



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 9 DECEMBER
2014

Time: 6.00 PM

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

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

To Councillors on the Committee

Eddie Lavery (Chairman)
John Morgan (Vice-Chairman)
Peter Curling (Labour Lead)
Jas Dhot
Jem Duducu
Duncan Flynn
Raymond Graham
Carol Melvin
John Morse

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Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings held on 7 October, 29 October and 18 November 2014 1 - 20
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	2 Linksway, Northwood - 36910/APP/2014/2869	Northwood	Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling. Recommendation - Refusal	21 - 36 92 - 97

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Land Opposite Harefield Reservoir, Northwood Road, Harefield - 70058/APP/2014/2045	Harefield	Single storey outbuilding for use as stabling and tackroom/feedstore with 2 parking spaces involving demolition of timber shelter. Recommendation - Approval	37 - 48 98 - 104

8	Garages Land Adjacent to 27 Lees Avenue, Northwood - 69195/APP/2014/1585	Northwood	Variation of condition 2 (approved plans) of planning permission ref: 69195/APP/2013/1310 dated 03/02/2014 to lower the slab level of plot 2 to be the same height as plot 1 (2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages). Recommendation : Approval subject to a S106 Agreement	49 - 66 105 - 110
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PART II - Members Only

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

9	Enforcement Report	67 - 76
10	Enforcement Report	77 - 84
11	Enforcement Report	85 - 90

PART I - Plans for North Planning Committee

Pages 91 - 110

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Minutes

NORTH PLANNING COMMITTEE

7 October 2014

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Duncan Flynn, Henry Higgins, John Morse, Jas Dhot and David Yarrow</p> <p>Also Present: Cllr Allan Kauffman (Item 14) Cllr Jonathan Bianco (Item 8)</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Tim Brown, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
64.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Raymond Graham with Cllr Brian Stead substituting.</p>
65.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr John Morgan declared a pecuniary interest in Item, 40 Copse Wood, Northwood and left the meeting whilst the item was discussed.</p>
66.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 16 SEPTEMBER 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 16 September 2014 were agreed as a correct record.</p>
67.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman notified the meeting that he had accepted an urgent item and an enforcement report which were contained within agenda B.</p>
68.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part 1 would be heard in public and those marked Part 2 would be heard in private.</p>

Part two storey, part first floor rear extension to include creation of basement space for storage, single storey front and side extension to attached garage, involving demolition of existing rear conservatory and front porch.

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

Members were aware that the site was located within an Area of Special Local Character. Members who attended the site visit observed the significant slope to the road and significant changes of level and the location of the foundations which were clearly visible. Officers had measured out and confirmed key distance for those on site.

Members were aware that the development was identical to a scheme previously approved in 2005. The main change visible from the street scene would be the replacement of a single storey pitched roof element with a wider single storey flat roofed element. Officers did not consider that this alteration would have an unacceptable appearance within the area. Members noted that objections received had placed much emphasis on Policy BE22 of the UDP; however the policy related only to two storey extensions and was not relevant.

Members noted that the proposed extensions were well separated and a privacy screen would stop any overlooking. Members viewed shadow diagrams which had regard to the change in levels. Accordingly, the proposal had no unacceptable impact on light with regard to this property when considered against the BRE guidance.

In accordance with the Council's constitution a representative of the petitioners objecting and the agent addressed the meeting.

The petitioner objecting to the proposals made the following points:

- There were serious errors and mistakes contained within the officers' report.
- Work had begun in February 2014 and had continued despite no planning application being submitted until June 2014.
- A 'no party wall notice' had been served and the developer had apparently ignored his legal responsibilities under the ACT.
- The approval of planning permission in 2005 was based on plans wrongly showing separations of 1.5m to the front and rear boundaries of No 42 Copse Wood.
- Because of the misleading plans of 2005, any reference by the officer to approval of the scheme in 2005 should be disregarded.
- Plans submitted in June 2014 were a duplicate of those submitted in 2005.
- The planning officer agreed the plans were incorrect and requested new plans which were only received on the 9 September 2014.
- A series of solicitor's letter were obtained dated July 1993 confirming the boundary fence of No 42 Copse Wood was accurate and was the boundary.
- An email received from the case officer confirmed approval was given in 2005 for invalid drawings.
- There was no explanation why the developer submitted wrong drawings in 2005 and again in 2014.
- There was no front south west elevation extension drawing to the correct boundary line though the planning officer maintained there was.

- The front of the garage extension would only leave a distance of 0.28m from the boundary of No 42 Copse Wood invalidating BE22 for a separation of 1.5m.
- The rear of the garage extension would abut the boundary of No 42 Copse Wood.
- The case officer stated that no encroachment would take place which was untrue as the eaves and gutter would overhang the boundary of No 42 Copse Wood.
- The large flat roof would be detrimental to the street scene.
- A previous application submitted in March 2014 had been refused due to overshadowing of No 38 Copse Wood, visual intrusion, loss of sunlight and loss of outlook.
- No water management had been considered.

A representative of the applicant raised the following points:

- Did not want to go over issues which had already been addressed.
- Resubmission was requested due to enforcement issues and was felt the most appropriate way to address previous concerns raised.
- Had cooperated with planning officers and relevant requirements.
- The motivation for the extension remained, which was so a severely disabled resident could continue to live in their home.

The Chairman highlighted to the Committee that the motivation for the extension was not a planning matter. Officers explained that enforcement notice had not been served; however, this was not a material fact in consideration as the Council had to identify harm which had not been found in this case.

The legal advisor present explained the party wall act was also not a material planning consideration. Officers were aware that there had been previous boundary disputes relating to the application, however, officers had checked the red line with land registry.

Members questioned whether the eaves and gutters would overhang in the neighbouring property. Officers informed the Committee that there was nothing to suggest that overhanging would take place. Members requested that delegated authority be given to the Head of Planning, Green Spaces and Culture to reword informative 4 to ensure that all parts of the development were within the application site boundaries and no development whatsoever encroaches onto neighbouring properties beyond the application site.

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

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

70. **106 COPSE WOOD WAY, NORTHWOOD - 8287/APP/2014/1934** (*Agenda Item 7*)

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.

Officers introduced the report and outlined details of the application.

Members noted that the main issue for consideration was whether the design of the proposal would be appropriate within the Area of Special Local Character and whether the proposal would have an appropriate relationship with neighbouring residential properties.

Members noted that in relation to the character and appearance of the area the Council's Conservation Officer considered that the scheme was compatible in design terms with the Copse Wood Estate. Members noted that the extensions would comply with relevant guidance and were not considered over dominant, nor would the result in unacceptable loss of light of privacy to neighbouring properties.

In accordance with the Council's constitution a representative of the petitioners objecting and the agent addressed the meeting.

The petitioner objecting to the proposals made the following points:

- The existing property was located in the Copse Wood Estate.
- A smaller extension at No 92 Copse Wood was previously refused.
- The front extension should not have been in front of the building line.
- The rear extension was excessive.
- There were a number of breaches which were unacceptable.
- The bulk of the proposed extension would change the character within the immediate area.
- New windows proposed would overlook into No 104 Copse Wood.
- The proposed extensions were out of scale with neighbouring properties.
- Members should visit the neighbouring properties to view the impact on them and the street scene.

A representative of the applicant raised the following points:

- The building line increase was marginal.
- The proposal was not detrimental to existing properties or the street scene.
- There were no overlooking issues.
- The proposals were fully compliant with HDAS.
- No trees would be lost or damaged.
- Existing materials on site would be reused to reduce the impact on local residents.

Members sought clarification on the building line of the site. Officers informed the Committee that the proposals did exceed statutory guidance; however, due to the generous size of the plots in the local area it was thought that the proposals were acceptable. Members had concerns about the size of the extension and suggested that it would be more appropriate to defer the application for a site visit so that Members could view the site before making a decision. Members also requested plans of the street scene.

It was moved, seconded and agreed that the application be deferred for a site visit and for further details to be provided.

Resolved- That the application be deferred for a site visit and for further details to be provided.

71.

JOEL STREET FARM, JOEL STREET, NORTHWOOD - 8856/APP/2013/3802
(Agenda Item 8)

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

(Deferred from North Committee dated 27/08/2014)

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

Members noted that since the deferral the applicant had provided amended plans which more accurately described the proposed uses of the site. A framework travel plan and further measures, which would form part of the travel plan, to ensure staggered pick up and drop off time had also been provided.

Officers maintained the view that the proposal would not have an unacceptable impact on the openness of the Green Belt and would therefore accord with adopted Green Belt Policy.

In relation to traffic impacts, officers considered that adequate parking was provided for the proposed nursery and existing uses and that measures secured by the travel plan would serve to further mitigate any potential impacts on the public highway. Members were also mindful of a proposal allowed at appeal nearby for a nursery with less parking.

The Council's Conservation Officer was fully satisfied with the proposals in respect to the locally listed buildings on site and it was noted that the application would ensure the provision of further viable uses on the site moving forward, this was considered beneficial in ensuring the future maintenance and management of the locally listed buildings.

In accordance with the Council's constitution a representative of the petitioners objecting and the agent addressed the meeting.

The petitioner objecting to the proposals made the following points:

- Was representing the Northwood Hills Residents Association.
- There were still concerns regarding the application.
- There were not enough parking spaces on site for staff and only one parking space for parents dropping their children.
- It would not be possible to have staggered pick up and drop off times.
- There was no zebra crossing in the immediate area.
- Northwood Hills was not a suitable area for cycling.
- Pleased to see a fire exit had been added.
- The impact of UTC had not been taken into account, there would be an additional 350-500 pupils travelling to the area.
- The Committee needed to understand the problems in Joel Street.
- A proposed nursery in Eastcote had been refused as it was located on a main distributor road.
- Children should not have access to the kitchen unless supervised when in use.

A representative of the applicant raised the following points:

- Members had attended the site visit.
- The cattery had been inspected every year.
- There was water/washing provision.
- The garage had never been used.

A local Ward Councillor raised the following points:

- The application was a great concern.
- There was nowhere for parents to park.
- Joel Street was a busy main road and was not an appropriate place to pick up and drop off children.
- There were often changes in the traffic pattern in Joel Street.
- UTC opening would impact the traffic in the area.
- There would be another nursery in local proximity.
- The proposals would bring the building into use.

The Chairman reminded the Committee that the planning inspectorate did not support the reasons for refusal in relation the other nursery located in close proximity. The Chairman also highlighted that issues relating to health and safety of the nursery would be inspected by Ofsted who had their own strict guidelines to adhere to.

Members discussed the site visit, and whilst there was no traffic problems during the site visit it was questioned whether there would be disruption in the morning period.

Members agreed that an additional condition be added regarding contamination to ensure that the occupants of the development were not subject to any risks from soil contamination which the final wording delegated to the Head of Planning, Sport and Culture.

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

Resolved – The application was approved with four Members in favour and 3 against for the reasons set out in the officer’s report and addendum.

72. **1 BARRINGTON DRIVE, HAREFIELD - 62825/APP/2014/2576** (*Agenda Item 9*)

Installation of boundary wall with railings and gate to front.

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

The application site was a large modern detached property and permission was sought for the installation of a boundary wall with railing and a front gate. The site was within the developed area; however was just outside of the Coppermill Lock Conservation Area.

Overall, it was considered that the proposed boundary treatment by reason of the enclosure of the properties frontage and the height and design of the treatments would be detrimental to the open plan character of the area and adjoining conservation area. Members noted that the proposal would also result in the loss of existing trees which would be detrimental to the character and appearance of the area.

	<p>Members noted that the Council's highways officer had raised concerns regarding visibility and an additional reason for refusal was set out in the addendum.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the officers' report.</p>
73.	<p>95 HOYLAKE CRESCENT, ICKENHAM - 15392/APP/2014/1584 (<i>Agenda Item 10</i>)</p> <p>Part two storey/part single storey side/rear extension involving raising of roof height and single storey front extension involving alterations to front elevation.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The main considerations of the proposal were the impact on the character and appearance of the area and on the amenity of neighbouring occupiers.</p> <p>The street comprised of a mixture of bungalows and two storey dwellings. The proposal also maintained adequate car parking and amenity space for the future occupiers of the application site.</p> <p>Members discussed the character of the street and questioned when it became acceptable to change the character of a street. Officers informed the Committee that roads with bungalows could be designated as areas of special character.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report.</p>
74.	<p>PARK FARM HOUSE, DUCKS HILL ROAD, NORTHWOOD - 272/APP/2014/2598 (<i>Agenda Item 11</i>)</p> <p>Proposed installation of window in ground floor rear elevation.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>Members noted that the application was seeking planning permission for the installation of a ground floor window in Park Farm House, which was a locally listed building. The Council's Conservation Officer considered the proposal acceptable in terms of the heritage considerations and the proposal raises no other material planning concerns.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report.</p>

75.	<p>21 KNOLL CRESCENT, NORTHWOOD - 52149/APP/2014/2877 (Agenda Item 12)</p> <p>Single storey infill extension to front.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Members noted that the proposal was identical to a scheme previously dismissed by the Planning Inspectorate, as it was distinctly at odds and out of character with the other houses in the terrace and other properties in the street scene. The appeal decision was a significant material consideration.</p> <p>The proposal remained contrary to the Council's adopted guidance, detrimental to the architectural composition of the existing terrace and detrimental to the wider street scene. Members decided it would be more appropriate to visit the site in question to gain a better view of the street scene</p> <p>It was moved, seconded and agreed that the application be deferred for a site visit and for further details to be provided.</p> <p>Resolved- That the application be deferred for a site visit and for further details to be provided.</p>
76.	<p>ENFORCEMENT REPORT (Agenda Item 13)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
77.	<p>1 STATION APPROACH, RUISLIP - 17174/APP/2014/2861 (Agenda Item 14)</p> <p>Change of use of ground floor from shop to residential.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The application related to a two storey mid terrace property located on the northern side of Station Approach, South Ruislip. The property had an existing retail unit located on its ground floor with residential accommodation located above at first floor level. The parade of shops was not located in a key shopping area (as designated by the Council's Local Plan).</p> <p>In accordance with the Council's constitution a representative of the petitioners</p>

objecting and the agent addressed the meeting.

The petitioner objecting to the proposals made the following points:

- Local shopkeepers did not support the proposals.
- The proposal would set a precedent in the local area.
- Businesses had been established for over 28 years.
- Local shopkeepers had survived the recession.
- 6 remaining businesses employ 18 people.
- Jobs should not be put at risk.
- 132 dwellings were already proposed in the local area.
- Petition had gained over 600 signatures which showed the level of objection to the proposals.
- A local Ward Councillor had emailed his concerns and supported petitioners concerns.
- The site had only been vacant for 4 months.

A local Ward Councillor raised the following points:

- Was aware of new government legislation whereby consent was deemed to have been given if no decision was made within 56 days of the date the application was registered.
- The proposals should be refused for three reasons which included highway safety, contamination and flood risk.
- The applicant had not given any consideration to parking in the local area.
- The proposal was within the South Ruislip Parking Management Scheme. There was also a 'Stop and Shop' parking scheme in the shopping parade.
- No more housing was needed in the area.
- There was no amenity space.
- Urged the Committee to refuse.

Members discussed the application and questioned the time that the site had been vacant for. Having considered the presentation and the points raised by the speakers, it was moved, seconded and agreed that the application be approved with 7 votes in favour and 1 abstention.

Resolved – The application was approved as per the officers' report with one abstention.

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

1. That the enforcement action as recommended in the officer's report was agreed.

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

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

	The meeting, which commenced at 7.00 pm, closed at 9.55 pm.
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These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Minutes

NORTH PLANNING COMMITTEE

29 October 2014

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Raymond Graham, John Morse, Jas Dhot, Roy Chamdal, Ian Edwards and David Yarrow</p> <p>LBH Officers Present: Matthew Duigan, Planning Service Manager, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Nicole Cameron, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
79.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Henry Higgins and Cllr Duncan Flynn with Cllr Ian Edwards and Cllr Roy Chamdal substituting.</p>
80.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr John Morgan declared a non-pecuniary interest in Item 6, 106 Copse Wood Way and remained in the meeting and took part in the decision of this item.</p>
81.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
82.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was confirmed that items marked Part 1 would be heard in public and those marked Part 2 would be heard in private.</p>
83.	<p>22 BROADWATER GARDENS, HAREFIELD 35700/APP/2014/1220 (<i>Agenda Item 5</i>)</p> <p>Change of use from Use Class C4 (HMO) to Sui Generis to increase occupancy in HMO from 6 to 8 persons.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Officers explained to Members that a HMO had been operating at the application</p>

property for approximately ten years. There had been a previous application which was refused due to the lack of landscaping. It was noted that the Council's Private Sector Officer had no concerns. Members were aware of an additional 11 signatures to a petition in objection had been received.

In accordance with the Council's constitution a representative of the petitioners supporting/objecting the proposals addressed the meeting.

The petitioner objecting to the proposals made the following points:

- Residents were opposing the HMO.
- The proposals would cause a massive strain on parking in the local area.
- 50% of parking is only available on one side of the road.
- Broadwater Gardens was a no through road.
- Emergency Services had previously had trouble accessing the road.
- Only 3 vehicles could fit on the driveway of the application premises.
- There was no dropped kerb for vehicles to access the private parking.
- Was confused why the owners had requested an HMO when the house had been up for sale.
- The property was no longer a home and was now a business.
- There had only been 4 lodgers at one time.
- The traffic and parking situation would be worse than the current situation.

