



HILLINGDON
LONDON



North Planning Committee

Date: THURSDAY, 5 MARCH 2015

Time: 6.00 PM

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

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

To Councillors on the Committee

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

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Published: Wednesday, 25 February
2015
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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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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 21 January 2015 and 10 February 2015 1 - 14
- 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	Bishop Ramsey C of E School, Hume Way, Ruislip 19731/APP/2015/47	Eastcote & East Ruislip	Installation of 6 floodlight columns (12m high) located evenly around the external perimeter of the Multi Use Games Area. Recommendation: Refusal	15 - 32 86 - 91
7	Rear of 103 Field End Road, Eastcote 70463/APP/2014/4205	Eastcote & East Ruislip	Three storey, 2-bed detached dwelling with associated parking and amenity space Recommendation: Refusal	33 - 48 92 - 107

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	151 Woodlands Avenue, Ruislip 41208/APP/2014/4035	Cavendish	Conversion of two storey dwelling into 3 x 2-bed self contained flats with associated parking and amenity space involving two storey side extension and first floor rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end and installation of 2 x vehicular crossovers to front Recommendation: Refusal	49 - 66 108 - 119
9	Land opposite Northwood Hills United Reform Church, Joel Street, Northwood 61384/APP/2015/196	Northwood Hills	Removal of existing 17.5 metre telecoms pole and installation of a new 17.5 metre pole with longer shrouded section in a position 12 metres north of the existing. Recommendation: Approval	67 - 76 120 - 131

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

77 - 84

PART I - Plans for North Planning Committee

Plans Pack

85 - 132

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Agenda Item 3

Minutes

NORTH PLANNING COMMITTEE

21 January 2015

Meeting held at Council Chamber - Civic Centre,
High Street, Uxbridge UB8 1UW



HILLINGDON
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	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Jem Duducu, Duncan Flynn, Raymond Graham, Carol Melvin, John Oswell, Janet Duncan and John Morse</p> <p>Also Present: Councillor Michael White (<i>Item 5</i>)</p> <p>LBH Officers Present: Matthew Duigan, Planning Service Manager, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Nicole Cameron, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
119.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Peter Curling, Cllr Jas Dhot and Cllr John Morgan with Cllr John Oswell and Cllr Janet Duncan substituting.</p>
120.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
121.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>
122.	<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>
123.	<p>R/O 57-59A EXMOUTH ROAD, FRONTING SHALDON DRIVE, RUISLIP 16124/APP/2014/2943 (<i>Agenda Item 5</i>)</p> <p>Two storey, 2-bed, detached dwelling with associated parking and amenity space, installation of vehicular crossover and cycle store.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The application sought planning permission to erect a detached dwelling on land to the</p>

rear of Nos. 57, 59 and 59a Exmouth Road, with a frontage onto Shaldon Drive, with associated parking and amenity space.

Members noted that the proposals would accord with the terms and objectives of the identified policies and the impact on the amenities of neighbouring occupiers was also considered acceptable.

The Inspectors comments on a recent appeal scheme for a similar development in respect of highways and parking matters was noted by Members. In the absence of strong highways grounds for resisting a new dwelling in this location, given the minimal additional impact on the capacity for on-street parking in the locality, a highways reason for refusal was not therefore considered sustainable.

An appeal against non-determination of this application had now been lodged and therefore it was recommended that Members resolve that planning permission for the proposed development would have been granted if the Council were in a position to determine the application.

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

The petitioner objecting to the proposals made the following points:

- The officers' final report contained a number of inaccuracies.
- Petitioners' were concerned with statements made.
- The pavement was not used for parking.
- The highway officer had suggested only one parking space would be lost, which was not the case.
- The proposals were blatant garden grabbing.
- The proposals would be in close proximity of the petitioners' property.
- The applicants photos had been taken during the day, not the evening, and therefore did not give a true reflection of the parking situation.
- The demolition of the garage would result in the loss of 4 parking spaces.

A representative of the applicant raised the following points:

- The recent appeal was relevant and comprehensive.
- The Council had refused permission on a number of issues that the planning inspector had considered in great detail.
- There was a WC located downstairs.
- A window had been removed to prevent overlooking.
- The planning inspector had stated that highways were not a reason alone to dismiss the appeal.
- After the appeal had been lodged the applicant had to wait for highways issues to be considered.

A local Ward Councillor also spoke in objection to the proposals and made the following comments:

- There would be loss of parking spaces.
- The proposal would be detrimental to the street scene.
- There would be lack of amenity space.
- The proposal was close to the corner.

- The proposals were blatant garden grabbing.

The Council's highway officer informed Members that there were 2 parking spaces per house which the proposed dwelling would provide. A parking stress survey had been undertaken in the area. Officers informed Members that the proposal would be hard to defend at appeal on highway grounds. Officers clarified that overlooking could not be justified as a reason for refusal; there were no habitable rooms and no windows on the side elevation.

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

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

124. **2 LINKSWAY, NORTHWOOD 36910/APP/2014/2869** (*Agenda Item 6*)

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

Officers introduced the report and outlined details of the application.

The application was deferred from the North Planning Committee on the 9th December 2014 for a site visit, which had now taken place.

Officers remained of the view that the proposal did not overcome the reasons for refusal in the inspectors appeal decision and accordingly refusal was recommended.

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

The petitioner objecting to the proposals made the following points:

- The proposals were large and would be implemented on a small plot.
- This application was the 4th proposal.
- The proposal had the same footprint as the previous application.
- Would destroy the appearance of the area.
- Was within an area of special local character.
- Policy BE13 and BE19 required the development to be well designed and appropriately scaled.
- The application did not address the concerns of the planning inspector.
- There were more than a 100 signatures on the petition objecting to the proposals.

A representative of the applicant raised the following points:

- The drawings had been given 4 months ago but had not been included.
- There was a petition with 150 signatures from people who supported the proposals.
- Was disappointed that the proposal was not up for approval.
- There had been 10 new homes built on Copse Wood estate.
- The proposal would have the same access and position.

- The last application was 20% bigger than the one before Members.
- The applicant was willing to tweak the design.
- The applicant had waiting over 18 months for approval.

The Chairman highlighted that the site had been visited by Members following the last Committee. Members discussed the site and had the view that it was not out of character for the local area. Members were informed that they would need to decide if the applicant had done enough to overcome the issues that concerned the planning inspector if they were to decide to approve the application.

Refusal was moved and seconded and on being put to the vote was lost. Approval was then moved and seconded and on being put to the vote was agreed, with one abstention.

Resolved - That the application be approved, subject to conditions and informatives to be agreed by the Chairman and Labour Lead outside the meeting.

125. **6 LINKSWAY, NORTHWOOD 5380/APP/2014/2288** (*Agenda Item 7*)

Two storey, 6-bed, detached dwelling with habitable basement and roofspace involving demolition of the existing dwelling (Resubmission).

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

The application related to No 6 Linksway, which was a detached property within a spacious plot in the Copse Wood Area of Special Local Character. The application sought permission for the erection of a two storey 6 bed house. A member site visit took place prior to the meeting.

Members noted that the proposed building would have an appropriate appearance within the street scene and the area of special local character. It had a generous set back from the site boundaries and would comply with the Council's guidance such that it would not have an unacceptable impact on neighbouring occupiers. The proposal would also provide appropriate living conditions for future occupiers in all respects.

The proposal would have a basement; however it was supported by geo-technical reports. The Council's Flood and Water Management officer had reviewed the proposal in details and considered that subject to appropriate conditions it would not have any adverse impacts on groundwater or drainage. Members also noted that the proposal was served by adequate car parking and provided appropriate levels of accessibility.

In accordance with the Council's constitution a representative of the petitioner objecting the proposals was welcomed to address the meeting but decided not to comment.

A representative of the applicant raised the following points:

- The officer's report confirmed strong reasons for approval.
- Had worked with the applicants for over 2 years.
- The design of the proposal was compatible with the surroundings of the local area.

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

	<p>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>
126.	<p>8 & 9 NEW YEARS GREEN FARM, NEWYEARS GREEN LANE, HAREFIELD 70392/APP/2014/3842 (<i>Agenda Item 8</i>)</p> <p>Single storey rear extensions to numbers 8 & 9 and a first floor side extension to number 8.</p> <p>Officers introduced the report and outlined details of the application.</p> <p>The application related to a pair of semi-detached properties at 8 and 9 New Years Green Lane, which were located within the Green Belt. The application sought the erection of single storey extensions to both properties and a first floor side extension to number 8.</p> <p>The proposed extensions would be in accordance with Green Belt policy as they represented proportionate additions to the original properties, they would also serve to balance out the properties achieving an appropriate appearance within the area. Members noted that given the separation from other properties and their design they would not have any detrimental impacts on neighbour amenity.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report.</p>
127.	<p>1 EASTBURY ROAD, NORTHWOOD 1095/APP/2014/3713 (<i>Agenda Item 9</i>)</p> <p>Change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving, installation of new shopfront, outdoor seating to front and installation of extraction fan to rear associated works.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>The application sought planning permission for the change of use from Use Class A1 (Shops) to Use Class A3 (Restaurant) involving the installation of extraction/ventilation ducts to the rear elevations. It was considered that the proposal for the use of 1 Eastbury Road would be acceptable in principle, as it would bring the vacant unit back into use within the primary shopping frontage area.</p> <p>In addition, it was considered that the Restaurant use proposed provided for a use compatible with the main retail functions within the Town Centre and would add to its vitality. Members noted that the development was considered to contribute to the vibrancy of the Town Centre and would enhance the viability of the secondary shopping area as a whole. Members agreed that it would bring a vacant building back into use.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p>

	Resolved - That the application be approved as per the officers' report.
128.	<p>23 WOODFORD CRESCENT, PINNER 41976/APP/2014/3768 (<i>Agenda Item 10</i>)</p> <p>Single storey detached outbuilding to rear involving alterations to roof (Part Retrospective).</p> <p>The application sought planning consent for the erection of a single storey detached outbuilding to the rear of the property for use as a summer house. The scheme differed from the building which had been constructed on site (and for which permission was previously refused) by virtue of the removal of the pitched roof with a flat roof which reduces the overall height of the structure by approximately 1m and reduced its bulk.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report.</p>
129.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</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>
130.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</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>

The meeting, which commenced at 7.30 pm, closed at 9.10 pm.

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

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Minutes

NORTH PLANNING COMMITTEE

10 February 2015

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Raymond Graham, Carol Melvin, Ian Edwards, John Morse and John Oswell</p> <p>LBH Officers Present: Matthew Duigan, Planning Service Manager, Syed Shah, Highway Engineer, Adrien Waite, Major Applications Manager, Nicole Cameron, Legal Advisor Danielle Watson, Democratic Services Officer.</p>
131.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Duncan Flynn with Cllr Ian Edwards substituting.</p>
132.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
133.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 9 DECEMBER 2014 AND 6 JANUARY 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 9 December 2014 and 6 January 2015 were agreed as a correct record.</p>
134.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
135.	<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>
136.	<p>LAND FORMING PART OF 147 CORNWALL ROAD, RUISLIP - 70023/APP/2014/3697 (<i>Agenda Item 6</i>)</p> <p>Two storey, 3-bed, detached dwelling with habitable roofspace to include associated parking, amenity space, bin and cycle store.</p>

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

The application related to an area of land to the rear and forming part of No. 147 Cornwall Road and sought permission for the erection of a two storey 3 bedroom detached dwelling with associated parking and amenity space. The application site was located within a residential street within the developed area. The site was not located within any designated areas. The trees on the site were not subject to preservation orders.

Members noted that the main issues with respect to the proposal were the loss of garden land, the appearance of the development within the street scene and the impact on neighbouring amenity.

In respect of the garden land the proposal would be located on the rear garden of No 146 Cornwall Road and as such the land did not constitute brown field land. The openness of the road in this location would be significantly affected by the loss of this garden and the proposal would therefore be inappropriate and detrimental to the character of the area.

The proposed development would be located only 12m from the facing wall of the property at No 14 Cornwall Road, as such it would have an over dominant and overbearing impact to the amenity of these occupiers. Members noted that the proposal would be detrimental to neighbouring properties and would unacceptably reduce levels of privacy.

Members noted that concerns relating to parking have arisen from the public consultation, but the proposal would provide adequate car parking in accordance with the Council's adopted standards and accordingly the development was considered acceptable in this respect.

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

The petitioner objecting to the proposals made the following points:

- Was representing the lead petitioner.
- Residents were not happy that another application had been submitted.
- Rosebury Vale was one of the premier roads in the local area.
- There were a high number of elderly residents who lived in the area.
- Residents did not understand why the proposal would have a Cornwall Road address when it sat on Rosebury Vale.
- The character of the road would not change.
- There would be a direct visual impact.
- The living conditions for new residents would not be practical.
- The area would be over developed.
- Resident's house prices would be diluted.
- Only the applicant would benefit from the proposals financially.

The Chairman highlighted that the local Ward Councillors for this area had strongly objected to the proposals and supported petitioners' concerns.

Members agreed that application constituted as blatant garden grabbing. Members also noted that there was inaccuracies in the officers report and requested these be rectified should the application go to appeal. Officers explained that section 3.2 of the officer's report stated that the 2nd bedroom would be located in the roof space.

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

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

137. **2 LINKSWAY , NORTHWOOD - 36910/APP/2014/3930** (*Agenda Item 7*)

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.

