



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 10 FEBRUARY
2015

Time: 7.15 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)
Jem Duducu
Duncan Flynn
Raymond Graham
Carol Melvin
John Morse
John Oswell

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Published: Friday, 30 January 2015

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<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&Mid=2002&Ver=4>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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www.hillingdon.gov.uk

Useful information for residents and visitors

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meetings held on 9 December 2014 and 6 January 2015 1 - 10
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land forming part of 147 Cornwall Road, Ruislip - 70023/APP/2014/3697	Manor	Two storey, 3-bed, detached dwelling with habitable roofspace to include associated parking, amenity space, bin and cycle store. Recommendation : Refusal.	11 - 24 96 - 103
7	2 Linksway , Northwood - 36910/APP/2014/3930	Northwood	Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, raising of roof to allow conversion of roof space to habitable use to include 3 x rear dormer and 1 x front dormer and 2 new gable end windows to front and installation of canopy to front. Recommendation: Approval.	25 - 42 104 - 109

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	12 Maxwell Road, Northwood - 32372/APP/2014/3987	Northwood	First floor rear extension, single storey side extension, conversion of roofspace to habitable use to include rear dormer and conversion of attached garage to habitable use and alterations to associated driveway. Recommendation: Approval.	43 - 56 110 - 115
9	Riverside Health and Racquets Club, 18 Ducks Hill Road, Northwood - 272/APP/2014/1529.	Northwood	Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear. Recommendation: Approval.	57 - 70 116 - 124

PART II - Members Only

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

10	Enforcement Report	71 - 76
11	Enforcement Report	77 - 84
12	Enforcement Report	85 - 94

PART I - Plans for North Planning Committee Pages 95 - 124

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Minutes

NORTH PLANNING COMMITTEE

6 January 2015

**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), Janet Duncan (Reserve in place of Jas Dhot) Duncan Flynn, Ray Graham, Allan Kauffman (Reserve in place of Jem Duducu), Carol Melvin and John Morse.</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture, Adrien Waite, Major Applications Manager, Syeed Shah, Principal Highways Engineer, Sarah White, Legal Advisor, Charles Francis, Democratic Services Officer, Jon Pitt, Democratic Services Officer. James Rodger (Head of Planning, Green Spaces and Culture), Adrien Waite, Syed Shah and Sarah White.</p>
112.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr. Jas Dhot, with Cllr Janet Duncan substituting and Cllr Jem Duducu, with Cllr Allan Kauffman substituting.</p>
113.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>No interests were declared.</p>
114.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>It was confirmed that there were no matters notified in advance or urgent.</p>
115.	<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>
116.	<p>61 WENTWORTH DRIVE, EASTCOTE - 70234/APP/2014/2907 (<i>Agenda Item 5</i>)</p> <p>4 x two storey 1-bed back to back dwellings with habitable roof space, associated parking, amenity space, installation of additional vehicular crossover to front involving demolition of existing detached dwelling house.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p>

The application proposed to demolish the existing bungalow and to erect four, two-storey houses with habitable accommodation in the roof space, one bedroom, together with parking spaces as well as installation of a new vehicular crossover. Each house would have its own private amenity space.

Officers considered that the design of the proposal would be in keeping with the character and appearance of the surrounding area and that it would not be harmful to the amenity of nearby residents or future occupiers. The proposal would be of low density and the internal floor space would provide an adequate level of amenity for future occupants. If approved, the new dwellings would be of similar size or smaller when compared to other existing premises in Wentworth Drive.

It was noted that similar developments at other sites had been initially rejected by Council Committee's and subsequently overturned upon appeal. Officers considered that the same outcome would be likely in the event that this application was rejected by the Committee.

Officers informed the Committee that the roof size of the new dwellings had been reduced compared to the originally submitted plans. Rooms within the roof were too small to be classified as bedrooms and had therefore been classified as study space. It was confirmed that a minimum of 25% of the frontage of the development would be soft landscaping in accordance with Council planning policy.

A Ward Member for the Eastcote and East Ruislip Ward, in which the proposed development was located, had made a written submission to the Committee. At their request, this was read to the Committee by the Chairman. The Ward Member felt that the development was overly ambitious and that there was insufficient space for four dwellings.

The Committee discussed the plans, with concerns being expressed that the four new dwellings were close to a busy junction that provided access to two schools. It was suggested that the junction would not be able to cope with additional traffic caused by the development, although other Committee Members felt that the impact would not be significant. Issues regarding the level of the land and contaminated land were also raised.

Officers responded that the likely impact of the proposed new dwellings on local traffic levels was not considered to be significant. It was also confirmed that the issues in relation to the level of the land and contamination of land had been adequately addressed in the documentation supporting the application.

The proposal complied with planning guidelines and was considered to be acceptable. It was therefore recommended for approval, subject to conditions.

The Committee agreed that Condition 15 be amended to add the words 'Notwithstanding the plans hereby approved.'

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

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 and amendments to Condition 15.

117.	<p>S106 QUARTERLY MONITORING (<i>Agenda Item 6</i>)</p> <p>Resolved - That the Committee Members note the contents of the S.106/278 Planning agreements quarterly financial monitoring report.</p>
118.	<p>ENFORCEMENT REPORT (<i>Agenda Item 7</i>)</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 7.15 pm, closed at 7.35 pm.</p>

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

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Minutes

NORTH PLANNING COMMITTEE

9 December 2014

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Peter Curling (Labour Lead), Jem Duducu, Raymond Graham, Carol Melvin, Brian Stead, Jazz Dhillon and John Morse</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture, Manmohan Ranger, Highway Engineer, Adrien Waite, Major Applications Manager, Tim Brown, Legal Advisor, Danielle Watson, Democratic Services Officer.</p>
101.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr Morgan, Cllr Flynn and Cllr Dhot with Cllr Stead and Cllr Dhillon substituting.</p>
102.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
103.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 7 OCTOBER, 29 OCTOBER AND 18 NOVEMBER 2014 (<i>Agenda Item 3</i>)</p> <p>The minutes of the previous meetings held on 7 October, 29 October and 18 November 2014 were agreed as correct records.</p>
104.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
105.	<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>
106.	<p>2 LINKSWAY, NORTHWOOD - 36910/APP/2014/2869 (<i>Agenda Item 6</i>)</p> <p>Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.</p>

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

The application related to No. 2 Linksway, which was a residential property on a corner plot within the Copse Wood Estate Area of Special Local Character. The application proposed the demolition of the existing property and the erection of a new two-storey detached dwelling with habitable roofspace.

Members noted that the most relevant planning history with respect to the site was a recent appeal decision. The appeal inspector concluded that the proposal would fundamentally change the mass of the site, having an unduly dominant effect which would result in harm to the character of the area and have an overbearing impact on the occupiers of No. 3 Copse Wood Way.

The current scheme had been altered from the appeal proposal which included, but were not limited to; alterations to the angle of the south west wing, and the reduction in height of some two storey elements to single storey elements.

Members noted that the appeal decision dated 22nd July 2014 was made under the current development plan; accordingly it was a significant material planning consideration. Officers explained that the two main issues arising from the appeal decision were the impact of the development on the character and appearance of the area and the impact on the adjoining occupier at No.3 Copse Wood Way.

In relation to the first two issues it was acknowledged that some effort had been made to alter the design and that some two storey elements have been removed, however, overall the bulk of the development within the site and in relation to the neighbouring property at No.3 are very similar to the appeal scheme.

The Council's Trees and Landscape Officer was satisfied that the development was capable of being constructed without unacceptable impacts on trees subject to the implementation of tree protection measures.

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

The petitioner supporting the proposals made the following points:

- Had been working with the Planning Team for the past 18 months.
- Approval was recommended in March 2014.
- Previous application would of had delegated approval had there been no petition.
- The footprint of the new proposals had reduced in size.
- The proposal sat on the same access and position as the existing property.
- Trees had been retained.
- Could not refuse on the loss of views.
- Drawings submitted 3 months ago had not been included.
- Did not understand the reason for refusal.
- Had written to BBC, Eric Pickles and the Prime Minister.
- 94 year old relative was waiting to live with the family in the proposed adapted

	<p>property.</p> <ul style="list-style-type: none"> The proposals were 20% smaller than the previous application. <p>The Head of Planning, Culture and Green Spaces informed Members that the appeal decision given by the Planning Inspectorate was a significant material consideration. The property was located on a corner site. Loss of outlook was also a material consideration.</p> <p>Members questioned the difference between outlook and view. Officers explained that outlook was the amount you could see and the impact it had on you.</p> <p>Members discussed the previous application which was 20% larger than the application before Committee. It was thought that the reduction in size of the application was a material consideration. Members were in favour of deferring the application for a site visit.</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>
107.	<p>LAND OPPOSITE HAREFIELD RESERVOIR, NORTHWOOD ROAD, HAREFIELD - 70058/APP/2014/2045 (<i>Agenda Item 7</i>)</p> <p>Single storey outbuilding for use as stabling and tackroom/feedstore with 2 parking spaces involving demolition of timber shelter.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The application sought permission for the erection of a single storey building for use as a stabling, tackroom and feedstore and the provision of two parking spaces. The proposals would involve the demolition of an existing timber shelter on land opposite the Harefield Reservoir on Northwood Road. Members noted that the site was located within the Green Belt.</p> <p>The proposal was required in order to keep breeding mares and stallions separate from other horses at the nearby equestrian centre.</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 the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</p>
108.	<p>GARAGES LAND ADJACENT TO 27 LEES AVENUE, NORTHWOOD - 69195/APP/2014/1585 (<i>Agenda Item 8</i>)</p> <p>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</p>

	<p>associated parking and amenity space and enlargement of vehicular crossover to front, involving demolition of existing garages).</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The application sought a slight amendment to condition 2 of an existing planning consent to vary the approved plans. The sole alteration was the lowering of the slab level of plot 2 such that the ridge height was consistent with plot 1.</p> <p>The proposal would result in a more traditional arrangement of semi-detached properties and as such, it would have an acceptable and arguably improved appearance within the street scene. Members agreed that given the proposal involved solely the lowering of the slab level it did not result in any other material planning impacts.</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 the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.</p>
109.	<p>ENFORCEMENT REPORT (<i>Agenda Item 9</i>)</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>
110.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</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</i></p>

	<i>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>
111.	<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>
	The meeting, which commenced at 6.05 pm, closed at 6.52 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.

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Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 147 CORNWALL ROAD RUISLIP

Development: Two storey, 3-bed, detached dwelling with habitable roofspace to include associated parking, amenity space, bin and cycle store

LBH Ref Nos: 70023/APP/2014/3697

Drawing Nos: TAC 3128 - 101
TAC 3128 - 102
TAC 3128 - 103
TAC 3128 - 104
TAC 3128 - 105
TAC 3128 - 100

Date Plans Received: 15/10/2014 **Date(s) of Amendment(s):**

Date Application Valid: 21/10/2014

1. SUMMARY

The proposal seeks planning permission for the erection of two storey, 3-bed, detached dwellinghouse with habitable roofspace to include associated parking, amenity space, bin and cycle store.

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

Access Officer concerns are noted, but could be addressed by way of condition were the scheme acceptable in other regards and therefore are not sufficient to constitute a ground of refusal.

It is noted that this revised scheme has overcome a lack of amenity provision, loss of tree and highway concerns. Notwithstanding this, for the above reasons, the planning application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

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

Planning Policy Framework.

2 NON2 Non Standard reason for refusal

The proposed dwelling, due to its siting and proximity to the host dwelling would result in an overdominant and unacceptable impact on the amenity of the occupiers of the host dwelling contrary to Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Lay

3 NON2 Non Standard reason for refusal

The proposal by reason of the size, scale, bulk, design and siting of the proposed unit would result in a cramped, overly dominant and visually intrusive form of development which would significantly reduce the feeling of openness on this corner plot. It would be detrimental to the visual amenity, character and appearance of the streetscene and the area in general. The proposal is, therefore, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 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.
H4	Mix of housing units
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.17	(2011) Waste capacity
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character

3. CONSIDERATIONS

3.1 Site and Locality

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

The application site does not fall within a Conservation Area and there are no trees protected by a TPO. The site forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan.

3.2 Proposed Scheme

The application seeks planning permission to erect two storey, 3-bed, detached dwelling with habitable roofspace to include associated parking, amenity space, bin and cycle store.

The proposed detached property and approximately 6m wide, 5.7m deep at two storey and 2.5m including single story rear element and finished with a pitched roof. It would be 5.5m high at the eaves and 8m high at the ridge. Its entrance faces on to Rosebury Vale set back from the highway. The proposed dwelling would be finished externally in brick, slate roof

tiles and have casement style windows. It would be accessed via a newly formed driveway and have a small frontage within which there would be two parking spaces and a bin store. A side garden space of approximately 60sqm would be created. Internally, the dwelling would provide a living room, kitchen and dining room plus a W/C on the ground floor and one bedroom and a bathroom on the first floor and second bedroom in the loft with a gross internal floor area of approximately 85sqm. Fenestration would be located to the front and rear elevations at both ground and first floor levels plus two side facing windows, in the south elevation, to serve the WC and stairwell at ground and first floor respectively.

3.3 Relevant Planning History

70023/APP/2014/1815 Land Forming Part Of 147 Cornwall Road Ruislip

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

Decision: 29-08-2014 Refused

Comment on Relevant Planning History

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

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.

H4 Mix of housing units

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

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.17	(2011) Waste capacity
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

9 no. neighbouring occupiers and Ruislip Residents Association were consulted 23.10.14 and a site notice was displayed from 22.11.24. There have been one objection accompanied by a petition consisting of a many number of local residents against the planning application. In summary the objections were based on the following:

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

Internal Consultees

Highways Officer:

The proposal is for one 3 -bed dwelling. Two off street car parking spaces are provided which accord with the Council's maximum standards and are to be accessed off an existing cross over. Cycle shed is provided to accommodate 2 bicycles.

Subject to a Condition providing 2.4 m x 2.4 m visibility splays no objections are raised on highway grounds.

Flood and Water Management Officer:

The site lies in a Critical Drainage Area, however is just outside the area likely to be at risk of surface

water flooding, therefore subject to the imposition of a condition to ensure surface water is controlled and flood risk not increased the development would be acceptable in this respect.

Access Officer:

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. Compliance with all 16 Lifetime Home standards (as relevant) should be achieved, if approved then this would need to be secured by way of condition. In particular:

1. Level access should be achieved.
2. The scheme must include provision of a downstairs WC
3. A minimum of one bathroom on the first floor should be provided.

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. 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.

4. The design should allow the entrance level WC and first floor bathroom to be used as a wet room
5. The design should include the location of a future 'through the ceiling' wheelchair in future, plans should indicate floor gulley drainage.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

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

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

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

The London Plan comments (in Paragraph 3.34) that "Directly and indirectly back gardens play important roles in addressing many of these policy concerns, as well as being a much cherished part of the London townscape contributing to communities' sense of place and quality of life. Pressure for new housing means that they can be threatened by inappropriate

development and their loss can cause significant local concern. This Plan therefore supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base..."

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

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

7.02 Density of the proposed development

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

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

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

The proposal will not impact on any heritage assets.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Hillingdon Local Plan: Part Two Policies BE13 and BE19 seek to resist any development which would fail to harmonise with the existing streetscene or would not complement the character and amenity of the residential area in which it is situated. Policy BE22 states a requirement for all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.

With consideration to the visual impact of the proposal on the immediate surrounding area, the new dwellinghouse would be set in line, set in 1m from the common boundary with no. 1 Rosebury Avenue .

The proposed detached dwellinghouse would continue the front building line of the neighbouring semi detached properties and as such would be in keeping with the character of the streetscene in Rosebury Vale. However, the proposal would close the visual gap between the neighbouring dwellinghouse and host dwelling and the built form of the dwelling itself when viewed in conjunction with the significant area of hardstanding and car parking

proposed in close proximity of the dwelling. The overall impact of this part of the development would have a significant detrimental impact on the character and appearance of the area.

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

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

7.08 Impact on neighbours

The Hillingdon Design and Accessibility Statement Residential Layouts (HDAS) provides a range of design guidelines, addressing setbacks, overlooking and shadowing to neighbouring occupiers. Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where there are two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. Specifically, the building should not impinge within 21m of the 45 degree line drawn from the roof lights in principal and rear roof slopes of the dwelling.

The proposed dwelling would be two storey and the rear elevation of the donor property would be sited some 12m from the nearest wall. This creates an overdominant and cramped form of development where sunlight and daylight into habitable rooms that face in this direction would be affected contrary to HDAS - Residential Layouts (2012) and part 2 Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regard to loss of privacy and outlook, windows facing the donor property would overlook neighbouring amenity as it would fall within 21 metres of the side boundary of this dwellinghouse thus breaching the 45 degree rule. This would lead to an oppressive outlook for future and existing occupants given its close proximity out of habitable rooms. It is noted that general overlooking exists in these areas between existing properties, yet the minimal distances involved are considered likely to result in a material loss of privacy to the occupiers of these adjoining properties despite there would be side garden amenity that increases the separation distance.

Overall, it is considered that the proposal would have a significant adverse impact upon the amenities of the future occupants and adjoining residents and therefore the proposal is

considered contrary to Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.12 of the SPD, New Residential Layouts.

7.09 Living conditions for future occupiers

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

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

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

The proposed dwelling would have a side garden which would experience good levels of sunlight and daylight for most of the day due to a southern orientation and at 60sqm in area, would meet the Council's adopted standards for external amenity space. As such, the proposal would comply to provide adequate provision of private amenity space for the future occupants of the proposed dwellings, resulting in acceptable living conditions contrary with part 2 policy BE23 of the Hillingdon Local Plan: UDP saved policies (2012).

It is noted, the doner property would retain 150sqm which is considered acceptable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Highway officer had no objection against this proposal based on the proposal is for one 3 - bed dwelling and two off street car parking spaces are provided which accords with the Council's maximum standards and are to be accessed off an existing cross over. In addition a cycle shed is provided to accommodate 2 bicycles.

It is requested by the Highway's Officer that subject to approval a condition should be imposed providing 2.4 m x 2.4m visibility splays then no objections are raised on highway grounds.

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

result it is considered that the maximum level of spaces should be provided.

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

7.11 Urban design, access and security

Access Officer:

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. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Details of level access to and into the proposed .
2. The scheme does not include provision and appropriate downstairs WC.
3. A minimum of one bathroom on the first floor should be designed in accordance 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. 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.
4. To allow the entrance level WC and first floor bathroom to be used as a wet room.
5. The plans should indicate the location of a future 'through the ceiling' wheelchair in future, plans should indicate floor gulley drainage.