A representative of the applicant raised the following points:

- Had lived in the Borough all their life.
- Have 2 other properties which are also rented.
- Residents had long standing tenancies.
- Had provided a high standard of accommodation for residents.
- Had purchased the property in 2013.
- The previous owner had 7 tenants living in the property.
- There had been no evidence to suggest that the property had contributed to the traffic and parking problems in the local area,
- Tenants were professional working people, many of which worked at the local hospital, school and industrial estate.
- There was a lack of affordable housing in Harefield which included flats.
- The area was often patrolled by Civil Enforcement Officers to ticket vehicles parked illegally.
- There had been no complaints received about tenants since they had owned the premises.
- Had two sought after rooms in the premises.
- The provided plans met the relevant criteria.

Members sought clarification on how many rooms were currently let and how many were proposed to be let. The applicant informed the Committee that there were only 6 rooms let and that the proposal was for 8 rooms to be let. The applicant also informed Members that no soft planting or landscaping had yet been implemented.

The Council's Highway Officer informed Members that the existing dropped kerb needed to be widened. Members agreed to add an additional condition for the vehicle crossover details to be submitted to ensure appropriate access and egress arrangement in order to maintain appropriate levels of highways and pedestrian safety.

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

was unanimously agreed.

Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.

84. **106 COPSE WOOD WAY, NORTHWOOD 8287/APP/2014/1934** (*Agenda Item 6*)

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.

Officers introduced the report and outlined details of the application. Members had deferred the application at its previous meeting on 7 October 2014 for a site visit.

In accordance with the Council's constitution a representative of the petitioners objecting the proposals addressed the meeting.

The petitioner objecting to the proposals made the following points:

- The petition was based on compliance with UDP and HDAS documents which defined what is permitted and what is not.
- The property had previously been extended and further extensions should be referenced from the original property from which there were permitted limits.
- The limit for 2 storey extensions was 4 metres and this limit had been reached by the original extension.
- Main objections were a new construction in front of the building line and the proposed 3 storey extension of more than 9 metres beyond the original building.
- The bulk of the proposed extension would change the character of this part of Copse Wood area unfavourably.
- The privacy of immediate neighbours would be affected.
- There were numerous reasons for refusal.

A representative of the applicant raised the following points:

- The application should be judged on its own merits.
- Fits in very well with the relationship of the Copse Wood area.
- The appearance of the property would be retained to suit the area.
- There would be no drastic change to the street scene.
- Good quality materials would be used.
- The overall quality of the design was of a high standard.
- None of the trees on site would be threatened.
- The garden was large and would be retained.
- There were no issues regarding privacy or overlooking.

Members discussed the site visit that took place and agreed that the front building lines were not a major issue. Members were also satisfied that the level of screening would alleviate any privacy concerns.

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

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

85.	<p>39 HIGHFIELD DRIVE, ICKENHAM 67201/APP/2014/2224 (Agenda Item 7)</p> <p>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).</p> <p>Officers introduced the report and outlined details of the application. The building had undergone several extensions, some of which had planning permission. Members agreed that the proposals were extensive.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the officers' report.</p>
86.	<p>21 KNOLL CRESCENT, NORTHWOOD 52149/APP/2014/2877 (Agenda Item 8)</p> <p>Single storey infill extension to front.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated. Members had deferred the application at its previous meeting on 7 October 2014 for a site visit.</p> <p>In accordance with the Council's constitution a representative of the petitioners supporting the proposals addressed the meeting.</p> <p>The petitioner supporting the proposals made the following points:</p> <ul style="list-style-type: none"> • Had lived in Knoll Crescent for 36 years. • Had been a resident of Hillingdon all their life. • A Ward Councillor had requested that the application come before Committee. • Members would have noted on the site visit that the properties on Knoll Crescent were some of the least expensive in Northwood. • The extension was very small in size. • The property was semi-detached and was located in a cul-de-sac. • There was a mix of properties in Knoll Crescent. • The report had referred to an access statement. • No neighbours had objected to the proposals and many residents of Knoll Crescent had signed the petition in support. • The proposals were so that the residents could continue to live in their property. <p>Members discussed the recent site visit and agreed that the proposals would not have a major effect in the local area. Members requested that the materials to be used in the construction of the external surfaces should match those used in the existing building to safeguard the visual amenities of the area.</p> <p>Four additional conditions were agreed to be added if the Committee decided to overturn the officer's decision which included conditions HO1, HO2, HO4 and HO10.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be approved subject to additional conditions being attached.</p>

87.	<p>S 106/278 QUARTERLY FINANCIAL MONITORING REPORT - UP TO JUNE 2014 (Agenda Item 9)</p> <p>Resolved - Members noted the contents of this report.</p>
88.	<p>ENFORCEMENT REPORT (Agenda Item 10)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
89.	<p>ENFORCEMENT REPORT (Agenda Item 11)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
90.	<p>ENFORCEMENT REPORT (Agenda Item 12)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local</i></p>

	<i>Government (Access to Information) Act 1985 as amended).</i>
	The meeting, which commenced at 7.30 pm, closed at 9.00 pm.

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

Minutes

NORTH PLANNING COMMITTEE

18 November 2014

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Duncan Flynn, Raymond Graham, Carol Melvin, John Morse and Manjit Khatra</p> <p>LBH Officers Present: Matt Duigan - Planning Services Manager, Meg Hirani - Planning Team Manager, Syed Shah - Principal Highways Engineer, Nicole Cameron - Legal Adviser, Gill Oswell - Democratic Services Officer.</p>
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillor Jas Dhot with Councillor Manjit Khatra substituting.</p>
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest notified.</p>
3.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>There were no matters notified in advance or urgent.</p>
4.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items marked Part 1 would be heard in public and all items marked Part 2 would be heard in private.</p>
5.	<p>21 VICTORIA ROAD, RUISLIP 63773/APP/2014/3218 (<i>Agenda Item 5</i>)</p> <p><i>Change of use from retail (Use Class A1) to mini-cab office (Sui Generis)</i></p> <p>Officers introduced the report giving a brief summary of the application, the property had been vacant for a year but no information in relation to how the shop had been marketed in that time.</p> <p>The petitioner and the applicant/agent were not present at the meeting.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p>

	<p>RESOLVED - That the application be refused for the reasons set out in the officer's report.</p>
6.	<p>7 NICHOLAS WAY, NORTHWOOD 16461/APP/2014/2077 (Agenda Item 6)</p> <p><i>Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of the existing dwelling</i></p> <p>Officers introduced the report giving a brief summary of the report and details of the amendments on the addendum sheet.</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposal addressed the meeting, the applicant/agent was not present at the meeting.</p> <p>The petitioner objecting to the proposal made the following points:-</p> <ul style="list-style-type: none"> • There was only a passing reference made to the fact that the property was on an un-adopted road. • The road comprised of wide green verges with many roadside trees and bushes, which were maintained at the residents own expense. • The trees on this site contributed significantly to the wooded nature of the Area of Special Local Character. • If the two TPO'd trees were removed this would be to the detriment of the street scene and the visual amenity of No.9. • Concerned over the suggested removal of several other trees in the rear garden and felt that every effort should be made to return them to good health. • Copse Wood had lost a number of mature trees recently through adverse decisions and disease. • The removal of trees from the site would affect the water uptake in the rear garden, which would exacerbate an existing problem in the area. • The proposed house would be twice the footprint of the existing house. • The front elevation would be a large dominating symmetrical design with two front facing dormers. • The house design was considered to be against BE13, which stated that new development must harmonise with the street scene. • The developer already had permission for a design that respected TPO trees T7 & T8. <p>In answer to a number of questions raised officers advised the Committee that the trees being suggested for removal were not covered by the TPO. The appearance and design of the proposed house had already been approved on appeal so a refusal reason on this ground could not be supported. The scheme was different in its design as it was wider than the previous appealed scheme, which would result in the loss of two TPO'd trees.</p> <p>A member asked whether the trees in the rear garden were deemed to be in good health.</p> <p>Officers advised the Committee that the tree officer had advised that the trees in the rear garden would provide visual amenity for a further 10 to 20 years.</p>

	<p>In answer to an issue raised by the petitioner in relation to the affect on the water retention in the ground should the trees be removed, officers informed the Committee that this may have an impact but it would be difficult to quantify and there was not a policy to support a reason for refusal on this issue.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>RESOLVED - That the application be refused for the reasons set out in the officer's report.</p>
7.	<p>46 DAWLISH DRIVE, RUISLIP 49706/APP/2014/2919 (<i>Agenda Item 7</i>)</p> <p><i>Single storey front extension involving conversion of garage to habitable room (Part Retrospective)</i></p> <p>Officers introduced the report giving a brief summary of the report.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>RESOLVED - That the application be refused for the reasons set out in the officer's report.</p>
8.	<p>WOODBINE COTTAGE, TILE KILN LANE, HAREFIELD 26852/APP/2014/3215 (<i>Agenda Item 8</i>)</p> <p><i>Retrospective planning permission for the erection of replacement entrance gates from Tile Kiln Lane</i></p> <p>Officers introduced the report giving a brief summary of the report.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>RESOLVED - That the application be refused for the reasons set out in the officer's report.</p>
9.	<p>WOODBINE COTTAGE, TILE KILN LANE, HAREFIELD 26852/APP/2014/3218 (<i>Agenda Item 9</i>)</p> <p><i>Retention of summerhouse and small shed in garden.</i></p> <p>Officers introduced the report giving a brief summary of the report and details of the amendments on the addendum sheet.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was agreed.</p> <p>RESOLVED - That the application be refused for the reasons set out in the officer's report.</p>

10.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>Resolved -</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.45 pm, closed at 8.19 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Gill Oswell on Democratic Services Officer 01895 250693. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning, Sport and Green Spaces

Address 2 LINKSWAY NORTHWOOD

Development: Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling

LBH Ref Nos: 36910/APP/2014/2869

Drawing Nos: Arboricultural Report reference 12/102/AM&
Design & access statement
P101
P102 Rev D
P201 Rev G
P202

Date Plans Received: 12/08/2014 **Date(s) of Amendment(s):** 13/08/2014

Date Application Valid: 22/08/2014

1. SUMMARY

The application seeks planning permission for the erection of a two storey, detached, 5-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage.

The site is a triangular corner plot which separates Copsewood Way (to the west) from Linksway (to the east), located at the northern end of Linksway. Contained within the site is an existing two-storey detached residential property and side/rear garage addition, which is set back from the main highway by approximately 15.5 metres. The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391, with a number of large, mature trees on the boundary lines of the site.

This scheme has been amended in response to the Inspectors appeal decision on the site, with the main alterations being a reduction in the height and alterations to the north west elevation proposed.

The amended scheme by reason of its unacceptable siting, size, scale, bulk, layout and proximity to No. 3 Copse Wood Way, would result in an incongruous, dominant and intrusive form of development that would be detrimental to the character, appearance and the visual amenities of the street scene, neighbouring residential occupiers and the wider Copse Wood Estate Area of Special Local Character.

It is considered that overall the scheme is in compliance with the Policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for approval.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Refusal: Scale and Bulk

The proposed development by reason of its siting, size, scale, bulk, and layout would result in a incongruous and intrusive form of development that would be detrimental to the character, appearance and the visual amenities of the street scene and the wider Copsewood Estate Area of Special Local Character. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan(2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Refusal: Impact to neighbours

The proposed development by reason of its size, bulk, design and proximity to 3 Copse Wood Way, would result in a overly dominant, visually intrusive and unneighbourly form of development, that would unacceptably erode the outlook from this property. Therefore the proposal would be contrary to Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates

	areas of special local character
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy
NPPF	National Planning Policy Framework

3. CONSIDERATIONS

3.1 Site and Locality

The site is a triangular corner plot which separates Copse Wood Way (to the west) from Linksway (to the east), located at the northern end of Linksway. Contained within the site is an existing two-storey detached residential property and side/rear garage addition, which is set back from the main highway by approximately 15.5 metres.

This is one of the original dark red brick houses on the estate, designed to face the corner of Linksway and Copse Wood Way, of modest size, vernacular design and surrounded by mature trees.

The site has an existing vehicular access located at the southern end of the curtilage, with access taken from Linksway. A large grass verge is located immediately north of the site at the junction between Linksway and Copse Wood Way.

To the south of the site is No.4 Linksway, a two storey detached property and to the rear of the site is No.3 Copse Wood Way, which is also a two storey detached dwelling.

The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey, detached, 5-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage within the site.

The proposed building would have a cranked design and would be approximately 21 metres wide at its widest point. The building would be orientated to have its main frontage facing Linksway with a maximum depth of 8.5 metres. The property would be located 1.5 metres away from the southern boundary of the site shared with No.4 Linksway and would be set 9.5 metres from the front boundary line of the site. The building would be 9 metres in height with a dormer in the principal roof slope and two dormer windows in the rear roof slope. An integral garage and driveway would provide off-street parking within the site and a garden

space would be created to the rear of the building.

Further detail is provided of the planning history section 3.3 of the report, however, this scheme has sought to overcome the recent refusal that was upheld by the Planning Inspector. The main changes between this and the refused scheme (reference 36910/APP/2013/2338) are:

1. The overall height of the proposed building has reduced by 0.8 metres (9.9 metres to 9.1 metres now proposed)
2. The layout of the building still respects its corner location and the building lines within Linksway and Copse Wood Way, however the element extending towards Copse Wood Way is more acute in angle and has been reduced in length at first and ground floor level.
3. The internal layout has been re-arranged to ensure obscure glazing is solely proposed on the side facing the neighbouring property.

3.3 Relevant Planning History

36910/A/97/1948 2 Linksway Northwood

Erection of a single storey side extension and a detached double garage and workshop

Decision: 02-04-1998 Approved

36910/APP/2012/1981 2 Linksway Northwood

Two storey, detached, 7-bed dwelling with habitable roofspace and detached single storey garage involving the demolition of the existing detached dwelling and detached garage

Decision: 18-10-2012 Withdrawn

36910/APP/2013/107 2 Linksway Northwood

Two storey, detached, 6-bedroom, dwelling involving the demolition of the existing detached dwelling and detached garage

Decision: 26-06-2013 Withdrawn

36910/APP/2013/2338 2 Linksway Northwood

Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

Decision: 25-03-2014 Refused **Appeal:** 22-07-2014 Dismissed

36910/C/98/0598 2 Linksway Northwood

To fell sixteen Thuja trees in area A1 on TPO 391

Decision: 17-08-1998 Approved

36910/E/99/1387 2 Linksway Northwood

Tree surgery to three Oak trees in Area A1 on TPO 391, including branch reduction of two Oak trees (Nos.26 and 27) to give a 1 metre clearance from the house and removal of three lowest

branches and one small branch growing towards the house from Oak (No.15)

Decision: 22-10-1999 Approved

Comment on Relevant Planning History

There are a number of planning applications associated with this site, the most relevant of which are summarised below:

- 36910/APP/2013/2338 - application for the demolition of the existing house and garage and erection of a new 5 bed detached dwelling. This application was refused at planning committee on the 25th March 2013 for the following reason:

1. The proposed development by reason of its siting, design and positioning of habitable windows would result in a material and unacceptable loss of privacy to the residential property at no.3 Copse Wood Way and provide inadequate levels of privacy for the future occupiers of the development which would be detrimental to the residential amenity of its occupiers. The proposal would therefore be contrary to Policy BE24 of the Hillingdon Local Plan Part 2 - Saved Policies UDP (November 2012) and the adopted Residential Layouts SPD.

2. The proposed development by reason of its size, bulk, design and proximity to 3 Copse Wood Way, would result in a overly dominant, visually intrusive and unneighbourly form of development. Therefore the proposal would be contrary to Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The proposed development by reason of its siting, size, scale, bulk, and layout would result in a incongruous and intrusive form of development that would be detrimental to the character, appearance and the visual amenities of the street scene and the wider Copsewood Estate Area of Special Local Character. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan(2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

This applicant appealed this planning decision, however the scheme was dismissed on appeal on the 22nd July 2014. Within the appeal decision, the Inspector made the following comments:

1. The proposals mass would change the character of the site from one within which a house nestles amongst trees to one where built development would become the sites dominant feature.

2. The existing house fits comfortably in the site and any replacement dwelling should be appropriately scaled in order for it to be respectful of the character of the surrounding area.

3. The proposed house would be unduly dominant and would fail to be respectful of the area's character, resulting in unacceptable harm being caused to its appearance.

4. Whilst the scheme is not considered to cause an unacceptable loss of privacy for either the occupiers of No. 3 or occupiers of the proposed house, there is concern that the proposed dwelling would have an overbearing impact, and result in a loss of outlook in the south eastern of No. 3.