Officers introduced the report and outlined details of the application.

The application related to No 2 Linksway and sought permission for extensions to the existing residential property. The site was located within an Area of Special Local character and had an extensive planning history. Members were aware that the North Planning committee voted to approve a replacement dwelling at the site on the 21st January 2015. The current application was for extensions which were smaller than that proposal.

The main issues related to the impact of the development on the appearance of the Area of Special local Character and on the amenity of the neighbouring occupier at No 3 Copse wood Way.

The proposal was of a similar design to the previously consented replacement dwelling; however, the built form was smaller and designed as subordinate extensions to the original house. It was considered that the proposal would have an appropriate appearance within the street scene, particularly when the approval of the replacement dwelling, which was a material consideration, was taken into account.

The application would also be smaller scale and have greater separation from No 3 Copse Wood Way than the previously consented replacement dwelling. There were no windows which would cause unacceptable loss of privacy.

In accordance with the Council's constitution a representative of the applicant addressed the meeting:

A representative of the applicant raised the following points:

- Wanted to say thank you for the Committee approving the previous application.
- This application before Members was smaller than the previous proposal.
- Time had become crucial to implement the proposal.
- No trees would be harmed.
- Over 140 people had signed a petition supporting the proposals.

Members agreed that the proposal before them was a preferred option to the last application approved at Committee on 21 January 2015.

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

	<p>was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report.</p>
138.	<p>12 MAXWELL ROAD, NORTHWOOD - 32372/APP/2014/3987 (<i>Agenda Item 8</i>)</p> <p>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.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>This application related to No 12 Maxwell Road and sought permission for extensions to the property including first and single storey and roof alterations. The proposal also sought alterations to the drive way and the conversion of the garage to habitable use.</p> <p>Members noted that the application site was located within the Northwood Town Centre Conservation and sites within a predominantly residential street. It was located opposite the Grade II Listed Northwood Police Station.</p> <p>The proposed development has been designed such that the proposed extensions and alterations would appear subordinate and harmonise with the original property and the wider conservation area and it was noted that the Conservation Officer considers the proposal acceptable.</p> <p>The proposal had also been designed such that it would retain an appropriate relationship with neighbouring properties in accordance with the Council's adopted guidance. Accordingly, it was not considered that the proposal would result in unacceptable impacts on the amenity of neighbouring occupiers.</p> <p>In respect of the loss of the garage, the amended driveway was of a sufficient size to accommodate parking and manoeuvring for two cars in accordance with the Council's adopted standards whilst maintaining an appropriate level of soft landscaping. Accordingly, the proposal would be acceptable in terms of car parking.</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>
139.	<p>RIVERSIDE HEALTH AND RACQUETS CLUB, 18 DUCKS HILL ROAD, NORTHWOOD - 272/APP/2014/1529. (<i>Agenda Item 9</i>)</p> <p>Installation of 43 additional parking spaces, resurfacing of access road and installation of storage shed to rear.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>This application related to the Riverside Health and Racquets Club and sought the</p>

	<p>installation of an additional 43 parking spaces, the resurfacing of the access road and the installation of a storage shed to the rear.</p> <p>The application site was an existing Virgin Active Health Club located within the Green Belt on Ducks Hill Road. Officers informed Members that there were existing flood lights located on the tennis courts. Officers made a verbal change to the addendum that the word 'no' be placed before floodlighting, additionally vehicle was spelt incorrectly.</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>
140.	<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 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>
141.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</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>
142.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</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.

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

The meeting, which commenced at 7.15 pm, closed at 7.50 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.

Report of the Head of Planning, Sport and Green Spaces

Address BISHOP RAMSEY C OF E SCHOOL HUME WAY RUISLIP

Development: Installation of 6 floodlight columns (12m high) located evenly around the external perimeter of the Multi Use Games Area.

LBH Ref Nos: 19731/APP/2015/47

Drawing Nos: 3113 Bishop Ramsey Floodlights Design and Access S
Abacus- Column Details
Abacus- base-hinged column data
Abacus- bishop ramsey floodlights plan
Abacus- floodlight datasheet
PD01 LOCATION PLAN
PD02 BLOCK PLAN
PD03 LIGHTING SCHEME

Date Plans Received: 07/01/2015 **Date(s) of Amendment(s):**

Date Application Valid: 07/01/2015

1. **SUMMARY**

This application seeks full planning permission for the installation of six, 12m high floodlight columns located around the perimeter of an existing multi-use games area (MUGA) within the grounds of Bishop Ramsey C of E School and to extend the hours and days of use of the MUGA.

Insufficient detail has been provided regarding the acoustic and light spillage impact of the development and how it would impact on traffic flow and parking within the locality. As such it is considered that the proposal may adversely affect the character of the area, the residential amenity of existing residential properties adjacent to the site and have an unacceptable impact on highway safety. In addition without further evidence regarding the ecological impact of the floodlights it is possible that the proposal may have an unacceptable impact on the ecology of the locality.

It is therefore considered that the application fails to comply with Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies AM7, BE19, EC3, OE1 and OE3 of the of the Hillingdon Local Plan: (November 2012) and London Plan (2011) Policy 3.19.

The proposal is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

Insufficient details and information has been provided regarding the level of traffic and parking demands likely to be generated by the proposal. It has not therefore been demonstrated that the use of the proposed facilities would not adversely impact on highway and pedestrian safety. With respect to parking demand the Local Planning

Authority is concerned regarding overspill parking affecting adjacent residential areas. As such the proposal is contrary to policies AM7 and AM14 of the Hillingdon Local Plan: (November 2012).

2 NON2 Non Standard reason for refusal

Insufficient information has been provided to demonstrate how the flood lighting and extension of opening hours for the multi-use games area would impact on the amenity of neighbouring residential properties in terms of noise and light pollution. As such the proposal is deemed contrary to Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: (November 2012) and policy 3.19 of the London Plan (2011).

3 NON2 Non Standard reason for refusal

Insufficient information has been provided to demonstrate how the flood lighting and light spill would impact on the ecology of the local area, which includes the High Grove Site of Importance for Nature Conservation (SINC) Grade 2. As such the proposal is deemed contrary to Policy EC3 of the Hillingdon Local Plan: (November 2012), Policies 3.19 and 7.19 of the London Plan (2011) and Paragraph 109 of the National Planning Policy Framework.

4 NON2 Non Standard reason for refusal

The introduction of floodlights and extended hours of use to facilitate outdoor sports, with associated light and noise pollution, is considered likely to have a detrimental impact on the character of the locality. In particular it is considered that there would be an urbanising effect of the adjoining parkland and residential neighbourhood. The proposal is therefore deemed contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: (November 2012) and Policy 7.4 of the London Plan (2011).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM1	Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE19	New development must improve or complement the character of the area. Potential effects of development on sites of nature conservation

EC3	importance
LPP 3.19	(2011) Sports Facilities
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

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

Bishop Ramsey Church of England School occupies an approximately 3.6 hectare irregularly shaped plot located at the eastern end of Warrender Way in Ruislip. The site accommodates several school buildings of up to three-storeys in height, playing fields, hard and soft landscaping, a Multi-Use Games Area (MUGA), car parking and associated facilities.

The site is bounded to the north by Highgrove Pool; to the east by Warrender Park; to the south by a narrow strip of public open space, beyond which are residential properties; and to the east by a narrow footpath, beyond which are residential properties.

The main vehicular access to the site is via Hume Way, through the Highgrove Swimming Pool Car Park. Pedestrian access and service vehicle access is available via Warrender Way.

This application specifically relates to the site of the MUGA, which is located immediately to the south of the main school buildings.

The entire school site, including the application site, falls within the developed area as designated in the Hillingdon Local Plan: (November 2012). The wider area includes the High Grove Site of Importance for Nature Conservation (SINC) Grade 2 to the north and east of the school.

3.2 Proposed Scheme

This application seeks permission for the installation of six, 12m high floodlight columns located around the perimeter of an existing multi-use games area (MUGA) within the grounds of Bishop Ramsey C of E School. The MUGA is 37m wide and 65m long, and is enclosed with 3m high metal fencing. The surface is marked out for 4 tennis courts, three netball courts and a 5-a-side football pitch. It is proposed that the six floodlight columns will stand just outside of the existing fence line.

The floodlight proposed is Abacus's Challenger 1 system and the supporting information submitted with the application states that:

'The floodlighting will provide a maintained illuminance level of 410 lux over the whole pitch and a uniformity of 0.7 Emin/eav.'

It should be noted that in addition to the construction of the floodlighting this proposal seeks to extend the hours of use of the MUGA as controlled by planning condition No. 3 of the original planning consent (ref. 19731/APP/2008/2153). The proposed hours of use are 0830 to 2100 Monday to Friday, 0900 to 1800 Saturdays, 0900 to 1600 Sundays and to remain closed on Bank Holidays (the application form groups Sundays and Bank Holidays together but the applicant has confirmed by email on the 06/02/15 that no opening is proposed on Bank Holidays).

3.3 Relevant Planning History

19731/APP/2006/2811 Bishop Ramsey Church Of England School Hume Way, Ruislip
AMALGAMATION OF UPPER AND LOWER SCHOOL SITES TO CREATE ONE SCHOOL CAMPUS. REDEVELOPMENT OF UPPER SCHOOL SITE INCLUDING DEMOLITION AND REFURBISHMENT OF EXISTING BUILDINGS, ERECTION OF NEW SCHOOL BUILDINGS, PARKING AREAS, ACCESS PROVISION INCLUDING A DROP OFF POINT IN HUME WAY AND PLAYGROUND/SPORTS FACILITIES.

Decision: 18-05-2007 Approved

19731/APP/2008/2153 Bishop Ramsey Church Of England School Warrender Way Ruislip
NEW MULTI USE GAMES AREA & ASSOCIATED WORKS

Decision: 26-11-2008 Approved

19731/APP/2009/1032 Former Bishop Ramsey School Eastcote Road, Ruislip
Installation of metal gates to front entrance (Application for a Certificate of Lawfulness for a proposed use or development).

Decision: 08-07-2009 Refused

19731/APP/2009/1663 Former Bishop Ramsey School Eastcote Road Ruislip
Installation of electric vehicular / pedestrian gates to front entrance.

Decision: 25-09-2009 Approved

19731/APP/2013/1285 Bishop Ramsey Church Of England School Warrender Way Ruislip
Single storey detached outbuilding to rear for use as storage

Decision: 22-07-2013 Approved

19731/APP/2013/1476 Bishop Ramsey C Of E School Hume Way Ruislip
Single storey extension and alterations/refurbishment to existing sports hall changing and shower facilities.

Decision: 02-08-2013 Approved

19731/APP/2015/286 Bishop Ramsey C Of E School Warrender Way Ruislip

Single storey extension to north side and single storey extension to west side of existing sports hall

Decision:

19731/TRE/2013/147 Bishop Ramsey C Of E School Hume Way Ruislip

To carry out tree surgery, including a crown reduction by 20% to Oak (T8); a crown reduction by 25% to Oaks (T5 & T9); and the cutting back of branches to provide up to 3m clearance between the tree and the school building to Oak (T4) on TPO 382

Decision: 26-11-2013 Approved

Comment on Relevant Planning History

The application site has an extensive planning history related to the use of the site as a school, the most recent of which are attached.

Application ref. 19731/APP/2006/2811 relates to the approval of the amalgamation of the two previous schools and included condition no.11 which relates to floodlights:

Condition 11: No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. The submitted details will be assessed with regard to security, and impacts on both residential amenity and ecology. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan and in the interests of ecology.

There is also a second application within the site's history that relates directly to the current proposals, which is the original consent for the multi-use games area (ref. 19731/APP/2008/2153). This consent included a number of conditions, most notably condition nos. 2, 3 and 4:

Condition 2: The development hereby approved shall not be brought into use until a community use scheme for the development has been submitted to, and approved in writing by, the Local Planning Authority. Such scheme shall include details of pricing policy, hours of use, access and parking arrangements by non-school users, management responsibilities and include a mechanism for review. The approved scheme shall be implemented upon commencement of the development.

REASON

To ensure that the proposed development maximises use of the existing school playing

field in accordance with Policy R4 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

Condition 3: Unless otherwise agreed in writing with the Local Planning Authority, the multi use games area hereby approved shall only be used between the hours of 0900 and 1800 Mondays to Saturdays and at no time on Sundays and Public Holidays.

REASON

To ensure that the amenity of the occupiers of nearby residential properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

Condition 4: Except as provided for in the community use agreement approved pursuant to condition 2 of this planning permission, the multi use games area hereby approved shall be used solely by pupils and staff of the school and visiting teams thereto and shall not be hired out for use by any other persons or organisations.

REASON

To ensure that the proposed development does not result in additional vehicular traffic to the site during school hours in the interests of highway safety and residential amenity and to accord with Policies BE19 and AM7 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

There is no recorded evidence that condition No. 2 has been discharged and therefore condition Nos. 3 and 4 remain applicable.

4. Planning Policies and Standards

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Noise

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:

AM1 Developments which serve or draw upon more than a walking distance based catchment area - public transport accessibility and capacity considerations
AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
BE19 New development must improve or complement the character of the area.