These comments are noted. In this case while the proposed plans do not demonstrate full compliance with Lifetime Homes Standards it is apparent that there would be scope for internal alterations to increase the size of the WC and bathroom and to meet these requirements. This is a different scenario from many applications where the internal layout is too tight to accommodate the necessary changes. In this case it is considered that the necessary amendments could be accommodated within the built form and secured by condition were the application acceptable in other respects. Accordingly, refusal on accessibility grounds would not be justified in this case.

The proposal is not considered to give rise to any concerns in relation to security.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Hillingdon Local Plan Part Two Policy BE38 seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of

additional landscaping as part of a proposed development.

There are no trees protected, or otherwise, on the site, however, those on the site will be unaffected by the proposed development. Accordingly, the development is considered consistent with Policies BE19 and BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

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

7.16 Renewable energy / Sustainability

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

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

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

7.19 Comments on Public Consultations

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

7.20 Planning Obligations

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

7.22 Other Issues

None.

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

It is considered, due to the proposed size, siting and design, the proposed dwelling is considered out of keeping in relation to its surroundings resulting in a visually intrusive form of development, resulting in a material harm to the visual amenities of the streetscene and the wider area.

Furthermore, it would result in substandard living conditions for future occupants and occupiers of the host dwelling. While this does not in itself justify refusal it does add to the other concerns in weighing against the grant of planning permission.

As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part 1- Strategic Policies (November 2012), Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2011) and is recommended for refusal.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon

Contact Officer: Scott Hackner

Telephone No: 01895 250230

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Report of the Head of Planning, Sport and Green Spaces

Address 2 LINKSWAY NORTHWOOD

Development: Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, raising of roof to allow conversion of roof space to habitable use to include 3 x rear dormer and 1 x front dormer and 2 new gable end windows to front and installation of canopy to front

LBH Ref Nos: 36910/APP/2014/3930

Drawing Nos: Design and Access Statement
P101
P201
P202
P102

Date Plans Received: 05/11/2014

Date(s) of Amendment(s):

Date Application Valid: 11/11/2014

1. CONSIDERATIONS

1.1 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.

1.2 Proposed Scheme

The application seeks planning permission for a part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, raising of roof to allow conversion of roof space to habitable use to include 3 x rear dormer and 1 x front dormer and 2 new gable end windows to front and installation of canopy to

front.

The proposal would link the existing detached garage to the main house and the frontage onto Linksway. The roof of the house would increase from 7.45m to approximately 8.60m high with a pitched roof. Pitched roof dormer windows are proposed to the front and rear elevations and the garage roof would have a pitched roof set down 0.3m from the main roof of the house and set in at first floor level by 1.5m.

A single storey extension is proposed to the existing house on the elevation fronting Cope Wood Way with a depth of 3m and height of 2.9m with a flat roof. A canopy is proposed over the main entrance with pillars and a pitched roof. The area of hardstanding to the front of the property would increase slightly to provide access to the house and allow for off-street parking spaces.

The ground floor comprises a formal lounge and an open plan family room within the extent of the existing house and new extension. The existing garage would be converted into a kitchen and dining room, with the existing utility room to be retained. The first floor contains three bedrooms including a master suite above the existing garage. There are two further bedrooms located in the roof space, which are lit via four dormer windows located on the front and rear roof slopes. The materials used would retain the facing brickwork within the existing house and garage, however uses a rendered finish to link the two types of brickwork together.

There is an application for a two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling to also be determined at committee. The current scheme is of a similar size, scale and shape to the proposed new house.

1.3 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 Date: 02-04-1998 Approved **Appeal:**

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 Date: 18-10-2012 Withdrawn **Appeal:**

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 Date: 26-06-2013 Withdrawn **Appeal:**

36910/APP/2013/2338 2 Linksway Northwood

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

Decision Date: 25-03-2014 Refused **Appeal:**22-JUL-14 Dismissed

36910/APP/2014/2869 2 Linksway Northwood

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

dwelling

Decision Date:

Appeal:

Comment on Planning History

There are a number of planning applications associated with this site

The most relevant previous application is:

-36910/APP/2014/2869 - Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling. This application was referred to the North Planning Committee on 21st January 2015 with a recommendation for refusal. However Councillors overturned the Officers recommendation and approved the scheme, considering that the design, scale and siting of the building was acceptable within the street scene and in terms of its impact on the neighbouring properties.

This proposed extensions are much reduced in scale and bulk from the application approved by committee on the 21st January 2015 and differs as follows:

1. The depth of the first floor is 1.2 metres less than the approved dwelling;
2. The first floor is located approximately 2 metres further from the flank wall of No. 3 Copse Wood Way;
3. The overall height is 0.4 metres less than the approved dwelling;
4. The building is located approximately 1 metre further from the boundary with Copse Wood Way.

Also of relevance also to the consideration of the application are the following applications:
- 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.

2. Advertisement and Site Notice

- 2.1 Advertisement Expiry Date:- Not applicable
- 2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

3 neighbours and Northwood Residents Association were notified and a site notice was erected. One individual representation objecting to the scheme was received from the occupiers of No.3 Copse Wood Way, which make the following comments:

1. The submitted plans appear to be an alternative to an application for a replacement dwelling that has yet to be determined (36910/APP/2014/2869). They amount to a very similar form of development that makes limited change to the recent application reference 36910/SPP/2013/2338, which was dismissed at appeal. Whilst the extensions take built form slightly further from the boundary with Number 3, with a marginal improvement in that regard, it is still argued that the proposal does not satisfactorily address the reasons for refusal and dismissal.
2. The proposed extensions fundamentally change the size, height, shape, layout and scale of the existing and attractive dwelling.
3. Proposed height is 8.6 m, with three storeys across the full width of dwelling of more than 20 m, double the width of the existing. It is also considerably higher than the existing two storey dwelling, which measures on plan at 7.4 m. In this regard the proposed extensions cannot be said to respect the proportions of the original.

4. In paragraph 5 of the Inspector's decision letter on the refused application he noted that in contrast to its neighbours, the development would have a much less spacious character with a house that would stretch 'from a point around 1.5 m to the north of No 2's shared boundary with No 4 to a position within around 8 m of No 2's boundary with Copse Wood Way.' This fresh application worsens the situation. The extended dwelling almost abuts the boundary with Number 2 at single storey level and at its northern end is around 7.5 m from Number 2's boundary.
5. The Inspector commented that the proposed dwelling would have a significantly greater mass than the existing, with the open area and single storey detached garage in the southern half of the plot replaced by a building of full two storey plus roof accommodation height. This remains the case.
6. In paragraph 6 the Inspector noted that 'the proposal's 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 site's dominant feature.' Again, this remains the case.
7. The Inspector felt that the fact that the house would overlap the canopy of a high value oak tree was further evidence that the replacement dwelling would be too large for this site. There is still such an overlap with the proposed extensions.
8. Unduly dominant, the house is not respectful of the area's character and context.
9. The two storey plus roof space, middle and southern sections of the proposed dwelling, are still only 6.2 m to 9 m from the site boundary with Number 3 Copse Wood Way and its rear garden. Overlooked to some extent by Number 4 Links Way, which also sits close to the boundary, the existing space between this dwelling and Number 2 Links Way is important in ensuring that the principal private garden areas to Number 3 Copse Wood Way are not overwhelmed by built form.
10. The proposed dwelling, 8.6 m high, remains a full two storey high (plus roof accommodation) and abuts the boundary with Number 4 Links Way. There is limited boundary screening and the proposed dwelling will still appear unacceptably dominant and overbearing.
11. Even if conditions were attached to insist on obscure glazing and non-opening windows, the number and height of such windows will add to the perception of overlooking and dominance of the proposed dwelling.

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: by virtue of its size and bulk the proposed building would result in a significant loss of amenity and would be in breach of Policy BE21; the development would also be detrimental to the character, amenity and appearance of the Copsewood Estate Area of Special Local Character and would be in breach of Policies BE5, BE13 and BE19; the positioning of the third floor windows would have a detrimental effect on the privacy of 3 Copse Wood Way and would be in breach of Policy BE24.

PETITIONS

One petition has been received against the scheme with 77 signatures.

INTERNAL:

Trees and Landscape comments:

Tree Preservation Order (TPO)/Conservation Area: 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 previously, and it appears that it is possible to implement this current scheme without damaging the trees.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8 and RES10.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
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. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, and the availability of parking.

CHARACTER AND APPEARANCE

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.

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 sits 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.

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. The proposed alterations and extensions are considered much reduced from previous applications on the site, and the rear wall of the extension runs parallel to the new front wall, continuing the rear line of the garage through to the main house. This ensures that the depth of the extension is kept to a minimum.

The scheme further retains the characteristic striking vertical proportions and appearance of the host building, which preserves its existing traditional design and detailing. The extensions would not therefore appear out of keeping in the context of the site and wider Copse Wood Estate Area of Special Local Character. Overall, it is considered that the proposed bulk, scale, design and proportions of the extensions and alterations are acceptable in the context of the site, and when considered in light of the recent approval by Planning Committee (936910/APP/2014/2869) for a much larger redevelopment of the plot. The extensions are not considered to dominate the host dwelling or plot to an unacceptable degree and would therefore not detract from the established character and appearance of development within the surrounding area.

NEIGHBOUR IMPACT

HDAS Residential Extensions states that the 45° principle will be applied to extensions to ensure the amenity of adjoining occupiers and future occupiers are protected. A minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy is required. 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 14m 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 the bathroom windows could be conditioned to be obscure glazed. Given such, this proposal is considered not 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 structure. Such an approach was considered by Committee members during the consideration of the new dwelling proposed at the site. The conclusions were that it would not result in an unacceptable loss of outlook to the adjoining occupier at No. 3. The bulk and scale of the approved house (936910/APP/2014/2869) was much increased beyond this scheme for extensions to the existing dwelling. Given such, it would be unreasonable for Officers to recommend refusal on the grounds of loss of outlook given that this extension is lower in height and sited further from the boundary.

LIVING CONDITIONS

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).

PARKING

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.

TREES AND LANDSCAPE

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.

The tree officer considers it is possible to implement this scheme without damaging the trees. Conditions are recommended to ensure that the scheme is carried out without damage to the retained trees.

CONCLUSION

It is considered that overall the scheme complies 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.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P101; P102; P201; P202 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 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 No 3 Copse Wood

Way.

REASON

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

4 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)

5 HO4 Materials

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

REASON

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

6 RES8 Tree Protection

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

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

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

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

- 2.a There shall be no changes in ground levels;
- 2.b No materials or plant shall be stored;
- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior

written consent of the Local Planning Authority.

REASON

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

7 RES10 Tree to be retained

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

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

REASON

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

INFORMATIVES

- 1 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 2 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with:-
 - A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.
 - B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

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

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

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

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

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

- 8 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).

- 9 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.

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-E) Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

- HDAS-LA 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

- 10** 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.
- 11** Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

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
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NPPF	National Planning Policy Framework

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

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

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

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

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

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

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

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

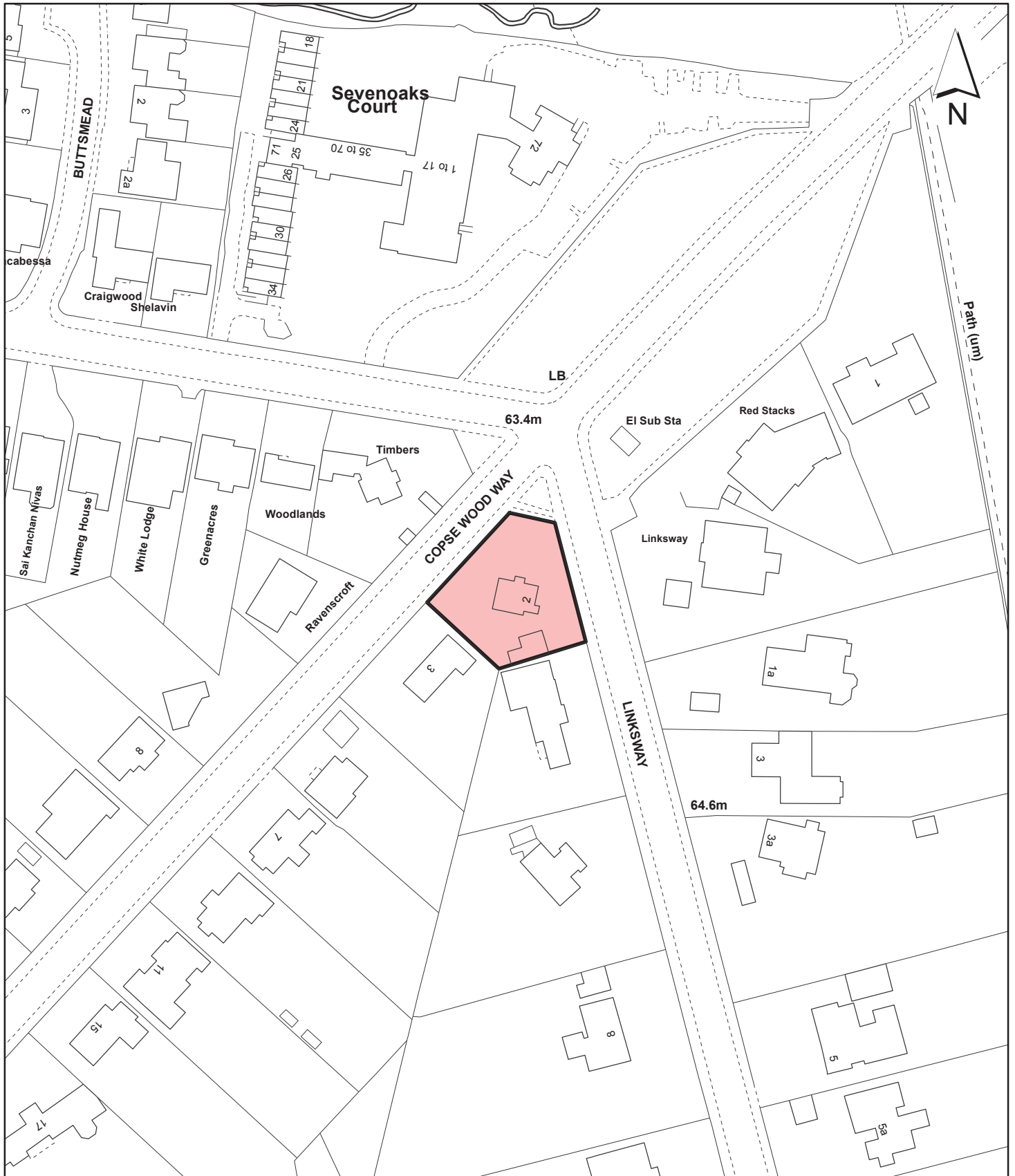
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result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

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

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

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.
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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/2014/3930

Scale
1:1,250

Planning Committee
North Page 42

Date
February 2015



Report of the Head of Planning, Sport and Green Spaces

Address 12 MAXWELL ROAD NORTHWOOD

Development: First floor rear extension, single storey side extension, conversion of roofspace to habitable use to include rear dormer and conversion of attached garage to habitable use and alterations to associated driveway

LBH Ref Nos: 32372/APP/2014/3987

Drawing Nos: P101 Rev A
P102
P201 Rev B
P202 Rev B

Date Plans Received: 10/11/2014

Date(s) of Amendment(s): 10/11/2014

Date Application Valid: 14/11/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the west side of Maxwell Road towards its junction with Green Lane and the shopping centre of Northwood. It comprises of a two storey five bedroom detached house with an attached garage. The front garden is mostly given over to a paved hard standing for vehicle parking with a small landscaped border.

The street scene is predominantly residential in character with two storey detached properties and a cul-de-sac development (Anthus Mews) to the rear on this side of Maxwell Road and the Grade II Listed Northwood Police Station is situated directly opposite.

The application site is located within the Northwood Town Centre Conservation Area and forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The proposal is for first floor rear and single storey side extensions to provide an enlarged rear bedroom at first floor and an enlarged wc/shower room to the rear of the garage on the ground floor. The existing roof space and garage are also proposed to be converted to habitable accommodation as a games room (in the roof) and study.

The first floor rear extension would be constructed above half of the existing ground floor addition at its northern end and measure approximately 3.6 metres in depth by 5.7m wide alongside the boundary with No. 10. A new gable end would be formed similar to that on the existing rear elevation and the front to back ridge line of the existing pitched roof would be continued rearwards to match the angle of slope and eaves level on all sides.

The side extension would measure approximately 0.75 metre wide by 3.45m in depth with a return wall to align with the side of the garage and be finished with a sloped roof (3.3m high).

A dormer window is proposed within the rear slope of the main roof, amended in its design to have a traditional pitched roof with tile hanging to the sides.

The garage would also be converted to a study by the insertion of a window to replace the existing door and brick infilling to surround.

All external materials to be used would match the existing property comprising of part facing brickwork and part render, plain clay roof tiles and white upvc double glazed windows and doors.

1.3 Relevant Planning History

32372/APP/2001/1308 12 Maxwell Road Northwood
ERECTION OF A SINGLE STOREY PORCH EXTENSION

Decision Date: 25-09-2001 **Approved** **Appeal:**

32372/APP/2001/54 12 Maxwell Road Northwood
ERECTION OF A SINGLE STOREY FRONT PORCH EXTENSION

Decision Date: 16-02-2001 **Refused** **Appeal:**

32372/C/84/0734 12 Maxwell Road Northwood
Erection of front garage extension and rear ground floor extension.

Decision Date: 06-11-1984 **Approved** **Appeal:**

32372/TRE/1999/8 12 Maxwell Road Northwood
TO FELL ONE CHERRY TREE (T11) ON TPO 305

Decision Date: 26-05-2000 **Refused** **Appeal:**

Comment on Planning History

The application property has been extended to the rear at ground floor and with an attached garage to the front by virtue of planning permission granted in 1984. A front porch was later added.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 17th December 2014

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

7 neighbouring occupiers were consulted (17.11.2014) and in addition the proposal was advertised in the local press (on 26.11.2014). A copy of the press advert was displayed from 3.12.2014. There has been one response received with the following objections and comments:

- overshadowing/loss of light;
- would prevent sunlight reaching lounge bay window and bedroom (existing laurel hedge does not obstruct sunlight);
- impact on amenities of conservation area;
- rainwater run off from existing roof to drain (would be exacerbated);

- development of Anthrus Mews plus conversions/additions (etc.) in locality have been more for business/rental opportunities.

Northwood Residents Association - objects on the following grounds:

- blocking in light currently enjoyed by the occupants of 10 Maxwell Road and by reason of its siting and bulk (in breach of Policies BE20 and BE21);
- would abut up to the boundary (with No. 10) in breach of Policy BE22.

Metropolitan Police - no comments.

Ward Councillor: Requests that the application is reported to committee for determination.

URBAN DESIGN/CONSERVATION OFFICER:

Any alterations or additions must be sensitively designed in relation to the character of the area and property. Whilst there are in principle no objections to the single storey side extension or the first floor rear extension provided it is at most 4m deep, the proposed design of the rear dormer and proposed fenestration to the converted garage would be considered in principle unacceptable.