As a result, the Inspector considered that the proposal would have a harmful effect on the character and appearance of the area and the outlook for the occupiers of No. 3 Copse Wood Way and dismissed the appeal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.3 (2011) Increasing housing supply
- LPP 3.4 (2011) Optimising housing potential
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2011) Sustainable design and construction

LPP 5.7	(2011) Renewable energy
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbours and Northwood Residents Association were notified and a site notice was erected. Three individual representations objecting to the scheme were received, which make the following comments:

1. Proposal is still too large for the site;
2. The scheme will decrease the amount of light for the neighbours;
3. The scheme will demolish a house that is still one of two gatehouses to the original estate;
4. The proposed is of a similar design to the refused scheme, covering the same footprint and will only a marginal change to the re-aligned northern section;
5. The height of the proposed scheme has decreased although it is still significantly higher than the existing;
6. The new house remains high, bulky and overly dominant in the surrounding street scene;
7. No improvement has been made to the layout and the spacious character of the existing property has still been lost;
8. The dwelling still overlaps the canopy of the high value Oak
9. Given the prominent location of the building, any scheme needs to harmonise with the neighbours and respect the setting.
10. Scheme will still remain unacceptably dominant and overbearing to the neighbours.

A statement in support was received from the applicant and a solicitors acting on their behalf which made the following comments:

1. The size and height has been reduced considerably to comply with the appeal decision;
2. The building is not located in a Conservation Area, nor is it a Listed Building;
3. The design of the scheme has changed dramatically through the three previous applications
4. The current building is cold, crumbling and dilapidated;
5. All the issues raised within the previous submissions, have been addressed;
6. The design uses traditional detailing and materials, and will have an acceptable appearance on the estate.
7. In relation to the screening, the proposal shows that these trees will be protected and will remain;
8. No loss of privacy will arise from the proposals.

CASE OFFICER COMMENTS: The above comments will be addressed in the main body of the report.

Northwood Residents Association:

Northwood Residents' Association objects to this application on the following grounds: the proposed development by reason of its siting, design and bulk would be in breach of Policies BE5, BE13 and BE19; in addition it would adversely affect 3 Copse Wood Way and would be in breach of Policies BE20 and BE21. We note that the arboricultural report appears to relate to an earlier planning application.

CASE OFFICER COMMENTS: The arboricultural report was updated and has been reviewed by the Councils Arboricultural Officer. His comments are detailed in the section below.

PETITIONS

Two petitions have been received, one in support and one against the scheme.

The main objections of the petitioners, against the proposed development of 2 Linksway, on the Copse Wood Estate, were:

1. The building shouldn't change beyond the existing as it is in a prominent position within the estate
2. The design hasn't altered from the previous scheme;
3. The ridge is 1.46m higher than the adjacent properties which would be overbearing;
4. The scheme will destroy the openness between properties;
5. The proposal will still cause harm to the amenities of residents.
6. The overlap with the Oak tree still exists.

Internal Consultees

TREES AND LANDSCAPING OFFICER:

This site is covered by TPO 391 Significant trees/other vegetation of merit in terms of Saved Policy BE38: There are several, large, mature protected trees (Oak and Western Red Cedar) along the site's eastern, northern and north-western boundaries. These trees provide a green screen, and also significantly contribute to the arboreal/wooded character of the Copse wood Estate Area of Special Local Character.

These trees have been surveyed, and it appears that it is possible to implement this scheme without damaging the trees. However, as suggested in the tree survey/report, a detailed tree protection plan is required, and it is also necessary to provide details of underground services.

Recommendations: In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS 5837:2012):

1. A tree constraints plan to show how the proposal fits within the context of the trees on and off site;
2. Existing and proposed levels (any proposed changes in levels must be clearly defined and shown in colour on the plans) ALL existing and proposed drainage must be shown;
3. A tree protection plan to show how the trees (to be retained) will be protected during development
4. An arboricultural method statement to show any incursion into tree root protection areas (RPA's) will be addressed.
5. Details of how the tree protection measures will be assessed before demolition/construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.

CASE OFFICER COMMENT: The applicant has provided the additional information requested by the Tree Officer and this has been reviewed. The details do not make any mention of monitoring/supervision of the proposed tree protection (as was requested). The Tree Officer considers that this matter can be dealt with by a suitably worded condition, such as:

No part of the development shall commence until full details for the arboricultural supervision of tree

protection measures as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

HIGHWAYS OFFICER:

The development proposals are for the demolition of the existing dwelling and reconstruction, to provide a two storey, 5 bedroom detached dwelling within the site. There are no changes in relation to the existing or proposed parking provision or the means of access. Therefore, it is considered that the development would not be contrary to the adopted Hillingdon Local Plan, 2012, (Part 2) and an objection is not raised in relation to the highway aspect of the proposals.

ACCESS OFFICER:

The application is for the demolition of the existing three-bedroom house and the erection of a 5 bedroom detached dwelling with integral garage.

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

Although the Design & Access Statement refers to compliance with the Lifetime Homes Standards, the submitted plans show a stepped entrance colonnade. The entrance level WC has likewise not been sized and designed to meet the said standards.

The following access observations are provided:

1. Level access should be achieved. Entry to the proposed dwelling appears to be stepped, which would be contrary to the above policy requirement. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.

2. The scheme does not include provision of a downstairs WC compliant with the Lifetime Home requirements. To this end, a minimum of 700 mm should be provided to one side of the toilet pan, with 1100 mm in front to any obstruction opposite.

3. To allow the entrance level WC and a minimum of one first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.

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

ADDITIONAL CONDITION

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

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

CASE OFFICER COMMENTS: Had the scheme been found acceptable in all other regards, these details would have been sought via a suitably worded condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is currently in residential use therefore the principle of a new residential development is acceptable provided that it accords with the Council's policies and enhances the characteristics of the local area.

Any planning proposal would need to accord with the design policies set out within Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design guidance contained within HDAS Residential Layouts.

7.02 Density of the proposed development

In terms of the density of the proposed development, the proposal is replacing 1 residential unit within the site for another, therefore, the units per hectare density would not change. Whilst the provision of 11 units per hectare would be below the standards required by Policy 3.4 of the London Plan (July 2011), density is only an indicator of acceptability of a scheme and the density of the development is similar to the surrounding residential pattern of the Copse Wood Estate.

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

As detailed Section 7.07 of this report, given the unacceptable design, siting, scale and massing of the scheme, the proposal would have an unacceptable impact on the character of the Copse Wood Estate Area of Special Local Character.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires two-storey developments in the Copsewood Estate to be 1.5m set-in from the side boundary.

Policy 3.5 of the London Plan states that The design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

This is a prominent key site at the entrance to the Estate, one of the original dark red brick houses on the Estate, designed to continue the building line of Linksway, whilst turning the corner into Copse Wood Way. No. 2 has a relatively small footprint with the result that the

property sites comfortably within its prominent corner location and remains largely inconspicuous in appearance. The surrounding area, is characterised and defined by large detached dwellings set within spacious plots, a characteristic that the Inspector recognised as something that should be maintained with any proposed redevelopment.

Within the previous application, there were concerns with regards to the overall massing of the proposed dwelling as a result of its height and width. The main differences between this current application and the previous refused scheme are that:

1. The overall height of the proposed building has reduced by 0.8 metres (9.9 metres to 9.1 metres now proposed)
2. The layout of the building still respects its corner location and the building lines within Linksway and Copse Wood Way, however the element extending towards Copse Wood Way is more acute in angle and has been reduced at first and ground floor level.
3. Internal layout has been re-arranged to ensure obscure glazing is proposed on the side facing the neighbouring property.

In respect of the height and width of the building, it is noted that the applicants have sought to reduce this and bring the first floor element on the side elevation facing Copse Wood Way in line with the footprint of the existing dwelling. Whilst the reductions are acknowledged, it is not considered that these are sufficient or go far enough to overcome the concerns and comments made by the Planning Inspector in his decision. The scheme still proposes a building of a much greater height, width and mass than the immediately adjacent properties and the existing building, with the open area and single storey detached garage building in the southern half of the plot being replaced by a building of a full two storeys in height.

The Inspector stated within the appeal decision that as the existing house fits comfortably within this site, that "...any replacement dwelling should be appropriately scaled in order for it to be respectful of the character of the surrounding area". This scheme fails to achieve such and considerably changes the character of the site from one where the building sits comfortably within the trees and site, to where built development is still the dominant feature. The development would be highly visible, particularly from Linksway where the bases of the trees crowns are between 2-3 metres above the sites ground level and this would only serve to accentuate its unacceptable massing and scale.

Further, given the scale and massing of the building proposed, the building fails to adequately address the concerns raised in respect of maintaining the open and spacious character of the plots. In an attempt to move the building away from the Oak to the north west of the site, the width of the elevation facing Linksway has increased which is emphasised by the detailing and large expanses of brickwork between the windows, particularly on the rear elevation. This only serves to emphasise the unacceptable and excessive width of the building proposed. As a result, the scheme fails to be respectful of the areas local and identified special character and would present an uncharacteristic form of development contrary to policy BE5.

Given the prominent corner location of the site and the overall excessive height, scale and massing of the proposed building, the scheme is considered to form an unacceptable overdevelopment of this site and would have a detrimental impact on the Character and Appearance of the Copse Wood Estate Area of Special Local Character, contrary to Policies BE5, BE13, BE15, BE19 & BE38 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

The proposed development would decrease the separation distances between the existing and adjoining properties. The property would be located approximately 13m away from the side flank wall of No. 3 Copse Wood Way to the west of the site. This property has a window in the side flank wall which is not a primary window to a habitable room, therefore, the proposed development would not result in significant harm to the residential amenity of this neighbouring occupier. The proposed development would not breach the 45 degree guideline when taken from the rear elevation of No.4 Linkwsay, ensuring that no significant harm would occur to the residential amenity of this neighbouring occupier.

No.3 Copse Wood Way has windows in the side elevation which face towards the rear elevation of the proposed dwelling. These windows are obscure glazed and of a secondary nature including a narrow bedroom window and staircase. The issues of loss of privacy to this occupant were considered by the Inspector within the previous application and it was concluded that due to the siting of the replacement house; the presence of non-habitable rooms with obscure glazed windows at first floor level within the south western corner of the replacement dwelling; the orientation of the windows in the proposed house relative to those at No. 3; and the screening along the boundary between Nos. 2 and 3, there would be no unacceptable loss of privacy for either the occupants of No. 2 or No. 3.

In terms of the alterations to the scheme, the siting and layout of the building is largely similar to that considered by the Inspector, albeit an improvement with all the rear facing windows now obscurely glazed. Given such, this proposal is not considered to result in an unacceptable loss of privacy to either the future occupants of No.2 Linksway or No.3 Copse Wood Way.

The Inspector considered that the refused scheme by reason of its greater mass than the existing dwelling, would reduce the outlook from the south eastern corner of No. 3's rear garden to an unacceptable degree. This scheme still proposes to infill the area to the south of the existing house with a full two storey building. Whilst the height has been reduced, the overall width and massing of the building is not dissimilar to that considered by the Inspector and given such, the scheme is still considered to have an overbearing presence to the occupiers of No.3 and result in harm being caused to their outlook, which at present remains uneroded.

Therefore, whilst the scheme is not considered to cause an unacceptable loss of privacy to the surrounding occupants, it would still result in an unacceptable loss of outlook for the occupants of No.3 and would thereby be contrary to policy BE21 of the UDP.

7.09 Living conditions for future occupiers

Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 5 plus bedroom two-storey units should have a minimum floor area of 101 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that 5 bedroom two-

storey houses should have a minimum size of 107 square metres. The proposed development meets minimum standards providing over 400 square metres of gross internal floor area. The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. The proposed dwelling exceeds these standards.

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The proposed development exceeds amenity standards and it is therefore considered that the proposed development would be in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 3.5 and Table 3.3 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

No changes are proposed to the parking provision on the site. Two spaces are proposed on the site, which is the same as the existing, and as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The proposed development would make use of the existing crossover at the site and the Council's highways officer has raised no objection to the proposed development.

The proposed garage would be of sufficient size to provide space to park 1 car and at least 2 bicycles. Therefore, the proposed development is considered to comply with Policy AM9 of the Hillingdon Local Plan (November 2012).

7.11 Urban design, access and security

Urban design (see section 7.07)

Had the scheme been found acceptable in all other respects, a condition would have been recommended to any approval to ensure the proposed development would be design in line with the principles of Secure By Design.

7.12 Disabled access

The Access Officer raised a number of objections to the original floor plans and elevations as the scheme was not compliant with the lifetime homes standards. Had the scheme been found acceptable in all other respects, a condition would have been recommended to any approval to ensure the proposed development would be design in line with the principles of Secure By Design.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

This site is covered by Tree Preservation Order 391. There are several, large, mature protected trees (Oak and Western Red Cedar) along the site's eastern, northern and north-western boundaries. These trees provide a green screen, and also significantly contribute to the arboreal/wooded character of the Copse wood Estate Area of Special Local Character.

Concerns were raised in the appeal decision in relation to the impact of the proposal on the Oak tree in the north west corner. It is noted in this scheme that the first floor element has been reduced and does not appear to fall beneath the canopy, however the single storey element still does. This relationship has been reviewed by the Councils Arboricultural Officer who considers that it is possible to implement this scheme without damaging the trees. A detailed tree survey report and tree protection plan were submitted and had the scheme

been found acceptable in all other respects, the scheme would not have been considered to result in the loss or unacceptable harm to the protected trees at the site.

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. The applicant has shown the location of a bin store adjacent the side boundary line shared with No.4 Linksway. This location would allow for the bins to be presented to adjacent the highway on bin collection days and would have an acceptable impact on the visual amenities of the streetscene, given that they would be screened by the proposed boundary treatment.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime.

The applicant has provided only very basic details of the sustainable measures or renewable energy sources being proposed for the building with some reference water conservation measures within the building. Whilst this level of information is not adequate to determine the carbon dioxide reduction, had the scheme been found acceptable, a suitable condition requiring the building to be design to Code for Sustainable Homes Level 4 would ensure that the proposed development would comply with Policies 5.1, 5.2 & 5.3 of the London Plan (July 2011).

7.17 Flooding or Drainage Issues

The application site is not within a Flood Risk Area or a Critical Drainage Area. The applicant has provided some basic details in the design and access statement as to water conservation measures and the plans appear to show porous paving being used for the driveway. However, had the scheme been found acceptable, a SUDS condition would have been added to any approval to reduce any potential for an increase in surface water flooding caused by the proposed development.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments made are noted and have either been considered within through out the main body of this report, reflected in the reasons for refusal or are not material planning considerations.

7.20 Planning Obligations

Not relevant to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other relevant issues for consideration with this application.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

9. Observations of the Director of Finance

None received.

10. CONCLUSION

The amended scheme by reason of its unacceptable siting, size, scale, bulk, layout and proximity to No. 3 Copse Wood Way, would result in an incongruous, dominant and intrusive form of development that would be detrimental to the character, appearance and the visual amenities of the street scene, neighbouring residential occupiers and the wider Copse Wood Estate Area of Special Local Character.

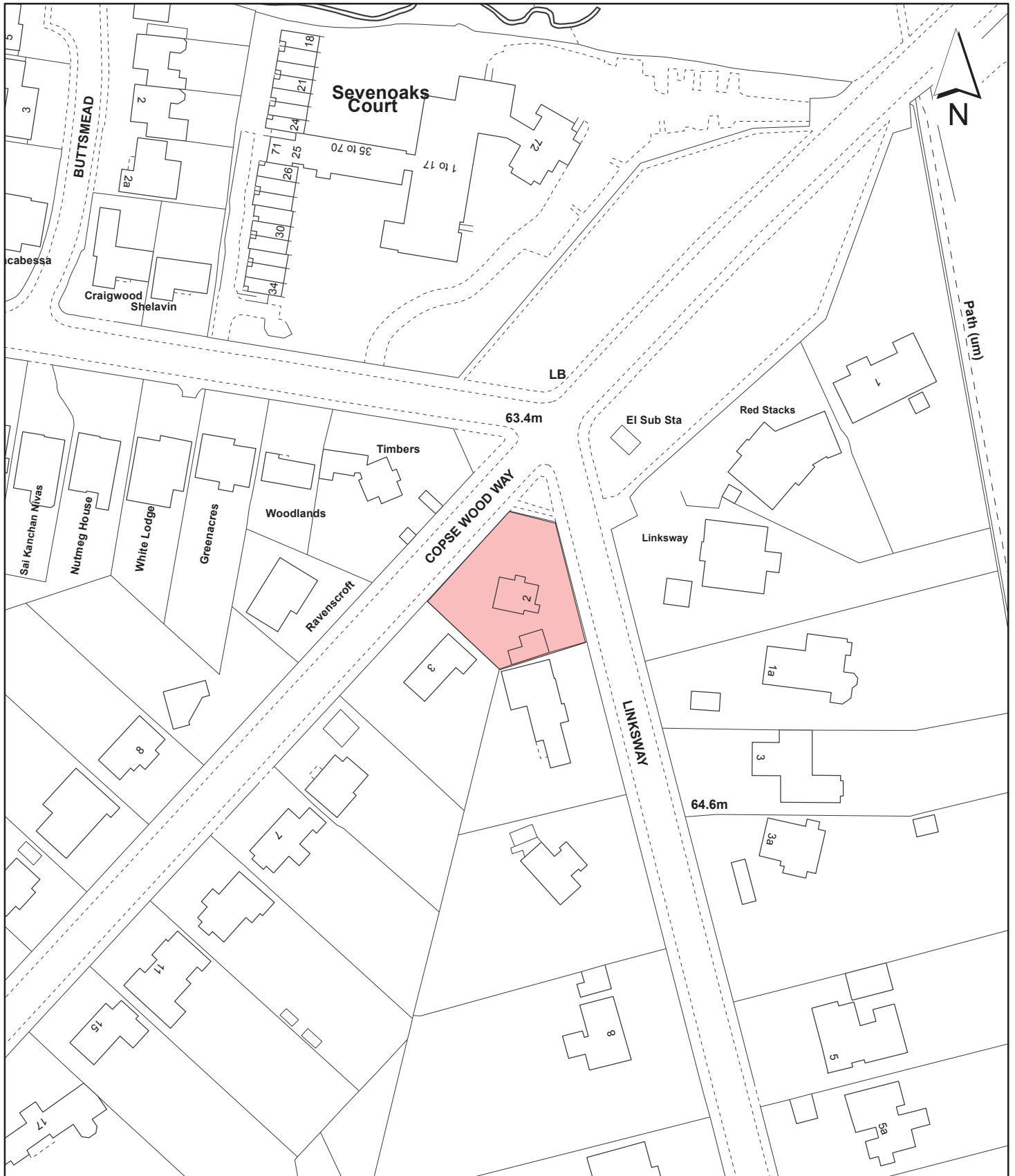
It is considered that overall the scheme is in compliance with the Policies of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for approval.