EC3	Potential effects of development on sites of nature conservation importance
LPP 3.19	(2011) Sports Facilities
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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 98 local owner/occupiers, the Eastcote Residents' Association, the Ruislip Residents' Association and site notices were posted. 106 letters of objection and a 176 signature petition have been received which raise the following concerns:

- i) Noise pollution
- ii) Ecological/Environmental impact
- iii) Detrimental impact on residential amenity
- iv) Parking/Traffic/Access
- v) Light pollution
- vi) Commercial/Community use
- vii) Inadequate infrastructure
- viii) Encroachment on Warrender Park
- ix) Detrimental impact on character/heritage of Warrender Park
- x) Potential for alternative future uses
- xi) Sufficient alternative facilities in the area
- xii) Visual impact
- xii) Insufficient consultation by school
- xiii) Loss of privacy
- xiv) Anti-social behavior
- xv) Will set a precedent for other schools
- xvi) Regrading area to urban
- xviii) Insufficient detail of lighting impact
- xviii) Insufficient detail of proposed end users
- xiv) School and its facilities are not available to all
- xx) Impact on property values
- xxi) Increased litter
- xxii) Potentially contrary to land covenants

Case Officer's Comments:

Concerns relating to the impact of the proposal on the character of the area, residential amenity, noise and light pollution, ecology, parking, community use and privacy are considered within the body of the report. Concerns regarding land covenants, school consultation, litter, possible future uses and impact on property value are not material planning considerations.

Ruislip Residents Association:

Whilst the Ruislip Residents Association supports the provision of sports facilities in the area there are several areas of concern with this proposal echoed by a significant number of local residents

who will be affected should approval be given. We would list our concerns as follows:

1. There does not appear to have been any consultation with the local community prior to the submission of this application and given the nature of the proposal this is clearly unacceptable.
2. When the existing MUGA facility was granted planning approval we understand that it was agreed that flood lighting would not be provided unless full details were approved by the Council.
3. The lighting layout plan does not show the surrounding area, consequently it is difficult to assess what the impact of the lighting would be, particularly on nearby homes and the adjacent Warrender Park and Highgrove Nature Conservation Area.
4. Floodlighting and the associated light pollution has an adverse effect on the night time skyline. The dark areas provided by the Park and Nature Conservation Area currently provide a welcome break in the urban environment.
5. There is not to our knowledge any ecological report commissioned without this it is impossible to know the true impact on local habitat. The site is adjacent to a tree lined footpath and the previously mentioned Warrender Park and Highgrove Nature Conservation Area, all of which harbour various species of wildlife, birds and bats.
6. Extended hours would indicate use by external organisations, Experience elsewhere has shown this can result in anti-social behaviour and noise disturbance to local residents. Increased use of the school would result in more vehicles wanting to park in the immediate area adding to already existing congestion.

It is important that a precedent not be set for this type of application and we strongly support our members in objecting to it.

Case Officer's Comments:

The issues raised are considered within the body of the report and a number are reflected in the report's conclusions.

Eastcote Conservation Panel:

"I recently attended the local meeting at BR School with the Headmaster Andrew Wilcox regarding the above proposal. I have to say Mr Wilcox was wholly unprepared to answer many of the questions put by local residents looking for more detail on this very important indeed sensitive issue.

However, my letter to you is about my deep concern with regards to the erection of the above columns at the school and the consequence of renting of the MUGA pitch 7 days a week until 10pm, 364 days a year!

I have a young family and not looking forward to the noise the letting of the pitch will produce; this coupled with the parking in our road and Warrender road, particularly when people are leaving the facility late at night and the noise this will create in a residential area.

The School should be asked to submit a full ecological study before this application is determined.

In addition we are supporters of safeguarding Warrender Park and its wildlife. There is a fantastic array of protected species, newts, badgers and bats all of which are nocturnal. Flood lights until 10pm is not conducive to their way of life.

I cannot understand why this is being proposed in a residential area? The school appears, by results to be thriving and the students as part of the curriculum take part in sports regularly.

I have to ask that this application be refused"

Eastcote Conservation Panel also made the following comments:

I have received further information and would ask that Bishop Ramsey is requested to supply more information before this application is determined.

1. The school employs 175 full & part time staff, and has 1250 pupils. The current parking spaces number 60 cars 80 cycles 2 minibus. A total of 142 parking spaces, which is already inadequate for the volume of people using the school. The overspill congests the car park for Highgrove Leisure Centre and surrounding roads. The school is used on a Saturday for a Moslem School, which has a high number of attendees and there is high traffic congestion on Eastcote Road on Saturdays as well as the normal week day chaos.

2. The school web site advertises the following rooms for hire.

- Classrooms, capacity 30-35 each
- Restaurant capacity 200 seated
- Main Hall capacity 197-350
- Dance Studio capacity 30
- Drama Studio capacity 50-100
- MUGA 4 tennis courts and 3 Netball Courts with use of school changing facilities
- Sports Hall 3 Badminton courts, 2 cricket runs with use of school changing facilities
- Field large Football pitch with use of school changing facilities.

Within the application there is no indication of how many lettings there are, or how extra lettings of a floodlit MUGA will impact on traffic congestion in the area or parking.

3. Planning application 19731/APP/2008/2153 for the MUGA, condition 2 states that the pitch shall not be brought into community use until a scheme for the development including pricing etc is approved by the LPA. I have not been able to find this scheme or approval, does it exist? This approval was for 4 tennis courts and 3 netball pitches, a 5 a side football pitch was not part of the original application. Is this application for a change of use as well as flood lighting. If so it should be reflected in the application description.

4. Hours of use were restricted [policy OE3] to ensure the amenity of nearby residential occupiers is not adversely affected. This restriction should remain.

5. Planning application 19731/APP/2006/2811 (amalgamation of the schools) condition no. 11:
'No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. The submitted details will be assessed with regard to security, and impacts on both residential amenity and ecology. Any lighting that is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.'

REASON

To safeguard the amenity of surrounding properties in accordance with policy BE13 of the Hillingdon Unitary Development Plan and in the interests of ecology.'

This condition has not been followed in the current application. It is lacking an ecology report, security measures, details of impact on residential amenity. The density of the proposed lighting 400 lux is excessive for the proposed use. The information submitted does not contain details of how this will affect nearby residential dwellings, most of these dwellings have not been mentioned within the documentation e.g. College Drive, The Uplands, Warrender Way. As well as lighting the noise will also be detrimental to a very wide area.

This is a poorly presented and un-neighbourly application we ask that the application be refused.

Case Officer's Comments:

With regards to points 1 & 2 the Council's Highways Officer has provided comments on the proposal and raised concerns regarding the level of detail provided. With regards to point 3, the application is not for a change of use of the MUGA, but for floodlights and an extension to opening

hours. Community use is normally ancillary within schools and usually encouraged. It is worth noting that Condition 2 of application ref. 19731/APP/2008/2153 was intended to encourage and support the principle of community use, rather than purely to protect residential amenity. Point nos. 4 and 5 relate directly to conditions which the applicant is attempting to address with the current application, and the issues raised are considered within this report.

Councillor Michel Markham has made the following comments (which are also on behalf of Councillors Susan O'Brien and Douglas Mills):

"We have now concluded an examination of this application and the similarities in 2006 when Bishop Ramsey was amalgamated on its current site.

As we expected, a planning condition at that time was applied to stop floodlighting and noise being excessive from the new sport, (MUGA) arrangements. The principle reasons for this were to uphold residential amenity and to avoid ecological damage.

Our view of the current application is that nothing has changed to devalue these reasons and that such new arrangements would cause excessive disturbance, especially through noise and for longer periods.

We are therefore writing to the planning committee to ask that the recommendation is a for refusal and that the existing condition should remain in force."

Councillor Nick Denys has requested Committee determination.

A joint letter of objection has been received from Nick Hurd MP and Sir John Randall MP, which makes the following comments:

"We are writing with reference to Planning Application 19731/APP/2015/47 (Bishop Ramsey School).

Both of us have received representations from neighbours of Bishop Ramsey School. There is clearly a great deal of local concern about this proposal. They focus on:-

- 1) Noise pollution
- 2) Light pollution
- 3) The impact of additional lettings on traffic congestion and parking. Residents are very clear that there is already a significant problem in Warrender Way and Highgrove Way, and they believe that the proposals will only compound them.

It is pointed out that the Council were robust in imposing restrictions to protect residents in the previous application 1973/APP/2008/21153. They do not see what has changed in order to allow the Local Planning Authority to take a different view. There is also a concern that any approval might create a precedent for an application for floodlighting on the main pitch.

We recognise that Bishop Ramsey is an important community asset and we want to see it continue flourishing as a successful school. We understand their reasons for making this application, not least the need to explore new sources of revenue at a time of budget pressure. However we share the concerns of our constituents that this development will impose unacceptable cost on their quality of life, and so we object to the current application and ask that the concerns of residents are given proper consideration in the planning process."

Internal Consultees

ENVIRONMENTAL PROTECTION UNIT

I have considered this application for installation of 6no. 12m high floodlight at the above school. The application also includes changes in hours of opening for the MUGA from current 09-00 to 18-00 Monday to Saturday and at no times on Sundays to 08:30 to 21:00 Monday to Friday and 09:00 to 16:00 Sundays with no change to Saturday times.

I have a number of concerns regarding this proposal, in particular:

1. I have concerns about an extension of opening hours on weekdays by 3 hours in the evening and allowing the facilities to open for the first time on Sundays when sport activities may be carried out given the proximity of these facilities to residential properties. There is potential for noise disturbance to nearby residents and in particular residents in College Drive without adequate mitigation measures. The potential noise impact has not been assessed to support the application. This is a quiet residential area of Ruislip, the existing background noise in the area according to Defra noise mapping England is up to 55dB(A) Lden. Although there is no direct comparison between Lden and LAeq, this gives an idea of the noise levels in the area. Any activities that will be carried out in the evening period is likely to be noticeable as the ambient levels will drop by up to 5dB. In view of this, it is recommended an acoustic report is undertaken to demonstrate there will not be any adverse effects from the development on neighbouring sensitive premises.

2. There is potential for light spill on to residential premises from the 6no. 12m high floodlights. The Abacus technical light assessment is insufficient as it does not show what the levels will be at residential windows when the floodlights are in use. An assessment should include lux contour plots showing levels at windows when the premises are in use.

HIGHWAY ENGINEER

No details / information has been provided regarding the level of traffic and parking demands likely to be generated by the proposed use of these sports facilities. Given that the adjacent roads are already subject to high on-street parking demands, there is limited capacity to accommodate any significant increase. It has not therefore been demonstrated that the use of the proposed facilities would not adversely impact on highway safety and performance in conformity with policies AM1, AM7 and AM14.

SUSTAINABILITY OFFICER

The information on light spill needs to include impacts on ecology. There are two tree belts to the east and west of the site that are likely to provide an important ecology corridor connecting the wider area which includes the High Grove Site of Importance for Nature Conservation (SINC) Grade 2 to the north and east of the school.

The lack of information on light spill and lack of commentary on ecological impacts makes it difficult to fully determine the impacts of the scheme.

The applicant should be advised to submit this information prior to any approval to ensure the design and location of the lights is sufficiently protective of the ecology value in the area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Council's Local Plan: Part 2, seeks to encourage the provision of

enhanced educational buildings across the borough. London Plan policy 3.18 also seeks to support development proposals which enhance education and skills provision including new schools and the expansion of existing facilities. Paragraph 72 of the National Planning Policy Framework (NPPF) confirms that great weight should be given to the need to create, expand or alter schools.

Notwithstanding the above, it should be noted that the emphasis of those policies, and in particular the NPPF, is nevertheless on the provision of additional school places. The proposal would not lead to an increase in pupil numbers at the site and, from the information provided, nor is it essential to enable the school to provide a high quality PE curriculum. Accordingly, it is considered that limited weight could be given to this scheme in terms of meeting those policy objectives as might otherwise be the case. In addition policy R10 of the Council's Local Plan: Part 2 relates specifically to buildings and not the construction of external facilities such as floodlighting.

In terms of sports provision, London Plan Policy 3.19 states that "development proposals that increase or enhance the provision of sports and recreation facilities will be supported" and "proposals that result in a net loss of sports and recreation facilities, including playing fields should be resisted." It goes on to say:

"Wherever possible, multi-use public facilities for sport and recreational activity should be encouraged. The provision of floodlighting should be supported in areas where there is an identified need for sports facilities to increase sports participation opportunities, unless the floodlighting gives rise to demonstrable harm to local community or biodiversity."

Insufficient evidence has been provided to demonstrate that 'there is an identified need for sports facilities to increase sports participation opportunities' in the locality. In addition it is considered that the proposed development would result in an unacceptable impact on the amenities of the occupiers of neighbouring residential units and that the applicant has not demonstrated that the floodlighting would not harm local biodiversity. The proposal is therefore deemed not in accordance with policy 3.19 of the London Plan.

The site does not fall within the Green Belt and has no other specific designations which would preclude development. However, in view of the above, objections are raised to the principle of the development. Given the nature of the proposal it is particularly important that issues relating to noise, lighting, traffic, visual impact and residential amenity are fully addressed.

7.02 Density of the proposed development

Not relevant to the current application.

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

Not relevant to the current application.

7.04 Airport safeguarding

Not relevant to the current application.

7.05 Impact on the green belt

The site is located within a developed area, and as such it is considered that the scheme would not impact on the green belt.