The rear dormer would need to be traditionally designed with a pitched roof, hung tiles and the window filling up the entire elevation of the dormer. The proposed bay window for the converted garage would not be considered in keeping with the character of the property, this should be revised to a simple hung window in the same style and size as the other existing windows.

All materials must match that of the existing.

As a result of these comments amendments were sought and the conservation officer raises no objection to the revised plans.

TREES/LANDSCAPE OFFICER::

This site is covered by TPO 305 and also within a Conservation Area, however no trees, protected or otherwise, will be affected. In terms of Saved Policy BE38 a protected Wild Cherry (T11 on TPO 305) was removed and replaced in the front garden during 2006; however this replacement tree has since been removed and not replaced.

It would be appropriate to plant a new tree in the eastern corner of the front garden to replace the removed protected tree. A silver Birch or Rowan would be suitable (details should be shown on the plans).

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LPP 3.5	(2011) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and Conservation Area and the impact on residential amenity of the neighbouring dwellings. The provision of acceptable residential amenity and of off-street parking are also taken into account.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to preserve or enhance those features which contribute to the special architectural and visual qualities of conservation areas. Policies BE13 and BE19 seek to ensure that development harmonises with the street scene and would thus complement and improve the amenity of the residential area.

A specific requirement for two storey and first floor extensions under Policy BE22 is that these should be set back by one metre from the side boundary for the full height of the building in order to protect the character of the street scene and the gaps between properties.

With regard to the impact on the street scene, the first floor rear extension would not be especially noticeable between the adjacent dwellings and its matching style and materials would be largely indistinguishable from the original roof.

The proposal has been amended in respect of the design and form of the rear dormer and front study window and on which basis the Council's Urban Design/Conservation has raised no objection in principle to the additions sought.

The proposals, in their scale, form and detail are wholly in keeping with the style of the original dwelling and in particular would not introduce any elements that are visually

intrusive or that would not complement the typical features of dwellings and other buildings found in the immediate locality. As such, it is considered that these additions would contribute positively to the character and appearance of the whole conservation area, of which Maxwell Road forms a small part.

The proximity to the boundary (Policy BE22) is not applicable as the original dwelling is built on two storeys up to the side boundary with No. 10 Maxwell Road and thus the proposed rear extension would not encroach any further towards the boundary. Nonetheless, this relationship is still a consideration with regard to the potential impact on the amenities of the adjoining occupiers (see below).

Policy BE15 states that proposals should harmonise with the scale, form, architectural composition and proportions of the original building. The adopted SPD, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) set out the criteria in terms of scale, proportions, dimensions and design for all types of extensions and alterations proposed to detached properties. Extensions should always appear subordinate to the original dwelling.

Thus first floor rear extensions (HDAS, Section 6.0) should not be more than 4m in depth and avoid significant over-dominance, over-shadowing and loss of outlook and daylight to neighbouring properties. For this reason, full width rear extensions are usually not acceptable. The roof lines should parallel those of the existing roof (ie. matching angles of slope) and match the existing pitched or hipped roof in design whilst the roof may be of the same height as the main house.

Single storey side extensions (HDAS, Section 4.0) should not be more than two-thirds the width of the main house and be finished with a dummy pitched or sloped roof (maximum 3.4m high).

Roof additions are also considered in Section 7.0 of HDAS and should relate well to the proportions and roof form of the existing house and neighbours. Dormer windows should appear secondary to the size of the roof face within which they are to be set, which on detached houses requires set ins of at least one metre from the sides of the roof, below the ridge and above the eaves level whilst the design of the windows should match those on the existing rear elevation.

In this regard, the proposed rear extension would conform to the HDAS design criteria in its overall proportions and design with a matching roof. Similarly, the side extension would accord with HDAS and continue the sloped roof of the existing garage.

The dormer window proposed, with pitched roof and tile hanging as requested, is also set well within the roof slope and with matching window size and proportions.

Accordingly, the amended proposals are considered to be appropriate additions to the existing dwelling, in harmony with the street scene and not therefore likely to be detrimental to the character and appearance of the conservation area.

In all of these respects therefore, the proposal complies with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies, and with Policies BE4, BE13, BE15 and BE19 of the Local Plan plus Sections 4.0, 6.0 and 7.0 of HDAS.

The Hillingdon Local Plan also seeks to safeguard the amenities of adjoining residential

occupiers through policies which protect the amount and quality of daylight/sunlight received to neighbouring properties (Policy BE20), their general outlook due to the bulk and proximity of an extension (Policy BE21) and their privacy (Policy BE24).

In order to avoid potential detrimental impacts, extensions should not normally exceed the maximum depth set out in HDAS or both a line of sight taken at 45 degrees to the horizontal from the centre of the nearest habitable room or kitchen window in the neighbouring dwelling and one taken at 25 degrees to the vertical measured from a point two metres above the floor level.

The only affected dwelling would be No. 10 Maxwell Road to the north, the rear elevation of which contains both a lounge bay window and a bedroom window above. The centre of these openings has been measured and the depth of the proposed rear extension would not interrupt the 45 degree line thus there should be no noticeable loss in quality of daylight as a result of the extension.

Whilst the north east-south west orientation of these dwellings means that there could be some reduction in the amount of sunlight in the late afternoons, this would be at a time when the quality of such light is already compromised by the intervening high laurel hedge on the boundary between these properties. It is not therefore considered that there would be a significant detriment to the amenities of the occupiers of No. 10 by reason of light or general outlook.

For these reasons, the proposal is considered to safeguard the amenities of the neighbouring dwelling and therefore, the proposed development is considered to comply with Policies BE20 and BE21 of the Local Plan.

The proposal is also deemed to have an acceptable impact on the privacy of occupiers in terms of overlooking with no new first floor windows proposed in the flank wall of the rear extension. It therefore conforms with the objectives of Policy BE24 of the Local Plan.

The re-arranged first floor staircase landing and hall would reduce the number of bedrooms in the property to four. The guidance set out in the HDAS Residential Extensions requires properties with four or more bedrooms to provide a minimum of 100 sq. m. of rear garden area. The existing rear garden of 20 metres x 13.5m (approx.) would not be changed as a result of the extensions and there would still be in excess of 250 square metres of private external amenity space available thus meeting the requirements of Policy BE23 of the Local Plan.

The proposed development, including the garage conversion to a study would nonetheless retain sufficient one off-street parking for up to two vehicles within the re-landscaped forecourt. This provision would thus still accord with the Councils adopted parking standards and Policy AM14 of the Hillingdon Local Plan (November 2012) in this respect.

For the reasons the application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number P202 Rev B.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing No. 10 Maxwell Road.

REASON

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

5 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 (which shall include the planting of a suitable tree in the eastern corner of the front garden)
 - 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

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

INFORMATIVES

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
AM14	New development and car parking standards.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)

LPP 3.5 (2011) Quality and design of housing developments

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

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

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

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

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

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

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

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

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

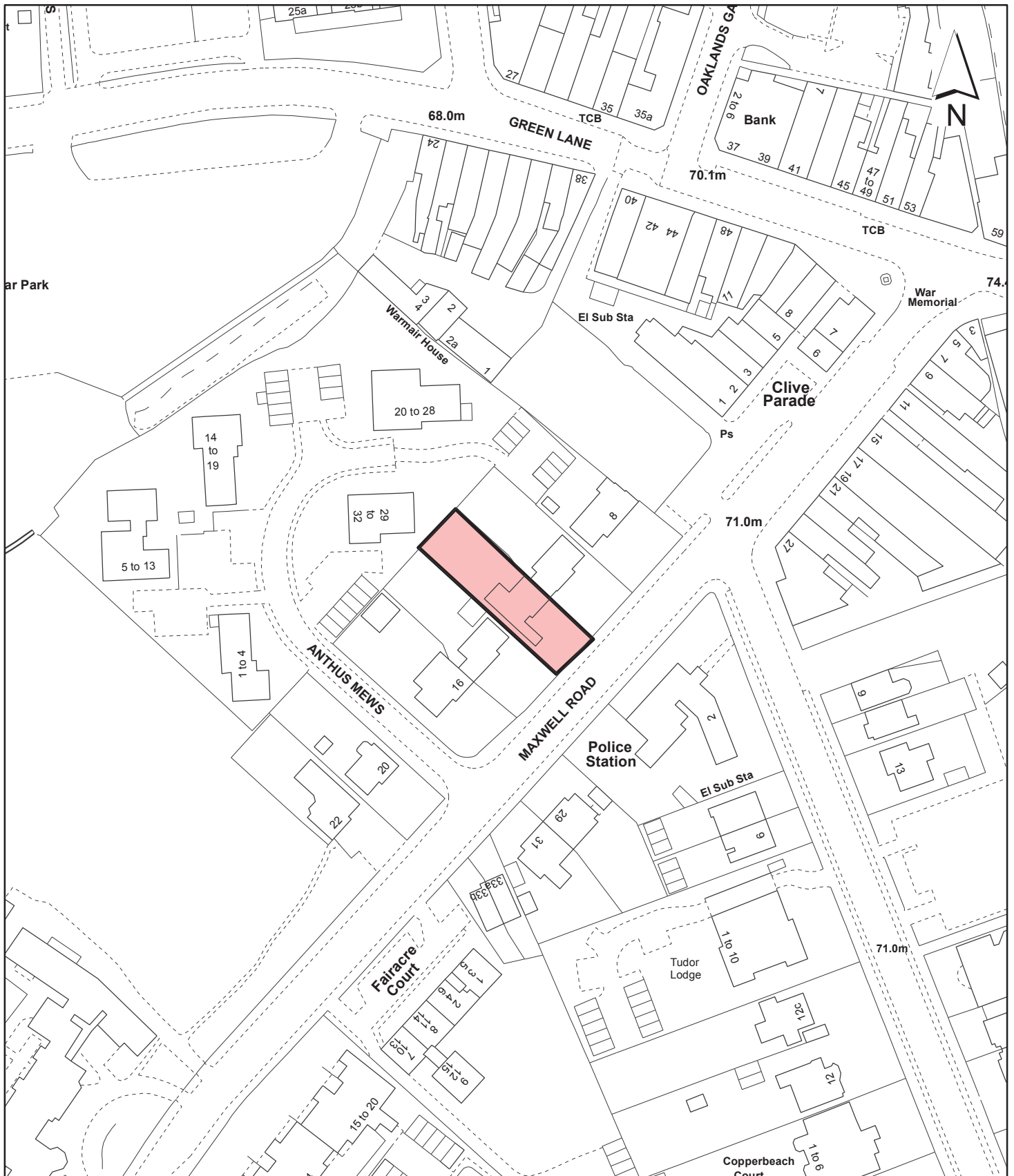
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result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

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

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

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**12 Maxwell Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

32372/APP/2014/3987

Scale

1:1,250

Planning Committee

North Page 55

Date

February 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address RIVERSIDE HEALTH AND RACQUETS CLUB, 18 DUCKS HILL ROAD
NORTHWOOD

Development: Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear

LBH Ref Nos: 272/APP/2014/1529

Drawing Nos: 35VA - 19
Photographs
Arboricultural Impact Assessmer
Lighting Assessmen
BJH 01
BJH 02
35VA - 07
BJH 03
BJH 04
35VA - 20 Rev. C

Date Plans Received:	01/05/2014	Date(s) of Amendment(s):	14/06/2014
Date Application Valid:	12/06/2014		01/05/2014
			12/06/2014

1. SUMMARY

The application seeks planning permission for the installation of 43 additional parking spaces to increase the level of car parking within the site from 267 to 310, resurfacing of access road and installation of storage shed to rear of the Virgin Active Health Club off the main highway of Ducks Hill Road, Northwood.

The site is located in the Green Belt, however the additional parking and the associated works would not encroach beyond the curtilage of the existing built up portion of the site and it is considered that the proposal would not have any significant impact on the openness of the Green Belt and the amenities of nearby occupiers would remain unaffected.

The proposal is also considered acceptable in terms of highways safety. Subject to a condition to ensure the parking is not used for long or short stay parking for non-members of the Virgin Active Health Club there would be no objection to the scheme.

Accordingly, the application is recommended for approval subject to conditions.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers BJH 01, BJH 02, 35VA - 07, BJH 03, BJH 04 and 35VA - 20 Rev. C 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 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

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

REASON

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

4 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)

5 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.

6 COM15 Sustainable Water Management

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

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

REASON

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

7 NONSC Non Standard Condition

The additional parking spaces shall only be used in conjunction with the use of the main car parking area by the health and sports club and shall not be used separately to this use

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).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

the London Plan (July 2011) and national guidance.

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
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas

3 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to the staff car park area of the Virgin Active Health Club off the main highway of Ducks Hill Road.

The building at the site was erected after planning permission was granted for a new facility in 1993. The health centre is situated in an enclosed site, with car park containing 267

spaces to the northeast and southwest of the building and 13 floodlit tennis courts to the south of the building, none of which are visible from the public domain. Access to the site is provided via a private entrance driveway with controlled barriers and entrance gates at the western boundary of the site. The northern boundaries of the site are bordered by a number of significant trees, whereas the western boundary is earth bund which prevent views into the site from the open land to the north and west.

The site and the curtilage of the Health Centre is situated within the Green Belt and a Countryside Conservation Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission to increase the level of parking within the site from 267 to 310, which equates to an increase of 43 car parking spaces. The numbers include 4 parking spaces designed for disabled persons.

The additional parking spaces would be located within existing parking areas, the ethos being to add the additional spaces adjacent to existing rows of parking (on existing hardstanding areas) and to add parking spaces where there currently exists a basketball pitch.

the storage shed would be 3.32m maximum in height, 2.42m at eaves whereas the storage container would be 2.65m maximum in height.

3.3 Relevant Planning History

Comment on Relevant Planning History

Planning permission was granted for the demolition of the existing building and erection of the current tennis centre at appeal under appeal reference LRP219/R5510/023(LBH Ref:272/DL/93/1539) dated 9th January 1995.

Subsequent to the above approval, there have been various planning applications made in relation to the site.

The site was already designated as Green Belt land in the determination of the above applications.

4. Planning Policies and Standards

None.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

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 |

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF	National Planning Policy Framework
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
OL15	Protection of Countryside Conservation Areas

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Site notice was posted on 20th June 2014. 1 letter of response from the Northwood Residents Association has been received:

Northwood Residents' Association objects to this application on the following ground: the 7-metre high lighting columns would produce significant and unacceptable light pollution and would injure the visual amenities of the green belt contrary to Policy OL5.

Internal Consultees

Tree and Landscape Officer:

Significant trees/other vegetation of merit in terms of Saved Policy BE38: None of merit.

Recommendations: A few trees are being removed to facilitate the proposals. To mitigate this loss, the landscaping scheme should be amended to ensure adequate replacements are planted.

Conclusion (in terms of Saved Policy BE38): Acceptable subject to conditions RES8 (implementation of submitted details only), RES9 (1) and RES10.

Access Officer:

The proposal from Virgin Active is to install an additional 20 parking spaces for members and 23 for staff. The proposed works would involve resurfacing the existing access road. Health and Fitness Club is located to the northeast of the building and 13 floodlit tennis courts to the Access to the site is via a private entrance driveway provided by controlled barriers and entrance gates at the Western boundary of site. No details appear to have been submitted on the number of accessible parking bays provided for older and disabled people. 10% of the new parking bays should be designed for use by older and disabled people in accordance with Hillingdon Local Plan Policy AM15.

Conclusion: further details should be submitted to demonstrate compliance with Hillingdon Local Plan Policy AM15.

Officer Comments: A revised plan indicating four disabled bays has been received.

Highways Officer:

No objection subject to unilateral undertaking to monitor parking impacts.

Officer Comments: The applicant is happy to sign the recommended unilateral undertaking if planning permission is granted.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This is a developed site on the Green Belt. The built up area would not be increased, parking would not encroach of open land. In determining if the proposal would be acceptable in principle reference is made to NPPF, which notes in considering proposals for alterations/conversions of buildings in the Green Belt, that development may not be inappropriate if it does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it.

The principle of adding additional parking within an established parking area within the grounds of a health club which forms an existing developed site within the Green Belt is considered acceptable. In this case no extension of buildings are proposed, rather additional car parking and relocation of existing shed and storage container is proposed around the building and the parking would be well screened from views to/from surrounding Green Belt Land and conditions are recommended to ensure further landscape planting and screening is introduced.

7.02 Density of the proposed development

Not applicable to this application.

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

Policy OL15 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012) states that the Local Planning Authority will seek to protect the landscape of Countryside Conservation Area from development which would detract from the special character of these landscapes.

The site and associated Health Club is located within the Countryside Conservation Area (CCA). Given the bulk and impact of the existing Health Club with existing parking spaces and tennis courts, the additional 43 parking spaces which would be to the rear of the the main building, would not be so harmful as to warrant a refusal of the application. The Conservation and Urban Design Officer has raised no objection. However, the existing building is modern in appearance and other modern paraphernalia such as columns with CCTV cameras are already present within the car park. Also the existing hardstanding providing 267 car parking spaces has already detracted somewhat from the countryside appearance of the Health Club. The development is considered to comply with Policy OL15 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL1 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) defines the types of development that are considered acceptable within the Green Belt. The proposal at this health club site does not conform to those types, however, the health club and its associated developments are considered to be an established use on the site.

The application seeks permission to add an additional 43 car parking spaces, resurface the existing access road and relocate existing storage container and shed within the existing car parking area.

The proposed additional parking would not protrude further towards the street scene on Ducks Hill Road, the parking spaces being contained within the existing parking area. Furthermore, a condition would be imposed to ensure any additional hard standing areas would match the existing finish. Landscaping details to be requested via condition would further screen the additional parking spaces from the Ducks Hill Road street scene.

It is considered that the proposal would not result in a disproportionate change or a material increase in the built up appearance of the site. Therefore the proposal is considered to comply with the intentions of policy OL4 of the UDP (Saved Policies November 2012) and advice set out in the NPPF (2012).

It is considered these proposals would not have a detrimental impact on the building to which they relate or to the surrounding area. Whilst views of the additional parking spaces proposed may be gained from the public viewpoint, it is considered this development is minor in nature and in-keeping with the design of existing parking area. Therefore the application is considered to comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012).

The proposal would involve the removal of the existing storage container and shed in the existing hardstanding area and relocated at the rear of the extended car parking area. The existing shed and container are low level and were no doubt used to minimise their impact on the visual amenities of the area. Given that there would only be locational change the container and the shed in themselves would not unacceptably increase the built up appearance of the site. Located to the south of the Health Club are a number of tennis courts which are serviced by flood lights on their perimeter. Given that this has established a trend for much larger lighting within this enclosed site in the Green Belt, the proposed new lighting columns are considered not to be unacceptably injurious to the visual amenities of the Green Belt.

