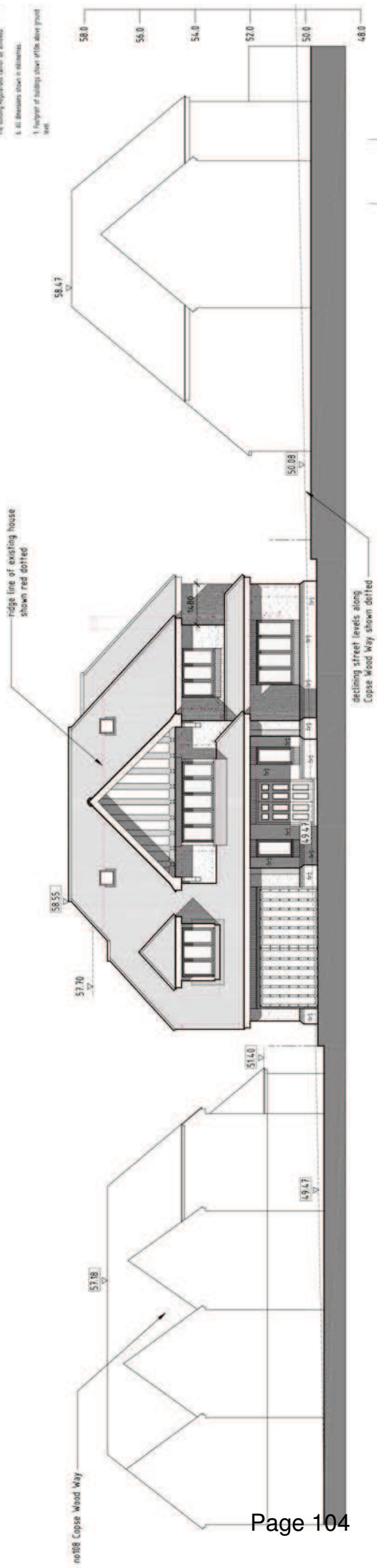
PROPOSED ROOF AREA PLAN



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NOTES

1. All elevations are to be checked on site prior to the commencement of work and any discrepancies are to be reported to the construction manager before construction.
2. All work is to comply with current Building Regulations and local legislation.
3. All contractors and subcontractors and anyone that may have the direct role of this drawing and details before the commencement of work on site.
4. All materials are to be used and installed in strict compliance with the relevant manufacturers instructions and recommendations.
5. All works are to be designed and implemented as per the relevant Building Regulations and are to be given full consideration for compliance with the Health and Safety (CSC) Regulations in respect of design and implementation on site and to works are to be undertaken if it is considered that compliance with the relevant regulations cannot be achieved.
6. All dimensions shown in millimetres.
7. Elevation of buildings shown 0.75m above ground level.