7.07 Impact on the character & appearance of the area

The proposed development relates to the construction of six number 12m high floodlighting columns and alterations to the hours of use of the MUGA. Given that the MUGA is already in-situ and is surrounded by 3m high metal fencing it is considered that the floodlighting

columns alone are likely to have a minimal impact on the character of the immediate locality. However the introduction of the floodlights and the impact which this lighting would have in addition to the extended hours of use of the MUGA into the evening and at weekends it deemed likely to have a significant impact on the adjacent park and residential streets. It is accepted that school already has an impact in setting the character of the area and however outside of school hours the locality is predominantly residential. The floodlights and extended hours of use to facilitate outdoor sports, with associated light and noise pollution, is considered likely to have a detrimental impact on the character of the locality. The proposal is therefore deemed contrary to Policy BE19 of the Hillingdon Local Plan: (November 2012).

7.08 Impact on neighbours

The Council's Environmental Protection Unit (EPU) have been consulted on the proposal and have raised concerns about an extension of opening hours and subsequent potential noise disturbance to nearby residents without adequate mitigation measures. The potential noise impact has not been assessed to support the application. EPU state that this is a quiet residential area of Ruislip and any activities that will be carried out in the evening period are likely to be noticeable. In view of this they recommend an acoustic report should have been submitted with the application which demonstrates that there will be no adverse effects from the development on neighbouring residential properties.

In addition EPU are of the opinion that there is potential for light spill on to residential premises from the 6no. 12m high floodlights. The Abacus technical light assessment is insufficient as it does not show what the levels will be at residential windows when the floodlights are in use. An assessment that included lux contour plots showing levels at windows when the premises are in use should have been submitted in support of the application.

Given that neither supporting documents have been provided, it is considered that the proposal could lead to an unacceptable impact on the residential amenity of the surrounding area in terms of noise and light pollution. The planning approval for the MUGA (ref. 19731/APP/2008/2153) included conditions which controlled the hours of use and limited the use of the MUGA to the school in order to protect residential amenity (subject to the discharge of a condition relating to community use). In addition condition no.11 was attached to the consent for the amalgamation of the two schools to control the use of floodlights in order to protect residential amenity. The applicant has supplied no supporting evidence which indicates that there is a material change in circumstances since these consents were granted.

Taking all of the above into consideration it is deemed that the proposal is contrary to Policies BE19, OE1 and OE3 of the Hillingdon Local Plan: (November 2012) and Policy 3.19 of the London Plan (2011).

As the MUGA is already in-situ and the application relates only to hours of use and floodlighting, therefore the impact of the proposal on the privacy of adjacent residential properties is not considered significant. As such the proposal is deemed in accordance with policy BE24 of the Hillingdon Local Plan: (November 2012).

7.09 Living conditions for future occupiers

Not relevant to the current application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Applicant has stated that an informal parking arrangement is proposed where users of the facility could use either the school carpark (which is quieter outside of school hours) or

the adjacent Highgrove Leisure Centre car park which is free after 6pm (Although no formal approach has been made to the Council as landlord). There is no assessment of the volumes of traffic, how such traffic would be directed away from residential streets closer to the MUGA or assessment of the impact on the Council owned Highgrove leisure centre car park. The Council's Highways Officer has reviewed the proposal and raised concerns regarding the level of detail provided. In summary no information has been provided regarding the level of traffic and parking demands likely to be generated by the proposed use of the sports facilities. The concern raised is that given that the adjacent roads are already subject to high on-street parking demands, there is limited capacity to accommodate any significant increase. The applicant has not therefore demonstrated that the use of the proposed facilities would not adversely impact on highway safety and performance. As such the proposal is contrary to policies AM1, AM7 and AM14 of the Hillingdon Local Plan (2012).

7.11 Urban design, access and security

The proposal is not considered to raise any specific urban design, access or security concerns.

7.12 Disabled access

The scheme would provide flood lighting to enable the increased use of an existing multi-use game area facility. Access to the existing school buildings will not be affected by the proposal and as such the scheme is considered to be consistent with Policies R16 and AM15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.13 Provision of affordable & special needs housing

Not relevant to the current application.

7.14 Trees, Landscaping and Ecology

The Council's Sustainability Officer has been consulted on the application and raised concerns regarding its ecological impact. Warrender Park, to the east, is designated as a Nature Reserve and Nature Conservation Site of Borough Grade II or Local Importance.

Insufficient information has been provided with regards to the impact of the proposal on local ecology, in particular with regards to light spill. There are two tree belts to the east and west of the site that are likely to provide an important ecology corridor connecting the wider area which includes the High Grove Site of Importance for Nature Conservation (SINC) Grade 2 to the north and east of the school.

The lack of information on ecological impacts makes it difficult to fully determine the impacts of the scheme. As the applicant has not provided sufficient information to ensure the design and location of the lights is sufficiently protective of the ecology value in the area, the proposal is deemed contrary to policy EC3 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

No waste management concerns are raised by the proposed development.

7.16 Renewable energy / Sustainability

The Council's Sustainability Officer has reviewed the proposal and raised concerns regarding the ecological impact of the proposal as set out above. No concerns were raised regarding renewable energy or sustainability.

7.17 Flooding or Drainage Issues

The site does not fall within a flood zone and no issues relating to flooding have been identified.

7.18 Noise or Air Quality Issues

No air quality concerns are raised with regards to the development.

7.19 Comments on Public Consultations

The public consultation process resulted in a number of concerns being raised with the proposal. In particular the impact the scheme would have on residential amenity and the character of the area, noise and light pollution as well as ecology, parking and traffic problems. These issues have been considered within the report and it is concluded that insufficient information has been provided to demonstrate that the proposal would have an acceptable impact. Concerns regarding land covenants, school consultation, litter, possible future uses and property values are not material planning considerations.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support art, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

As the proposed development will not create any additional floorspace or dwellings it is considered that no planning obligations would be necessary to mitigate the impact of the development.

7.21 Expediency of enforcement action

No enforcement action is applicable in this instance.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

Insufficient detail has been provided regarding the acoustic and light spillage impact of the development and how it would impact on traffic flow and parking within the locality. As such it is considered that the proposal may adversely affect the character of the area, the residential amenity of existing residential properties adjacent to the site and have an unacceptable impact on highway safety. In addition without further evidence regarding the ecological impact of the floodlights it is possible that the proposal may have an unacceptable impact on the ecology of the locality.

It is therefore considered that the application fails to comply with Policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies AM7, BE19, EC3, OE1 and OE3 of the of the Hillingdon Local Plan: (November 2012) and London Plan (2011) policy 3.19.

The proposal is therefore recommended for refusal.

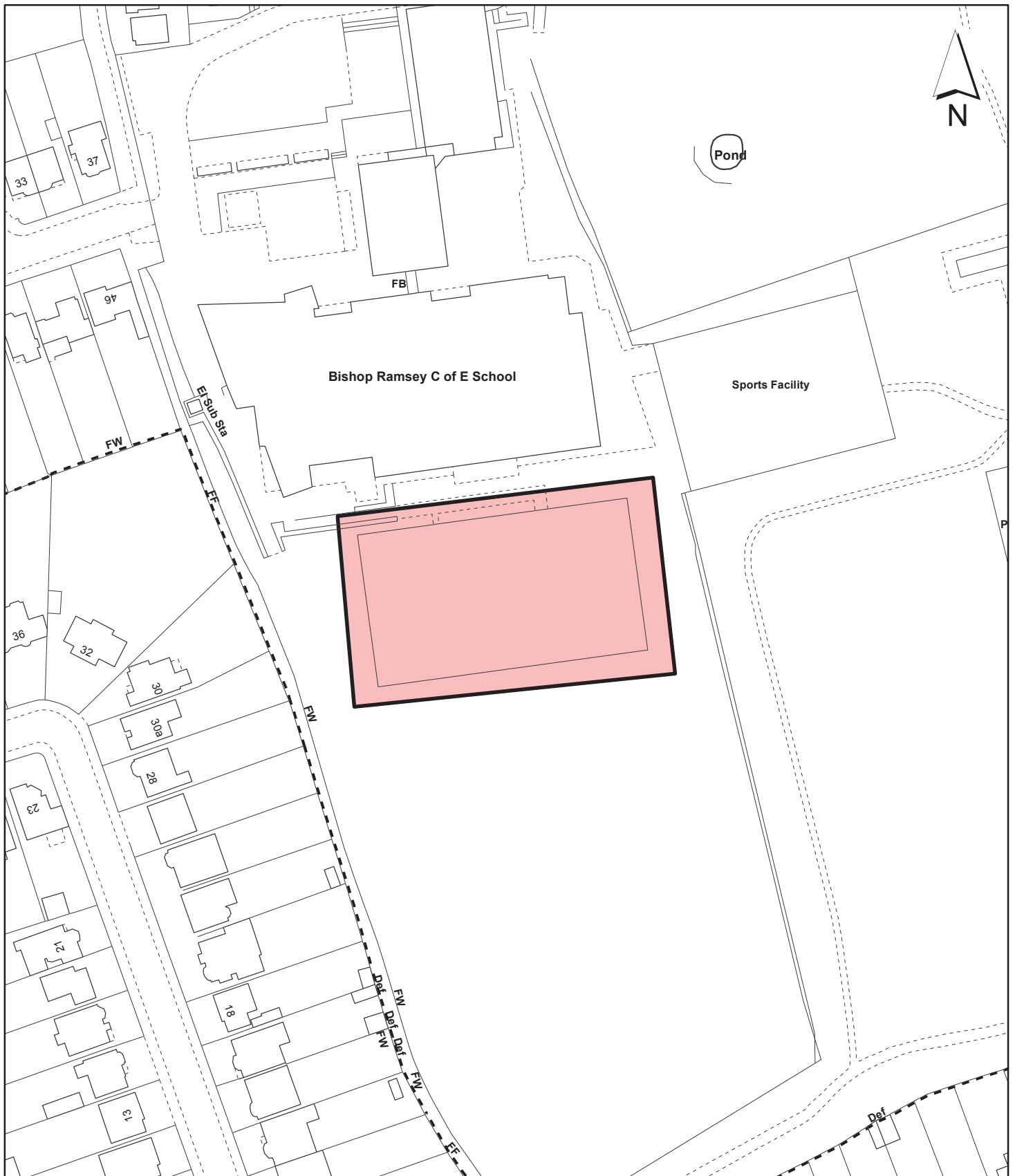
11. Reference Documents

Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012)
Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012)
Policy Statement - Planning for Schools Development (DCLG, 15/08/11)
London Plan (July 2011)

Hillingdon Supplementary Planning Document - Noise

Contact Officer: Ed Laughton

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Bishop Ramsey C of E School
 Hume Way
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
19731/APP/2015/47

Scale
1:1,250

Planning Committee
North Page 32

Date
March 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address REAR OF 103 FIELD END ROAD EASTCOTE

Development: Three storey, 2-bed detached dwelling with associated parking and amenity space

LBH Ref Nos: 70463/APP/2014/4205

Drawing Nos: P1-111
P1-112
P1-001
P1-002
P1-003
P1-010
P1-011
P1-012
P1-020
P1-110
P1-120
P1-121
P1-130
P1-135
Planning, Design and Access Statement

Date Plans Received: 27/11/2014 **Date(s) of Amendment(s):** 12/12/2014
Date Application Valid: 16/12/2014 27/11/2014

1. SUMMARY

Planning permission is sought for the erection of a three storey building comprising a two bedroom, four person dwelling with associated undercroft parking and amenity space.

The introduction of a three storey residential building surrounded by single storey buildings along this rear access road would appear out of keeping due to its form and position. In addition, the overall height as proposed is taller than the surrounding buildings. It is therefore not in scale with the prevailing single storey, character of the area.

There is insufficient overall separation distance between the new building and the nearest neighbouring properties, approx. 7.4 metres to the existing flat at No.103. A total of approximately 18sq.m of amenity space has been proposed. As such, the proposed amenity space would be inadequate to provide a satisfactory standard of amenity for the future occupiers of the proposed unit.

The proposed bedroom would have an obscure glazed window and a door to access the terrace. As such, the outlook from this bedroom would be a terrace surrounded by a 1.5m high obscure glass balustrade. It is therefore considered that the proposed bedroom would not maintain an adequate outlook.

The proposal is fundamentally unacceptable as its design does not meet the essential principles of the Lifetime Home Standards.

The applicant has failed to demonstrate the existing servicing and car parking required for the commercial use and retail unit at 103 Field End Road is retained. As such, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its overall size, bulk and proportions of the proposed building relate unsatisfactorily to the parade to which it would be attached. The introduction of a three storey residential building would thus appear out of keeping due to its form and position. It is therefore not in scale with the prevailing single storey character of the area. It is therefore represents an intrusive visual element that would fail to harmonise with the layout and appearance of the existing street scene, and thus contrary to Hillingdon Local Plan Policies BE13, BE19 and BE22 and HDAS in this regard.

2 NON2 Non Standard reason for refusal

The proposed development by reason of its lack of separation distance from nearby residential properties, would be detrimental to the residential amenity of the occupiers of the proposed development by reason of overdomination and and loss of outlook. The proposal is therefore contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal due to the lack of outlook afforded to the proposed bedroom would result in an oppressive environment to that bedroom. As such the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary to advice contained within the Council's Supplementary Planning Document HDAS Residential Extensions, and to Policy 3.5 of the London Plan (July 2011).