11. Reference Documents


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

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
2 Linksway Northwood	
Planning Application Ref: 36910/APP/2014/2869	Scale 1:1,250
Planning Committee North Page 36	Date December 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND OPPOSITE HAREFIELD RESERVOIR NORTHWOOD ROAD
HAREFIELD

Development: Single storey building for use as stabling and tackroom/feedstore with 2 parking spaces, involving demolition of timber shelter

LBH Ref Nos: 70058/APP/2014/2045

Drawing Nos: South West Layout, Internal Layout Plan and roof plan
Block Plan - Prt Drg 2409/2
2409/1
Planning Appraisal, Design and Access Statemer
2409/2

Date Plans Received: 12/06/2014 **Date(s) of Amendment(s):**

Date Application Valid: 01/07/2014

1. **SUMMARY**

The application seeks planning permission for the erection of a single storey building for use as stabling and a tackroom/feedstore, with 2 parking spaces involving the demolition of an existing timber shelter.

The applicants have advised that there is a need for breeding mares and stallions to be accommodated in a separate location to the existing horses at the nearby Equestrian Centre in accordance with BHS advice.

The building is considered to represent an appropriate form of development within the Green Belt, and would not detract from the rural character and appearance of the area. It would not result in the loss of residential amenity. Furthermore, subject to an appropriate condition to secure satisfactory visibility splays, the proposal is considered acceptable in highway safety terms.

For the reasons outlined above, and given that the development complies with the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), this application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

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

with the details shown on the submitted plans, titled Block Plan Prt Drg 2409/2; South West Layout, Internal Layout Plan and Roof Plan; Location Plan and 2409/2 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM28 Visibility Splays - Pedestrian

No development shall take place until a detailed plan showing the access including the required visibility splays has been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

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

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

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

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

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

REASON

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

2011).

INFORMATIVES

1 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
LPP 2.18	(2011) Green Infrastructure: the network of open and green spaces
LPP 5.11	(2011) Green roofs and development site environs
LPP 7.16	(2011) Green Belt
NPPF	National Planning Policy Framework

2 I52 **Compulsory Informative (1)**

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

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

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

4 I47 **Damage to Verge - For Council Roads:**

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

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

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

5 12 Encroachment

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

3. CONSIDERATIONS

3.1 Site and Locality

Little Bourne Equestrian Centre is located on the south east side of Northwood Road to the west of Harefield Reservoir and comprises a series of farm related buildings. The farm land covers some 21 hectares and incorporates both agricultural and equestrian holdings. The main agricultural activities are the grazing and/or hay/haylage for the winter feeding of the horses and cattle at the holding.

The existing pony club is located to the south-east of Little Bourne Farm. There are currently 121 horses housed at the premises in loose boxes contained within the main block of buildings. The Equestrian Centre is an approved Pony Club Centre where members can learn about riding and pony care.

The application site forms part of the holding of Little Bourne Equestrian Centre and is located to the east of Arihanta, a residential property. This land is on the northern side of Northwood Road and does not form part of the main building complex of the equestrian centre which is sited on the opposite side of the road. A concrete block wall is located alongside the boundary with Arihanta.

The application site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey building for use as stabling and as a tackroom/feedstore, with 2 parking spaces involving the demolition of an existing timber shelter. The applicants currently breed horses with the stallions, expectant mares and the foals being stabled within the existing equestrian centre. In accordance with BHS advice, the applicant wishes to relocate this breeding element to a separate stable block. The stable block would be located parallel with the neighbouring concrete block wall.

3.3 Relevant Planning History

31966/APP/2005/1810 Land Opposite Harefield Reservoir Northwood Road Harefield

ERECTION OF BARN AND STABLE BLOCK BUILDINGS SITUATED AROUND OPEN SHOW/EXERCISE AREA (INVOLVING DEMOLITION OF EXISTING BUILDING)(OUTLINE APPLICATION)

Decision: 04-08-2005 Refused

Comment on Relevant Planning History

Planning application reference 31966/APP/2005/1810 for the erection of a barn and stable block buildings situated around open show/exercise area (involving demolition of existing building) (outline application) was refused for the following reasons:

1. The proposal would represent inappropriate development in the Green Belt which would detract from the openness of the Green Belt.
2. The proposal would result in an unacceptable increase in the built up appearance of the site.
3. No evidence has been submitted to demonstrate that the proposal would not have an unacceptable ecological impact.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL2 Green Belt -landscaping improvements
- OL4 Green Belt - replacement or extension of buildings
- LPP 2.18 (2011) Green Infrastructure: the network of open and green spaces

LPP 5.11	(2011) Green roofs and development site environs
LPP 7.16	(2011) Green Belt
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring properties were consulted by letter dated 3.7.14. No responses have been received.

Internal Consultees

Highways Officer:

There is lamp column on one side of the existing access and a telegraph pole on the other. The design of a proper cross over may require relocating the 2 poles. Subject to a Condition requiring submission and obtaining approval prior to commencement of the development, of details of the new cross over including sight lines adequate for a 40 mph road, no objections are raised on highway grounds

Tree officer:

The site is occupied by a narrow lane with gated access to the north of Northwood Road. The track runs to the east of, and parallel to, the breeze block boundary wall of Arihanta and defines the western edge of a field which is bounded to the north by Shrubs Road. This boundary also features a row of off-site poplar trees, behind the Arihanta wall. At the end of the track there are the remains an old timber shelter. Trees in Arihanta are protected by tree Preservation Order No. 566. However, there is only one tree within the application site which is not protected by the Order. The site lies within designated Green Belt land.

The proposal is to demolish the existing timber shelter and erect a single-storey outbuilding for use as a stable and tackroom/feedstore with 2 parking spaces.

Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policies OL1 and OL2, London Plan policy 7.16 and the National Planning Policy Framework seek to restrict built development or intensification of buildings in the Green Belt and control conspicuous development through landscape proposals and good design.

- One tree is to be removed from the lane in order to facilitate the development.
- The plans indicate that a few metres of hedgerow will be removed at the Northwood Road entrance, to improve drivers' sight lines which, at present are restricted.
- By way of mitigation, the newly fenced linear site will be re-inforced with a field hedge. This would be better still if a hedgerow with trees is specified.
- Although the fenced area will be wider than the existing track and extend into the field, with the proposed planting, the long-distance views, across the field and into the site would be mitigated. Furthermore, it would help to screen the

unsightly concrete block wall on the Arihanta boundary.

- There will be little adverse effect on the openness of the Green Belt.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

No objection subject to conditions COM9 (parts 1, 2, 4, 5 and 6).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The NPPF and NPPG states that the Government attaches great importance to the Green Belt. The fundamental aim of the Green Belt is to prevent urban growth by keeping land permanently open, the essential characteristics of Green Belt are their openness and permanence. Paragraph 89 of the NPPF states that Local planning Authorities should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions to this rule include buildings for agriculture or forestry and for outdoor sport and recreation. The proposal relates to this exception use and the principle of development is therefore considered acceptable.

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

See section 7.07.

7.07 Impact on the character & appearance of the area

The proposed stable building is of a conventional design, constructed from horizontal dark stained timber cladding under a shingle roof. The block would be sited parallel to the existing concrete block wall enclosing the residential curtilage of Arihanta House to the south west. There is a substantial tree/shrub belt along this boundary against which the building would be set.

It is considered that the proposed stable building would appear appropriate in its rural Green Belt setting and subject to appropriate landscaping would not detract from the agricultural character of the immediate surrounding area, in accordance with Policies OI1, OL2, OL4, BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The closest residential property is Arihanta House which is a substantial detached dwelling sitting in a generous curtilage to the south west of the application site. A substantial tree screen would provide a screen the proposed building and in view of its separation, it is considered that there would be no detrimental effect on nearby properties and complies with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed

developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of three off-street parking spaces for each dwelling.

The submitted plans show on site parking for 2 cars. However the planning statement accompanying the application states that the majority of movements will be by foot with horses being ridden/lead across the road to the adjacent equestrian centre. The Council's Highways Officer has raised no objection to the proposal subject to the imposition of a condition requiring submission and obtaining approval prior to commencement of the development, of details of the new crossover including sight lines adequate for a 40 mph road. As such the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the report above.

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

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

Saved policies OL1 and OL2, London Plan Policies and the National Planning Policy Framework seek to restrict built development or intensification of buildings in the Green Belt and control conspicuous development through landscape proposals and good design.

The Council's tree and Landscape Officer has advised that one tree is to be removed from the lane in order to facilitate the development. Furthermore, the plans indicate that a few metres of hedgerow will be removed at the Northwood Road entrance, to improve drivers' sight lines which, at present are restricted. By way of mitigation, the newly fenced linear site will be re-inforced with a field hedge. Although the fenced area will be wider than the existing track and extend into the field, with the proposed planting, the long-distance views, across the field and into the site would be mitigated. Furthermore, it would help to screen the unsightly concrete block wall on the Arihanta boundary. There will be little adverse effect on the openness of the Green Belt.

The application is therefore considered to be acceptable in accordance with Policies BE38 and OL2 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) subject to landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

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

No responses have been received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

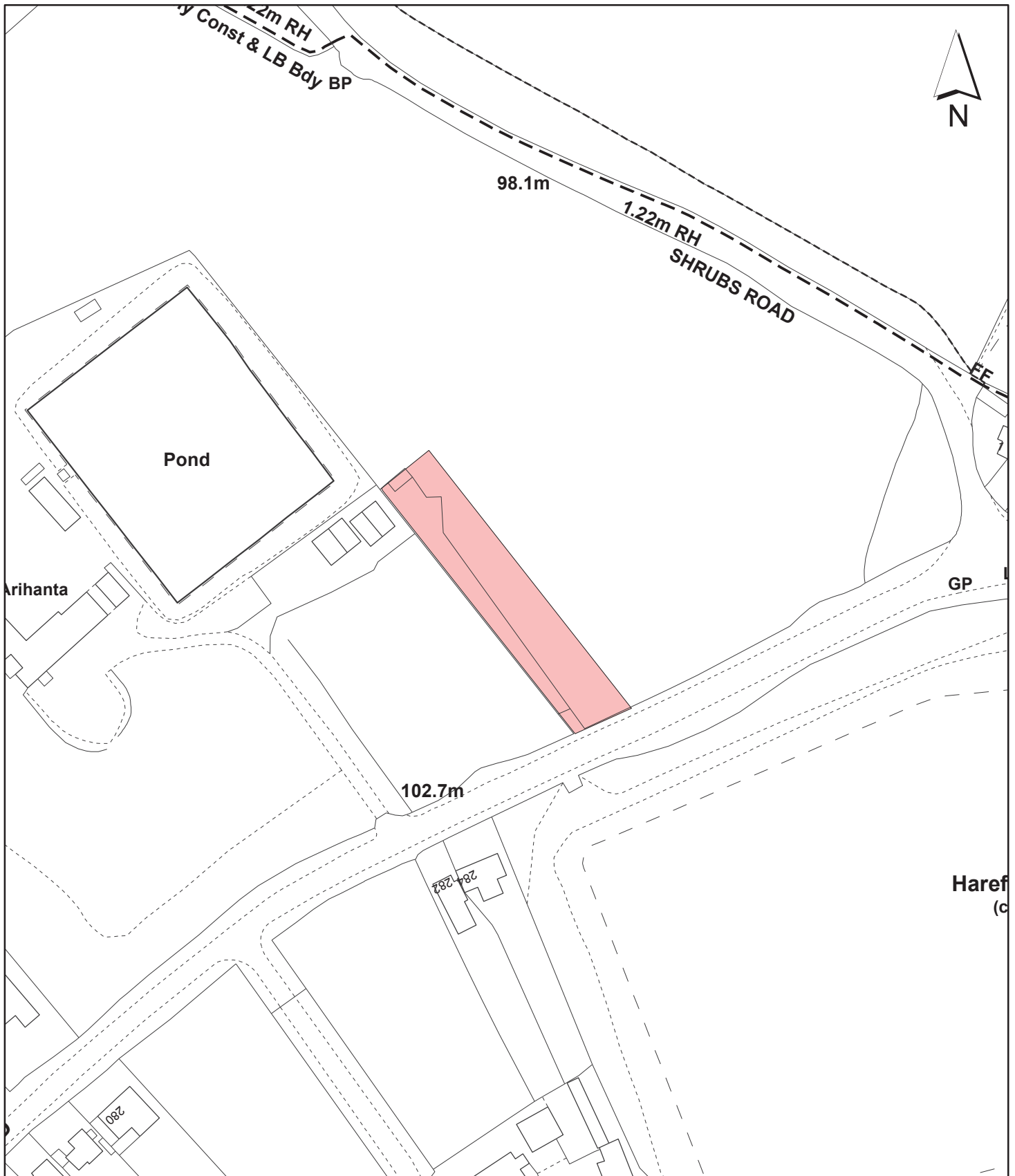
The building is considered to represent an appropriate form of development within the Green Belt, would not detract from the rural character and appearance of the area and would not result in the loss of residential amenity. Furthermore, subject to an appropriate condition to secure satisfactory visibility splays, the proposal is considered acceptable in highway safety terms. As such the application is recommended for approval.



11. Reference Documents

Hillingdon Local Plan - Saved UDP Policies (November 2012)
London Plan (July 2011)
National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Land Opposite Harefield Reservoir Northwood Road Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>70058/APP/2014/2045</p>	<p>Scale</p> <p>1:1,500</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North Page 47</p>	<p>Date</p> <p>December 2014</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address GARAGES LAND ADJACENT TO 27 LEES AVENUE NORTHWOOD

Development: Variation of condition 2 (approved plans) of planning permission ref: 69195/APP/2013/1310 dated 03/02/2014 to lower the slab level of plot 2 to be the same height as plot 1 (2 x two storey, 4-bedroom, semi-detached dwelling; with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages)

LBH Ref Nos: 69195/APP/2014/1585

Drawing Nos: LOCATION PLAN
14/3324/61
14/3324/60

Date Plans Received: 07/05/2014

Date(s) of Amendment(s): 07/05/2014

Date Application Valid: 27/05/2014

1. SUMMARY

Planning permission is sought for the variation of condition No. 2 (Approved plans) of planning permission ref: 69195/APP/2013/1310 dated 03/02/2014 to lower the slab level of plot 2 to be the same height of plot 1 (2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages.) Planning permission for the erection of 2 No. two storey 4 bedroom dwellings with associated parking and amenity space was granted on 3 February 2014.

The proposed development is considered to be acceptable with regards to its impact on visual and neighbouring amenity. It would provide adequate amount of internal floor space and is capable of fulfilling the requirements of the Lifetime Homes. Suitable parking arrangements would be provided.

The proposed amendment to the scheme is considered to have an acceptable impact on the visual amenities of the surrounding area and, therefore, is recommended for approval.

2. RECOMMENDATION

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

i) That the Council enters into a Deed of Variation agreement with the applicant (varying the original legal agreement) to ensure that the contribution of £25,593 made towards capacity enhancements in local educational establishments made necessary by the development, is able to be retained by the Council if the applicant implements this new permission;

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

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

D: That if the terms set out above have not been agreed and the Deed of Variation has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.

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

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

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 13005/002/D, 13005/004/D, 13005/005/D, 13005/006/E, 13005/009/B, 13005/010, 13005/011, 13005/012B, 13005/013/E, 2013/1755/001/A, CC/2013/1755/TS01 14/3324/60 and 14/3324/61 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 RES7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with

Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES12 No additional windows or doors

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

REASON

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

5 RES14 Outbuildings, extensions and roof alterations

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

REASON

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

6 RES16 Code for Sustainable Homes

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

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

REASON

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

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

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

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

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c External Lighting

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

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

9 RES10 Tree to be retained

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

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

REASON

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

10 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.

Thereafter the development shall be implemented and retained/maintained in accordance

with these details for as long as the development remains in existence.