PROPOSED STREET SCENE
SCALE 1:100

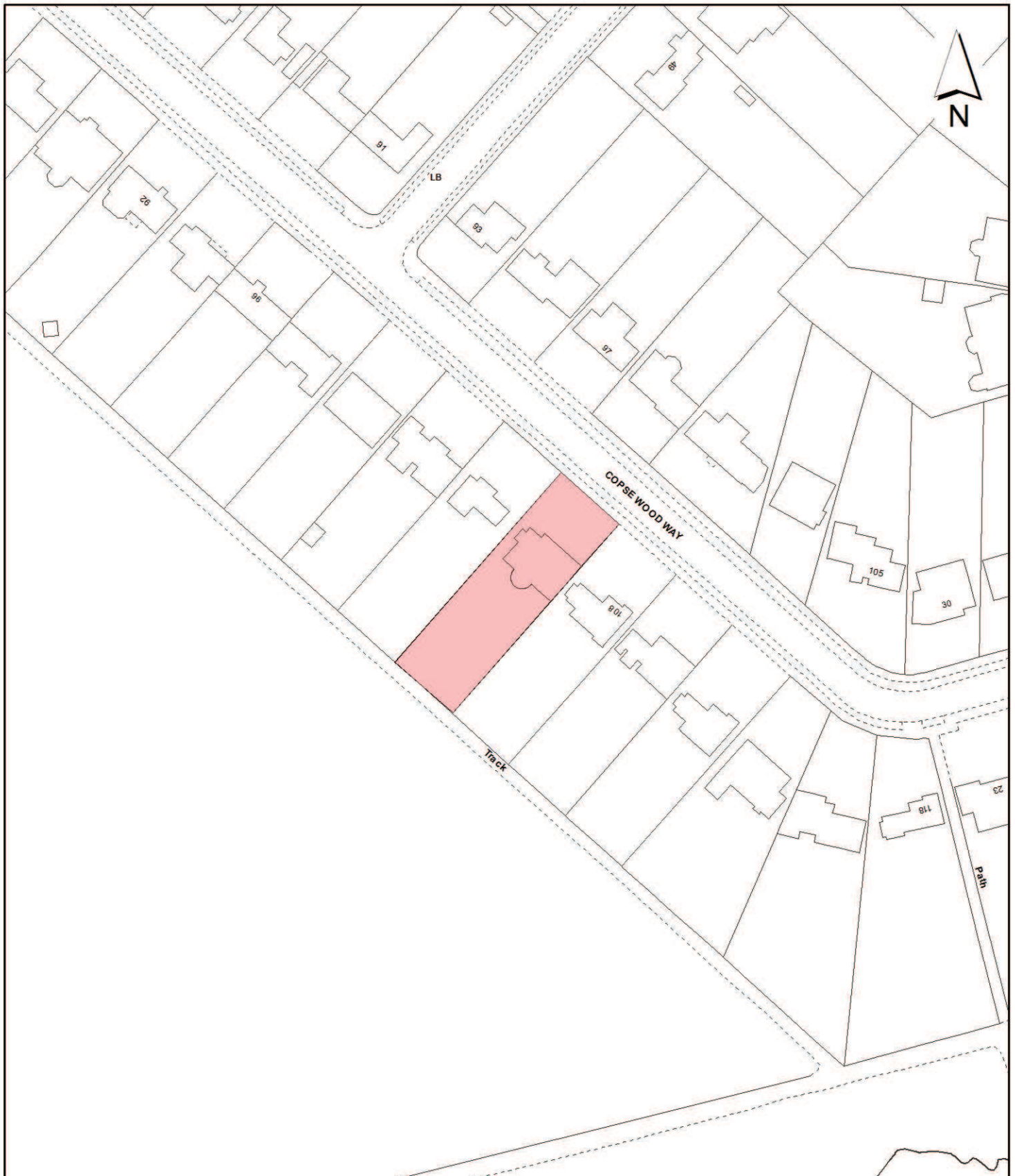
rev	date	info	drawn	JD
scale	1:100 / A2	date 16 / 10 / 14	drawn	SS / P / 6
drawing	PLANNING PROPOSALS PROPOSED STREET SCENE			
project	106 COPSE WOOD WAY, NORTHWOOD MIDDLESEX, HA6 2UB			
client	MR T GROUT			

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T: 01895 03551 E: jared@dusek.co.uk



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Site Address

**106 Cope Wood Way
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

8287/APP/2014/1934

Scale

1:1,250

Planning Committee

North Page 105

Date

October 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 39 HIGHFIELD DRIVE ICKENHAM

Development: Part two storey, part single storey side/rear extension, single storey rear extension and conversion of roof space to habitable use to include a rear and front dormer and 3 rooflights (Part Retrospective)

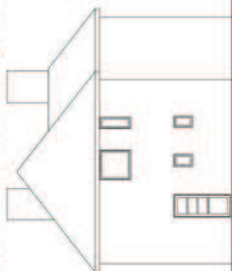
LBH Ref Nos: 67201/APP/2014/2224

Date Plans Received: 24/06/2014

Date(s) of Amendment(s):