4 NON2 Non Standard reason for refusal

The proposal would fail to meet the relevant Lifetime Home Standards to the detriment of the amenities of future residents, contrary to Policies 3.8 and 7.2 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

5 NON2 Non Standard reason for refusal

The proposed development would, by virtue of its failure to provide an adequate amount of private usable external amenity space for the occupiers of the proposed property, result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposal has failed to demonstrate the existing servicing and car parking required for the commercial use and flat at 103 Field End Road would be retained, potentially leading to unacceptable movements on the public highway and resulting in an increase in on-street car parking in an area where parking demand already exceeds supply, thereby leading to conditions which would be prejudicial to the operation of the highway network and pedestrian/highway safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and

the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 159 Councils Local Plan : Part 1 - Strategic Policies

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

2 152 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).

3 153 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
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

H5	Dwellings suitable for large families
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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
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 5.3	(2011) Sustainable design and construction
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3. CONSIDERATIONS

3.1 Site and Locality

The site is located on the eastern side of Field End Road and comprises the rear yard of a terraced property situated within a mixed area of residential, commercial and retail uses within Eastcote. The application site is reached via a private access and it runs along the rear of the terrace between Deane Croft Road to the north and Abbotsbury Gardens to the south. The rear service yard runs the length of the terrace providing access to 83-115 (odds) Field End Road. There are a number of outbuildings and temporary structures along the road however the application site does not contain any existing structures. The main building has a retail shop at ground floor and a flat above which has its main access via the front of the building. The retail and other units are served by a layby area at the front of the building which provides for short-term parking for customers.

The application site is in a town centre location as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application proposes to erect a three storey building comprising a two bedroom, four person dwelling with associated undercroft parking and amenity space. The three storey building would be 7.25m wide, 11.8m deep and 5m to 8m high with a flat roof. The proposed dwelling has the bedroom accommodation at first floor and the kitchen and living space at second floor, including a private balcony to the main bedroom at first floor and a roof terrace to provide some outdoor amenity space, accessed off the lounge at second floor. The roof terrace would be set back from the edge of the building and will be surrounded by a green roof. The Gross Internal Area of the unit is 84.8 m² and 18sq.m of private amenity space. The 3-storey building would be separated from the existing building by approximately 7.4m at first floor level and 15m separation distance at second floor level. The materials would be brick to match the surrounding buildings and white render. Two

bicycle stores are provided, bin stores and one visitor's parking space.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- 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
- H5 Dwellings suitable for large families
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- 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
- 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 5.3	(2011) Sustainable design and construction
LPP 6.9	(2011) Cycling
LPP 6.13	(2011) Parking
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture
LPP 8.2	(2011) Planning obligations
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties have been consulted on 18th December 2014 and a site notice was displayed on 3rd January 2011.

Six letters of representations have been received. The objections and officer responses to these are summarised below:

1. Overlooking of rear gardens - addressed in report.
2. Overlooking of properties - addressed in report.
3. Proposed obscure glazed windows could be replaced in future with clear windows - should the application be approved a condition would be added preventing those windows from being changed.
4. Proposal, if approved, would set a precedent in the street
5. Increase in traffic - addressed in report.
6. The lighted pedestrian pathway will encourage more pedestrian traffic in the service road where large vehicles are reversing and manoeuvring in a service road where pedestrians have no right of access - this would be a management issue if the development was to be built.
7. This plan does not take in consideration the need of existing residents and shop keepers (ie no parking) - addressed in report.
8. One objector (no.7 Abbotsbury Gardens) stated that they had not been consulted - this property does not adjoin the site and there was no requirement to consult the occupiers. A site notice was erected.
9. 21 day consultation period is insufficient - this is the statutory period for consultations and the Council does not have the powers to change it.

EASTCOTE CONSERVATION PANEL

A similar application, to build a dwelling in a service area, was refused at appeal in 2006. [rear of 17-21 The Close. Appeal ref. APP/R5510/A/06/2015330]. The reasons for the refusal also apply to this current application.

Conditions for current residents

There is only a 15 metre separation between the buildings. The proposed building will be in front of the kitchen/dining room windows and a living room window of the flat at 103 Field End Road, thus removing all outlook from these windows. There will also be restricted outlook from a bedroom window.

The application does not present a ground plan showing the current position of bin stores for the flat and shop, nor any indication of the future positioning of such stores.

The first & second floor windows of the proposal, and the roof terrace will overlook the garden of No.1 Abbotsbury Gardens. It is stated that the garden will not be used in the winter months when the trees are bare of leaves. This generalization cannot be accepted. The introduction of a three storey building only a few metres from this amenity space will give a perception of over dominance to the occupiers of this dwelling.

The service road to the front of the shop, is laid out in metered parking spaces; access for a delivery van cannot be guaranteed. The current arrangement can give free access to the rear of the premises.

Living Conditions for future residents

Any future residents would have a very depressing outlook. This area consists of rear entry to the shops, with the attendant out buildings for storage etc. It is a commercial area not a residential area.

The private amenity space, the roof terrace although protected by an opaque screen from 103 Field End Road would be over looked by the residents of 105 Field End Road.

The undercroft which will contain parking spaces, bins store, bike store, also 'some element of amenity space' (D&AS 4.1). However at 2.2 it is stated that the tenant of the commercial unit will access the rear of commercial unit via the undercroft. This area cannot be construed as private either for storage or amenity space.

Character and appearance

The introduction of a three storey dwelling into a cramped space, originally for the use of the flat and commercial unit, will be out of character with the area.

The architectural style is completely alien to the original 'Metroland' building style of the area. Having a three storey building on the boundary with the access road will be detrimental to the current openness of this area.

We ask that this application be refused.

OFFICER COMMENT: The above issues have been addressed in the report.

EASTCOTE RESIDENTS ASSOCIATION

We ask that this application be refused.

A residential property, in what is essentially a commercial area, that was actually intended to provide access for the ground floor retail outlet and a back/fire exit for the flat above, is entirely unacceptable, both for those occupying the current building and future residents of the proposed dwelling.

In paragraph 8.4, the Applicant's own Design & Access Statement states that there will be 15 metres between the existing and new building:-

- However, at the narrowest point between the buildings, the Applicant's drawings show only approx.7.8 metres of separation.
- From the first floor windows of the existing flat (103A) the occupants will have no view except brickwork and obscured glass windows. The light they currently enjoy will be severely restricted.
- Much of the current outlook will also be lost from the second floor windows of 103A.

The amenity space for the proposed dwelling is not acceptable being solely provided by a roof terrace and having no real ground level space.

Furthermore, there is an overlooking issue regarding the roof terrace, which appears to affect 1 Abbotsbury Gardens particularly, irrespective of the season and thus whether trees are in foliage or not. Correspondingly, the roof terrace itself will also be overlooked by those occupying the flat at 105 Field Road.

The application appears to make no proper, detailed provision for parking/deliveries/refuse storage & collection for the current occupiers of the main building (retail and residential). Important general considerations, but specifically so in this case, given that this plot is in the middle of a row of buildings, where the original design allowed for space behind each, leading to the access road, exactly for these reasons.

In addition, it is suggested that the undercroft area is to be used both by the new occupier and the retailer and thus is not a private area for the new occupier.

To create a screened off undercroft area could also exacerbate the security issues that already arise at the back of all the properties, and the associated access roads, in this area.

OFFICER COMMENT: The above issues have been addressed in the report.

Internal Consultees

EPU:

No objection to the planning application.

Please note the highlighted comments below as informative

(1) INF 20 Control of environmental nuisance from construction work

Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater

London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155)

Access Observations:

Planning permission is sought to develop a detached, two-bedroom, four person residential unit over two floors to comprise an undercroft area for amenity, parking and storage. The proposed dwelling would have its bedrooms on the first floor with a private balcony from the main bedroom, and its kitchen and living space on the second floor.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The proposal is fundamentally unacceptable as its design does not meet the essential principles of the Lifetime Home Standards. In essence, access for wheelchair users should be possible into all new homes and living space should be provided on the entrance level.

Conclusion: unacceptable.

Highway comments:

1. Need to ensure existing servicing and car parking required for the retail unit and flat at 103 Field End Road is retained.
2. It is not clear whether the proposed street lighting and footpaths along the existing rear service / access road are adequate.
3. The rear garden / service yard appears to be used for car parking at present. It is not clear how the displaced car parking demand will be accommodated.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no policy objection to the redevelopment of the site to provide some form of additional residential accommodation. This would be subject to appropriate density and design, and the proposal being in accordance with all of the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

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

The property lies within a Developed area and does not fall within a Conservation Area or Area of Special Local Character and is not a Listed Building.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

HDAS states in paragraph 4.27 that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings. In addition, Hillingdon Local Plan Policy BE22 requires residential buildings of two or more storeys in height to be set back a minimum of one metre from the side boundary of the property for its full height.

The immediately surrounding area to the site is characterised by one and two storey buildings to the rear of a parade of shops. The rear of this parade backs on to an access road. The proposed extension is 8m high and a maximum depth of 11.8m. Whilst it is accepted that there are single storey buildings to the rear of the site, the proposed building, by reason of its overall size, bulk and proportions of the proposed building relate unsatisfactorily to the parade to which it is attached.

The introduction of a three storey residential building surrounded by single storey buildings along this rear access road would thus appear out of keeping due to its form and position. The overall height as proposed is taller than the surrounding buildings. It is therefore not in scale with the prevailing single storey, character of the area.

The proposed building on this site would therefore represent an intrusive visual element that would fail to harmonise with the layout and appearance of the existing street scene, and thus contrary to Hillingdon Local Plan Policies BE13, BE19 and BE22 and HDAS in this regard.

7.08 Impact on neighbours

The primary potential impacts of the proposal on the residential amenities of nearby and adjoining occupiers are loss of privacy (overlooking), overbearing impact and loss of natural daylight.

HDAS - Residential Layouts sets out (in paragraph 4.9) a minimum requirement for the separation of two or more storey buildings abutting properties or their gardens of 15 metres and further assesses the amount of daylight/sunlight available by taking angles of 45 degrees from existing windows in adjoining dwellings. It is evident however, by applying 25 degrees vertical angles from the ground floor windows in the facing elevations of these flats that there is likely to be insufficient overall separation distance between the new building and the nearest neighbouring properties, approx. 7.4 metres to the existing flat at No.103 respectively, to ensure that the current amount and quality of daylight these dwellings receive will not be affected.

The site layout places the new building an insufficient distance from the neighbouring flats, however, with regards to the orientation of the buildings, there would be no loss of sunlight received to habitable rooms or overshadowing.

HDAS, at paragraph 4.13, sets out a minimum of 21 metres overlooking distance from the upper floor windows to habitable rooms. The floor layout for the new house would have an obscure glazed window on the first floor and would therefore not result in an unacceptable level of overlooking, in compliance with Local Plan policy BE24.

The proposed building would be the full width of the site with an undercroft on the ground floor for parking vehicles, bike and bin stores. It is not clear if the existing building use the rear of the site or if their rubbish is collected from the access road. This may result in the occupiers of the retail unit having to access the road to the rear through the proposed

building.

7.09 Living conditions for future occupiers

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments, numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

Policy 3.5 and Table 3.3 of the London Plan (2011) states the minimum space standards for two storey, two bed house for four persons requires 83sq.m (as the ground floor is undercroft parking and storage space). The proposed house at approximately 84.8sq.m would meet the minimum standard set out in Policy 3.5 and Table 3.3 of the London Plan (2011) and would thus result in the provision of accommodation of an adequate size for future occupiers, in compliance with The London Plan, Housing SPG, November 2012 and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

With regards to external amenity space, the Council's HDAS guidelines require a minimum of 40sq.m to be provided for a two bedroom house. A total of approximately 18sq.m of amenity space has been proposed. As such, the proposed amenity space would be inadequate to provide a satisfactory standard of amenity for the future occupiers of the proposed unit and the proposal conflicts with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and the Council's (SPD) HDAS: Residential Layouts.

The proposed bedroom would have an obscure glazed window and a door to access the terrace. As such, the outlook from this bedroom would be a terrace surrounded by a 1.5m high obscure glass balustrade. It is therefore considered, the proposed bedroom would not maintain an adequate outlook, therefore conflicting with Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site has a PTAL rating of 3 (moderate). Ruislip Manor Underground Station is located nearby and bus routes are within walking distance from the site.

The proposals will provide a two bedroom dwelling with bicycle parking spaces, one parking space and a visitor car parking space provided, which will be accessed from the rear access road. No objections are raised in this regard.

The applicant has failed to demonstrate the existing servicing and car parking required for the commercial use and the flat at 103 Field End Road is retained.

The applicant states in the Design & Access Statement, that the commercial unit will use the rear yard to park their car, however this is not a formal parking space.

The development is therefore considered to be deficient in car parking provision, leading to indiscriminate parking on-street, detrimental to highway and pedestrian safety and free flow of traffic.

Consequently, the proposals are considered to be contrary to the Council's policies AM7 and AM14 of the Council's Local Plan Part 2. It is recommended that the application be refused for this reason.

7.11 Urban design, access and security

SECURITY

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

ACCESS

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 proposal is fundamentally unacceptable as its design does not meet the essential principles of the Lifetime Home Standards. In essence, access for wheelchair users should be possible into all new homes and living space should be provided on the entrance level.