Furthermore, the extended car parking areas would not be particularly visible from outside of the curtilage of the site, given the tree line surrounding the parking area and landscaping to the south. With the appropriate conditions attached, the proposal is considered to have an acceptable impact on the visual amenities of the Green Belt.

As such the proposal would be in accordance with Policy OL4 Hillingdon Local Plan: Part Two - Saved Unitary Development Plan (November 2012), Policy 7.16 of the London Plan (July 2011) and the National Planning Policy Framework.

7.07 Impact on the character & appearance of the area

The impact on the character and appearance of the area has been discussed above under the Green Belt section of the report.

7.08 Impact on neighbours

The proposed 43 parking spaces and the relocated storage container and shed would be erected in an enclosed site which would not be visible from the public domain. Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties, and Policy OE3 deals with development which has the potential to cause noise annoyance. The Environmental Protection Unit has

no objection to the application and as there are no residential properties in the near vicinity that would be affected the proposal is therefore considered to accord with policy OE1 and OE3 Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

As the proposal is for an extension to the existing parking area and as there is an existing vehicular access, it is considered that the proposal would not result in a significant detrimental impact on traffic in the immediate vicinity.

Given the location of the site, it is accessed primarily by vehicular traffic meaning that there is little pedestrian traffic. In addition, pedestrians within the site would not find themselves in greater danger as a result of the proposal and the revised layout is considered satisfactory.

It is noted that the Council's Transportation team have raised no objection to the development and in essence the current scheme would improve the overspill parking situation. A condition would be required to ensure the additional spaces are not used by other users unrelated to the health club.

7.11 Urban design, access and security

Design issues have been discussed elsewhere within this report.

7.12 Disabled access

The proposal has set aside 10 percent of parking spaces for disabled parking and would therefore have no implications with regard to inclusive access.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The approved landscape plans for the original application allowed on appeal for the Health Club LRP219/R5510/023(LBH Ref:272/DL/93/1539) proposed a well-landscaped site with extensive tree, hedge and ornamental shrub planting which is established and maintained. All of the other new/additional car parking spaces would be on existing hardstanding area and basketdall pitch and would not affect existing trees or occupy areas of land which included planting under the original consented scheme.

7.15 Sustainable waste management

The proposal is considered not to give rise to any implications with regard to waste management.

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

Issues raised are covered in the main report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

There are no enforcement issues associated with the development.

7.22 Other Issues

There are no other issues relating to the development.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission to increase the level of car parking within the site from 267 to 310 and to allow relocation of existing storage container and shed as well as resurfacing of existing access to the proposed parking area. It is considered that the proposal would not have any significant impact on the openness of the Green Belt and the amenities of nearby occupiers would remain unaffected. The proposal is also considered acceptable in terms of highways safety.

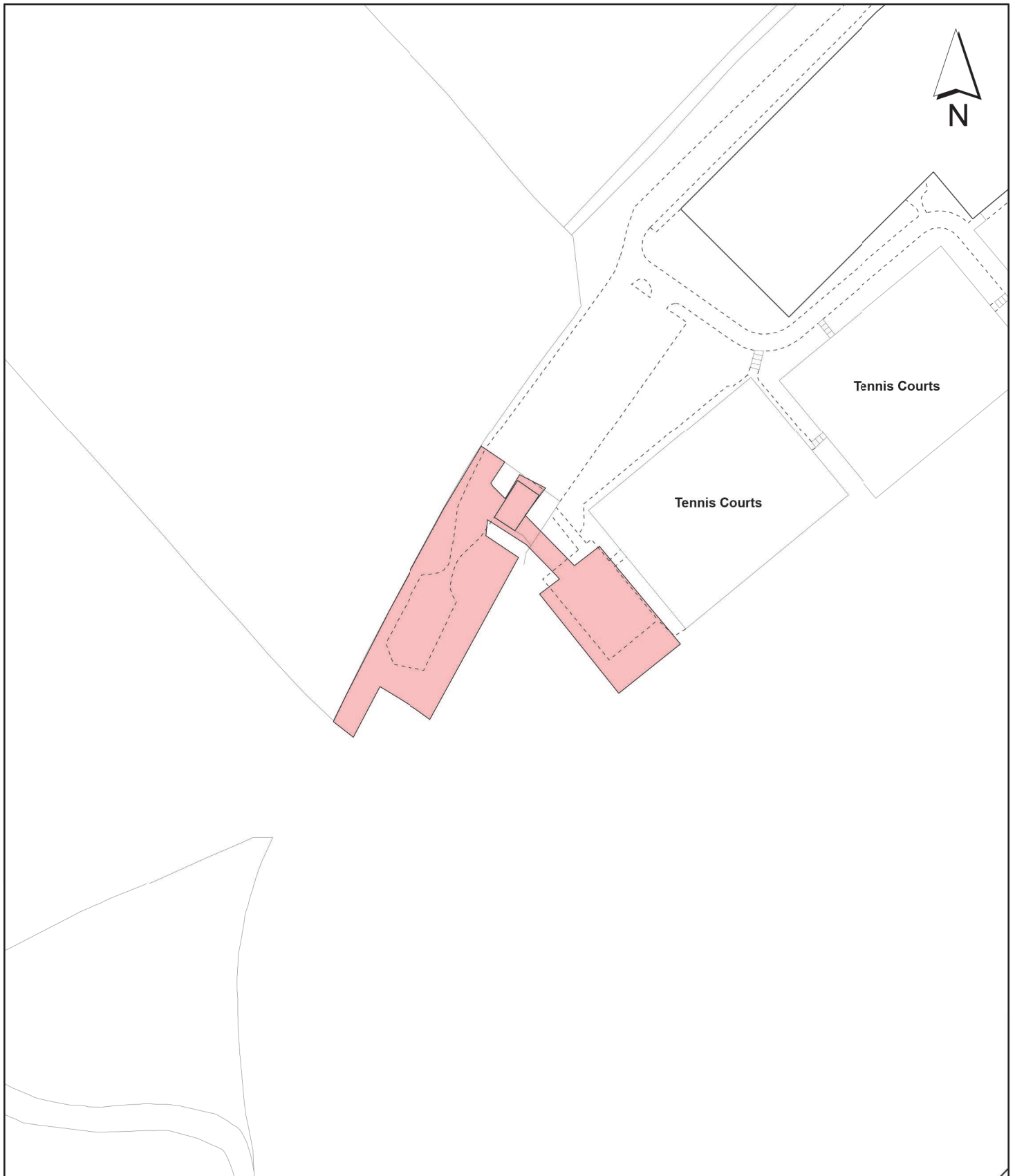
Accordingly, the application is recommended for approval subject to conditions.

11. Reference Documents

- (a) Planning Policy Statement 1: Delivering Sustainable Development
- (b) Planning Policy Guidance 13: Transport
- (c) The London Plan (2011)
- (d) National Planning Policy Framework (2012)

Contact Officer: Peter Korankye-Gyabong

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Riverside Health and Racquets Club
 18 Ducks Hill Road
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

272/APP/2014/1529

Scale

1:1,250

Planning Committee

North Page 69

Date

February 2015



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 LONDON

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Plans for North Applications Planning Committee

10th February 2015



HILLINGDON
LONDON



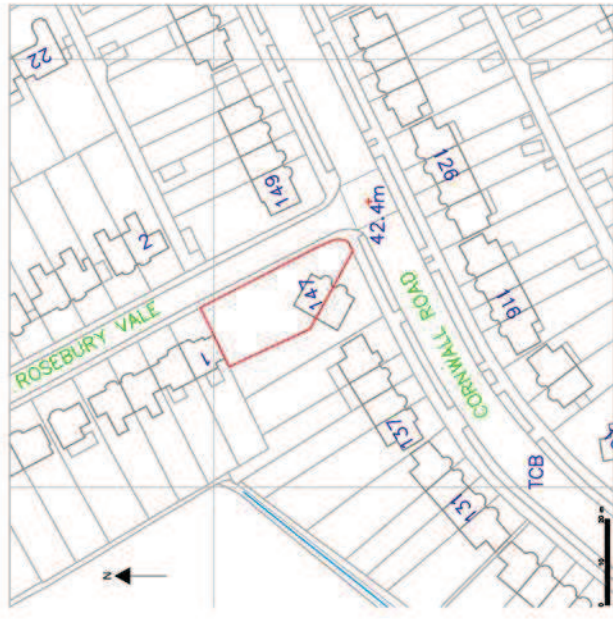
INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 147 CORNWALL ROAD RUISLIP
Development: Two storey, 3-bed, detached dwelling with habitable roofspace to include associated parking, amenity space, bin and cycle store
LBH Ref Nos: 70023/APP/2014/3697

Date Plans Received: 15/10/2014
Date Application Valid: 21/10/2014

Date(s) of Amendment(s):



Note

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Revisions

No.	Description

CLIENT

JOB DESCRIPTION

147 CORNWALL ROAD
 RUISLIP
 HAM BAH

DRAWING TITLE

SITE LOCATION PLAN

PLANNING PERMISSION

1/1250 @ A3 MAY'14 B.J.L.C.

Scale

1/1250 @ A3 MAY'14 B.J.L.C.

Date

1/1250 @ A3 MAY'14 B.J.L.C.

Drawn

Checked



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 www.tacookdevelopments.co.uk
 info@tacookdevelopments.co.uk

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No.	Description

CLIENT

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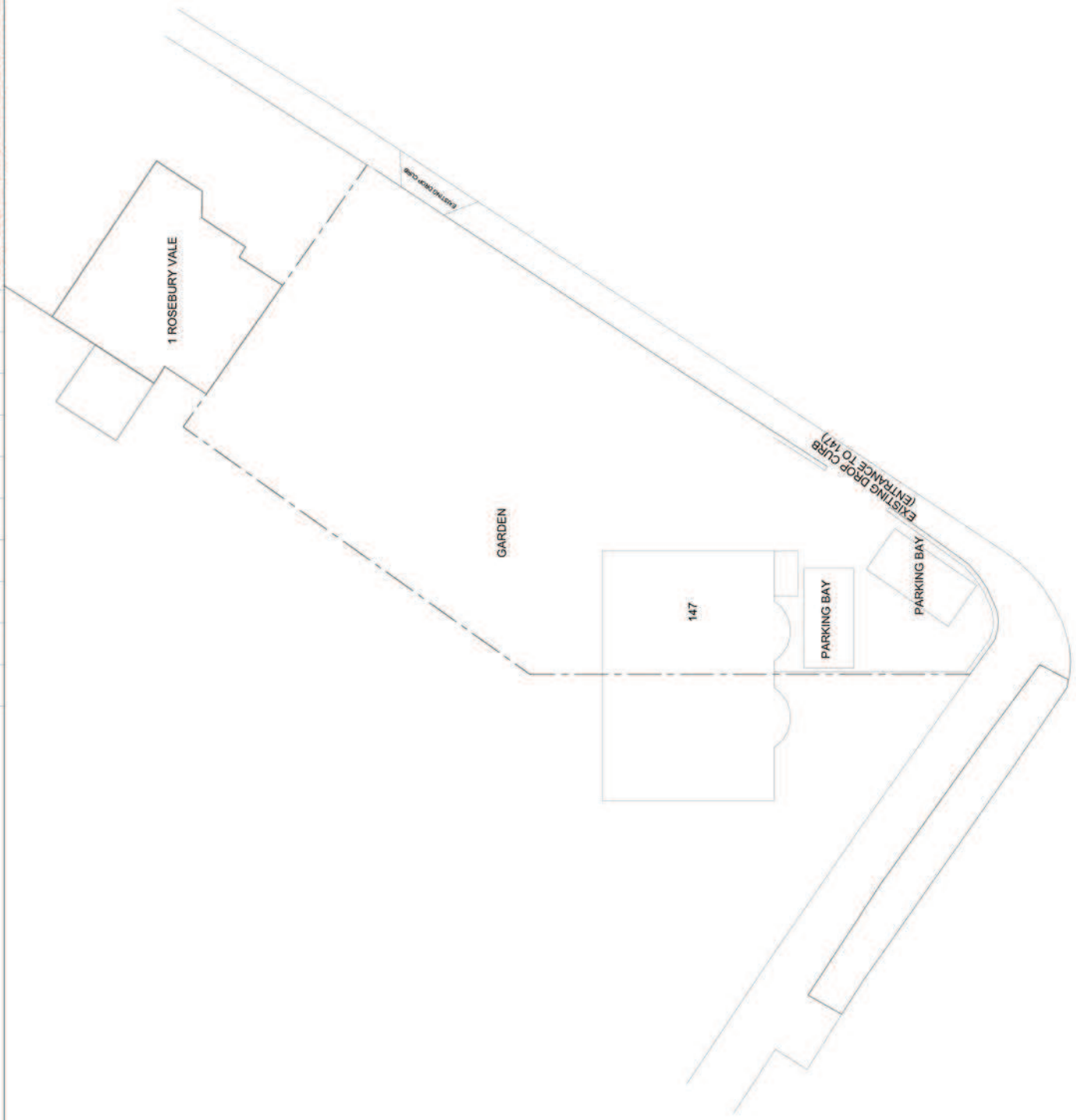
DRAWING TITLE
EXISTING SITE LAYOUT

PLANNING PERMISSION

Scale	Date	Drawn	Checked
1/200 @ A3	OCT'14	B.J.L.C.	

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EXISTING SITE LAYOUT
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Revisions:

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JOB DESCRIPTION

147 CORNWALL ROAD
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DRAWING TITLE

PROPOSED SITE LAYOUT

PLANNING PERMISSION

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1/200 @ A3 OCT'14 B.J.L.C.

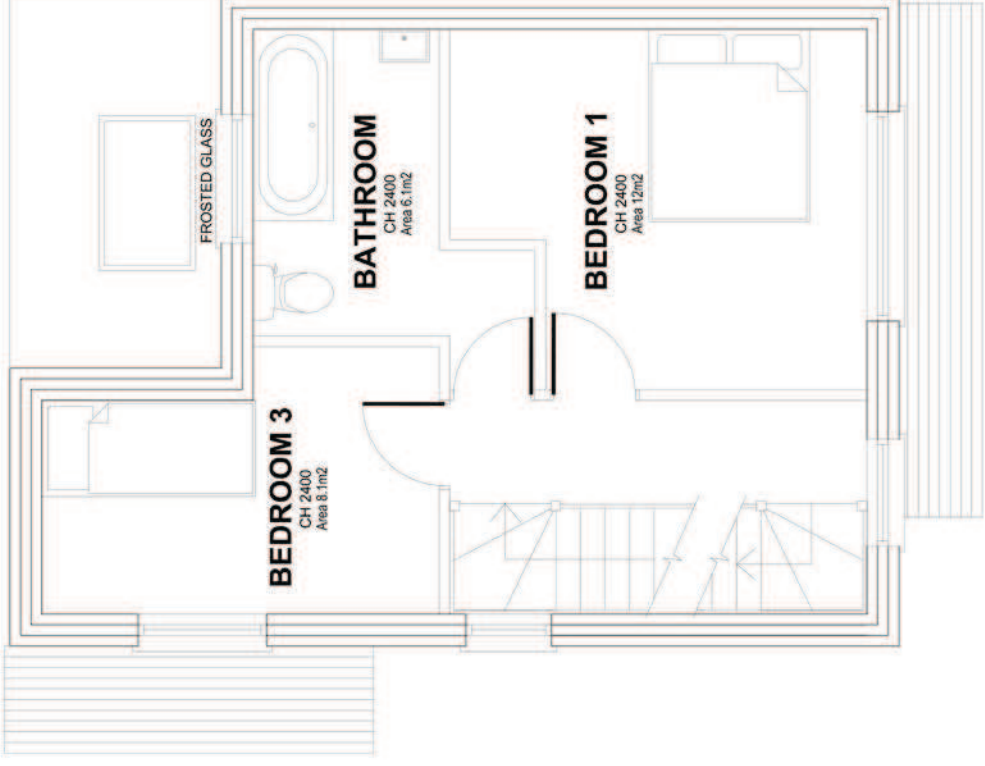
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Drawing Number: TAC 3128 - 103

PROPOSED SITE LAYOUT
SCALE 1:200

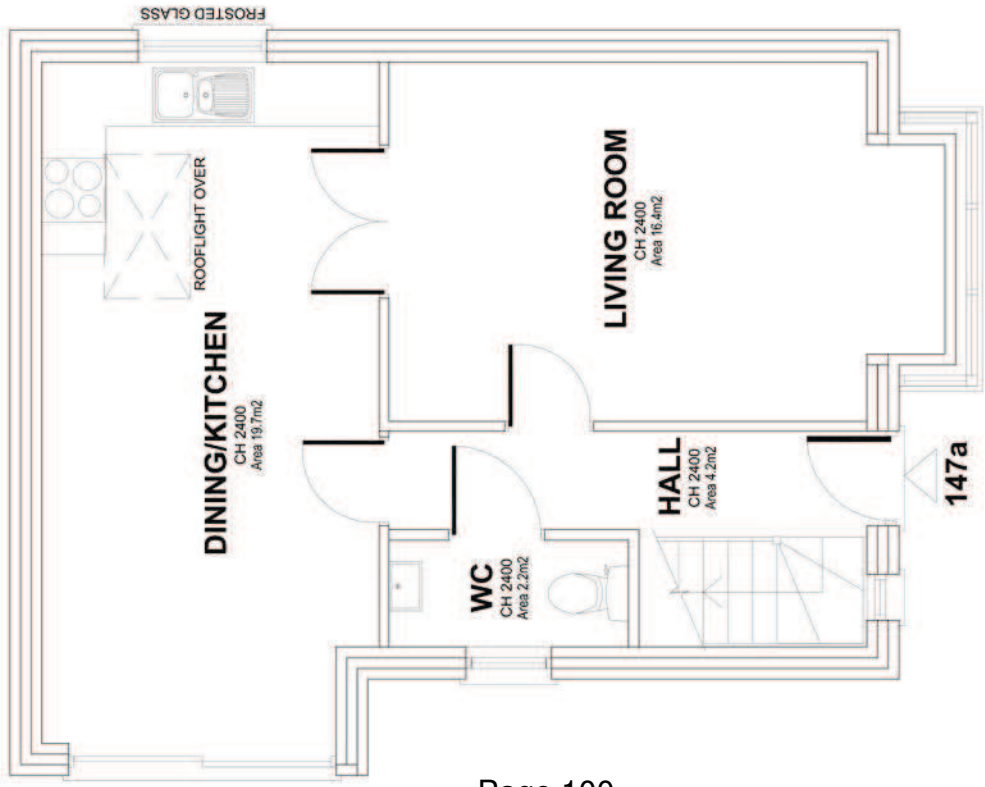
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PROPOSED FIRST FLOOR LAYOUT