Date Application Valid: 28/07/2014

EXISTING PLANS & ELEVATIONS scale 1:100



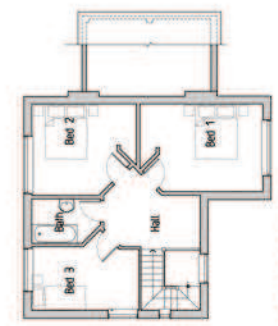
Side Elevation



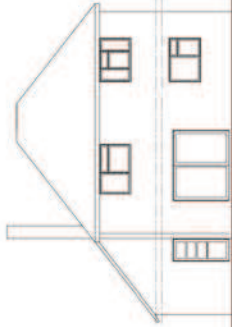
Ground Floor Plan



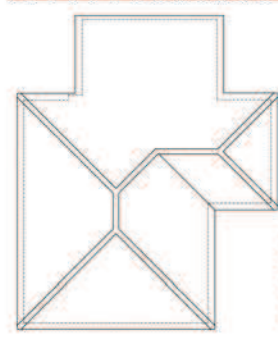
Side Elevation



First Floor Plan



Rear Elevation



Roof Plan

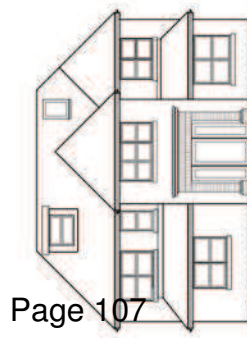


Front Elevation

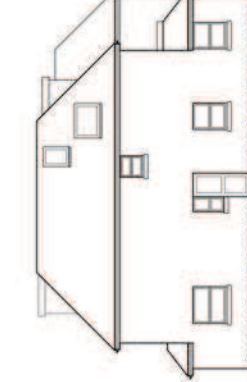


Site Location Plan - 1:1250

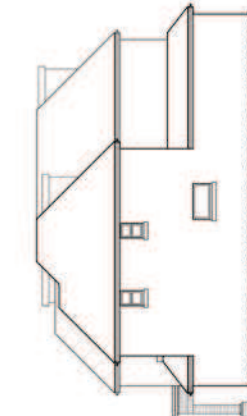
PROPOSED PLANS & ELEVATIONS scale 1:100



Front Elevation



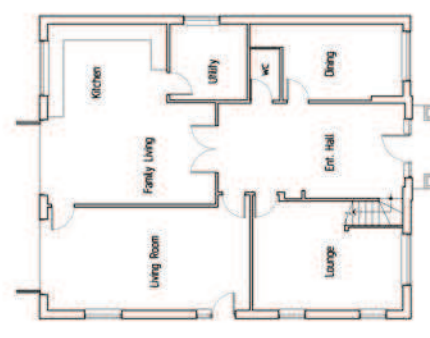
Side Elevation



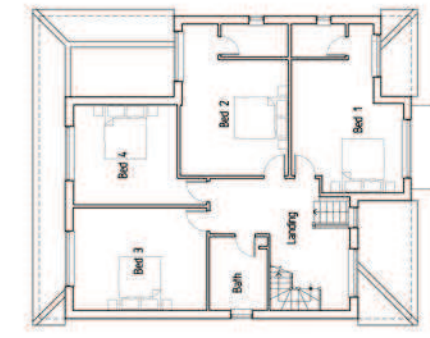
Side Elevation



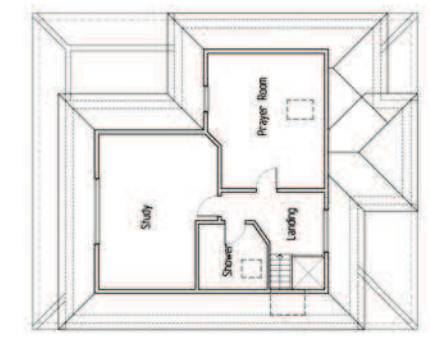
Rear Elevation



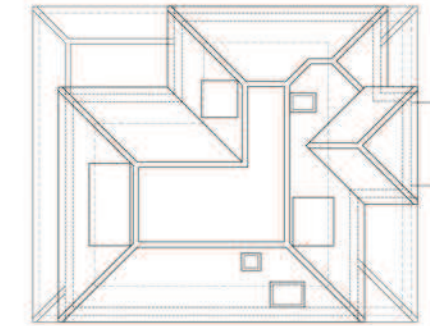
Ground Floor Plan



First Floor Plan



Second Floor Plan



Roof Plan

Check all dimensions and report all errors and omissions

Dashed outline indicate consented scheme ref:6720/APF/2010/1003

Highfield Drive
Block Plan 1:200

Rev A Client comments
 Rev L Amendments to planning officers comments
 Rev M Amendments to planning officers comments
 Rev J Amendment to Planning Authority comments
 Rev H Site structure foundation revised
 Rev G General revision and planning submission
 26/06/14
 26/07/14
 20/08/14
 02/09/14
 06/10/14
 07/06/15
 02/07/15