7.12 Disabled access

See section 7.11.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are no Tree Preservation Orders and no Conservation Area designations affecting the site. Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. No trees or other landscape features of merit would be affected by the proposal. There is no space or opportunity to provide landscape enhancement or external amenity space in this town centre location.

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. The proposed plans show a bin store within the site and is considered to comply with the Council's guidance.

7.16 Renewable energy / Sustainability

The redevelopment of the site would allow the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions. A condition requiring that the development meets Level 4 of the Code for Sustainable Homes could ensure the necessary standards were the application considered acceptable in other regards.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Consultation comments have been addressed in the main body of the report.

7.20 Planning Obligations

Community Infrastructure Levy:

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and

the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 153 sq metres of additional floorspace are as follows:

Hillingdon CIL = £8,170.00

Mayoral CIL = £3,198.97

Total = £11,368.97

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

It is considered the proposal would appear out of keeping with the surrounding area, due to its form and position and would not comply with lifetime home standards. In addition, it is considered that the proposal would have an overbearing impact on nearby properties, provide inadequate amenity space and poor outlook to the proposed bedroom. The applicant has also failed to demonstrate the existing servicing and car parking required for the commercial use and flat at 103 Field End Road is retained. As such, the application 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
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Rear of 103 Field End Road
 Eastcote**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

70463/APP/2014/4205

Scale

1:1,250

Planning Committee

North Page 47

Date

March 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 151 WOODLANDS AVENUE RUISLIP

Development: Conversion of two storey dwelling into 3 x 2-bed self contained flats with associated parking and amenity space involving two storey side extension and first floor rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end and installation of 2 x vehicular crossovers to front

LBH Ref Nos: 41208/APP/2014/4035

Drawing Nos: WA/2014/04 Rev 4
WA/2014/10 Rev 1
Design and Access Statement
Additional Planning Information
WA/2014/01
WA/2014/02 Rev 1
WA/2014/05
WA/2014/06
WA/2014/07
WA/2014/08
WA/2014/09
WA/2014/03 Rev 1

Date Plans Received: 13/11/2014

Date(s) of Amendment(s):

Date Application Valid: 14/11/2014

1. SUMMARY

Planning permission is sought for the conversion of the existing semi-detached three bedroom two storey dwelling to create 3 x two-bedroom self contained flats involving two storey side and first floor rear extensions with the roofspace converted to habitable use by alteration of the existing hipped and cat slide roof to a gable end and insertion of a rear dormer window and front rooflight.

The impacts of the proposal in terms of the street scene and character of the surrounding area, the residential amenities of adjoining neighbour and future occupants' and parking etc. have been assessed. The proposals have been found inadequate in a number of ways for the following reasons:

Extensions/roof additions

- two storey side extension has not been set back from the front wall, set in from the boundary or set down below the existing ridge line;
- hipped roof to gable end conversion would unbalance the semi-detached pair;
- rear dormer window has not been kept below the ridge line or sufficiently from the sides of the existing roof;
- first floor rear extension is full width;
- crown roof created would not match the existing roof form; and
- single storey rear extension(s) roof is too high.

Internal Layout

- internal floor layout does not achieve Lifetime Homes requirements regarding level accesses and bathroom facilities (ground floor, Flat A);
- first floor kitchen to Flat C is located directly above the bedrooms to Flat A; and
- rear first and second floor windows to Flats B/C would introduce greater overlooking potential;

Front Garden

- front garden/parking paved and hardstanding areas do not incorporate sufficient area of soft landscaping/planting;

In addition the measurements on the site plan appear to scale incorrectly when compared to GIS based information for the site. In terms of the scale, proportion and bulk of the extensions, the proximity to the side boundary and form of the extended roof including the dormer window, the proposals would fail to harmonise with the existing dwelling or the street scene and character of the surrounding area. Furthermore, there are significant potential impacts on the neighbouring occupiers due both to the size and proximity of the extensions and from the additional overlooking that would result to rear of the adjoining dwellings from the increased number of habitable room windows on the upper floors rear elevation. The internal layout of the flats is also unsatisfactory as submitted and in particular would fail to achieve Lifetime Homes standards whilst the vertical stacking arrangement could result in some noise transference to the rear bedrooms from rooms that are used for other non-compatible purposes situated in the flat directly above or below. The proposals for the front garden/parking forecourt are also inadequate in terms of the proportion of this frontage to be taken up by soft landscaping and planting areas.

The application is accordingly therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extensions, by reason of their scale, bulk and proportion, height, proximity to the side boundary and combined roof conversion (including a gable end, large crown section and dormer addition), would fail to harmonise with the original building and furthermore would unbalance the pair of semi-detached dwellings. The proposal would thus be visually intrusive and out of keeping with the street scene and character of the surrounding area. Accordingly, the proposal is contrary to Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and to Sections 3.0, 5.0, 6.0 and 7.0 of the Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008).

2 NON2 Non Standard reason for refusal

The proposed extensions, by reason of their size, bulk, height and proximity would be detrimental to the amenities of the occupants of the adjoining dwellings, Nos. 149 and 153 Woodlands Avenue, resulting in overdominance, loss of daylight and outlook with the potential for increased overlooking to the rear from the additional windows proposed on the upper floors. The proposal is thus contrary to Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

3 NON2 Non Standard reason for refusal

The internal layout of the proposed flats is unsatisfactory as it would fail to provide living accommodation capable of achieving the Lifetime Homes standards (Flat A). In addition, the stacking arrangement would result in noise transference to the rear bedrooms (Flats A/B). As such, the proposals would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy 3.8 of the London Plan (July 2011) and the Supplementary Planning Document, the Hillingdon Design and Accessibility Statement (HDAS) - Accessible Hillingdon'.

4 NON2 Non Standard reason for refusal

The proposals for the front garden/parking area would provide an inadequate proportion of soft landscaping and planting and is thus contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Policies (November 2012) and to the Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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
H7	Conversion of residential properties into a number of units
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement,

LPP 3.4	Supplementary Planning Document, adopted July 2006
LPP 3.5	(2011) Optimising housing potential
LPP 6.13	(2011) Quality and design of housing developments
LPP 8.3	(2011) Parking
	(2011) Community infrastructure levy

3

The applicant is advised that the measurements provided on the site plan submitted with this application do not scale correctly when compared to mapping data for this site.

4 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

No.151 Woodlands Avenue is a semi-detached dwelling situated within a residential area of Ickenham.

Properties in the immediate surrounding area are mostly two storey semi-detached situated on long garden plots. No. 151 Woodlands Avenue has a front garden that is entirely given over to a hardstanding accessed via a single width vehicle crossover. The application property benefits from a 25 metre deep rear garden.

The application forms part of the Developed Area, as identified in the Policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The proposal is for the conversion of two storey dwelling into three 2-bedroom self contained flats with associated parking and amenity space involving:

1. Erection of a two storey side extension, measuring 1.05 metres in width aligning with the main front wall and infilling along the length of the flank wall to the return section on the existing rear extension;
2. Erection of a first floor rear extension, measuring 3.35 metres in depth across the full width, reduced to 2.1m and stepped in by 1.3m adjacent to the boundary with No. 149 Woodlands Avenue
3. Conversion of the existing roofspace to habitable use (to include alteration from a hip roof to a gable end; insertion of a rear dormer window, 10 metres wide and set in by 0.5m from the sides; and insertion of a front rooflight); plus

4. Installation of 2no. vehicular crossovers.

The flats would be created within the extended two storey house thus with significant external changes to the roof and the fenestration on the rear elevation.

Flat A (ground floor) would comprise of a kitchen, living/dining room, two rear bedrooms and a bathroom with a gross internal floor area of 66.5 square metres (approx.) occupying most of the ground floor including the rear extension. The flat would be entered through a new front door beside the existing one and would utilise the existing window openings.

Flat B (ground/first floors) would comprise of a kitchen and living room/dining room (on g/floor), front and rear bedrooms and a bathroom (f/floor) with a gross internal floor area of 63.5 sq.m. (approx.) occupying the front part of the ground floor and half of the first floor including the rear extension. The flat would be entered through the existing front door via a new staircase and would include new windows to the rear bedroom.

Flat C (first/second floors) would comprise of a kitchen/dining room and living room (on f/floor), two rear bedrooms and a bathroom (s/floor) with a gross internal floorspace of 71.0 sq. (approx.) excluding residual front roof space occupying half of the first floor including the side/rear extensions plus the enlarged/converted second floor roof space containing the rear dormer. The flat would be entered through a new side door and staircase formed within the side extension and would include new windows to the kitchen/dining room (f/floor) and to the two rear bedrooms (s/floor, dormer), a staircase landing window in the side elevation plus a bathroom rooflight in the front slope.

The off road parking provision for each of the new flats would comprise of one vehicle space, 2.4 metres wide by 5 metres long and capable of being widened for use by disabled driver, accessed across the footpath via individual crossovers, including one existing and two new vehicular, crossovers to be installed in Woodland Avenue.

The existing rear garden area (approx. 25 metres long by 12 metres wide) would be subdivided into three separate gardens of between 87 and 92 square metres each with the closest to the dwelling reserved for the ground floor Flat A and those for Flats B/C reached by a path alongside the boundary with No. 153

There is provision for cycle storage within each of the separate gardens.

3.3 Relevant Planning History

41208/A/87/2400 151 Woodlands Avenue Ruislip
Erection of a single storey rear extension

Decision: 19-02-1988 Approved

41208/D/94/1582 151 Woodlands Avenue Ruislip
Erection of a single-storey rear extension

Decision: 18-11-1994 Approved

Comment on Relevant Planning History

The original dwelling has been extended across the full width to the rear on the ground floor by the addition of a 6.6 metre wide by 3.25 metre deep dining room extension granted (under ref. 41208/A/87/2400) in February 1988 and a subsequent infill addition of 3.6 metre width (under ref.41208/D/94/1582) in November 1994.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.H1 (2012) Housing Growth

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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

H7 Conversion of residential properties into a number of units

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 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 6.13 (2011) Parking

LPP 8.3 (2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8no. neighbours have been consulted (18.11.2014) and in addition a site notice was displayed at the site from 3.12.2014. Two representations have been received with the following objections:

Impact on neighbour amenities:

- loss of light to at least two rooms, overshadowed by the 2nd storey.
- loss of privacy due to the windows being overlooked by the 2nd storey windows.
- the side entrance to one of the flats is only feet away from my mother's bedroom so there will be noise issues with people coming and going.

Parking/traffic issues:

- with the possibility of 10 occupants, the parking provisions could well be inadequate. Also a dropped curb to facilitate 3 cars parked in the front garden would mean the removal of a street parking bay.
- will increase the traffic flow

Impacts on surrounding area:

- this sort of intensive development is totally out of keeping in this quiet residential street.
- two good sized flats without altering the character of the property and causing disruption and worry to the neighbours (3 flats is too many).
- will set a precedent in the road
- will have an impact on local schools
- will be the loss of a family house
- numerous local developments for flats but none for family housing.

Eastcote Residents Association - no comments received.

Eastcote Conservation Panel: consider unacceptable with the following comments:

Woodland Avenue is a densely populated area of Eastcote. The majority of the dwellings are modest semi detached buildings. This proposal is totally out of keeping with the area, by its bulk and design. From the rear it resembles a block of flats. The roof shape is cumbersome and out of keeping with the established street scene.

The size of the rear gardens for each flat is not given, and should be carefully checked for compliance to HDAS. The extra two vehicle crossovers will be a danger to pedestrians. The three parking spaces will change the appearance of the front of the building from a garden to a parking lot. There is no screening for the bin store, also there are not any details of recycling facilities within the bin store.

The internal layout of the proposal will not provide satisfactory accommodation for future residents. Flat A which is wholly on the ground floor, will have the kitchen of Flat C above the two bedrooms. Also the bathroom of Flat B will be situated above the living area of Flat A. Bedroom 1 of Flat B will be situated next to the kitchen of Flat C.

Internal Consultees

PRINCIPAL ACCESS OFFICER: Has requested amended plans as follows:

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 the ground floor flat plan.

The following access observations are provided:

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

- The ground floor flat plan should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.

TREES/LANDSCAPE OFFICER: No objection, subject to RES9 (parts 1,2,4,5, and 6). Makes the following comments:

The site is occupied by a semi-detached house on the south side of Woodlands Avenue, a residential street off Field End Road. The front garden is almost entirely laid to paving with off-street parking for several cars. There are no Tree Preservation Orders and no Conservation Area designations affecting the site. There is space and opportunity to improve the character and appearance of the site and area by re-instating some soft landscape in the front garden.

Saved Policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. No trees or other landscape features of merit will be affected by the proposal. Drawing No. WA/2014/10 Rev 1 indicates that the front 'garden' will be retained as paving to provide three parking spaces, three pedestrian footpaths and 'spare' paving. In reality the area is likely to be used to park additional cars. Two modest areas of planting are indicated in front of the property.

Hillingdon's design guidance seeks the retention/provision of a reasonable amount of soft landscape (25%) within front gardens. The front garden/car park layout should be amended to accommodate the three parking spaces, with reduced areas of paving which could then be used for soft landscape enhancement. The rear garden has been sub-divided to provide designated gardens for the occupants of the flats.