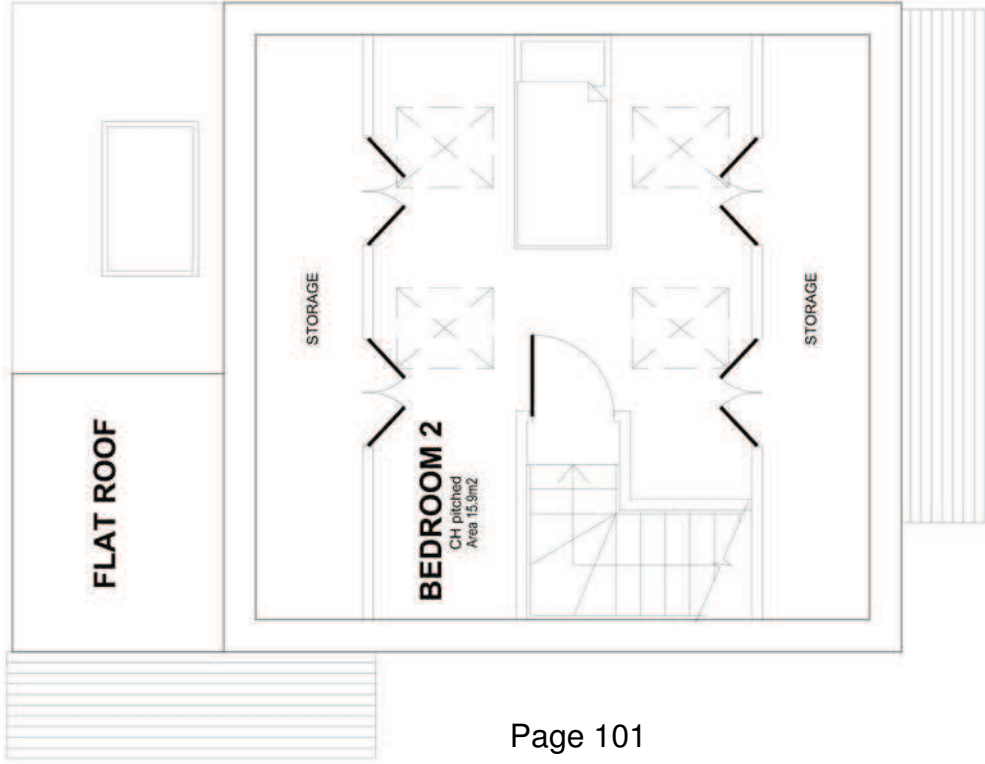
SCALE 1:50
planning permission for 3 bed 4 person dwelling



PROPOSED GROUND FLOOR LAYOUT

SCALE 1:50
planning permission for 3 bed 4 person dwelling

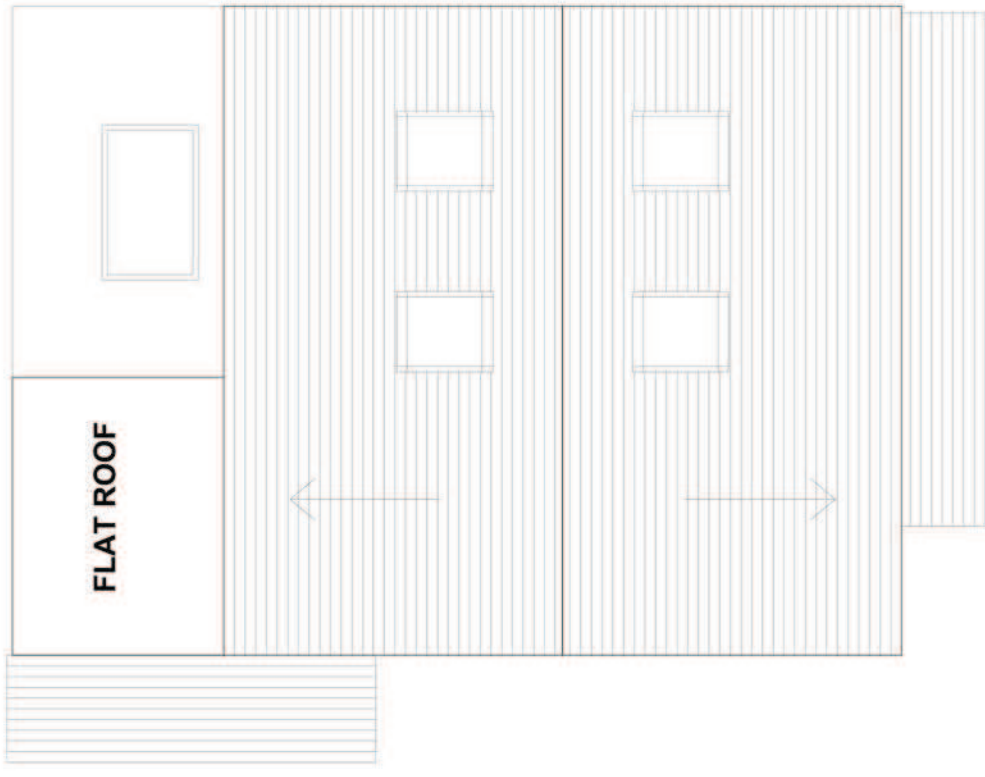
<p>Notes</p> <p>All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies must be reported to the architect immediately. This drawing is to be used in conjunction with all relevant documents.</p> <p>This drawing is copyright and may not be reproduced without permission.</p> <p>Revisions:</p>	<p>CLIENT</p>
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<p>DRAWING TITLE</p> <p>PROPOSED GROUND FLOOR PROPOSED FIRST FLOOR "PLANNING PERMISSION"</p>	<p>Scale</p> <p>1/50 @ A3</p>
<p>Date</p> <p>OCT'14</p>	<p>Checked</p> <p>B.J.C.</p>
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<p>Drawing Number TAC 3128 - 100</p>	



PROPOSED SECOND FLOOR LAYOUT

SCALE 1:50

planning permission for 3 bed 4 person dwelling



PROPOSED ROOF LAYOUT

SCALE 1:50

planning permission for 3 bed 4 person dwelling

Notes

All work to be in accordance with the current Building Regulations. All work shall be carried out in accordance with the current Building Regulations. All work shall be carried out in accordance with the current Building Regulations.

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DRAWING TITLE
 PROPOSED SECOND FLOOR
 PROPOSED ROOF LAYOUT
 "PLANNING PERMISSION"

Scale: Date: Drawn: Checked:

1:50 @ A3 OCT'14 B.J.C.



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Drawing Number: TAC 3128 - 101



PROPOSED FRONT ELEVATION

SCALE 1:100
Planning Permission

PROPOSED REAR ELEVATION

SCALE 1:100
Planning Permission



PROPOSED SIDE ELEVATION

SCALE 1:100
Planning Permission

PROPOSED SIDE ELEVATION

SCALE 1:100
Planning Permission

Notes

1. All work to be in accordance with the current Building Regulations and all relevant British Standards. It is the responsibility of the client to ensure that all work is carried out in accordance with the current Building Regulations.

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Revisions:

No.	Description

CLIENT

JOB DESCRIPTION
147 CORNWALL ROAD
RUISLIP
HAM BAH

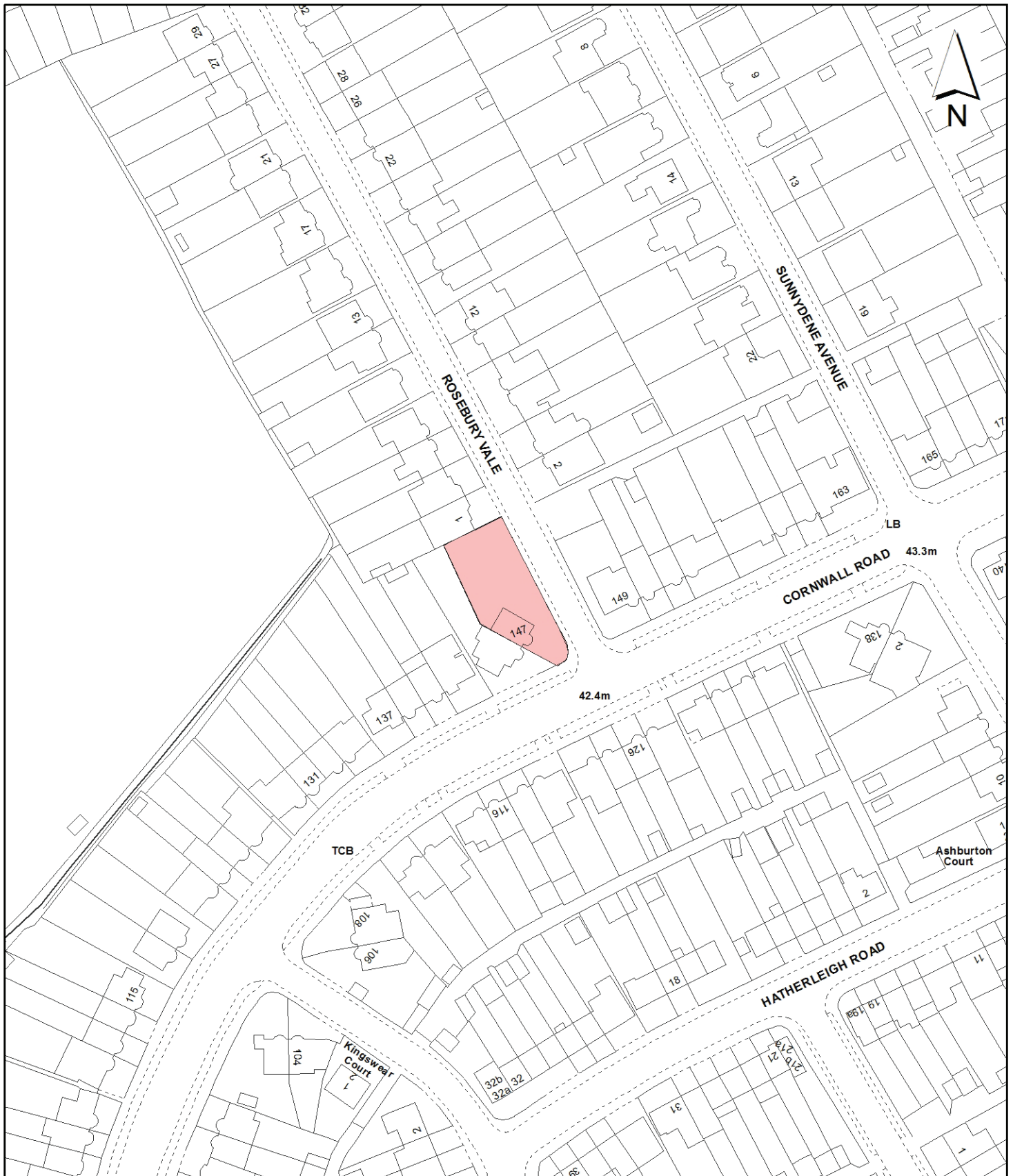
DRAWING TITLE
PROPOSED ELEVATIONS

PLANNING PERMISSION


Scale	Date	Drawn	Checked
1/100 @ A3	OCT'14	B.J.L.C.	

TA Cook Developments
4 Eborac Way, Fulham, London, W8 5BA
T: 01272 302752 F: 01272 302752
www.ta-cook-developments.co.uk
info@ta-cook-developments.co.uk

Drawing Number: TAC 3128 - 104



Notes

 Site boundary

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Site Address

**Land forming part of 147 Cornwall Road
Ruislip**

Planning Application Ref:

70023/APP/2014/3697

Planning Committee

North Page 103

Scale

1:1,250

Date

January 2015

**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 2 LINKSWAY NORTHWOOD

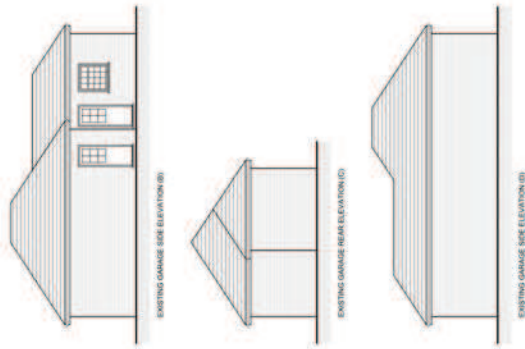
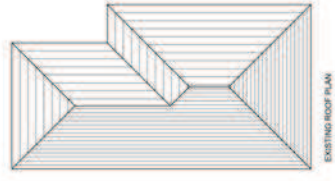
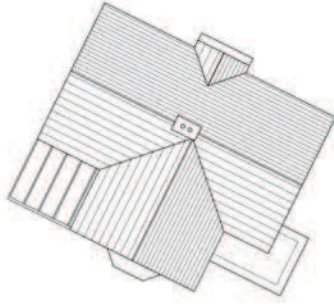
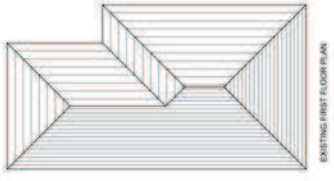
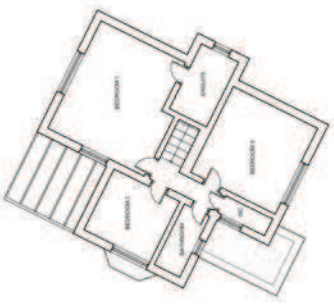
Development: Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, raising of roof to allow conversion of roof space to habitable use to include 3 x rear dormer and 1 x front dormer and 2 new gable end windows to front and installation of canopy to front

LBH Ref Nos: 36910/APP/2014/3930

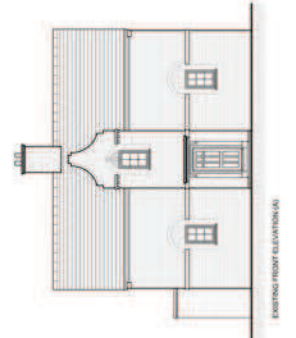
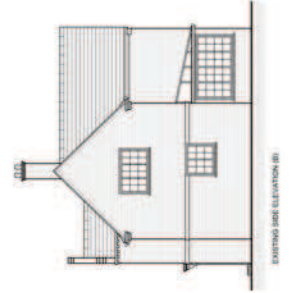
Date Plans Received: 05/11/2014

Date(s) of Amendment(s):

Date Application Valid: 11/11/2014



Plot No.	2
Site No.	1440
Client	MRS. K. VIKORIA
Project Name	PROPOSED EXTENSION TO DWELLING
Address	2 LINKSWAY, NORTHWOOD, HA6 2QB
Planning No.	1440
Issue No.	P202
Scale	1:100
Date	OCT 2014
Drawn by	M. K. VIKORIA
Checked by	M. K. VIKORIA
Project No.	1440
Issue No.	P202



EXISTING BLOCK PLAN



KEY:

- SITE BOUNDARY
- - - OUTLINE OF EXISTING BUILDING
- - - OUTLINE OF EXISTING TREE CANOPY

Rev	Date	Description	Int.

Client: **MR. K. VHORA**

Project Title: **PROPOSED EXTENSION TO DWELLING**

Drawing Title: **2 LINKSWAY, NORTHWOOD, HAM 2XB**

PROPOSED BLOCK PLAN

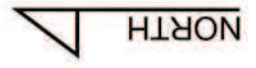
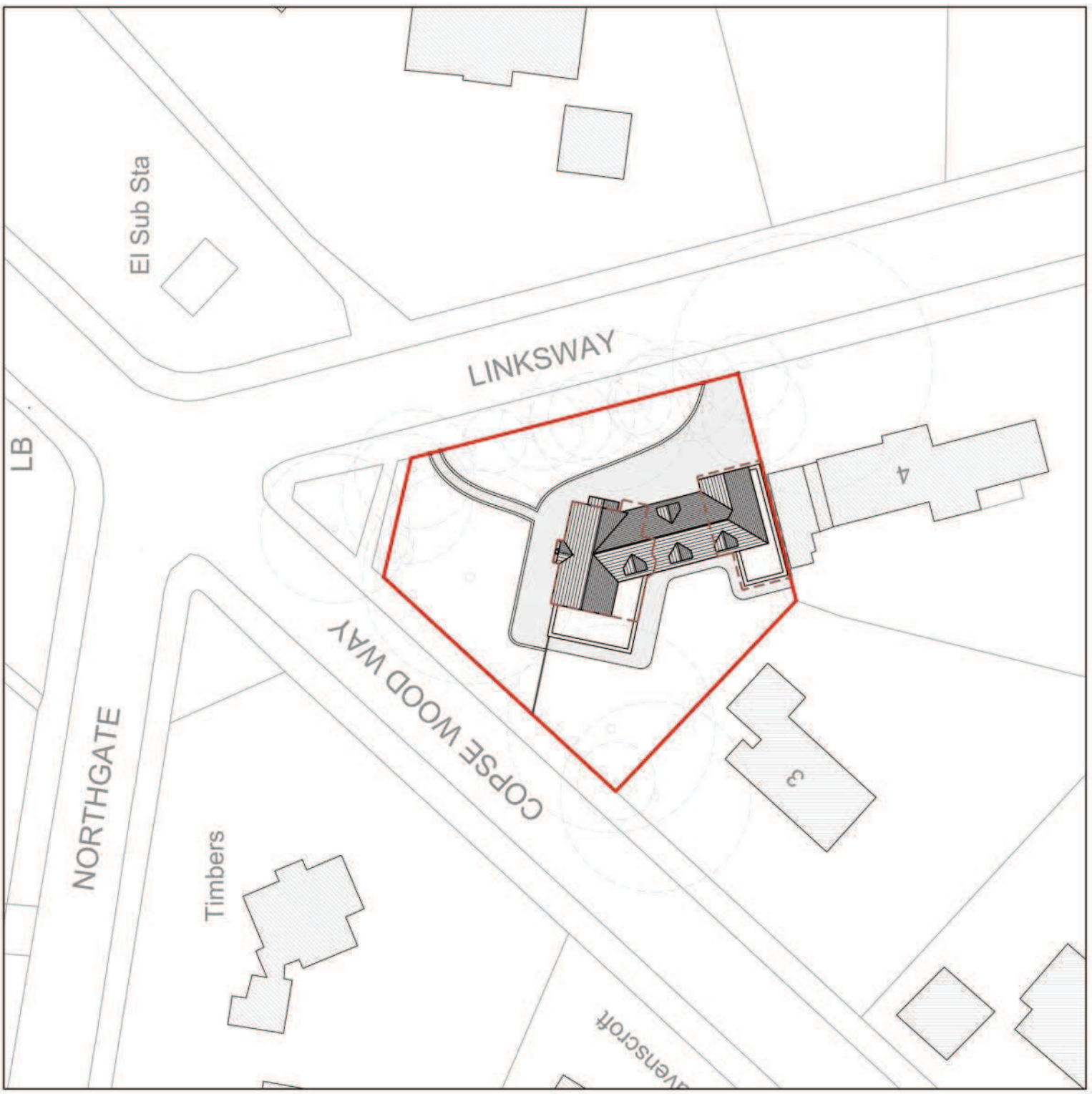
Call File	Sheet Size	Scale
P1003	A4	1:500
Drawn By	Drawn Date	Approved By
RP	OCT 2014	NJ
Project No.	Drawing No.	Revision
1440	P102	-