Proposed Extension & Alterations to
 39 Highfield Drive
 Middlesex UB10 8AW

Project 1

Survey & Scheme Proposals

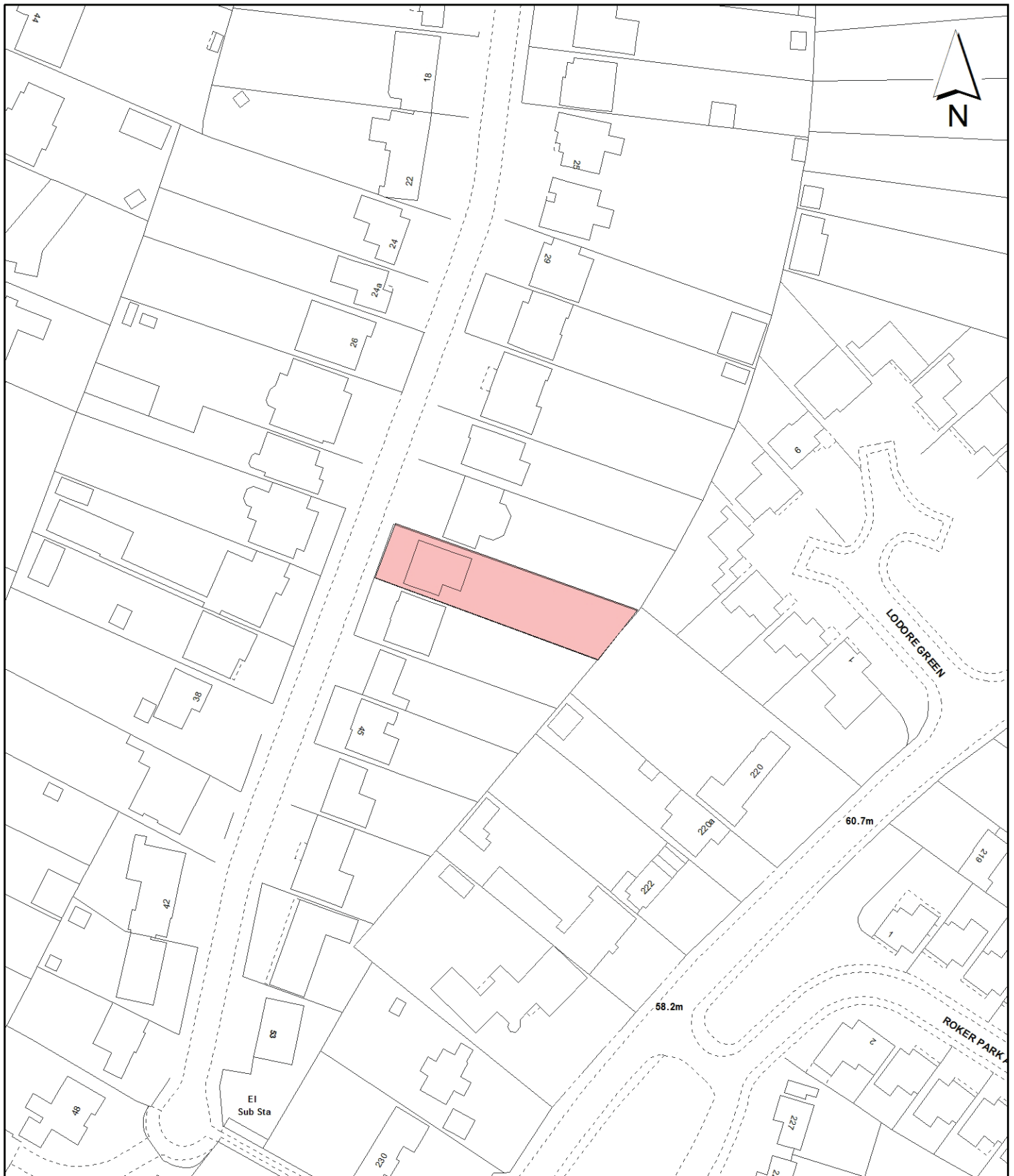
Drawn by
 Mr. N Sidhu

Client 1


Zyntax
 Chartered Architects
 8 Parkside, Parkside, Bournemouth
 Tel: 01753 522944
 reception@zynntaxarchitects.com