REASON

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

11 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

REASON

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

12 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

13 RES5 General compliance with supporting documentation

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

External Amenity Space [13005/003/C]

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

REASON

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

14 RES6 Levels

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

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance

with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

15 NONSC Non Standard Condition

The parking areas (including where appropriate, the marking out of parking spaces) including the garages shown on the approved plans, shall be constructed, designated and allocated for the sole use of parking of occupants or their visitors motor vehicles prior to the occupation of the development and thereafter be permanently retained and used for no other purpose.

REASON

To ensure that an appropriate level of car parking provision is provided on site in accordance with Policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2007).

16 NONSC Non Standard Condition

All soils used for gardens and/or landscaping purposes shall be clean and free of contamination.

REASON

To ensure that the occupants of the development are not subject to any risks from soil contamination in accordance with policy OE11 of the Hillingdon Local Plan: Part Two saved UDP Policies (November 2012).

17 NONSC Non Standard Condition

The dwelling hereby permitted shall be built in accordance with 'Lifetime Homes' Standards, as set out in the Council's Supplementary Planning Document 'Hillingdon Design and Accessibility Statement: Accessible Hillingdon'. No development shall take place until plans and/or details to demonstrate compliance with the standards have been submitted to an approved in writing by the Local Planning Authority. The development shall thereafter be constructed in accordance with the approved details.

REASON

To ensure the proposed development is accessible to all and comply with London Plan Policy 3.8.

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

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

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

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

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.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

4 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The proposed site is located on the east side of Lees Avenue at the end of the road adjacent to the vehicle turning area. The site is currently occupied by a row of single storey garages on the south side of the site and a row of unmarked parking spaces on the north side. The site slopes slightly from east to west, resulting in a stepped ridge-line in the row of garages.

The wider area is characterised by two storey terrace housing to the north on Lees Avenue, constructed of part brick, part brown tile hang, with a shallow pitch tiled roof. The site is

bounded to the south by a 2m metal security fence with hardstanding beyond leading to LA Fitness sports centre. To the east the site is bounded by mature trees and vegetation with a detached property, No.15 Chestnut Avenue and its garden adjacent to the site. To the west there is open land and mature vegetation and trees and a stream with properties on Knowle Crescent further west.

The site is located within the Developed Area as identified in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed scheme comprises the variation of condition No. 2 (Approved plans) of planning permission ref: 69195/APP/2013/1310 dated 03/02/2014 to lower the slab level of plot 2 to be the same height of plot 1 (2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages.). The proposed development will enable a flush threshold to be created to the front door to facilitate disabled access. Planning permission was granted for the demolition of the of the existing garages and an enlargement of the vehicle crossover to the front and the erection of 2 No. two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity spaces on 3 February 2014.

The pair of semi detached houses provide an overall U shape with parking between the front sections. The houses would have a hipped roof.

The properties would have a total width of approximately 18.52m. Due to the change in the site area this is reduced from the previous scheme, which had a width of 19.26m. There has also been a reduction in the distance separation between the proposed dwellings and No.27 Lees Avenue from 1.2 metres to 1 metre and a reduction to the side boundary line shared with the adjacent fitness centre of approximately 0.1 metres from 1 metre to 0.9 metres.

The depth of approximately 10.41m remains unchanged and there has been a 0.2 metre drop in the height, giving a height to the ridge level of 7.49m . The garden area measures approximately 120sq. m for each property.

The slab level of plot 2 is lowered to ensure the property is the same height as the one located on plot 2.

The buildings would be constructed from brick and render beneath a tile roof. There are two parking spaces including one garage and two cycle spaces for each property.

3.3 Relevant Planning History

69195/APP/2013/1310 Garages Land Adjacent To 27 Lees Avenue Northwood

2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages.

Decision: 03-02-2014 Approved

69195/APP/2014/1236 Garages Land Adjacent To 27 Lees Avenue Northwood

Details pursuant to conditions 3 (Materials), 6 (Code for Sustainable Homes), 7 (Landscape Scheme), 8 (Method Statement), 10 (Sustainable Water Management) and 13 (Ground Levels)

planning permission ref: 69195/APP/2013/1310 dated 03/02/2014 (2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages)

Decision: 29-07-2014 Approved

Comment on Relevant Planning History

Planning permission was granted for 2 x two storey, 4-bedroom, semi-detached dwellings with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages on 3 February 2014, reference 69195/APP/2013/1310.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 letters were sent on 29 May 2014 and the site notice was posted on 5 June 2014. One letter of

objection has been received as follows:

Although these garages have been taken down, and the site fenced off, and have been told by letter not to park in front of the site, when there has been no work done there in month's. There is hardly any parking spaces in this road as it is, when these properties are built there will be even less, which is going to cause a lot of ill feelings, with parking. We have been left with a lot of disappointment, as no thought has been given to the tenants that already live down this road, there is a grass verge opposite the existing houses, which if it was made into a lay-by would make it more acceptable.

OFFICER COMMENT: There is no change to the parking arrangements from the previously approved scheme which was considered acceptable. Therefore, the above issue is not considered warrant refusal of permission.

Internal Consultees

HIGHWAYS OFFICER
No objection

ACCESS OFFICER
No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site comprises hardstanding, parking spaces and garages and therefore constitutes 'previously developed land' i.e. 'brownfield land'. There is a presumption in favour of residential development on brownfield land subject to other material considerations including design and character of the area criteria.

The area is an established residential area and therefore the principle of residential development of the site is considered acceptable.

7.02 Density of the proposed development

Comments made in previously approved scheme (ref. 69195/APP/2013/1310) remain applicable to current application.

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

Not applicable.

7.04 Airport safeguarding

Not applicable.

7.05 Impact on the green belt

Not applicable.

7.06 Environmental Impact

Not applicable.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions'.

Whilst the proposed dwellings are of a different design to the existing properties on Lees Avenue, being semi detached with hipped roof, they do respect the scale, bulk and mass of

the established properties. The height of the proposed dwellings is also comparable to the established properties, therefore, maintaining the rhythm of the streetscene. With regard to the third party comment in relation to impact to Knowle Crescent, it is considered that the distance to these properties is sufficient to ensure the proposal is not harmful to the outlook of the occupiers of these properties. This assessment is considered valid for the amended scheme.

There has been a reduction in the distance to the side boundary line from the previous scheme with a separation of 1 metre being provide to the boundary line shared with No.27 Lees Avenue and 0.9 metres to the boundary line shared with the adjacent fitness centre. This is a nominal reduction in the distance separation and would not have such a harmful affect as to warrant a refusal of the application.

The chnage in slab level of plot 1 is not considered to be harmful to the streetscene and the above assessment would be applicable to the variation.

It is therefore considered that the proposal would complement the character of the surrounding area. The external materials are also considered acceptable and respect the character of the area. As such the proposal would comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

7.08 Impact on neighbours

The application site is bounded by residential properties to the north on Lees Avenue, and to the south is the curtilage of a LA Fitness sports centre. The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts, deals with Sunlight and Daylight, and suggests where a two or more storey building abuts a property or its boundary, adequate distance should be maintained to overcome possible domination. The SPD states that the distance provided will be dependent on the bulk and size of the building but generally, 15m will be the minimum acceptable distance. The SPD further states that as a guide, the distance between habitable room windows should not be less than 21m. In order to both protect the existing outlook from and to ensure that there is adequate daylight received to the habitable rooms, kitchens and gardens of adjacent dwellings, a minimum distance of 15m is required, as stated in HDAS.

Furthermore, in order to protect privacy, the design of the dwelling should avoid creating significant opportunities for direct overlooking from any upper floor windows into the private garden, kitchen or any habitable room windows of the neighbouring properties.

The proposed dwellings would be more than 21 metres from the rear elevations of dwellings to the east on Chestnut Avenue and, therefore, would have no significant detrimental impact on the residential amenities of occupiers of these properties. The proposed development would also have no significant detrimental impact on the residential amenities of occupiers of the dwellings on Lees Avenue, as the front and rear walls of the proposed dwelling would not project beyond the front and rear walls of the adjacent dwelling, except for the small section in the middle of the proposed dwellings at ground floor level which is part of the garage space. The proposal would therefore maintain the current outlook, levels of privacy and levels of daylight received by the occupiers of neighbouring dwellings.

It is not considered that the reduction in slab level will have an adverse impact upon the amenity of adjoining occupiers.

The proposed scheme will not increase any harm on adjoining occupiers. It is therefore considered that the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the advice in sections 4.9 to 4.12 of the HDAS Residential Layouts

7.09 Living conditions for future occupiers

The Council's HDAS SPD Residential Layouts states that a 2 storey, 4 bedroom house should have a minimum floor area of 92 sq.m. London Plan Policy 3.5 requires dwellings with 4 bedrooms and 5 person occupancy to have a minimum internal floorspace of 100 sq.m. The proposal would have a floor area of approximately 150sq.m for each dwelling, which is in accordance with the Council's and the London requirements. As such considered acceptable, resulting in adequate living conditions for future occupiers.

The minimum requirement for private amenity space, as set out in the HDAS SPD, for a 4 bedroom house is 100sq.m. The proposed individual private amenity space provision for the proposed unit would be around 120 sq.m. As such, the proposal would provide an acceptable standard of residential amenity for its future occupiers in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and paragraph 4.15 of the Hillingdon Design & Accessibility Statement: Residential Layouts. Whilst there is a small reduction to the width of the houses due to the amended site area. The scheme is still considered acceptable.

It is considered that all the proposed habitable rooms would have an adequate outlook and source of natural light, and therefore comply with HDAS Residential Layouts Section 4.9 and Policy 5.3 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed traffic and vehicle impact are not different of the previously approved scheme. Therefore, the previous assessment below is applicable.

The applicants have submitted details showing that the turning area is sufficient for refuse and other vehicles and no objection has been raised by the Council's Highway Officer to these details. There have been third party concerns raised in relation to the loss of parking, however as identified previously the Highways Officer considers that as these garages are privately owned and rented out there is no justifiable objection to their loss. Therefore, it is considered that the proposed minimal material impact on traffic flows on the adjoining road system is acceptable and in compliance with Policy AM2 & AM7 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012). The amended scheme does not change the previous parking and traffic arrangements.

The vehicle crossover is larger than usually required but is considered acceptable, given the end of cul-de-sac location and the lack of pedestrian footfall across the application site. Therefore, the development would comply with Policy AM9 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

The proposed development has provided two car parking spaces and two cycles spaces in line with the Council's HDAS: Residential Layouts. This is no different to the previously approved scheme. The proposal is therefore, subject to a condition to retain the use of the garages for parking of vehicles, would comply with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.11 Urban design, access and security

These issues have been considered in previous sections of this report.

7.12 Disabled access

The London Plan Policy 3.8 requires all new housing to be built to 'Lifetime Homes' standards. The Council's HDAS 'Accessible Hillingdon' also requires all new housing to be built to 'Lifetime Homes' standards. No Objection has been raised by the Council's Access Officer, however, it is considered appropriate that a suitable condition be imposed to ensure these standards are met.

7.13 Provision of affordable & special needs housing

The proposal is below the threshold at which the Council requires provision of affordable housing.

7.14 Trees, Landscaping and Ecology

There are no trees on the site but there a number of trees on the edge of the site at the boundary with Chestnut Avenue. It is considered the development would not harm these trees however, a suitable condition should be imposed to safeguard the trees and their roots.

While landscape design details have been specified, the layout plans indicate that there is sufficient space and opportunity to provide attractive and functional external amenity space, this should include details for the protection of trees adjacent to the site as shown on the proposed plans by the root protection area. The 25% landscaping requirement for front gardens would be met. The proposal is considered acceptable in principle and suitable landscaping conditions are recommended. The proposal would be in compliance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

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

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

No further comments for consideration.

7.20 Planning Obligations

The applicant has paid the education contribution required under the original application.

Notwithstanding this, advice from the Council's legal team is that a Deed of Variation should be entered into to if this scheme is approved. This is to avoid a situation where the developer is able to state that they have not completed the originally approved scheme, and therefore claim back (under the terms of the original legal agreement) the contribution which has been paid.

7.21 Expediency of enforcement action

Not applicable

7.22 Other Issues

There are no other issues for consideration with this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

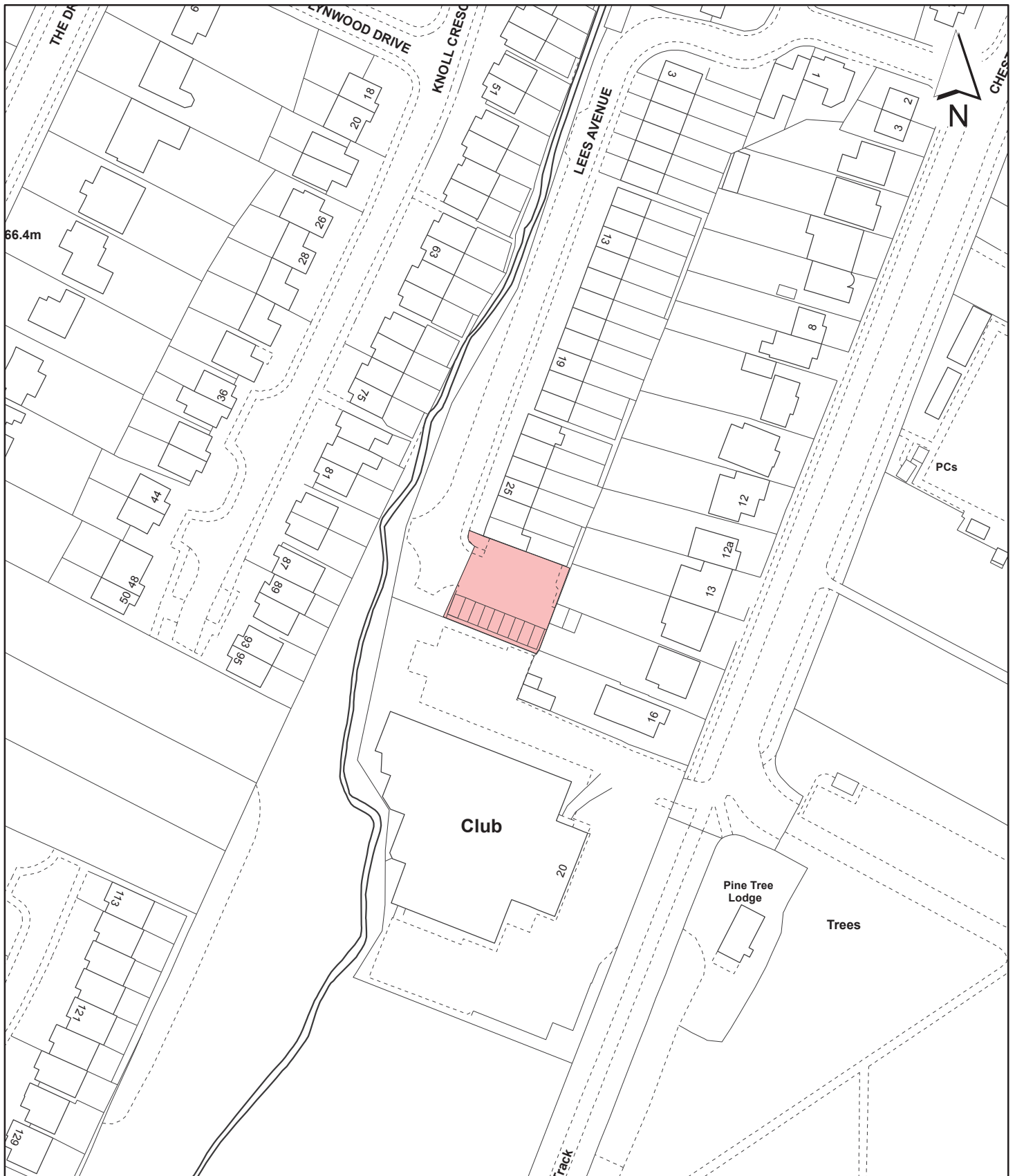
The amendments to the approved plans of the proposed development would not be harmful to the character of the surrounding area or the amenity of adjoining occupiers. The scheme is considered to comply with adopted planning policy in the NPPF, London Plan 2011 and the Hillingdon Local Plan Part 1 2012 and Part Saved Policies (November 2012). Accordingly the application is recommended for approval.