ARCOYLE HOUSE,
 2001 STONEY HILLS,
 MIDDLESEX, HAM 11N
 telephone: 01923 840077
 fax: 01923 840076

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PLANNING ISSUE





Rev	Date	Description	Int.
-	-	-	-

Client

MR. K. VHORA

Project Title

PROPOSED EXTENSION TO DWELLING

2 LINKSWAY, NORTHWOOD, HA6 2XB

Drawing Title

EXISTING LOCATION PLAN

Car File	Sheet Size	Scale
P103	A4	1:1250
Drawn By	Drawing Date	Approved By
RP	OCT 2014	NJ
Project No.	Drawing No.	Revision
1440	P101	-



ARCYLE HOUSE,
 306L STONEY HILLS,
 MIDDLESEX HA6 1UN
 telephone: 01923 840077
 fax: 01923 840076

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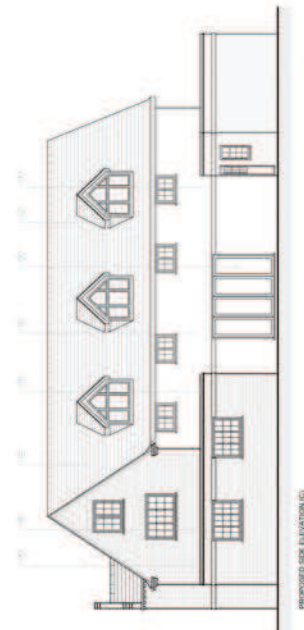
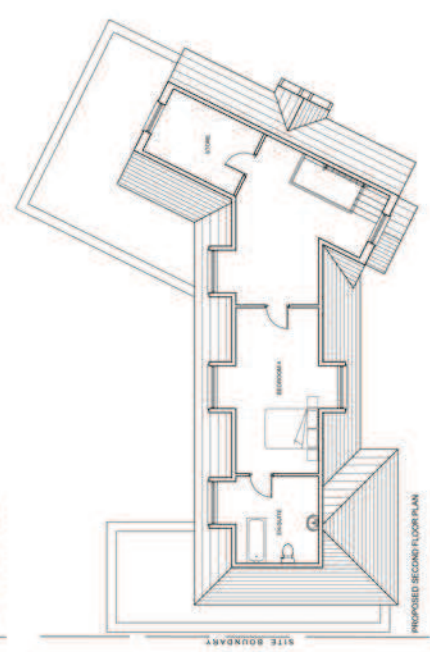
PLANNING ISSUE



- 1. ALL NEW CONSTRUCTION
- 2. EXISTING BUILDING TO REMAIN
- 3. EXISTING BUILDING TO BE DEMOLISHED
- 4. EXISTING BUILDING TO BE EXTENDED
- 5. EXISTING BUILDING TO BE RECONSTRUCTED
- 6. EXISTING BUILDING TO BE RECONSTRUCTED WITH A DIFFERENT ROOF TYPE
- 7. EXISTING BUILDING TO BE RECONSTRUCTED WITH A DIFFERENT ROOF TYPE AND EXTENDED
- 8. EXISTING BUILDING TO BE RECONSTRUCTED WITH A DIFFERENT ROOF TYPE AND EXTENDED WITH A DIFFERENT ROOF TYPE
- 9. EXISTING BUILDING TO BE RECONSTRUCTED WITH A DIFFERENT ROOF TYPE AND EXTENDED WITH A DIFFERENT ROOF TYPE AND EXTENDED WITH A DIFFERENT ROOF TYPE
- 10. EXISTING BUILDING TO BE RECONSTRUCTED WITH A DIFFERENT ROOF TYPE AND EXTENDED WITH A DIFFERENT ROOF TYPE AND EXTENDED WITH A DIFFERENT ROOF TYPE

ACCOMMODATION SCHEDULE

NUMBER	AREA	TYPE	NO. OF UNITS
1	EXISTING	FLAT	1
2	NEW	FLAT	1
3	NEW	FLAT	1
4	NEW	FLAT	1
5	NEW	FLAT	1
6	NEW	FLAT	1
7	NEW	FLAT	1
8	NEW	FLAT	1
9	NEW	FLAT	1
10	NEW	FLAT	1



MR. K. VIKTORIA

PROPOSED EXTENSION TO DWELLING
2 LINKSWAY, NORTHWOOD, HAVING 2008

Scale: 1:100
Date: 10/10/2018

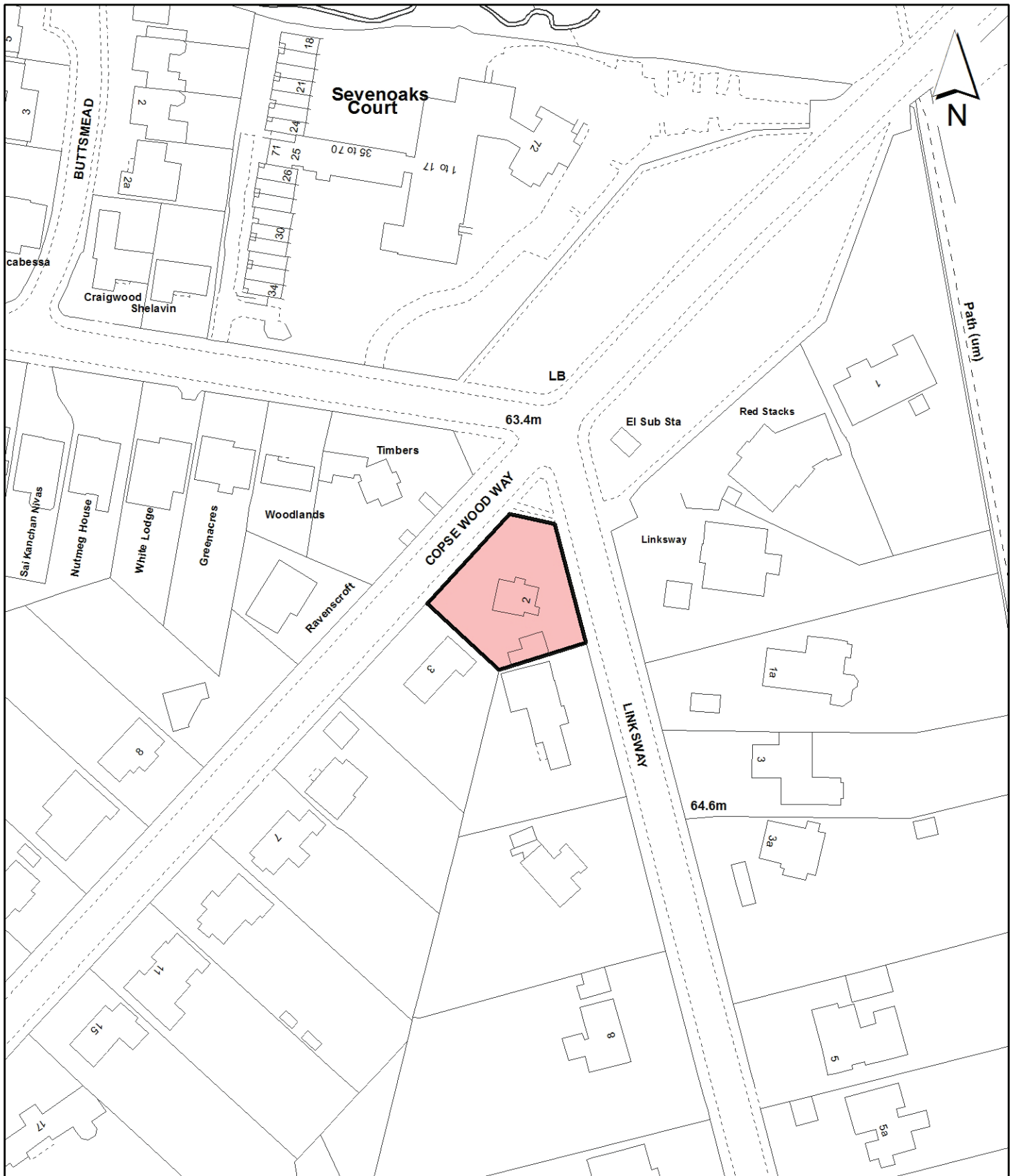
PROPOSED PLANS & ELEVATIONS

Client: Mr. K. Viktoria
Address: 2 Links Way, Northwood, Havering, Essex, SS16 5JG
Project No: P201

SCP ARCHITECTS LTD
100, WOOD STREET, SOUTHAMPTON, SOUTHAMPTON, SO9 4LH
Tel: 01703 330000

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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/2014/3930

Scale

1:1,250

Planning Committee

North Page 109

Date

February 2015



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 12 MAXWELL ROAD NORTHWOOD

Development: First floor rear extension, single storey side extension, conversion of roofspace to habitable use to include rear dormer and conversion of attached garage to habitable use and alterations to associated driveway

LBH Ref Nos: 32372/APP/2014/3987

Date Plans Received: 10/11/2014

Date(s) of Amendment(s): 10/11/2014

Date Application Valid: 14/11/2014



Rev	Date	Description	Int.
A	12.11.14	AMENDED FOR VALIDATION	BR

Client

MR & MRS PATEL

Project Title
PROPOSED EXTENSIONS TO EXISTING DWELLING
 12 MAXWELL ROAD, NORTHWOOD, HA6 2YF
 Drawing Title

LOCATION PLAN

Car File	Sheet Size	Scale
P101 - REV A	A4	1:1250
Drawn By	Drawing Date	Approved By
BR	OCT 2014	NJ
Project No.	Drawing No.	Revision
1536	P101	A



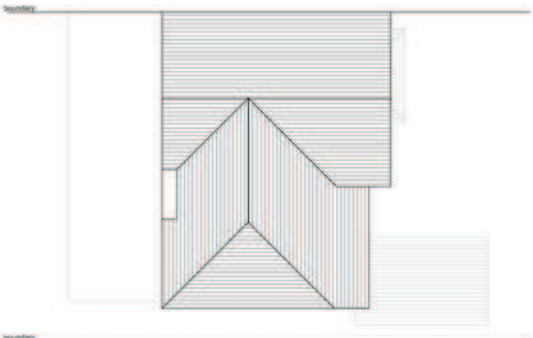
ARROYO HOUSE,
 302, STONEY HILLS,
 MIDDLESEX, HA6 1NW,
 telephone: 01923 840077
 fax: 01923 840076

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PLANNING ISSUE



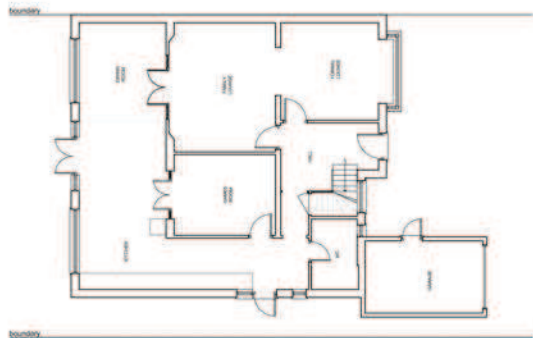
SCALE BAR 1:100
0 1 2 3 4 5 6



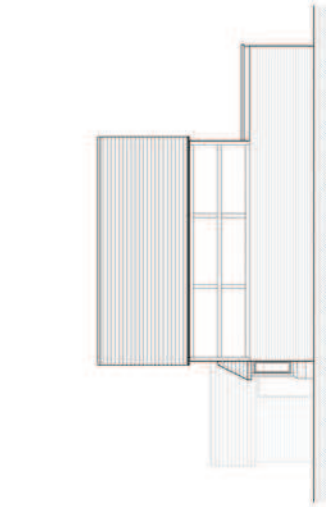
EXISTING ROOF PLAN



EXISTING FIRST FLOOR PLAN



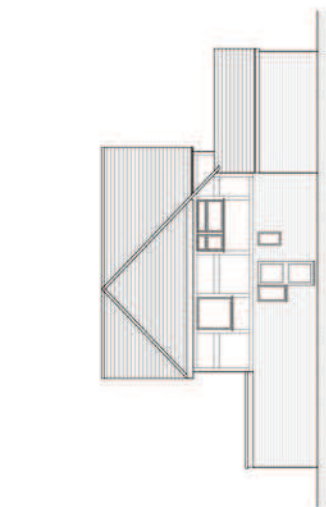
EXISTING GROUND FLOOR PLAN



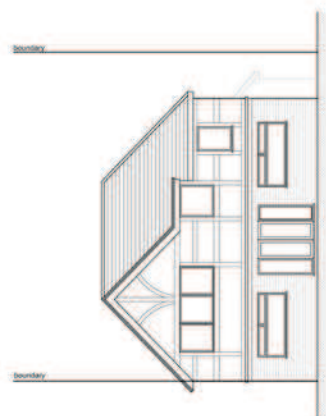
EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

10	19.11.14	APPROVED FOR SUB PLANNING COMMENTS	MR
A	12.11.14	APPROVED FOR CALCULATION	MR
Rev	Date	Description	By
Client			

MR & MRS PATEL

Project File:
PROPOSED EXTENSIONS TO EXISTING DWELLING
12 MAXWELL ROAD, NORTHWOOD, HARZ 2YE

Drawing Title:
EXISTING PLANS AND ELEVATIONS

Client File:
P201 - REV B

Scale:
1:100

Drawn by:
A1

Checked by:
A1

Project No:
1536

Drawn No:
P201

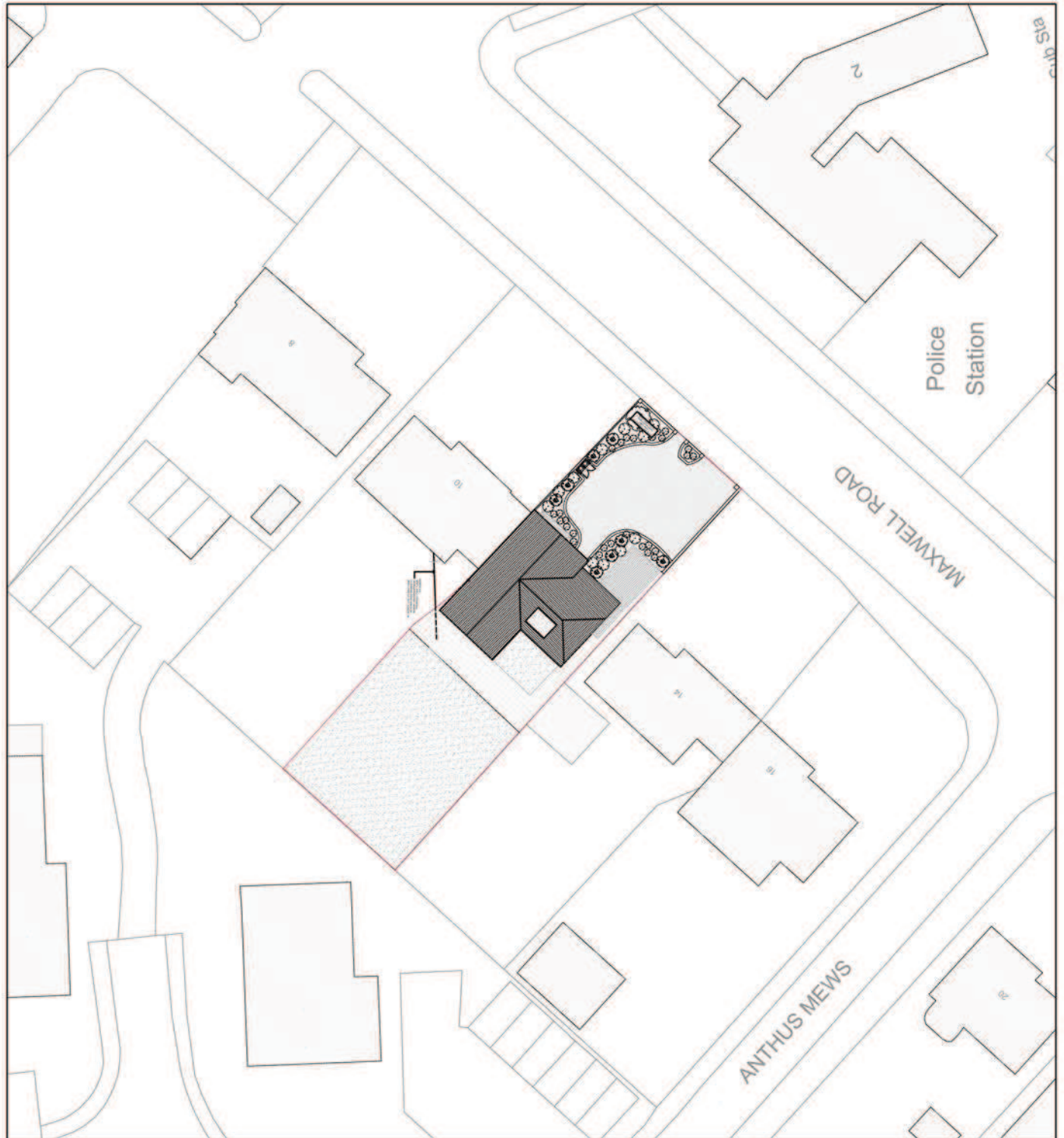
Sheet No:
B

SCP ARCHITECTS LTD

ARCHITECTS
500008
JACK STREET
WIMBORNE, DORSET, BH21 3JL
WIMBORNE, HANTS, RG23 7LW
Tel: 01962 876200
Fax: 01962 876201

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PLANNING ISSUE



Rev	Date	Description	Int.