ZYNTEX LIMITED, TRADING AS ZYNTEX CHARTEED ARCHITECTS

Date	Scale	Drawing No.	Revision
Oct 2012	As Shown	24-12-01	N



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Site Address

**39 Highfield Drive
Ickenham**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

67201/APP/2014/2224

Scale

1:1,250

Planning Committee

North Page 108

Date

October 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 21 KNOLL CRESCENT NORTHWOOD

Development: Single storey infill extension to front

LBH Ref Nos: 52149/APP/2014/2877

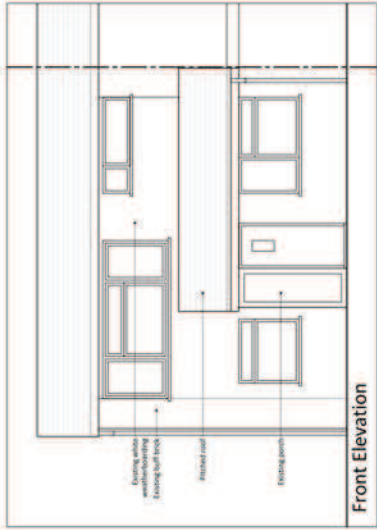
Date Plans Received: 12/08/2014

Date(s) of Amendment(s):

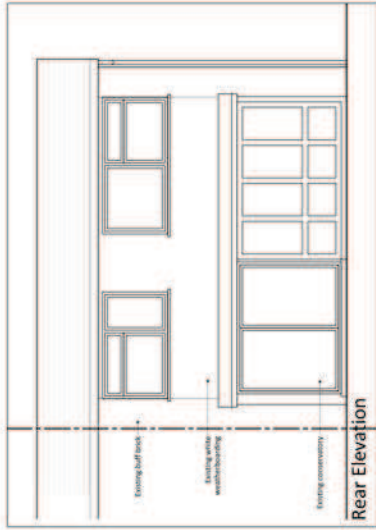
Date Application Valid: 14/08/2014



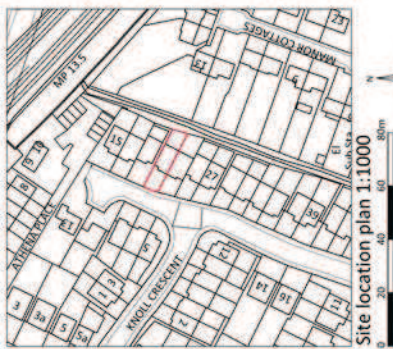
Plan



Front Elevation



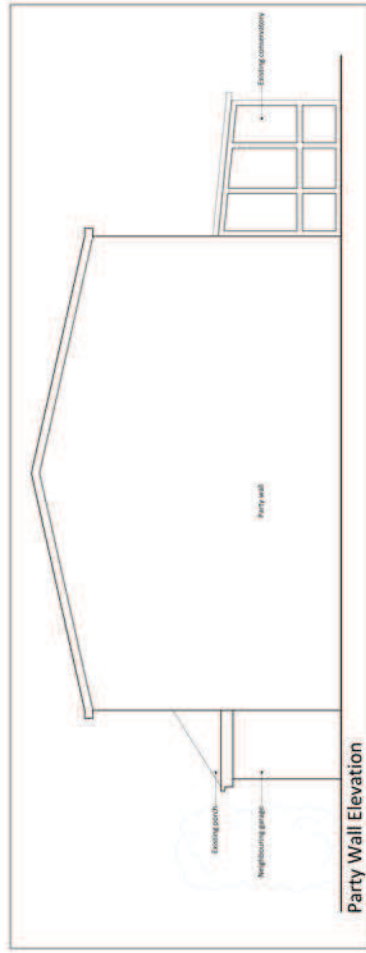
Rear Elevation



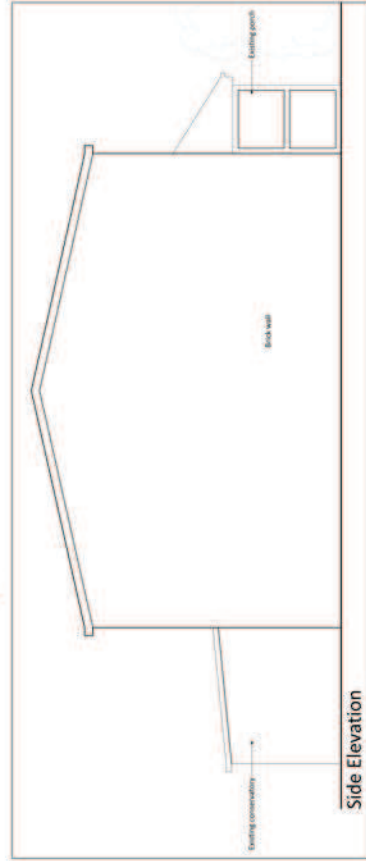
Site location plan 1:1000



Blot plan 1:500



Party Wall Elevation



Side Elevation



- This drawing has been based upon a rough survey measurements that were taken for OUTLINE DESIGN PURPOSES ONLY and is NOT likely to be as precise as a full measured survey. As a result, no warrant as to the precision of the dimensions indicated or illustrated can be given or should be inferred.
- While this drawing can be used as a base drawing for construction purposes, it is VERY IMPORTANT that all dimensions are checked carefully before any work commences or any materials are ordered.

3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. Ask your architect for more information on planning applications.

This is a 'Outline Survey Drawing' which shows aspects of your property as it is prior to any new proposals and should be read alongside your architect's proposed drawings.

Outline Survey

Drawing name: Ground Floor Elevations, Plans and Location Plan as Existing	
Date: 17.05.13	Job no: 661XB-12
Scale: 1:50@A1	Drawing no: 001
Revision: 02	
Drawn by: MWM	

Your Architect Your Home License:
Architect Your Home Uxbridge
1 Admass Gardens
Greenford UB6 9PL
Tel: 07962 391607
Email: ubododge@architect-yourhome.com

Project name:
Mr & Mrs Wise
2 Knoll Crescent, Northwood, HA6 1HH

All dimensions are in millimetres
All dimensions are approximate
© Architect Your Home