11. Reference Documents


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

Contact Officer: Patrick Marfleet

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address	
Garages Land Adjacent to 27 Lees Avenue Northwood	
Planning Application Ref: 69195/APP/2014/1585	Scale 1:1,250
Planning Committee North Page 65	Date December 2014

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section
Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

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Plans for North Applications Planning Committee

9th December 2014



HILLINGDON
LONDON

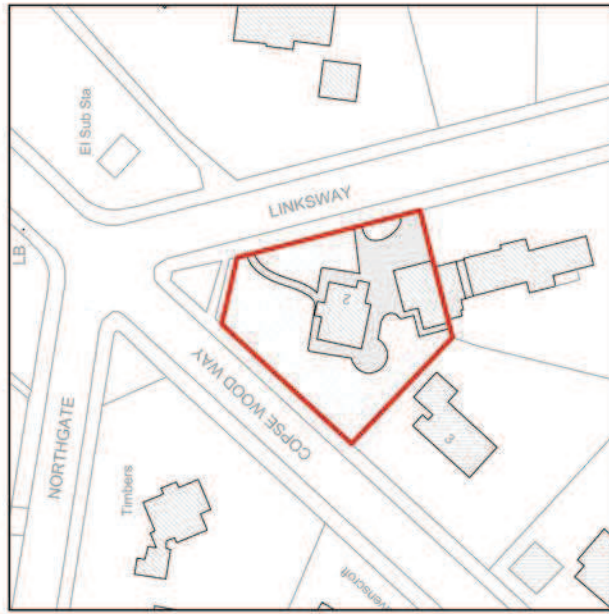


INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 2 LINKSWAY NORTHWOOD
Development: Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling
LBH Ref Nos: 36910/APP/2014/2869

Date Plans Received: 12/08/2014 **Date(s) of Amendment(s):** 12/08/0014
Date Application Valid: 22/08/2014



Rev	Date	Description	Int.
-	-	-	-

Client

MR. K. VHORA

Project Title

PROPOSED NEW DWELLING

2 LINKSWAY, NORTHWOOD, HA6 2XB

Drawing Title

EXISTING LOCATION PLAN

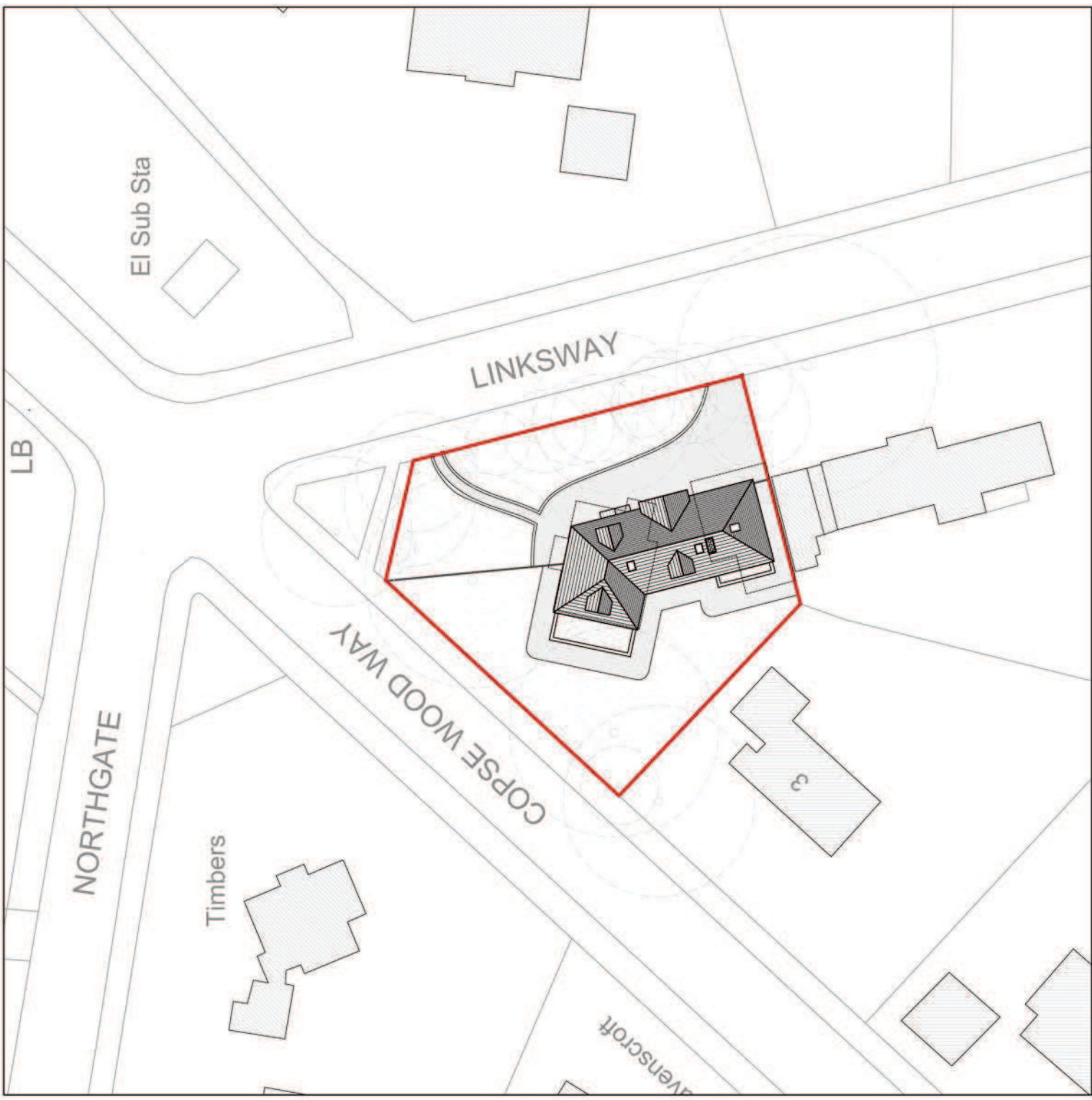
Cat File	Sheet Size	Scale
P101	A4	1:1250
Drawn By	Drawing Date	Approved By
RP	AUG 2013	NJ
Project No.	Drawing No.	Revision
1440	P101	-



ARGYLE HOUSE,
SOLIHULL HILLS,
MIDDLESEX HA6 1UN
Telephone: 01923 840077
fax: 01923 840076

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PLANNING ISSUE



Rev	Date	Description	By	Int.
D	21.08.14	TO SUIT PLANNING VALIDATION	RP	
C	23.07.14	TO SUIT PLANNING	RP	
B	06.01.14	TO SUIT PLANNING	RP	
A	26.06.13	TO SUIT PLANNING VALIDATION	RP	

Client: MR. K. VHORA

Project Title: PROPOSED NEW DWELLING

Drawing Title: 2 LINKSWAY, NORTHWOOD, HAM 2XB

PROPOSED BLOCK PLAN

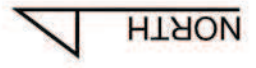
Card File	Sheet Size	Scale
P1002	A4	1:500
Drawn By	Drawing Date	Approved By
RP	AUG 2014	NJ
Project No	Drawing No.	Revision
1440	P102	D



ARCYLE HOUSE,
SOLE STREET HILLS,
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PLANNING ISSUE



0 1m 2m 5m 10m 20m

SCALE BAR 1:100



A) REAR ELEVATION



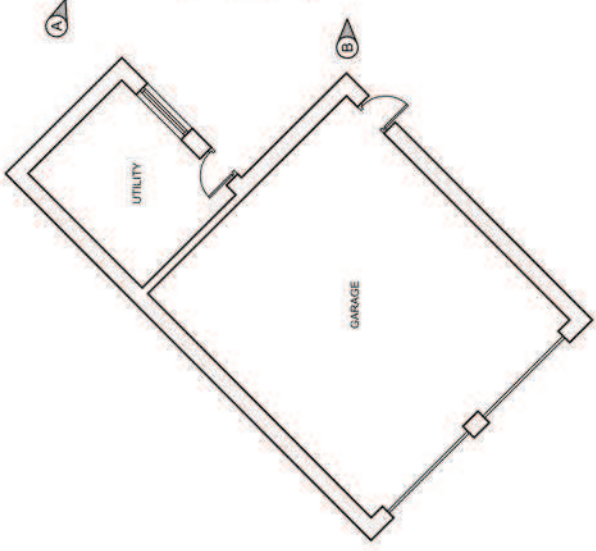
B) SIDE ELEVATION (LINKSWAY)



C) SIDE ELEVATION (CORSE WOOD WAY)



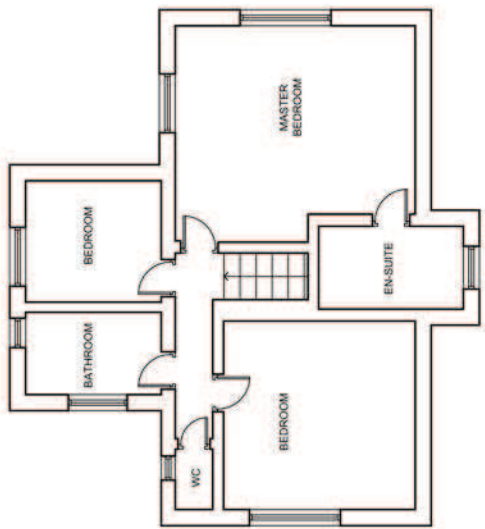
D) FRONT ELEVATION



EXISTING GARAGE PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



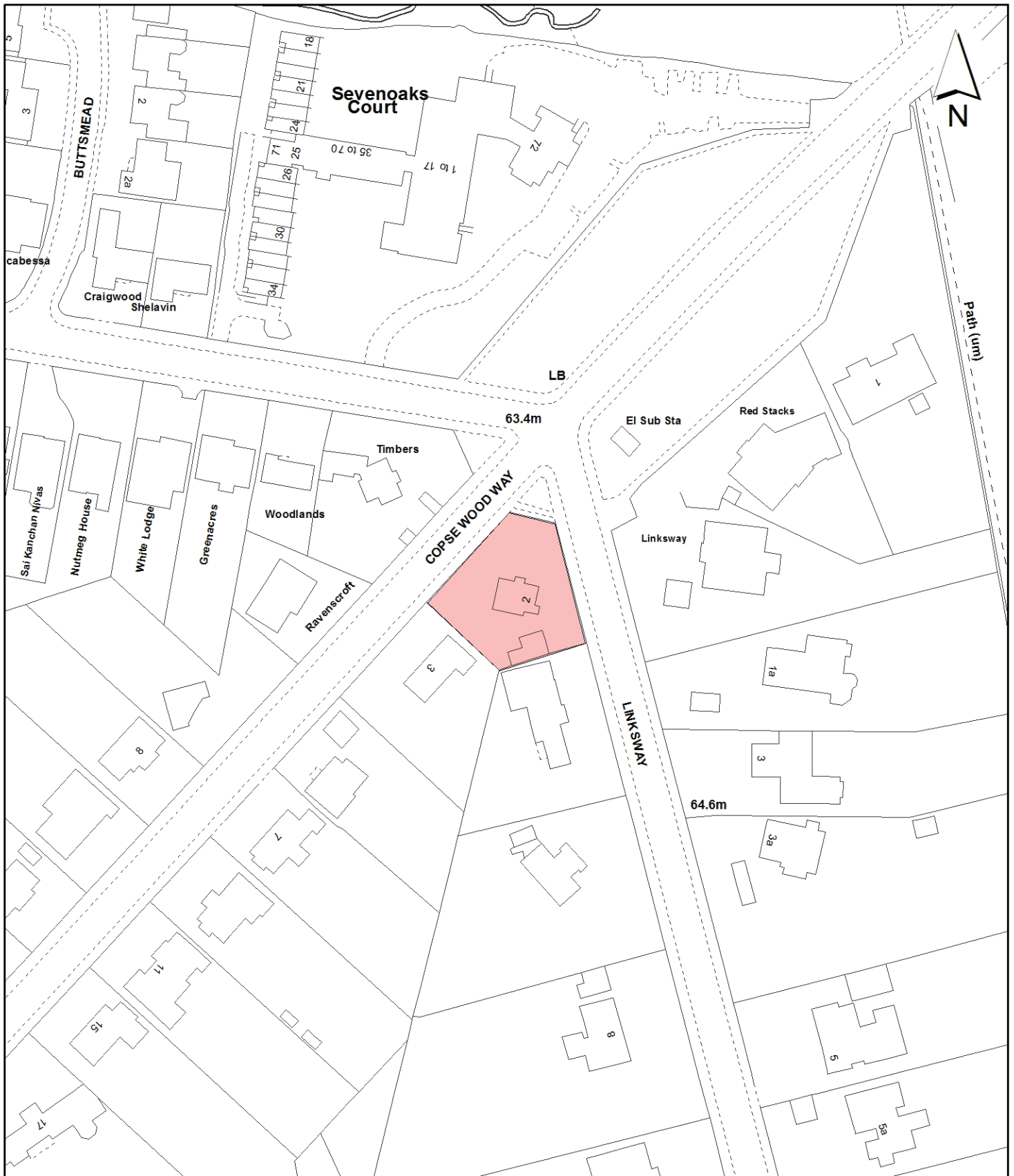
LOCATION PLAN
SCALE 1:1250

NORTH




Client	MR. K. VICORA
Project No.	1440
Proposed New Dwelling	2 LINKSWAY, NORTHWOOD, HA6 2NB
Planning Title	EXISTING PLANS & PHOTOGRAPHS
Client Name	SCP ARCHITECTS LTD
Client Address	1440 P202
Client Contact	ALAN T. GIBSON
Client Phone	01895 820000
Client Email	ALAN@SCPARCHITECTS.CO.UK
Client Website	WWW.SCPARCHITECTS.CO.UK
Client Postcode	HA6 2NB
Client City	HA6 2NB
Client Country	UK
Client Date	AUG 2015
Client Ref	1440
Client Plan No.	P202
Client Plan Date	
Client Plan No.	
Client Plan Date	

PLANNING ISSUE



Notes

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Site Address

**2 Linksway
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

36910/APP/2014/2869

Scale

1:1,250

Planning Committee

North Page 97

Date

December 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND OPPOSITE HAREFIELD RESERVOIR NORTHWOOD ROAD
HAREFIELD

Development: Single storey outbuilding for use as stabling and tackroom/feedstore with 2
parking spaces involving demolition of timber shelter

LBH Ref Nos: 70058/APP/2014/2045

Date Plans Received: 12/06/2014

Date(s) of Amendment(s): 01/07/2014

Date Application Valid: 01/07/2014

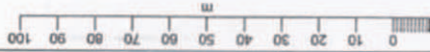
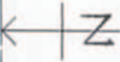
27/06/2014

12/06/2014

Location plan of proposed
stabling on land at
Northwood Road, Harefield,
Middx. UB9 6PU.

Scale: 1 : 1250.

Drg. No: 2409/1.



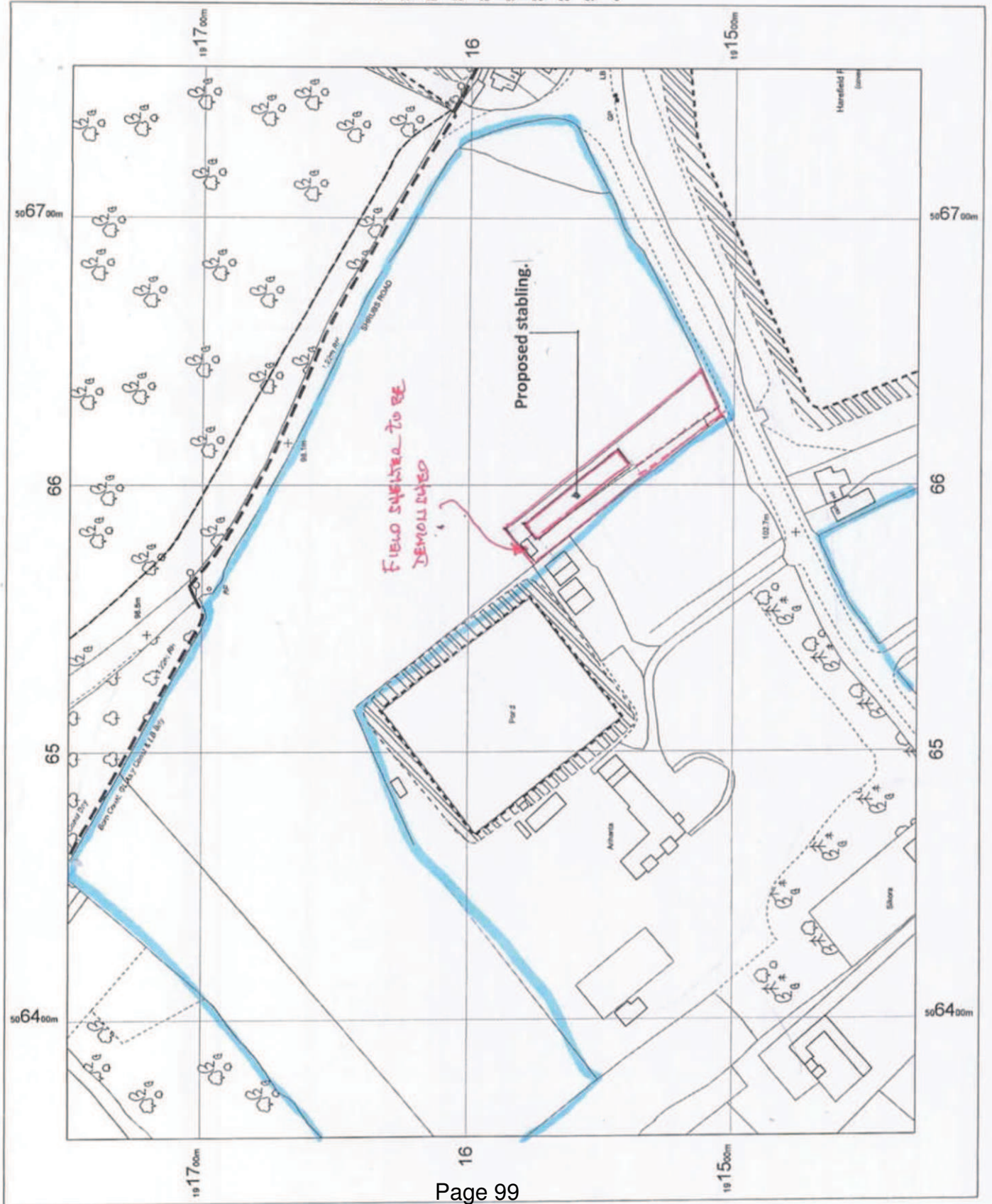
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scale
02 June 2014, ID: MDP-00330560
www.mapdataportal.co.uk