Client: MR & MRS PATEL
 Project Title: PROPOSED EXTENSIONS TO EXISTING DWELLING
 12 MAXWELL ROAD, NORTHWOOD, HA6 2YF
 Drawing Title: PROPOSED BLOCK PLAN

Call File	Sheet Size	Scale
P101	A4	1:500
Drawn By	Drawing Date	Approved By
BR	OCT 2014	NJ
Project No.	Drawing No.	Revision
1536	P102	-

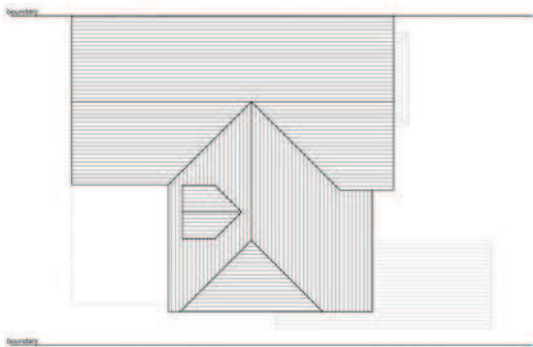


ARROYO HOUSE,
 30-32 STONEY HILLS,
 MIDDLESEX, HA6 1HW,
 telephone: 01923 840077
 fax: 01923 840076

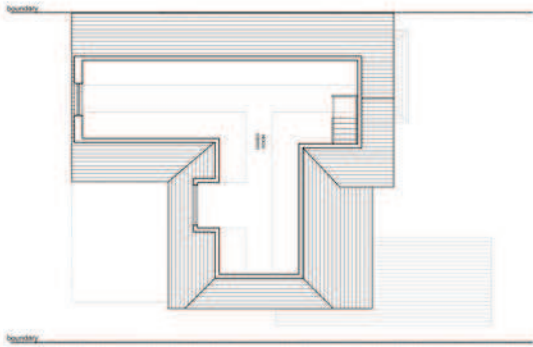
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PLANNING ISSUE

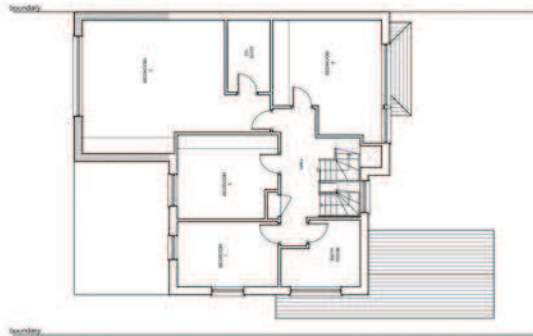




PROPOSED ROOF PLAN



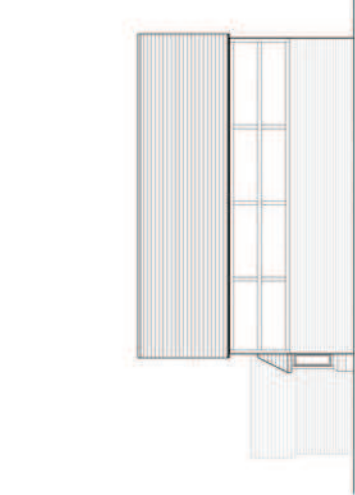
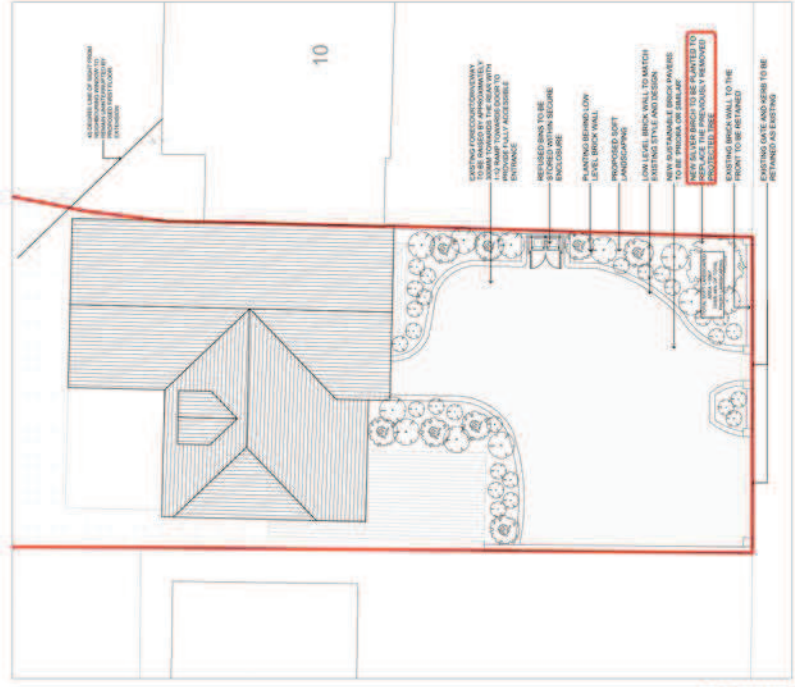
PROPOSED SECOND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN



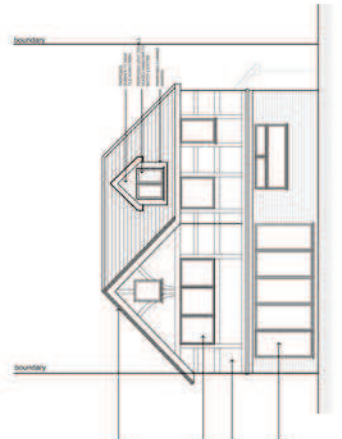
PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

B	19.11.14	APPROVED TO BUY PLANNERS COMMENTS FOR	DR
A	12.11.14	APPROVED FOR VALIDATION	DR
Rev	Date	Description	By
Client			

MR & MRS PATEL

Project No: 1536

PROPOSED EXTENSIONS TO EXISTING DWELLING
13 MAXWELL ROAD, NORTHWOOD, HAR ZYE

PROPOSED PLANS AND ELEVATIONS

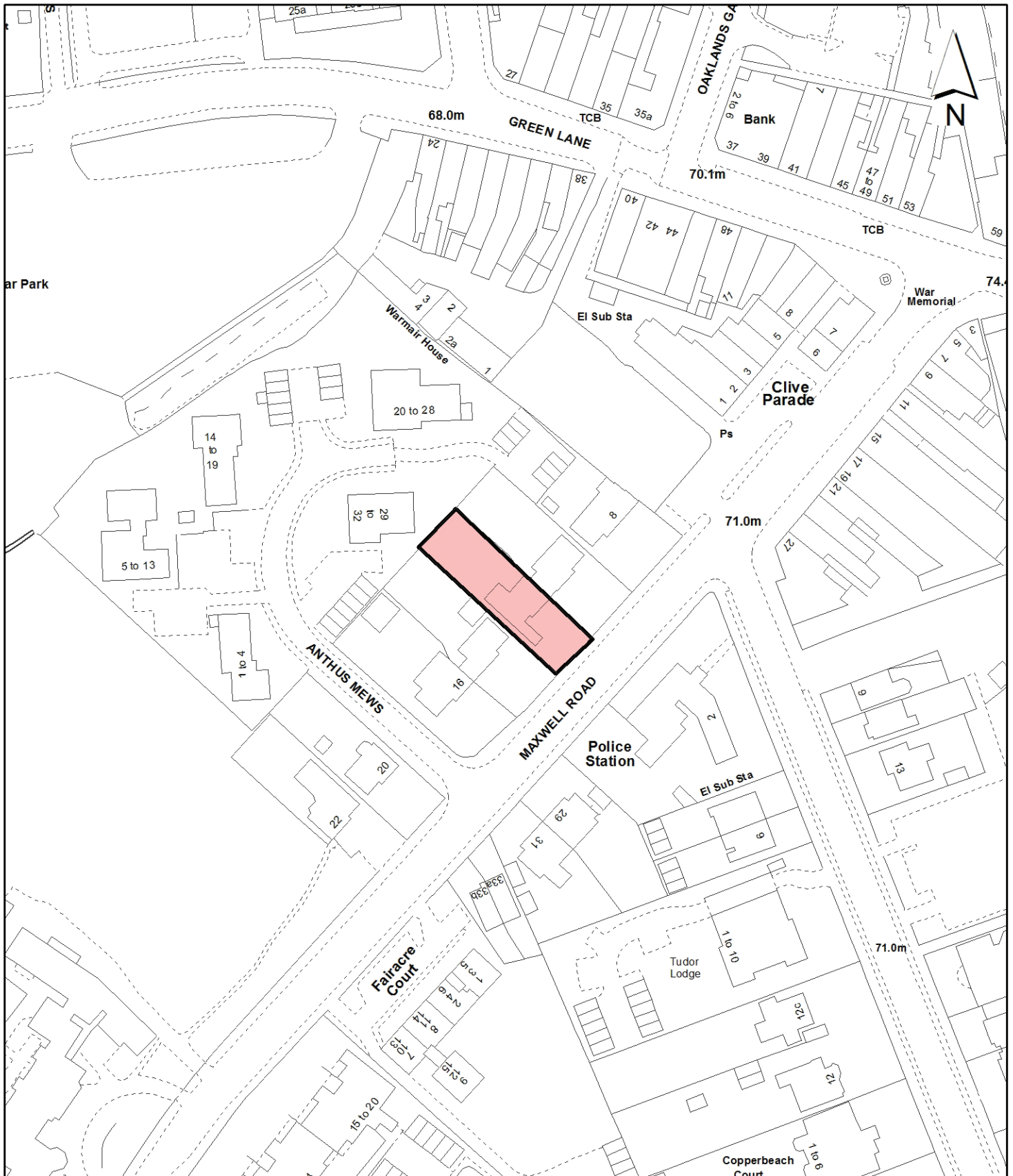
Client: Mr & Mrs Patel
 Plot No: 1536
 Drawing No: A1
 Drawing Date: 12.11.14
 Approved By: [Signature]
 Approved Date: 12.11.14
 Project No: 1536
 Drawing No: P202
 Scale: B

SCP ARCHITECTS LTD

ARCHITECTS:
 108 CHICHESTER ROAD,
 JACKLE STREET,
 NORTHWOOD, HAR ZYE,
 MIDDLESEX, HA8 7NY,
 UK
 TEL: 0208 831 0000
 FAX: 0208 831 0001

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PLANNING ISSUE



Notes

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Site Address

**12 Maxwell Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

32372/APP/2014/3987

Scale

1:1,250

Planning Committee

North Page 115

Date

February 2015



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address RIVERSIDE HEALTH AND RACQUETS CLUB, 18 DUCKS HILL ROAD
NORTHWOOD

Development: Installation of 43 additional parking spaces, resurfacing of access road and
installation of storage shed to rear

LBH Ref Nos: 272/APP/2014/1529

Date Plans Received: 01/05/2014

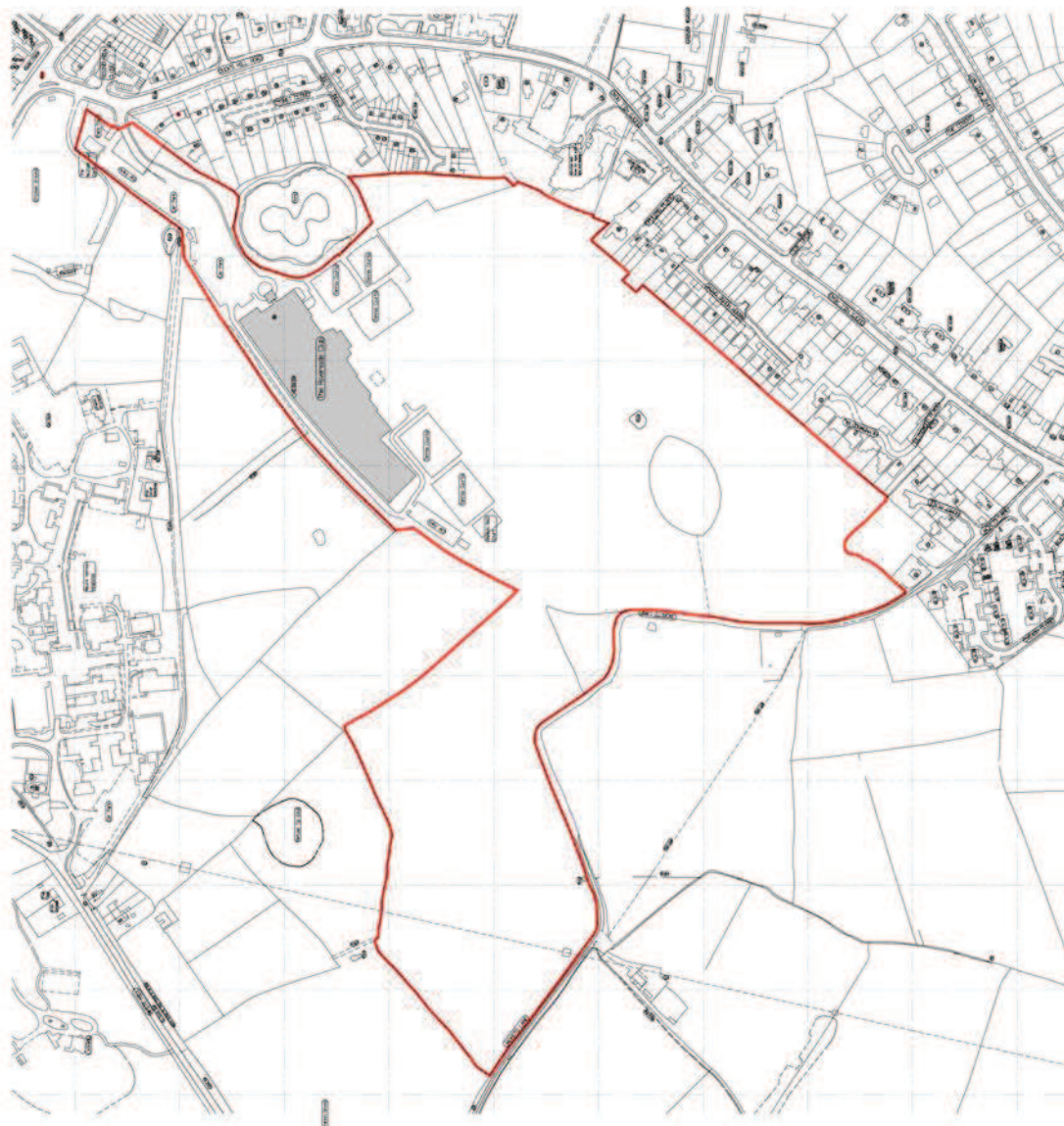
Date(s) of Amendment(s):

14/06/2014

Date Application Valid: 12/06/2014

01/05/2014

12/06/2014



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Location Plan
scale 1:2500

NOTES
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NO	REVISION	DATE
A	Issue for the client to submit Virgin Active to seek	18/05/12
B	Issue for the client to submit Virgin Active to seek	18/05/12
C	Issue for the client to submit Virgin Active to seek	18/05/12

PLANNING



Project:
Virgin Active
Northwood
Ducks Hill Road
Northwood
Middlesex
HA6 2DR

Title:
Site Location Plan

Designer:	G/J/S/H
Date:	17/04/12
Scale:	1:2500 @ A1
Drawing No:	35VA - 07
Revisions:	C

Red Dot Architectural Design LTD
12 Haverly Place
Barnet
London
H4 3JH
Green House (0203 430941)
Green House (0203 430941)
Email: info@red-dot.co.uk



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 All dimensions to be to face unless otherwise stated.
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 This drawing is to be read with the following drawings:
 35VA.01 - Site location plan
 35VA.02 - Existing site plan
 35VA.03 - Existing site plan
 35VA.04 - Existing site plan
 35VA.05 - Existing site plan
 35VA.06 - Existing site plan
 35VA.07 - Existing site plan
 35VA.08 - Existing site plan
 35VA.09 - Existing site plan
 35VA.10 - Existing site plan
 35VA.11 - Existing site plan
 35VA.12 - Existing site plan
 35VA.13 - Existing site plan
 35VA.14 - Existing site plan
 35VA.15 - Existing site plan
 35VA.16 - Existing site plan
 35VA.17 - Existing site plan
 35VA.18 - Existing site plan
 35VA.19 - Existing site plan
 35VA.20 - Existing site plan
 35VA.21 - Existing site plan
 35VA.22 - Existing site plan
 35VA.23 - Existing site plan
 35VA.24 - Existing site plan
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 35VA.97 - Existing site plan
 35VA.98 - Existing site plan
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 35VA.100 - Existing site plan

NO	REVISION	DATE
A	Issued for construction	24.02.14
B	Issued for construction	11.04.14

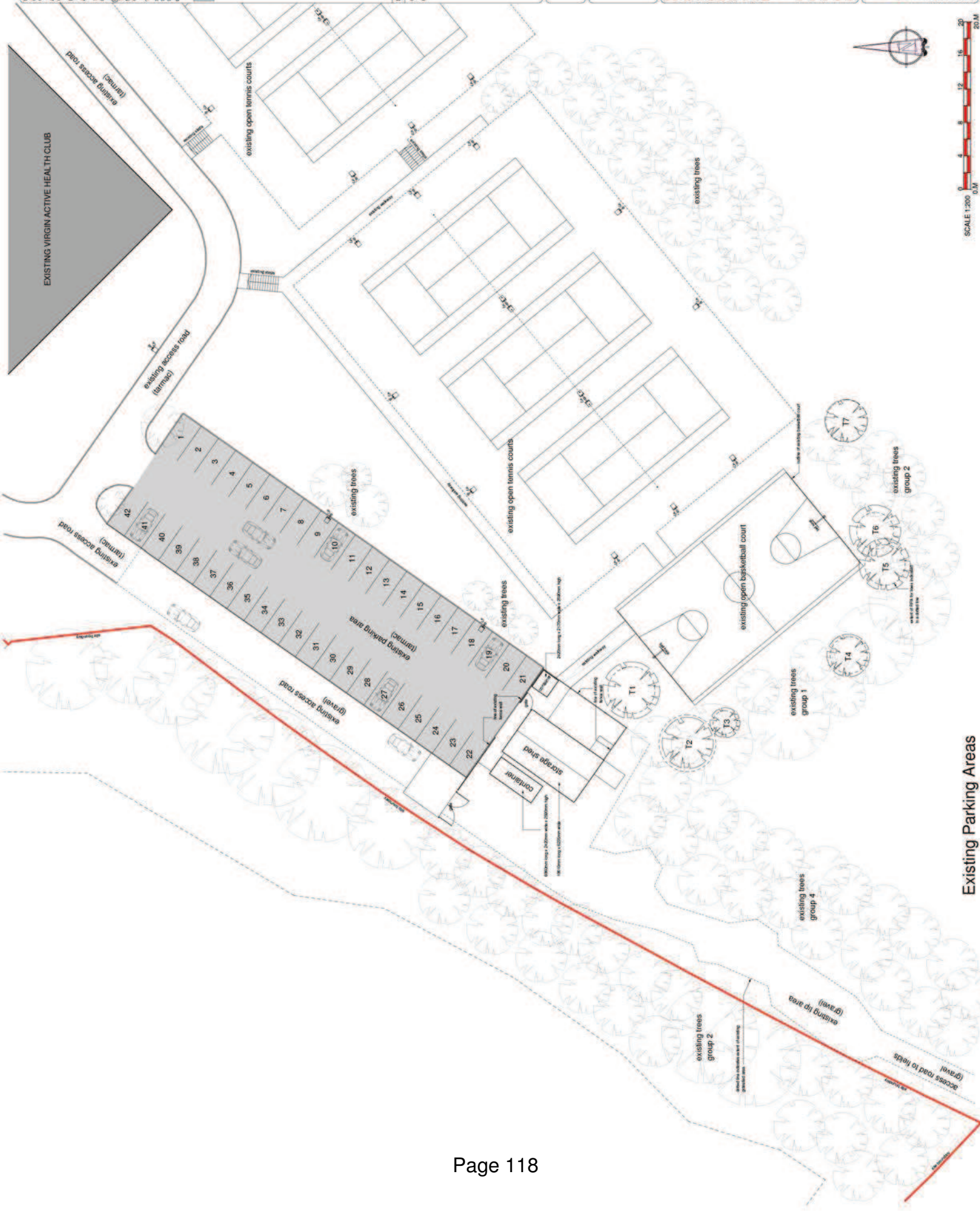
PLANNING



Project:
 Virgin Active
 Northwood
 Ducks Hill Road
 Northwood
 Middlesex
 HA6 2DR