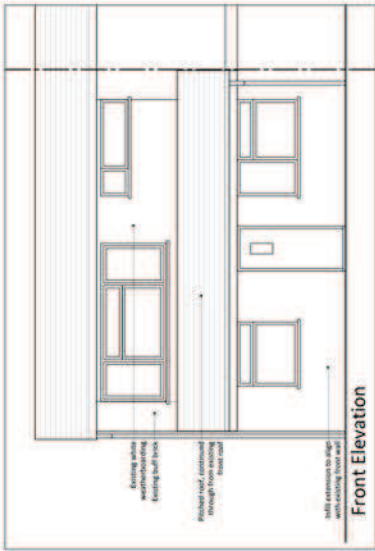
architectyourhome



Plan



Roof Plan



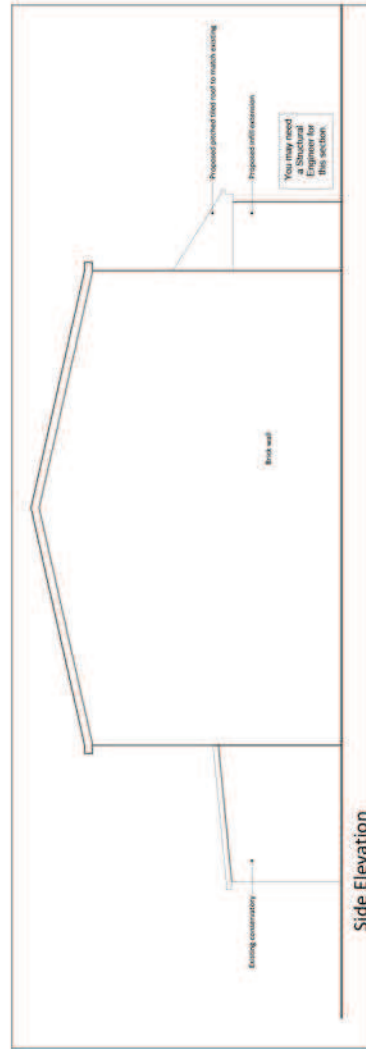
Front Elevation



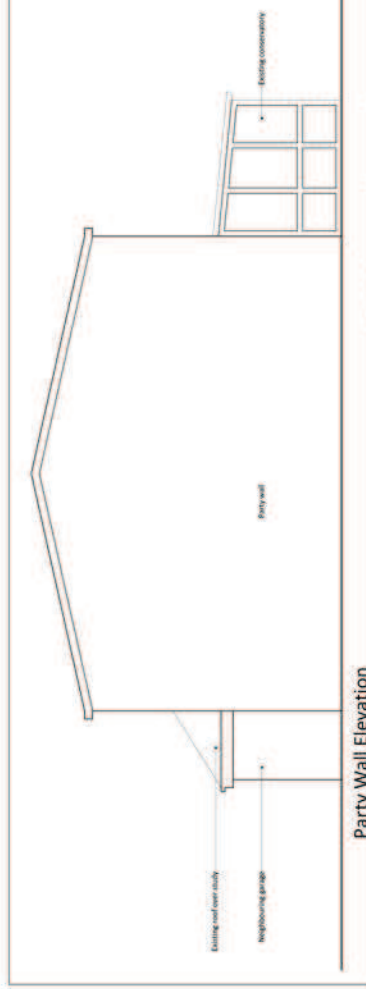
Photograph of 21 Knoll Crescent with neighbouring property



Photograph of 21 Knoll Crescent - area to be infilled



Side Elevation



Party Wall Elevation



1. This drawing has been based upon a survey that was itself based on OUTLINE measurements NOT a full measured survey. As a result, considerable attention to the dimensions of any proposed works must be applied, taking site dimensions and templates as necessary.
2. While this drawing can be used as a base drawing for construction purposes, it is not to be used for any work commences or any materials are ordered.
3. This drawing can be used as part of a planning application, although your planning officer may ask for more specific information about some aspects of the design. For further information ask your architect.
4. Where applicable, a suitable Structural Engineer and/or a Party Wall Surveyor should be consulted. Although as far as possible these instances have been indicated, this is not necessarily exhaustive and the whole scope of proposed works should be reviewed.
5. Unless other arrangements have been specifically made, your building contractor should liaise with the Building Control Officer regarding routine inspections of the work.

Further detailed drawings prepared to illustrate elements of the design should be prepared by your building contractor can normally undertake the intention of the design.

This symbol indicates that structural work may be required, both of which should be undertaken by a suitable structural engineer. Your designer can help point you in the right direction.

You may need a Structural Engineer for this section.

You may need a Structural Engineer for this section.

This is a 'Scheme Level Drawing' and is intended to illustrate the general arrangement of the project proposals. As it stands this drawing does not include all of the detail necessary for a full plans building regulations application.

While this drawing can be used as a base drawing for construction purposes, your building contractor may require your architect & builder together, where more detail would be appropriate.

This symbol indicates that you may need to take action in order to comply with the Party Wall Act and it may be necessary for your building contractor to liaise with the Building Control Officer regarding routine inspections of the work.

You may need a Structural Engineer for this section.

You may need a Structural Engineer for this section.