If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

HIGHWAYS (TRAFFIC/TRANSPORTATION) OFFICER:

a. The applicant will be required to pay for the statutory consultation and amendment to the traffic orders that would be required to make any changes to on-street parking bays.

b. The proposed two new crossovers should be amended to one wider shared crossover. The two bays should share the extra 1.2m wide extra space provision for disabled users. The final crossover details will need to be agreed with Highways Maintenance Section. The applicant will be responsible for the cost of construction of crossover.

c. There are no highway objections to the proposed development.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H7 allows for conversions of residential properties and generally applies to those falling within the Use Class C3 residential use as a single dwelling house. The policy requires adequate car parking to be provided within the curtilage without demonstrable harm to residential amenities or the character of the area to the street appearance.

Such conversions may be in any residential location subject to the suitability of the property in terms of access, layout, communal facilities, garden space (etc.). The age and type of property, such as a terrace, may mitigate against such conversions where the potential impacts of greater noise and disturbances from the additional comings and goings may affect the neighbouring occupiers.

Policy 3.8 of the London Plan (July 2011) seeks to ensure that there is a choice of homes that people can afford which meet the requirements for different sizes and types of dwelling whilst other supported housing needs are identified.

The proposal for conversion would in principle be acceptable subject to the internal arrangement of the rooms providing adequate daylight to habitable rooms, outlook, privacy and noise levels (etc.) as it would retain a residential use of the application property. It must be noted too that the site frontage is already entirely given over to a vehicle hardstanding and therefore the proposed layout for up to three vehicles with additional planting areas (the extent of which are considered elsewhere in this report with reference to landscaping provision) would not be significantly different to how this area could be utilised.

7.02 Density of the proposed development

The density of residential development on this site should be in accordance with Policy 3.4 of the London Plan (July 2011). For dwellings of 2.7 to 3 habitable rooms in suburban locations with a PTAL of 3, a density of 150-250 habitable rooms/hectare (or 50-95 units/ha.) is sought.

The proposed development, comprising of 9 habitable rooms (six bedrooms plus three living/dining rooms) on a site area of 0.0523 hectare would thus result in a density of 172 habitable rooms/hectare (approx.) or 57 units per hectare, which would be towards the lower end of the acceptable density range.

However where a scheme falls within the density standards, this does not override the need to comply with other development plan policies that seek to protect visual and residential amenity.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Hillingdon Local Plan: Part Two Policies BE13 and BE19 seek to resist any development which would fail to harmonise with the existing street scene or would not complement or improve the character and amenity of the residential area in which it is situated.

Policy BE22 of the Hillingdon Local Plan requires a gap between a two storey building and

the side boundary line of at least one metre.

The alterations to the front of the building facing on to Woodlands Avenue including a new entrance door for Flat B would be in harmony with the existing character of the surrounding area. However, the addition of a two storey side extension to marginally within one metre of the boundary would be strictly contrary to Policy BE22 in this regard.

Policy BE15 of the Local Plan 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 3.6m 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 on semi-detached dwellings and should not abut or come close to the shared boundary with the other half. 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.

Two storey side extensions (HDAS, Section 5.0) should not be more than two-thirds the width of the main house and be set in by at least one metre from the side boundary for their full height. On semi-detached dwellings these should also be set back by a minimum of 1.0 metre from the principal front wall of the building or set down by 0.5 metre below the existing ridge line.

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. Hip to gable end conversions are not allowed as these would unbalance the pair of semi-detached dwellings whilst dormer windows should appear secondary to the size of the roof face within which they are to be set. On larger semis (with more than two rooms across their width), this 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 therefore, the proposed extensions and roof conversion/additions would fail to conform to the HDAS design criteria in their overall proportions and design in particular by the introduced gable end roof that would unbalance the existing pair of semis.

The two storey side extension is not set back by a minimum of 1.0 metre from the principal front wall of the property, inside the boundary by one metre or set down by 0.5 metre below the existing ridge line.

The introduction of a gable end roof is clearly contrary to the Council's design guidance for semi-detached dwellings because of the unbalancing effect on the appearance of the original pair of dwellings. Nonetheless, it is recognised that such conversions may still be carried out under permitted development before planning permission is sought for any subdivision of the property into flats.

The first floor rear extension is also excessive in its proposed overall width across the entire length of the existing rear elevation whilst its crown roof section would not match the original pitched roof form of the existing dwelling. Furthermore, the dormer window proposed is also not sufficiently set down from the ridge line or within the roof slope.

The height of the sloped roof sections above the residual single storey elements also technically exceeds the maximum height set down in Section 3.0 of HDAS by about 0.3 metre.

In all these respects therefore the proposals would not be subordinate in its scale, proportion of form and thus fails to accord with a number of criteria and the objectives of Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan and would also be contrary to the Council's guidance on such extensions to semi-detached properties in the Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008).

7.08 Impact on neighbours

Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate daylight and sunlight can penetrate into and between buildings and that amenities are safeguarded whilst any potential impacts on daylight/sunlight are considered under Policy BE21 which precludes development that would result in a significant loss of amenity due to a proposals siting, bulk and proximity.

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

The part set in of the proposed first floor extension adjacent from the boundary with No. 149 Woodlands Avenue, the other half of this semi-detached pair, would technically meet the 45 degrees sight line from the nearest rear window of that property at first floor. However the outlook from the ground floor would be towards a high flank wall on the boundary and thus be dominated by the rearward addition to its other half.

The bungalow at No. 153 Woodlands Avenue also contains several side facing windows at ground floor level serving the kitchen, a bathroom and spare room thus providing daylight and outlook from habitable accommodation. Although the rear of this dwelling is sited over 4 metres to the rear of No. 151, and the front part of the side extension would align with the attached garage to the boundary, nonetheless the outlook from this dwelling would be dominated by the new gable end flank wall at less than 1m from the boundary, resulting, in addition, in some loss of natural daylight that penetrates between the two dwellings which have facing roof slopes.

The extensions proposed both to the rear above the existing ground floor addition and to the side on two floors would therefore be likely to result in a reduction in the standard of existing residential amenities enjoyed by the occupants of these neighbouring properties. The proposal is thus considered to be contrary to Policies BE20 and BE21 of the Local Plan and

to HDAS.

Policy BE24 of the Local Plan considers the potential loss of privacy. There are several new additional rear facing windows proposed at first and second floor level that create the opportunity for additional overlooking on to the gardens of the adjoining properties, Nos. 149 and 153 Woodlands Avenue. Whilst overlooking is already possible from No. 151 to these gardens and thus is not introduced by the proposal as such, nonetheless the increase in the number of such windows within the minimum overlooking distance of 21 metres is considered to be intrusive.

In particular, seven of the eight windows within the rear elevation at upper floor levels would serve habitable rooms including bedrooms and kitchen/dining rooms. A staircase landing window within the roof space to Flat C could be fitted with an obscure glazed window that fixed shut below 1.8 metres above finished floor level but as such, the proposal would also fail to comply with Policy BE24 of the adopted Hillingdon Local Plan (November 2012).

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 flat for three persons should have at least 61 sq.m of internal floorspace.

The combined gross internal floorspace for the proposed dwellings would be 201 square metres, with each flat achieving the minimum standard and therefore, the level of residential amenity provided for future occupiers would be considered acceptable in accordance with Policy 3.5 of the London Plan (November 2012).

The internal layout of the flats is also considered to be unsatisfactory as submitted and in particular would fail to achieve Lifetime Homes standards (see under Disabled Access). The arrangement of the rooms within these split level flats, which are to be entered independently, is generally good in terms of daylight etc. but due to the bedrooms having to be located at the rear, the vertical stacking arrangement could result in some noise transference upwards from the ground floor living room in Flat A to Flat B and downwards from the first floor kitchen/dining room in Flat C to the bedrooms in Flat A.

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

Paragraph 3.13 of the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) recommends that a flat with two bedrooms should have at least 25 sq.m of associated usable garden space (the equivalent figure for two bedroom houses with individual private gardens is 60 sq.m.). A total of approximately 270 sq.m. of such space would be available to the occupants of the new dwellings in the existing rear garden which is to be divided into three. The proposal would therefore exceed the Council's standards and the proposal would provide an adequate layout and size of the garden space for both existing and proposed dwellings in accordance with Local Plan Policy BE23.

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.

The application site is situated in a minor local road off Field End Rad near Eastcote Station. The immediately surrounding area has a Public Transport Accessibility Level of 3.

Whilst a minor reconfiguration of the crossover arrangement has been recommended by the highways officers (this is land outside the application site and would therefore be subject to a highways licence), the vehicular crossovers across a wide pavement with good visibility in either direction, even with the additional number of movements associated with two dwellings, would be unlikely to give rise to any significant concerns in these regards and the proposal is thus considered to be in accordance with the aims of Policy AM7.

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 1.5 parking spaces for the new flats. However, the PTAL score for the site is average and as a result it is considered that the maximum level of spaces does not need to be sought in this instance. A total of three spaces are to be provided of 2.4 metres x 5.0 metre dimensions with additional space to the side available if required in the future by any occupant who is registered as a disabled driver.

The proposed development for flats would retain the existing parking forecourt and subject to additional landscaping requirements could easily accommodate three vehicles comfortably within the site that would access directly across the footpath and reverse out. This level of provision should be sufficient for the primary needs of the occupants with visitor parking taking place on street.

As such it is considered that the proposal should not result in an increase in the demand for on-street parking and would not be prejudicial to pedestrian and highway safety, and complies with Local Plan Policy AM14 in this regard.

7.11 Urban design, access and security

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. They should be designed to be appropriate to the identity and context of Hillingdon's buildings, townscapes, landscapes and views and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. They should also create safe and secure environments.

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006) also sets out, in Chapter 4, the site specific and general design guidance for new residential development.

These policies are more applicable to new build housing development. Nonetheless, as discussed elsewhere in this report, the bulk and scale of the proposed extensions, roof conversion and additions have been considered in terms its effect on the amenity and character of the surrounding residential area, and with reference to other relevant policies it is considered to be unacceptable overall in the context of the local built environment.

7.12 Disabled access

All housing development schemes must be constructed to a design that is in accordance

with the Lifetime Homes Standards as outlined in the Supplementary Planning Document, the Hillingdon Design and Accessibility Statement (HDAS) - Accessible Hillingdon' and Policy 3.8 of the London Plan 2011.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) also states that housing should be designed to include Lifetime Homes principles so that they can be readily adapted to meet the needs of those with disabilities and the elderly.

The basic objective of these policies is that new dwellings should be accessible and capable of future occupation by disabled person(s). This may include where appropriate such design features as external access ramps, level entrance thresholds for wheelchairs, minimum door widths and bathroom dimensions including a practical WC/washbasin arrangement, a layout that enable one bathroom facility at entry level to be used in the future as a wet room (with shower gully drainage) and an identified location for a future through the ceiling wheelchair lift.

In this respect, the Council's Access Officer has advised that the proposals as submitted do not achieve all of the 16 Lifetime Home standards (as relevant) in particular with regard to level access to and into the building and the layout of the ground floor flat (Flat A) in terms of specific dimensions within the the WC. The proposal is thus strictly contrary to the guidance set out in the SPD and thus to relevant policies, BE1 of the Local Plan and 3.8 of the London Plan in this regard.

Policy AM13 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) seeks to ensure that proposals for development increase the ease and spontaneity of movement for elderly people, the frail and people with disabilities. With regard to Lifetime Homes standards, as described elsewhere in the report there is potential for each of parking bays to be enlarged if necessary in the future and therefore this overall policy objective has been met by the proposal.

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 or close to the site which might be affected by the development for two storey side and first floor rear extensions plus roof alterations to enable internal conversion.

The opportunity for additional landscaping and planting has nonetheless been recognised by the Council's Trees/Landscape Officer who advises that the front garden/car park layout should be amended to accommodate the three parking spaces, with reduced areas of paving which could then be used for soft landscape enhancement. The current proposed planting provision within this parking forecourt amounts to no more than 14 sq.m./100 (or 14%) of the hardstanding which is thus below the minimum 25% that is sought under the SPD, HDAS - Residential Extensions (December 2008).

On this basis therefore, the proposal is considered to be contrary to the objectives of Local Plan Policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

The Council's adopted Supplementary Planning Document, the Hillingdon Design and Accessibility Statement - Residential Layouts, in Chapter 4 states that adequate and appropriate space for waste and recycling facilities should be incorporated in to new developments, which integrates with the buildings they serve and minimises the impact on local amenity.

Waste disposal facilities should be located on private land with solid, well ventilated bin stores that are discreetly sited and screened but easily and safely accessible from the highway/collection point. The maximum distance for refuse to be carried by residents is 25 metres or 30m from the highway where these are to be collected. In accordance with HDAS therefore, the dwellings would be required to be provided with a screened storage area for refuse awaiting collection.

The proposed site layout makes provision for a refuse bin store location within the application site, the details of which have not been provided in the application but are otherwise considered to be in a suitably discreet position to the side of the ground floor front projection. Sited here it would not be prominent and would be within a carrying distance from the highway of less than 10 metres, thus providing an acceptable arrangement for refuse collection.

7.16 Renewable energy / Sustainability

As the proposal involves the conversion of an existing dwelling the Code for Sustainable Homes requirement is not applicable to this development.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The principal concerns raised by the neighbour consultation process relate to the proposal for flats being out of keeping with the surrounding area which is dominated by family size dwellings and the potential impacts, in particular loss of daylight and privacy, due to the scale and proximity of the proposed extensions, which are not in keeping with the property.