Title:
 Existing additional parking
 layout

Designer:	GJ/SJH
Date:	24.02.14
Scale:	1:200 @ A1
Drawing No:	35VA - 19
Revision:	B



NOTES
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EXISTING PARKING AREA
PROPOSED PARKING AREA

NO	REVISION	DATE
1	Design issued to client for approval	11/05/14
2	Design issued to client for approval	11/05/14
3	Design issued to client for approval	11/05/14
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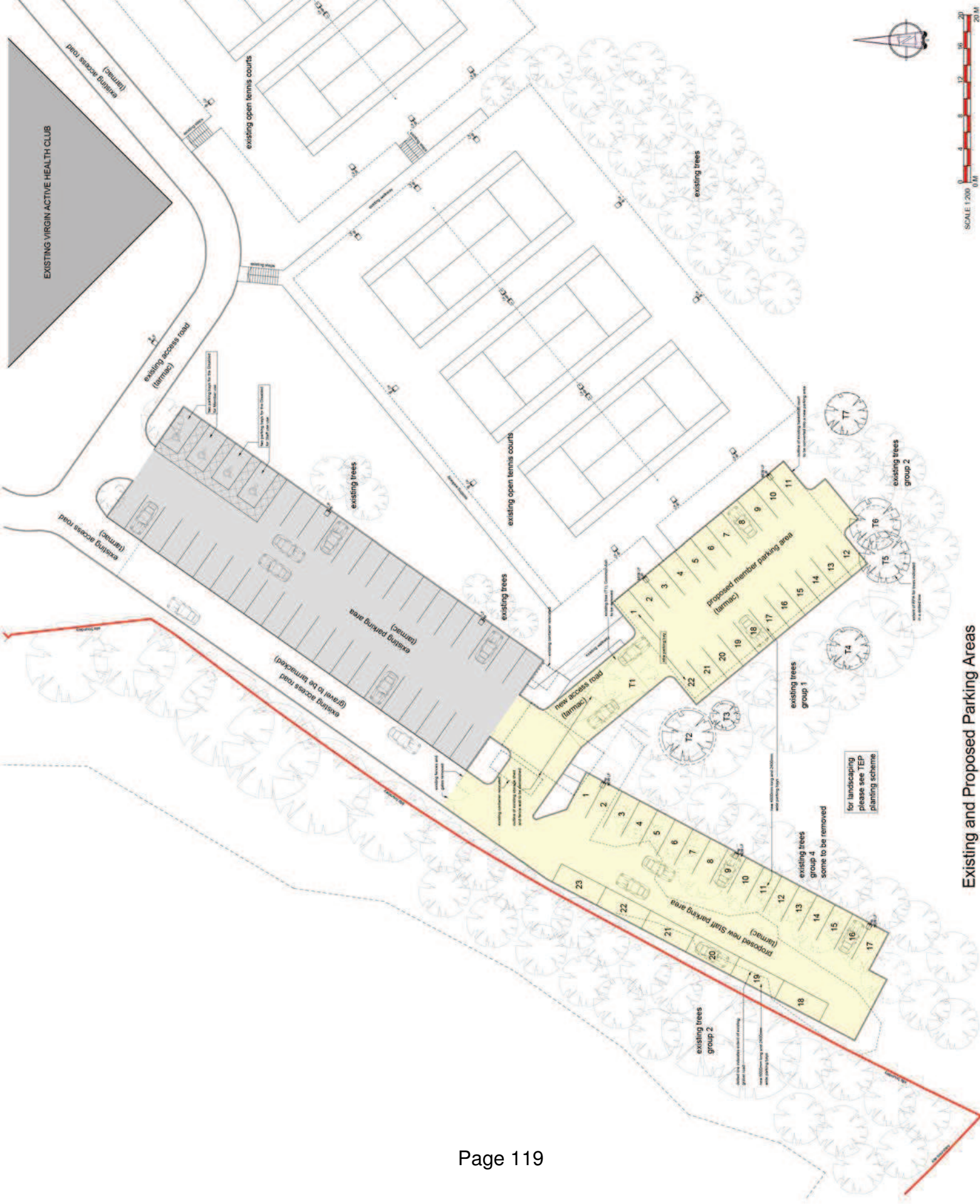
PLANNING



Project:
 Virgin Active
 Northwood
 Ducks Hill Road
 Northwood
 Middlesex
 HA6 2DR

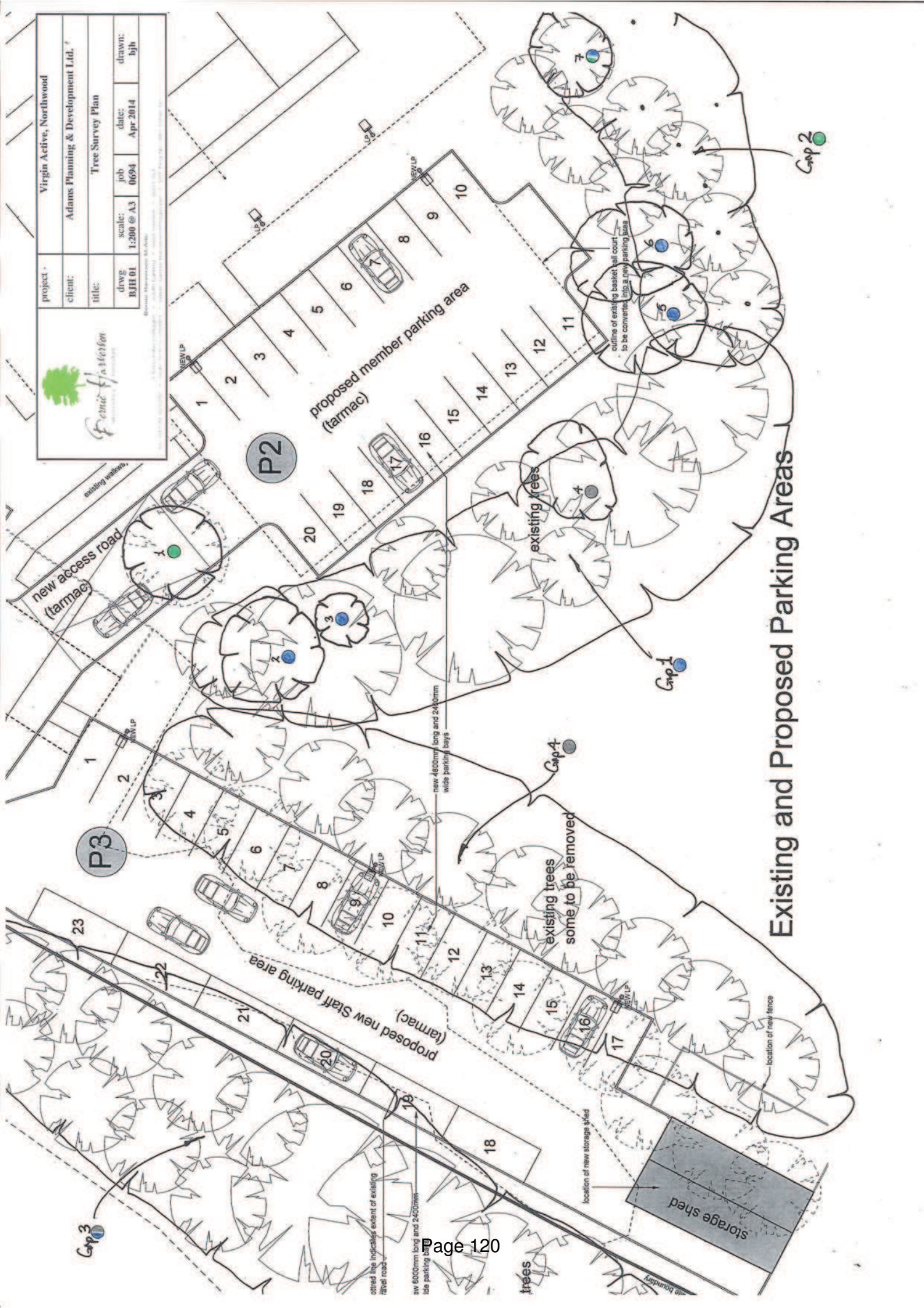
Title:
 Proposed additional parking layout

Design: G/J/S/H
 Date: 20/04/14
 Scale: 1:200 @ A1
 Drawing No: 35VA - 20
 Revisions: C



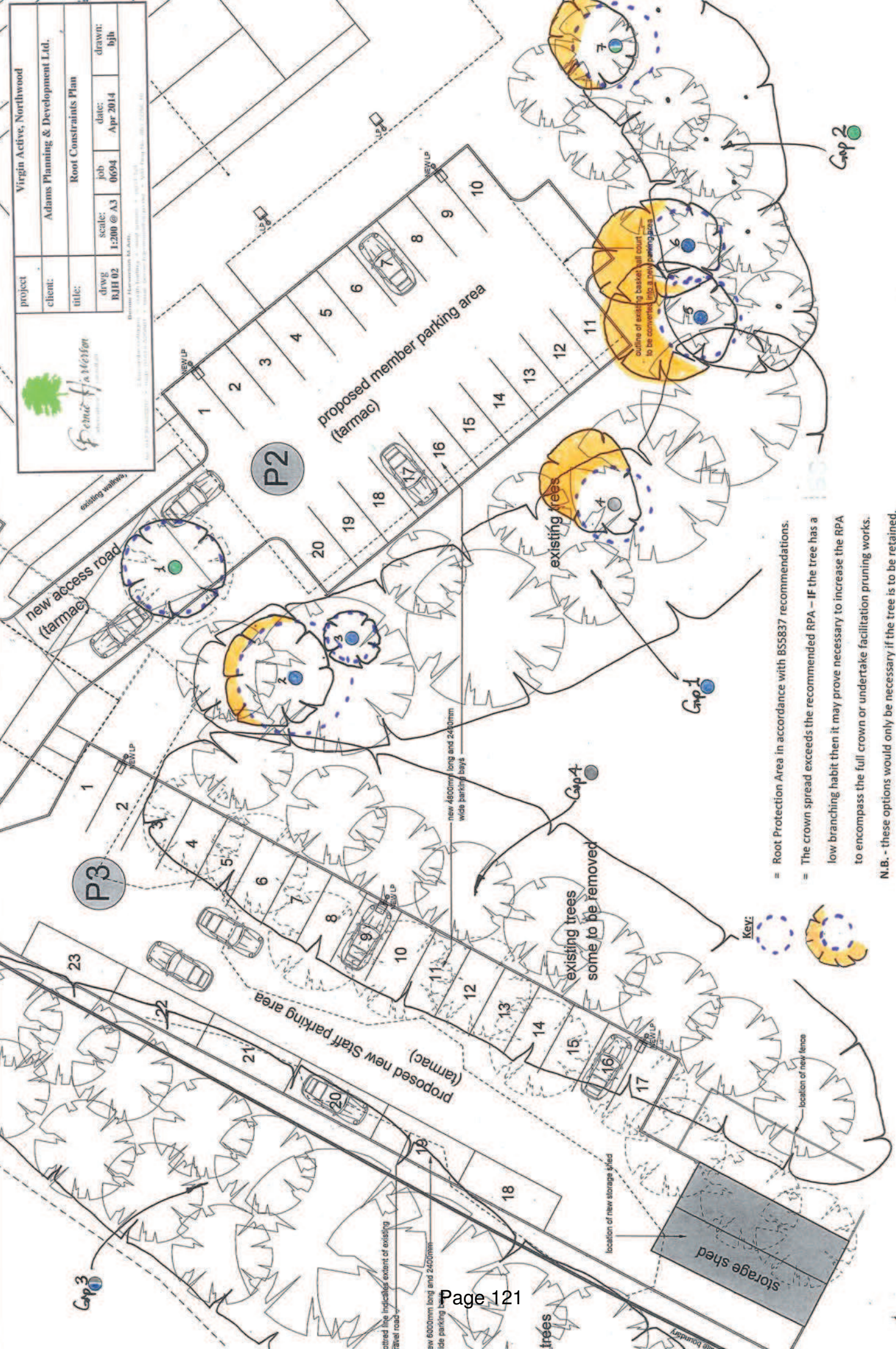
Existing and Proposed Parking Areas

project:	Virgin Active, Northwood
client:	Adams Planning & Development Ltd.
title:	Tree Survey Plan
drawg:	BHH 01
scale:	1:200 @ A3
job:	0694
date:	Apr 2014
drawn:	bjh




Existing and Proposed Parking Areas

project		Virgin Active, Northwood	
client:		Adams Planning & Development Ltd.	
title:		Root Constraints Plan	
dwg:	scale:	job:	date:
BJH 02	1:200 @ A3	0694	Apr 2014
drawn:	drawn:		
bjh	bjh		







- = Root Protection Area in accordance with BS5837 recommendations.
 - = The crown spread exceeds the recommended RPA – IF the tree has a low branching habit then it may prove necessary to increase the RPA to encompass the full crown or undertake facilitation pruning works.
- N.B. - these options would only be necessary if the tree is to be retained.


Virgin Active, Northwood
 project
 client: Adams Planning & Development Ltd.
 title: Tree Retentions & Removals Plan
 drawg: BJH 03
 scale: 1:200 @ A3
 job no: 06594
 date: Apr 2014
 drawn: bjh






Possible locations for semi-mature replacement tree planting are shown thus

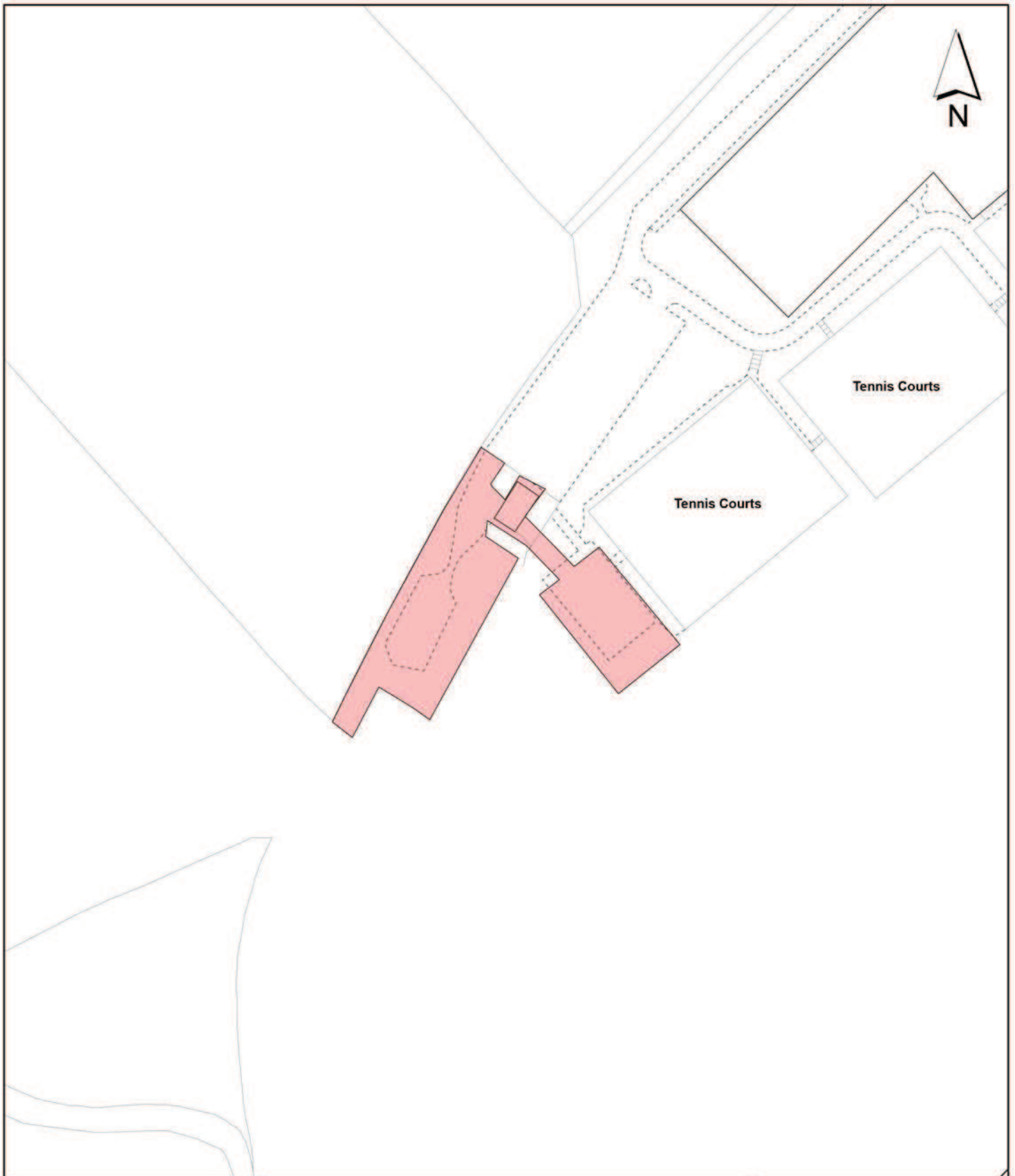
- Planting species suggestions:-
- a) Liquidambar styraciflua
 - b) Fagus sylvatica 'Dawydck'
 - c) Liriodendron tulipifera

- Key:
-  = Trees which are to be retained and can be fully protected
 -  = Trees which cannot be accommodated and would need to be removed to facilitate the proposed layout
 -  = Prune back the canopy overhanging
 -  = Coppice the front row of plants

project: Virgin Active, Northwood
 client: Adams Planning & Development Ltd.
 title: Tree Protection Plan
 drwg: BHH 04
 scale: 1:200 @ A3
 job: 0694
 date: Apr 2014
 drawn: bjh




-  = Trees which will be retained and fully protected
-  = The setting out positions for the Protective Fencing in accordance with BS5837:2012 recommendations – Section 6.2 and Figures 2



Notes

 Site boundary

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Site Address

**Riverside Health and Racquets Club
 18 Ducks Hill Road
 Northwood**

Planning Application Ref:

272/APP/2014/1529

Planning Committee

North Page 124

Scale

1:1,250

Date

February 2015

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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



HILLINGDON
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