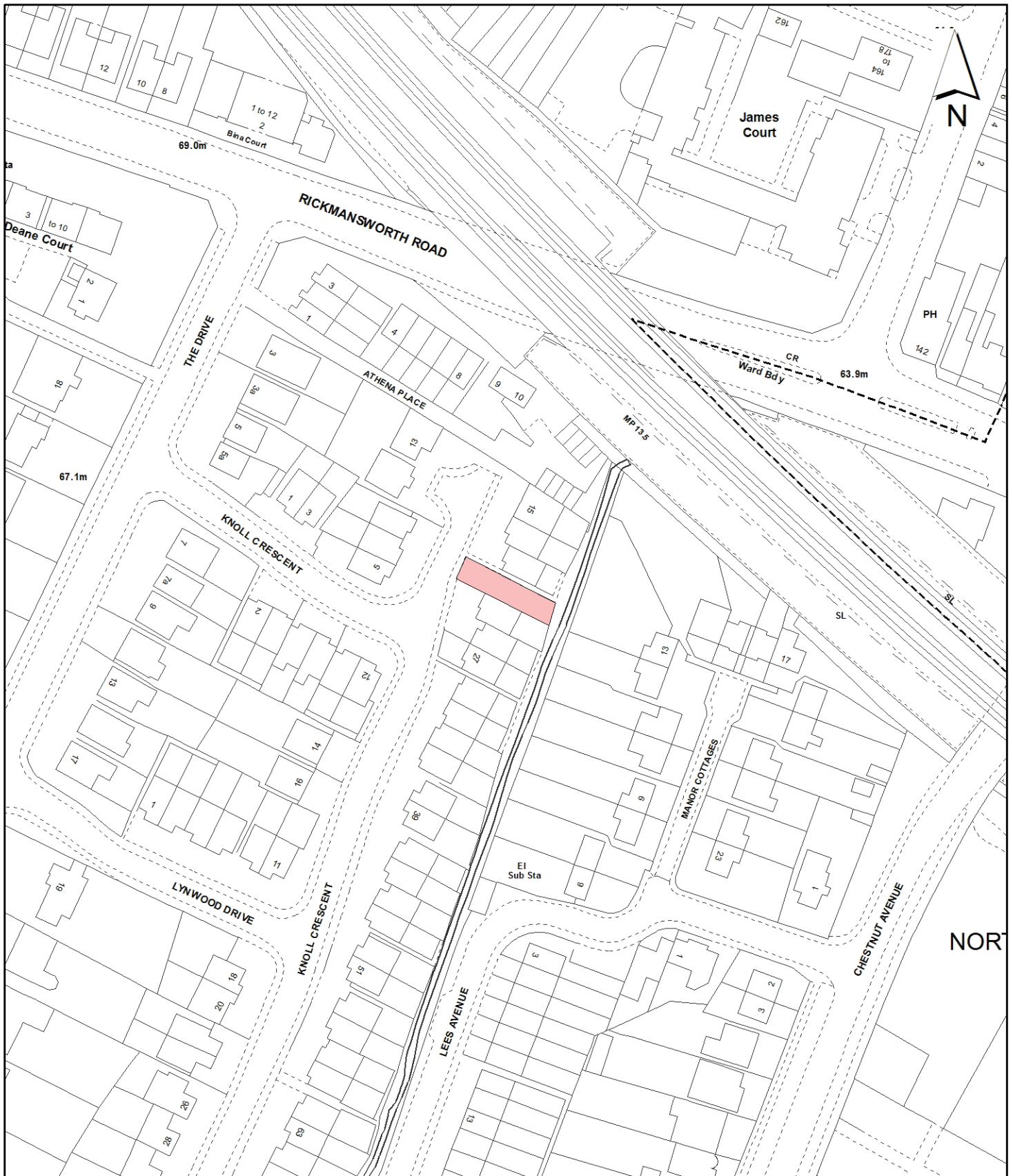
You may need to take action in order to comply with the Party Wall Act and it may be necessary for your building contractor to liaise with the Building Control Officer regarding routine inspections of the work.

Scheme Level from an outline survey

Drawing name:	Ground Floor, Roof Plan, Elevations as Proposed
Date:	21.05.13
Job no:	66098-12
Scale:	1:50@A1
Revision:	06
Drawn by:	MMM

Your Architect Your Home Licensee:
Architect Your Home Unbridge
 1 Assessor Garretts
 Greenford UB8 9RL
 Tel: 07562 391607
 Email: unbridge@architect-yourhome.com
 Project name:
 Mr & Mrs Wise
 21 Knoll Crescent, Northwood, HA6 1HH





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Site Address

**21 Knoll Crescent
Northwood**

Planning Application Ref:

52149/APP/2014/2877

Planning Committee

North Page 112

Scale

1:1,250

Date

October 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



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