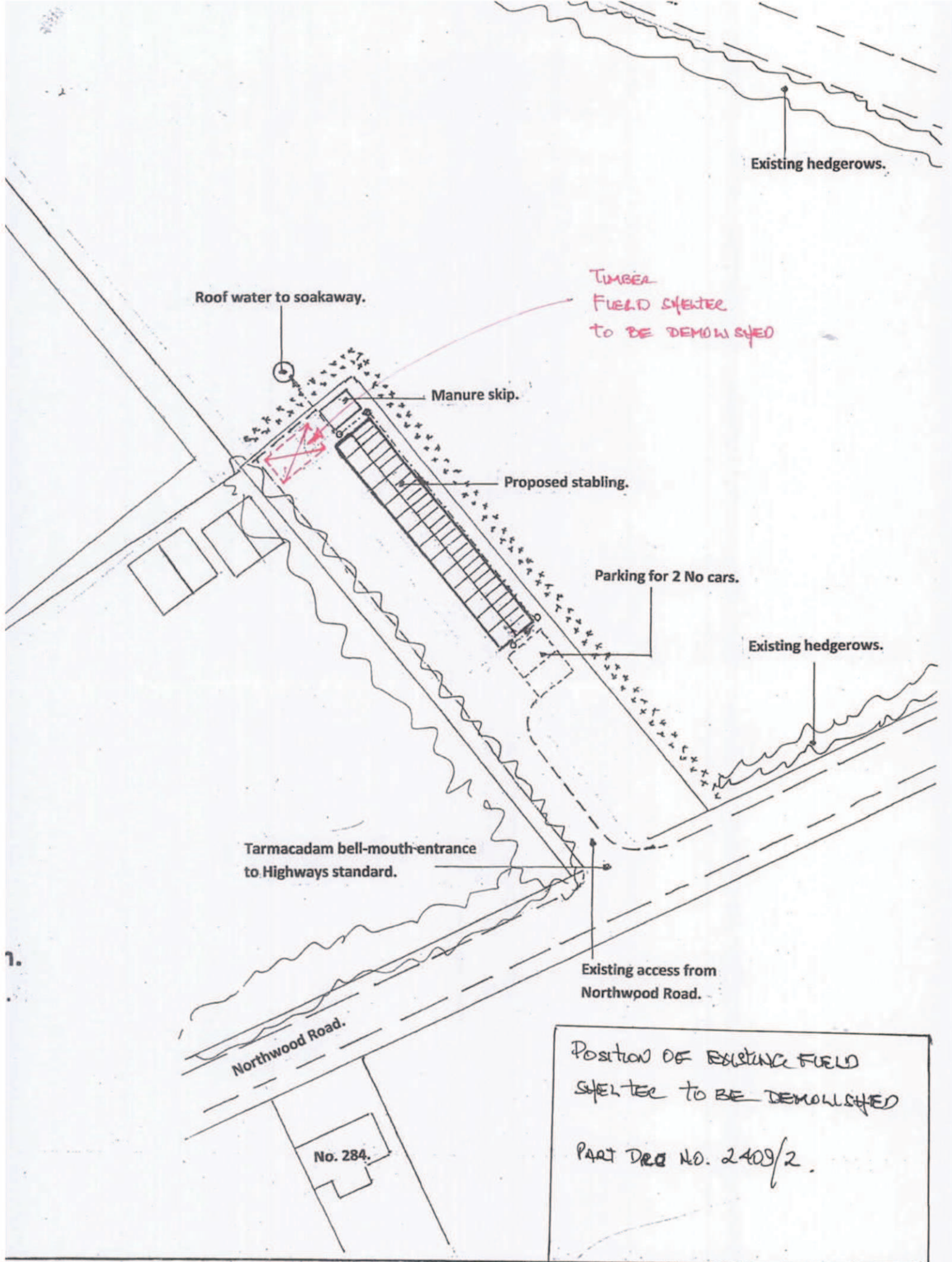
1:2000 scale print at A4, Centre:
506556 E, 191590 N

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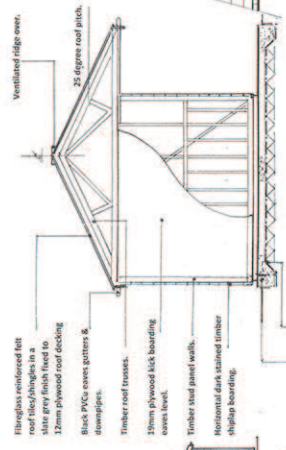
Cross section entry road.



North West elevation.

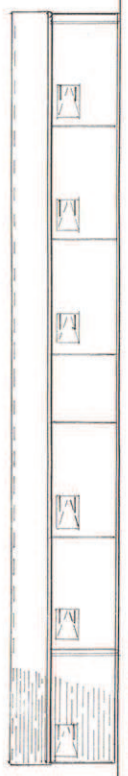


South East elevation.

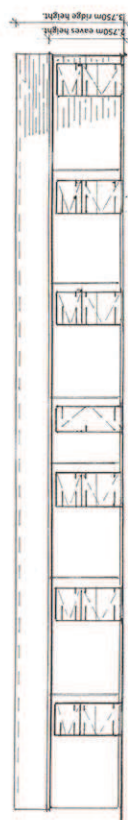


Typical section, part front & rear elevations.

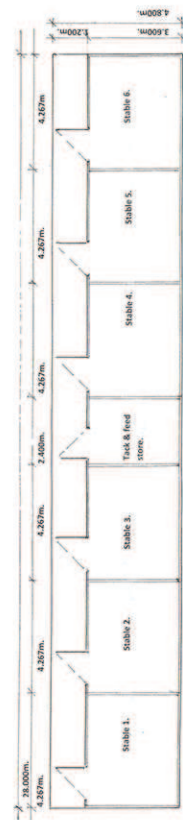
Min. 100 x C13 mix concrete base.
120kg PVCu damp proof floor membrane.
150 crushed concrete bladed with fines.



North East elevation.



South West elevation.

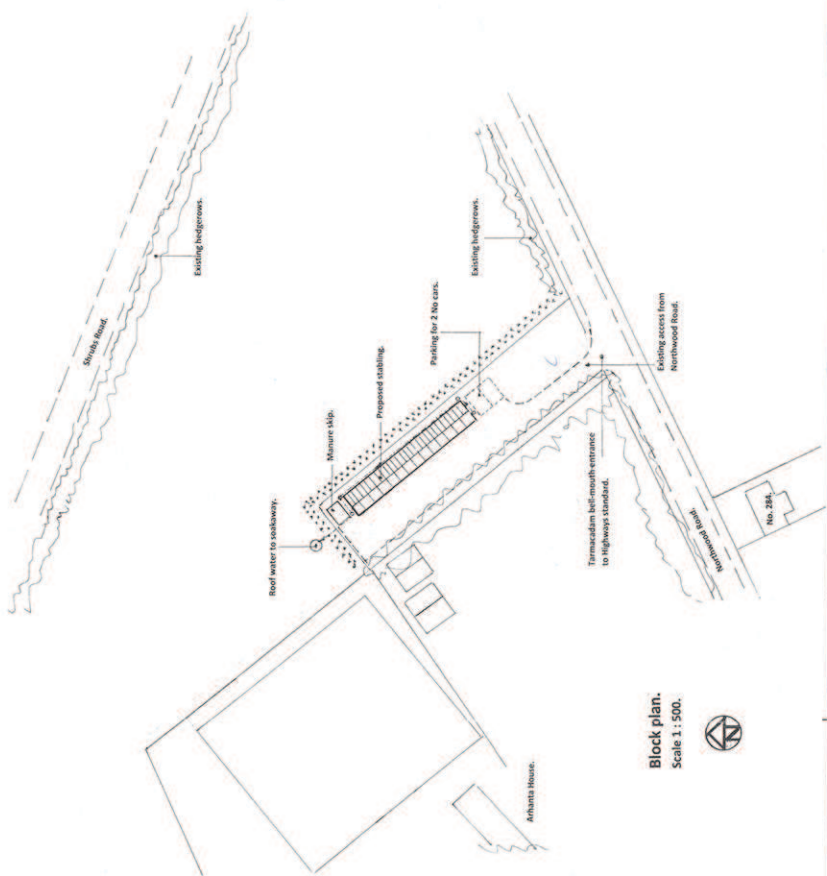


Internal layout plan.

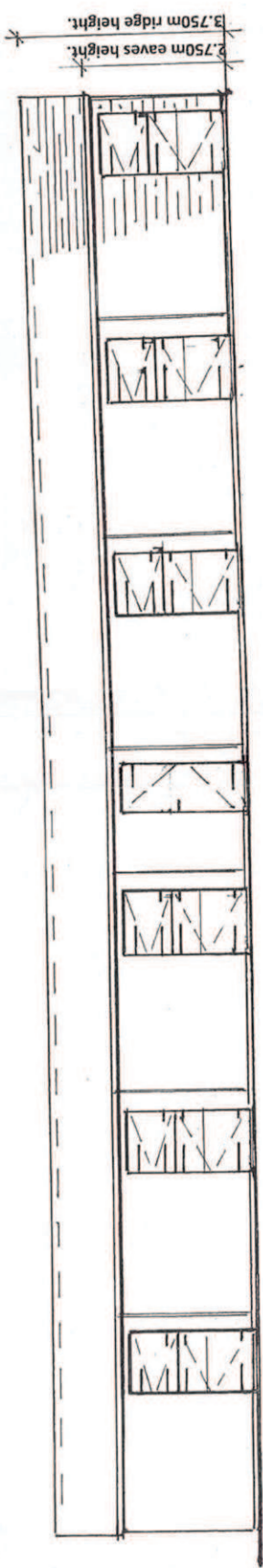


Roof plan.

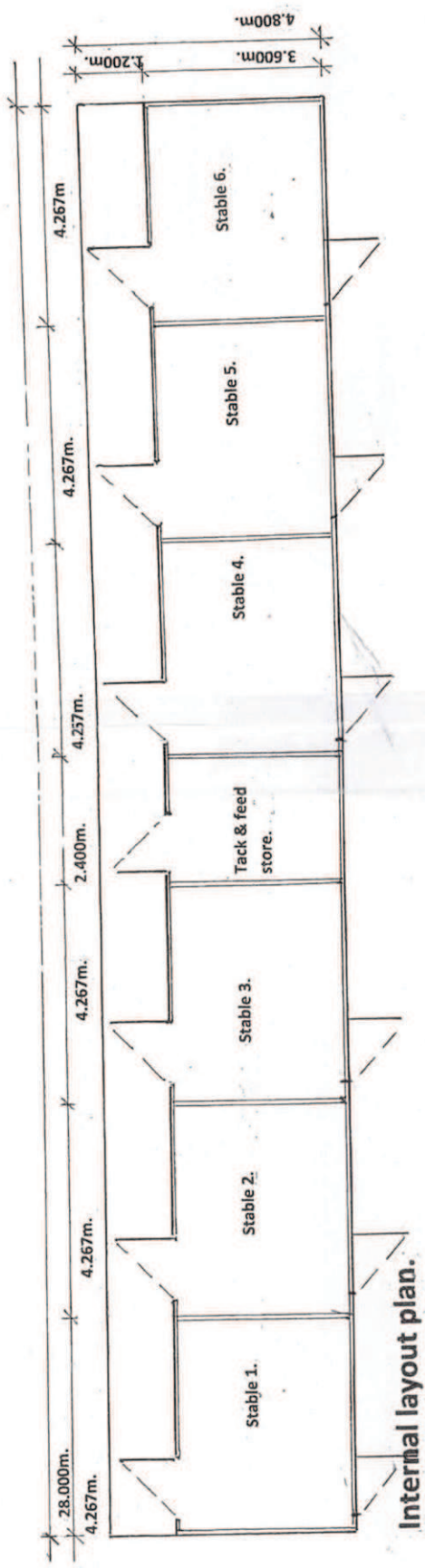
A		D200		Revisions	
<p>17 NOV 2014</p> <p>17 NOV 2014</p>					
<p>185 'Vintage' friendly hedgehog mix of 0.500m 'whisker' double row planted at 6.00m diagonal centres with PVCu spiral guards.</p> <p>Crataegus monogyna 40% Prunus spinosa 25% Corylus avellana 10% Ilex aquifolium 10% Viburnum tinus 5% Cornus sanguinea 5% Rosa canina 5%</p>					
<p>Client: MR & MRS J. DEWY, LITTLEBOURNE FARM, EQUESTRIAN CENTRE, NORTHWOOD ROAD, HAREFIELD, MIDDXX, UB8 6PU.</p> <p>Job Title: PROPOSED STABLING WITH TACK ROOM/ FEED STORE.</p>					
<p>Drawing Title: AGRICULTURAL CONSULTANTS AGRICULTURAL & EQUESTRIAN BUILDING ARCHITECTURAL & PLANNING CONSULTANTS 125 Ridge Road, Bushy Park, Bury, M37 0RE Tel: 02045701616 Fax: 020 8334 0191 E-Mail: Book.Appointments@Agriplan.co.uk</p>					
Scale 1:50		1:100		1:500.	
Date 2.6.2014.		Drawn by		Checked	
Dwg. No. 2409/2.		Rev.			



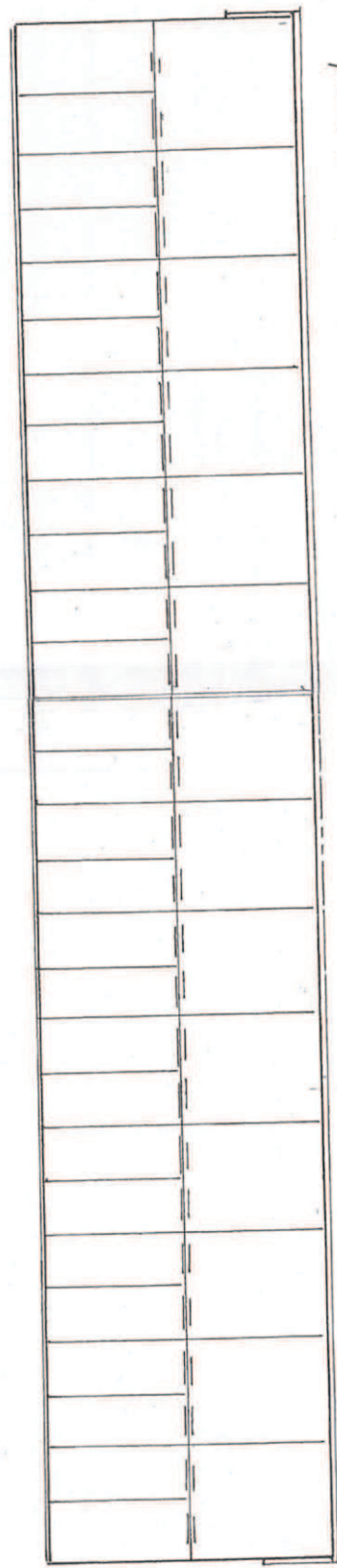
Block plan.
Scale 1:500.



South West elevation.



Internal layout plan.



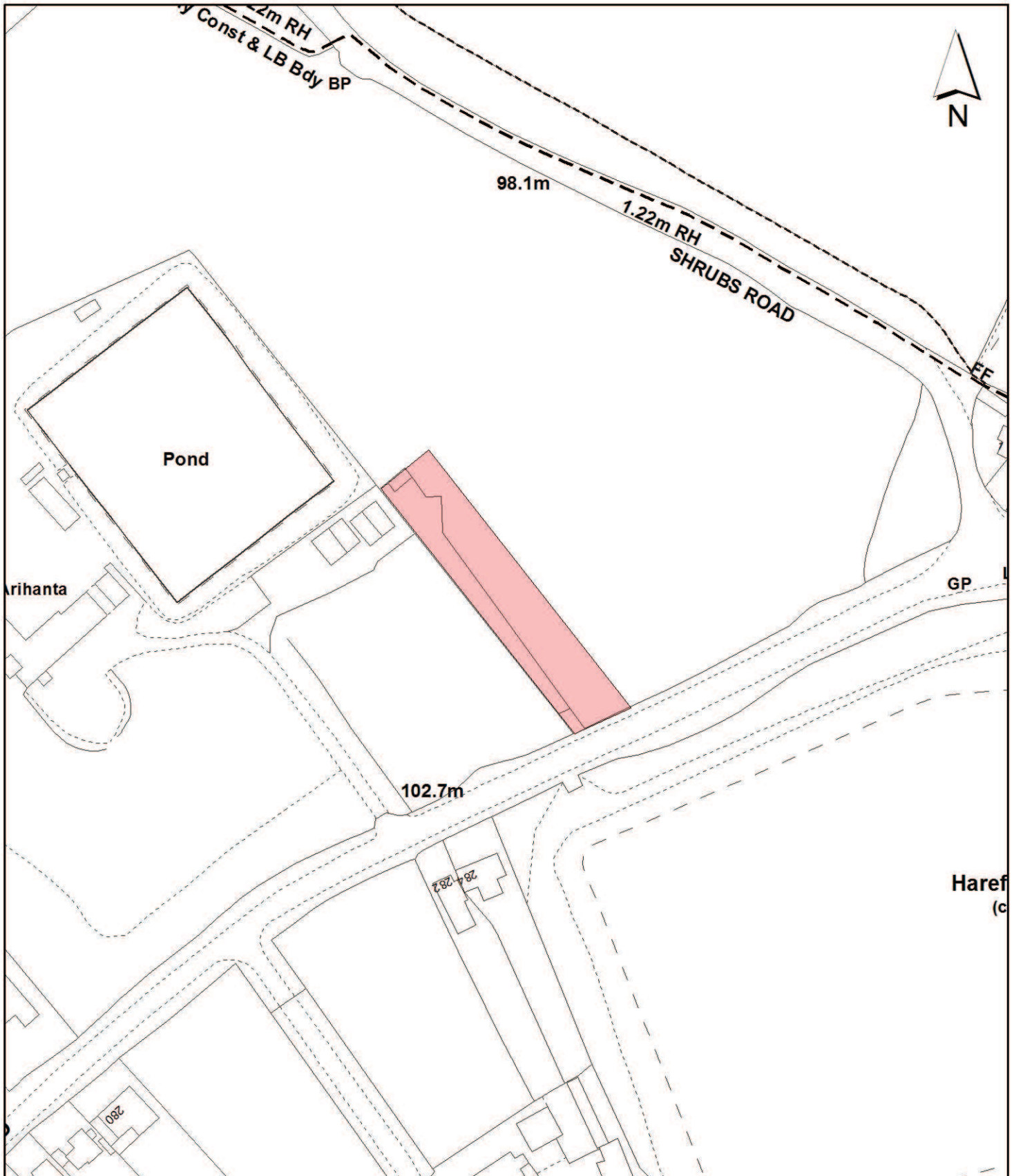
Roof plan.



PART DRG. NO. 2409/2.
 30.6.2014. WINDOW WATCHES ADDER TO
 FLOOR PLAN.

B S

Arhanta House.

REF: No: 70050 / APP / 2014 / 2045.



<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2014 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Land Opposite Harefield Reservoir Northwood Road Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services Planning Section</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>	
	<p>Planning Application Ref:</p> <p>70058/APP/2014/2045</p>	<p>Scale</p> <p>1:1,500</p>	 <p>HILLINGDON LONDON</p>	
	<p>Planning Committee</p> <p>North Page 104</p>	<p>Date</p> <p>December 2014</p>		

Report of the Head of Planning, Sport and Green Spaces

Address GARAGES LAND ADJACENT TO 27 LEES AVENUE NORTHWOOD

Development: Variation of condition 2 (approved plans) of planning permission ref: 69195/APP/2013/1310 dated 03/02/2014 to lower the slab level of plot 2 to be the same height as plot 1 (2 x two storey, 4-bedroom, semi-detached dwelling with associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages)

LBH Ref Nos: 69195/APP/2014/1585

Date Plans Received: 07/05/2014

Date(s) of Amendment(s): 07/05/2014

Date Application Valid: 27/05/2014



Site and other homes owned by RMCS

(Scale 1:1250)



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General Notes

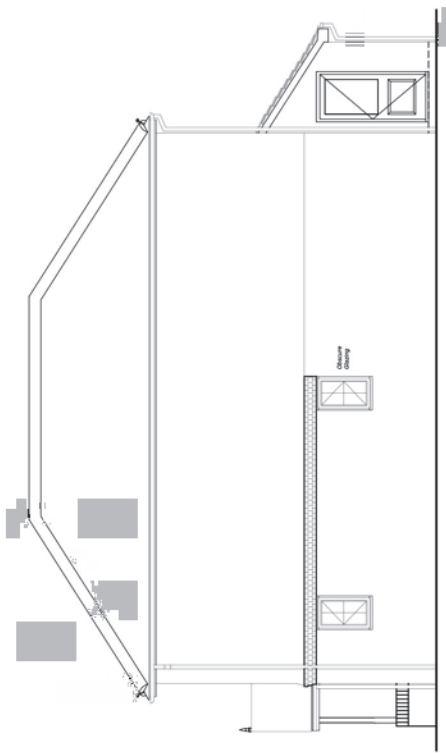
No.	Revision/Issue	Date

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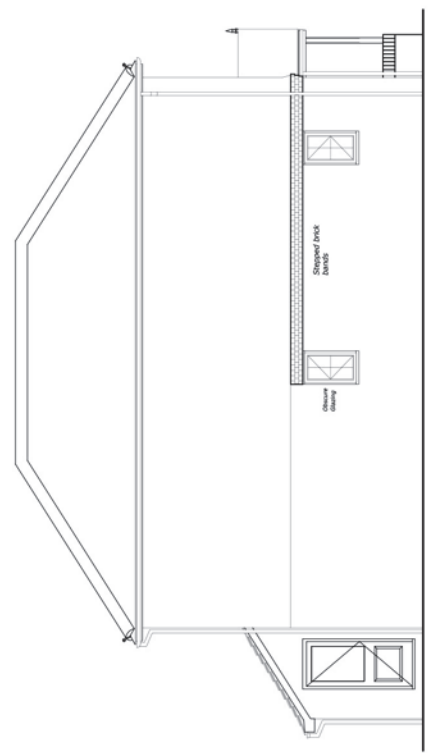
The firm name and address shall be as set out below

LAND AT 27 LEES AVENUE,
 NORTHWOOD,
 ELEVATIONS

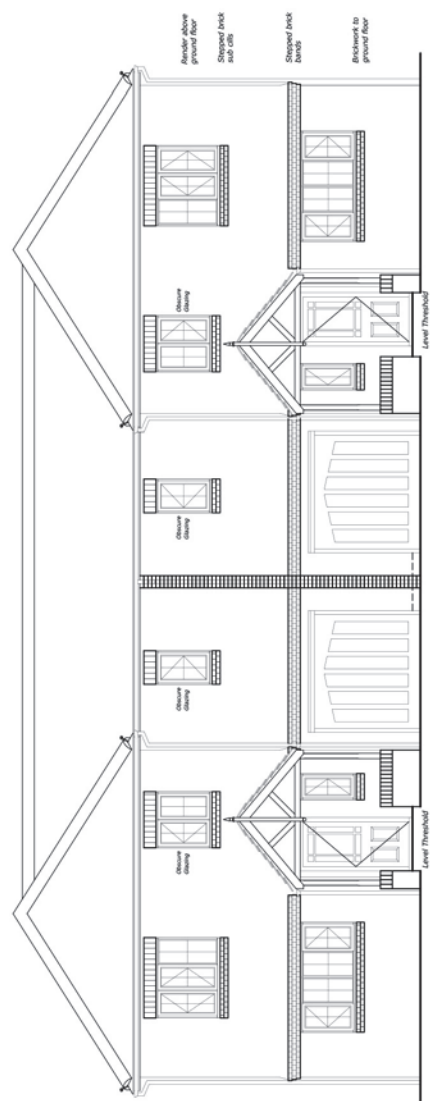
Project Name	14 / 3324 / 61
Date	25 / 2 / 14
Scale	1:50@A1



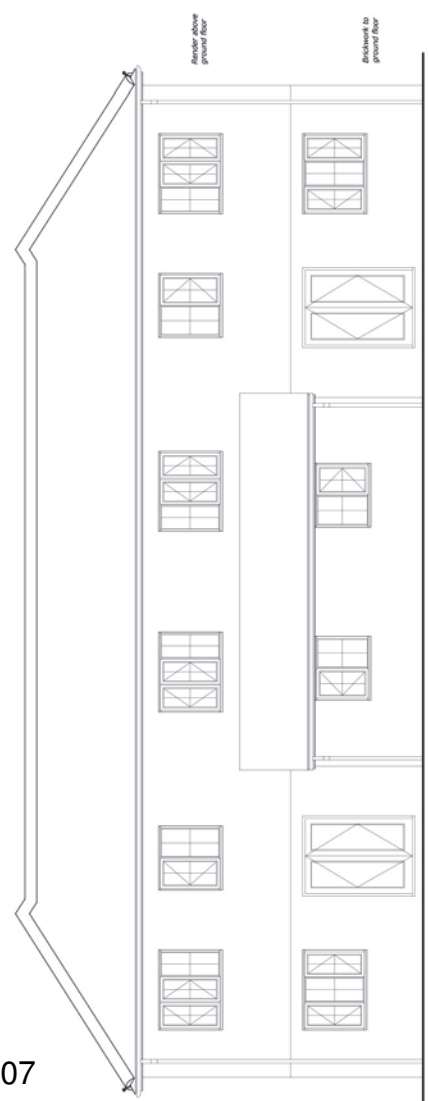
South



North



West



East

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 25/2/14

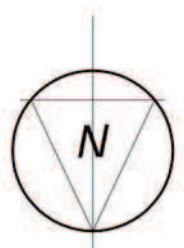
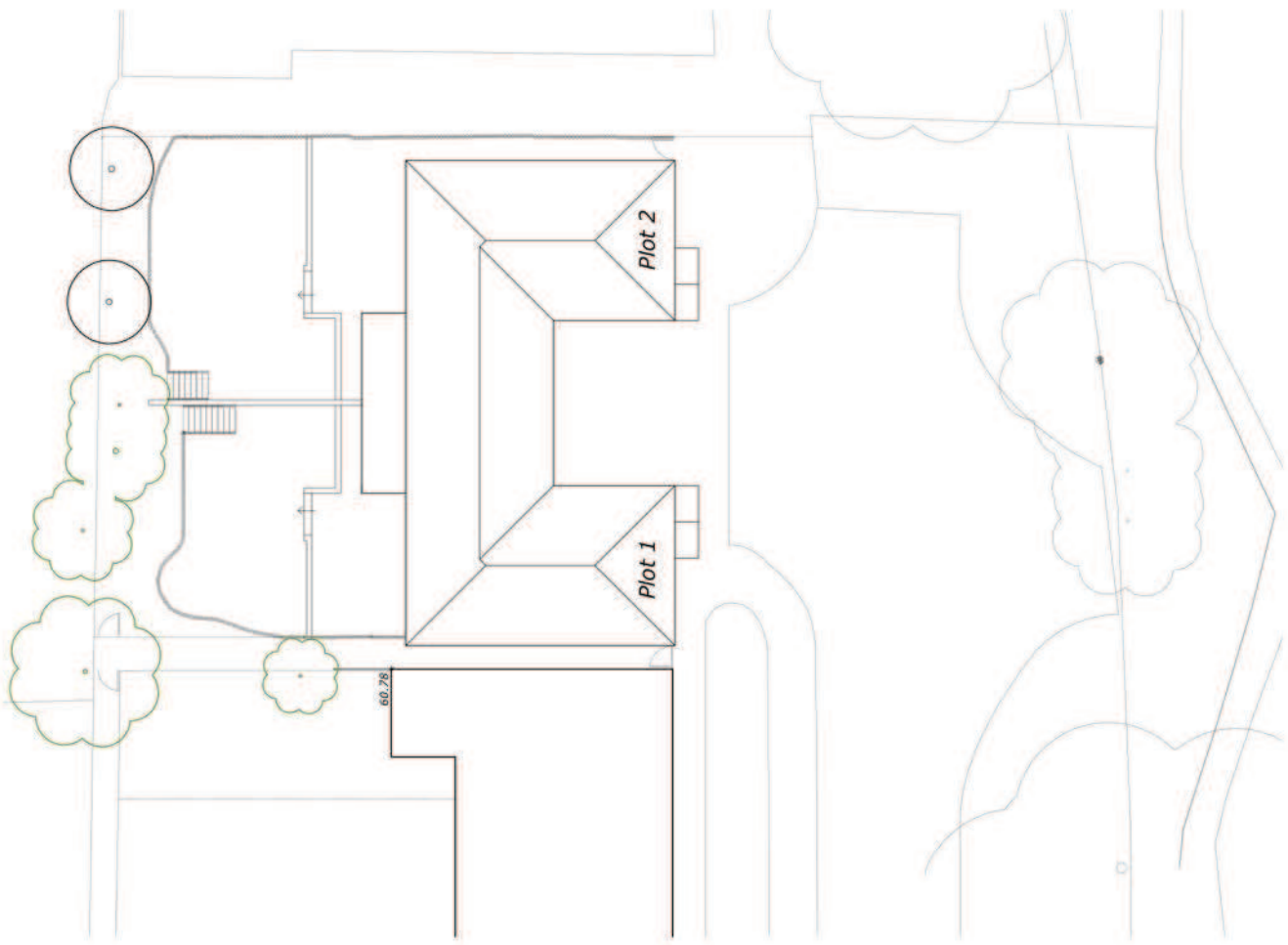
General Notes

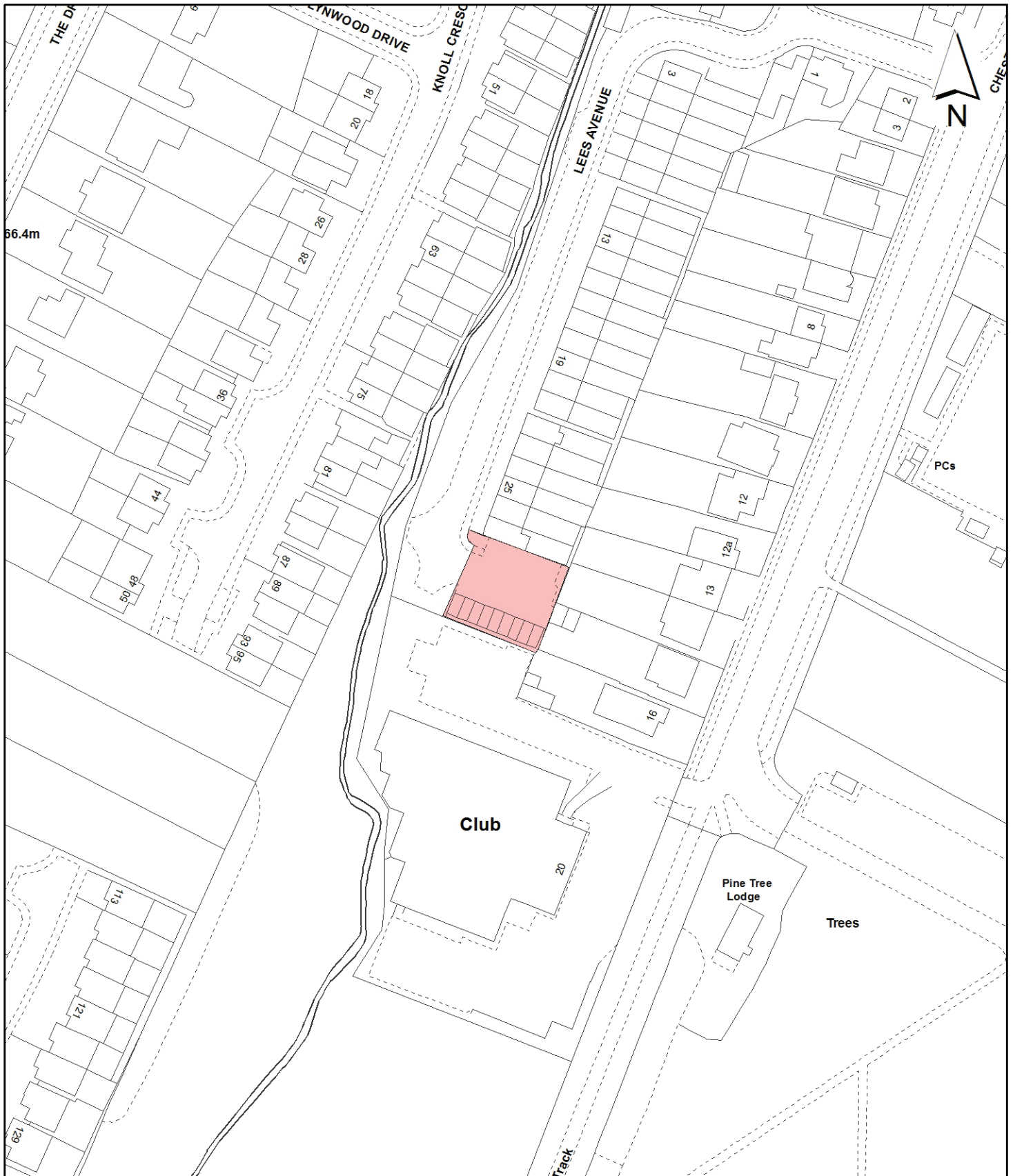
No.	Revisions/Notes	Date

W J Macleod
 ARCHITECT


LAND AT 27 LEES AVENUE,
 NORTHWOOD.
 Site Plan

Project No.	Revision	Date
14 / 3324 / 60		
25 / 2 / 14		





Notes

 Site boundary

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Site Address	
Garages Land Adjacent to 27 Lees Avenue Northwood	
Planning Application Ref:	Scale
69195/APP/2014/1585	1:1,250
Planning Committee	Date
North Page 109	December 2014

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

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