Whilst the principle of flats conversion is accepted elsewhere in this report, the issues relating to the scale of the extensions and thus how these would impact on the adjoining properties has been assessed and it is considered that the loss of residential amenities that would result forms the basis of a reason for refusal.

Another concern is the adequacy of the parking provision for the increased number of occupants and the loss of on-street parking space that would result. In this respect, no objection has been raised by Council's Highways Officer.

7.20 Planning Obligations

Both the London Mayor's and Borough Community Infrastructure Levy charges are applicable to the development, if approved.

7.21 Expediency of enforcement action

None applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

The proposals to extend the existing dwelling, by reason of their scale and bulk would fail to harmonise with the existing dwelling or the street scene and character/amenities of the surrounding area.

The proposals would also have an unacceptable impact on the amenities of the adjoining residential occupiers due to the proximity of the extensions and the increased potential for overlooking.

The internal access, layout and arrangement of the flats is unsatisfactory and would fail to achieve Lifetime Homes standards. The external amenity space provision for future occupants of the development is adequate and no significant landscape features would be removed.

The access arrangement is considered satisfactory and would not result in highways related problems at the site entrance. The proposals for the front garden/parking forecourt are though inadequate in terms of the soft landscaping and planting areas.

In conclusion, the proposal would thus fail to accord with the terms and objectives of a number of relevant identified national, strategic and local policies, and the requirements and adopted standards.

For the reasons given therefore it is recommended that planning permission be refused.

11. Reference Documents

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

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**151 Woodlands Avenue
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

41208/APP/2014/4035

Scale

1:1,250

Planning Committee

North Page 66

Date

March 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND OPPOSITE NORTHWOOD HILLS UNITED REFORM CHURCH JOEL STREET NORTHWOOD

Development: Removal of existing 17.5 metre telecoms pole and installation of a new 17.5 metre pole with longer shrouded section in a position 12 metres north of the existing

LBH Ref Nos: 61384/APP/2015/196

Drawing Nos: 201 Issue A
300 Issue A
200 Issue A
301 Issue A
400 Issue A
500 Issue A
501 Issue A
502 IssueA
503 Issue A
CTIL 145226 Letter
Supplementary Information
100 Issue A
Design and Access Statement

Date Plans Received: 19/01/2015

Date(s) of Amendment(s):

Date Application Valid: 20/01/2015

1. SUMMARY

This application has been submitted on behalf of Telefonica and Vodafone for a proposed replacement 17.5m high monopole design mobile phone mast, 12 metres to the north of the existing mast and a replacement ancillary equipment cabinet, which would accommodate antennas for both operators.

The proposed installation is required in order to provide improved signal quality and 4G coverage to the surrounding area. The applicant has considered the desired coverage area and concluded that there are no other more suitable locations available. In support of the application justification for their site selection has been provided.

Whilst, the proposed installation would be clearly visible within the street scene and the adjoining Green Belt it is for a replacement mast and it is not considered that the replacement at the same height, 12 metres to the north of its existing location or the replacement cabinet set against the hedge to the rear of the footway would justify a reason for refusal on visual amenity grounds.

It is recommended that the details of siting and design are approved.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 201 Issue A; 300 Issue A; 200 Issue A; 301 Issue A; 400 Issue A; 500 Issue A; 502 Issue A; 503 Issue A; 100 Issue A; 501 Issue A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

The existing 17.5m Jupiter 822 Dual Stack Street Pole, VF Alifabs Spitfire cabinet and VF Ericsson RBS 3101 Cabinet shall be removed from the site and where their siting and concrete foundations do not precisely correspond to the proposed new mast and new equipment cabinets shown on Drw. No. 201 Issue A, the land shall be restored to its original condition before that development took place or to any other condition as may be agreed in writing by the Local Planning Authority, prior to the installation of the telecommunications apparatus hereby approved.

REASON

To comply with the terms of the application and to ensure that the development does not result in an incongruous, visually obtrusive form of development and unwanted street clutter, in compliance with Saved Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Any apparatus or structure provided in accordance with this permission shall be removed from the land, as soon as reasonably practicable after it is no longer required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT details of siting and design 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 details of siting and design 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.

OL5	Development proposals adjacent to the Green Belt
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area

3. CONSIDERATIONS

3.1 Site and Locality

The site comprises an existing 17.5 metre high monopole phone mast with a number of existing equipment cabinets situated either side of the monopole at the rear of the footway on the east side of Joel Street.

Residential properties front the site on the east side of Joel Street and allotments exist to the east (to the rear) of the site. A hedge in excess of 2.3 metres provides a boundary between the footpath and the adjacent allotment gardens. The site falls within the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan Saved Policies and lies immediately adjacent to Green Belt land to the east.

3.2 Proposed Scheme

The applicant seeks prior approval for a telecommunications installation under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).

The applications seeks to remove the existing 17.5 metre monopole and replace this with one of the same height but with a longer shroud, and to replace 1 existing cabinet with a new cabinet in the same location. The replacement pole will be relocated 12 metres to the north of its existing pole.

The replacement cabinet would be 1.6m high, 1.7m wide and 0.8m deep.

The proposed upgrade is required to improve the mobile phone coverage to the surrounding area for both operators.

3.3 Relevant Planning History

58424/APP/2011/494 Land Opposite 144 Joel Street Northwood

Replacement of existing 15m high mobile phone mast with a 17.5m high mast with 3 no. antennas, replacement of one equipment cabinet and installation of one new equipment cabinet

Decision: 28-04-2011 Approved

61384/APP/2005/3383 Land Opposite Northwood Hills United Reform Church Joel Street Noi
RELOCATION AND REPLACEMENT OF EXISTING 12.5 METRE HIGH MONOPOLE MOBILE
PHONE MAST, OPPOSITE 144 JOEL STREET, WITH A 12.5 METRE HIGH IMITATION
TELEGRAPH POLE MOBILE PHONE MAST OPPOSITE NORTHWOOD HILLS UNITED
REFORMED CHURCH (CONSULTATION UNDER SCHEDULE 2, PART 24 OF THE TOWN AND
COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) ORDER 1995)(AS
AMENDED)

Decision: 23-12-2005 Withdrawn

61384/APP/2005/3544 Land Opposite Northwood Hills United Reform Church Joel Street Noi
INSTALLATION OF A 12.5 METRE MONOPOLE MOBILE PHONE MAST (CONSULTATION
UNDER SCHEDULE 2, PART 24 OF THE TOWN AND COUNTRY PLANNING (GENERAL
PERMITTED DEVELOPMENT) ORDER 1995)(AS AMENDED)

Decision: 07-02-2006 Refused

Comment on Relevant Planning History

58424/APP/2003/1230 Installation of a 12.5m high telecommunications mast with
equipment cabinet (Consultation under schedule 2, Part 24 of the Town and Country
Planning (General Permitted Development (Amendment) (England) Order 2001) - Prior
approval required APPROVED 03/07/2003

58424/APP/2005/1894 Replacement of an existing 12.5m high telecommunications mast
with 15m high monopole mobile phone mast equipment cabinet. APPROVED on Appeal
07/04/2006

The 2005 application (58424/APP/2005/1894) was refused by Hillingdon on grounds the
proposed development by reason of its siting and design would result in an incongruous
and visually obtrusive form of development which would be out of keeping with the visual
character of the adjoining street scene and surrounding area and detrimental to the
residential amenities of surrounding properties. The proposal is therefore contrary to
Policies Pt1.11, BE13, BE37 OL5 and 0E1 of the Hillingdon Development Plan. It would
also be directly visible from the adjoining Green Belt and would injure the visual amenities
of the Green Belt.

The Decision was overturned on Appeal under Part 24 of Schedule 2 of the Town and
Country (general Permitted Development) Order 1995. The inspector noted some
residents expressed strong opinion about the appearance of the existing mast. Having
acknowledged these concerns the Inspector concluded that there is a need for the
equipment, accepted the applicants' case that there is no alternative site available and did
not deem the increased height and thickness of the replacement mast would result in
material harm to the area.

The Inspector also noted that the additional equipment cabinet would be set against the
backdrop of the hedge and would not in his view appear intrusive.

It is considered notwithstanding the further increase in the height of the proposed mast and the proposed addition of a third equipment cabinet set against the hedge the Inspector's reasoning is material and relevant to this current application.

58424/APP/2011/494 - Approval for the replacement of existing 15m high mobile phone mast with a 17.5m high mast with 3 no. antennas, replacement of one equipment cabinet and installation of one new equipment cabinet.

This application relates to the existing mast which would be removed as part of the proposals.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

OL5 Development proposals adjacent to the Green Belt

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

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

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed and 59 residents notified of the planning application.

No responses have been received to this consultation.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In accordance with Part 24 of the Town and Country planning (General Permitted Development) Order 1995 (as amended) Vodafone is required to apply to the Local Planning Authority for a determination as to whether prior approval of the details of siting and design is required and, if so, for the Local Planning Authority to either approve or refuse those details.

The application has been assessed principally against the National Planning Policy Framework (NPPF) and Saved Policy BE37 of the Unitary Development Plan. The NPPF stresses the importance of high quality communications infrastructure and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site. Saved Policy BE37, amongst other criteria, advises of the desirability of operators to share existing facilities.

The site is required to provide new 4G coverage, for both Vodafone and Telefonica, to the surrounding area. The applicant states other options were identified and investigated, however concluded that as there is an existing installation and associated apparatus on the site, it appeared the most optimum solution for the area in terms of minimising street clutter, and would negate the need for an additional installation elsewhere in the vicinity.

Government guidance supports the avoidance of proliferation of sites and the sharing of masts between operators. Given the existence of the existing telecommunications equipment on this location, the new mast being the same height as the existing, albeit in a different location, and in light of the Inspector's previous appeal decision on the site it is not considered that the Council could justify a refusal on grounds of its detrimental impact to the adjoining Green Belt on visual grounds.

Accordingly, there is no objection to the principle of the proposed development.

7.02 Density of the proposed development

Not applicable to this application.

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

The proposed installation is not located in an a conservation area or an Area of Special Local Character, where more restrictive criteria are applicable.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policy OL5 seeks to protect the Green Belt from development that would be adjacent to or conspicuous from the Green Belt in order to preserve its openness and visual amenity. Whilst a telecommunications installation would not usually be considered an acceptable form of development within or immediately adjacent to the Green Belt, the presence of an existing installation within this location, which is to be removed need to be considered.

Whilst the mast would be visible from surrounding views, it would be seen in the context of the existing equipment. The replacement mast would be of a broadly similar design and the same overall height as the existing mast, albeit wider in diameter towards the top and located further to the north. It is not considered that the replacement mast of the same height as the existing would have a significant impact on the character or appearance of the area or the openness and visual amenity of the surrounding Green Belt. As such, it is not considered that refusal could be justified on Green Belt grounds.

7.06 Environmental Impact

The applicant has provided details that the installation is designed to be fully compliant with the public exposure guidelines established by the International Commission on Non-Ionising Radiation Protection (ICNIRIP) scheme.

7.07 Impact on the character & appearance of the area

At 17.5m high the proposed mast would be taller than the immediately surrounding buildings, trees and nearby street lights. However, the height of this monopole in this vicinity has been considered within previous applications at the site and the existing monopole is the same height. The applicant states they have investigated other alternative sites within the surrounding area and concluded that this site is optimum by avoiding, in accordance with government guidance on masts, the unnecessary proliferation of mast sites within an area.

Officers previous searches for more appropriate alternative locations which were considered to be less prominent than this site, were previously dismissed by the applicant and the Planning Inspector within the 2005 appeal decision.

Whilst the proposed pole is of the same height albeit with a larger shroud, and clearly will be visible within the street scene, given the lack of more appropriate alternative sites within the surrounding area, and in light of the Inspector's previous appeal decision, it is not considered the variation in design, altered location and replacement equipment cabinet set against the hedge, would provide sufficient reason to justify a refusal on grounds of the additional visual intrusion upon the character of the street scene or adjoining Green Belt.

7.08 Impact on neighbours

The nearest residential properties are located 23 metres away on the opposite side of Joel Street. The existing mast is already visible from the front windows of the properties opposite. There are 3 schools within 500m of the site. In the context of the existing mast on the site, and in light of the Inspector's previous decision on a 15m mast on the site, it is not considered that the proposed replacement would have a significant additional impact on the residential amenity of nearby properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed additional cabinet would be located at the back of the footway in line with the two existing cabinets and given the width of the footway at this point is not considered will impact upon pedestrian or highway safety.

7.11 Urban design, access and security

The telecommunications installation is required to provide 4G coverage for both Vodafone and Telefonica, to the surrounding area.

The design approach adopted permits two operators to have coverage to the surrounding area, thereby minimising overall impact to the area. The slightly larger shroud compared to the existing pole and altered location, is not considered to adequately alter the visual appearance of the proposed mast in a detrimental manner to justify a refusal on design grounds, and the mast would still be seen in the context of other telecommunications apparatus.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The scheme involving the replacement of one monopole with another and the provision of an replacement cabinet is not considered to have any lasting adverse impact upon any trees, landscaping or existing hedging.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

HEALTH: In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

8. Observations of the Borough Solicitor

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

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

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

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

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

9. Observations of the Director of Finance

Not applicable to the consideration of this application.

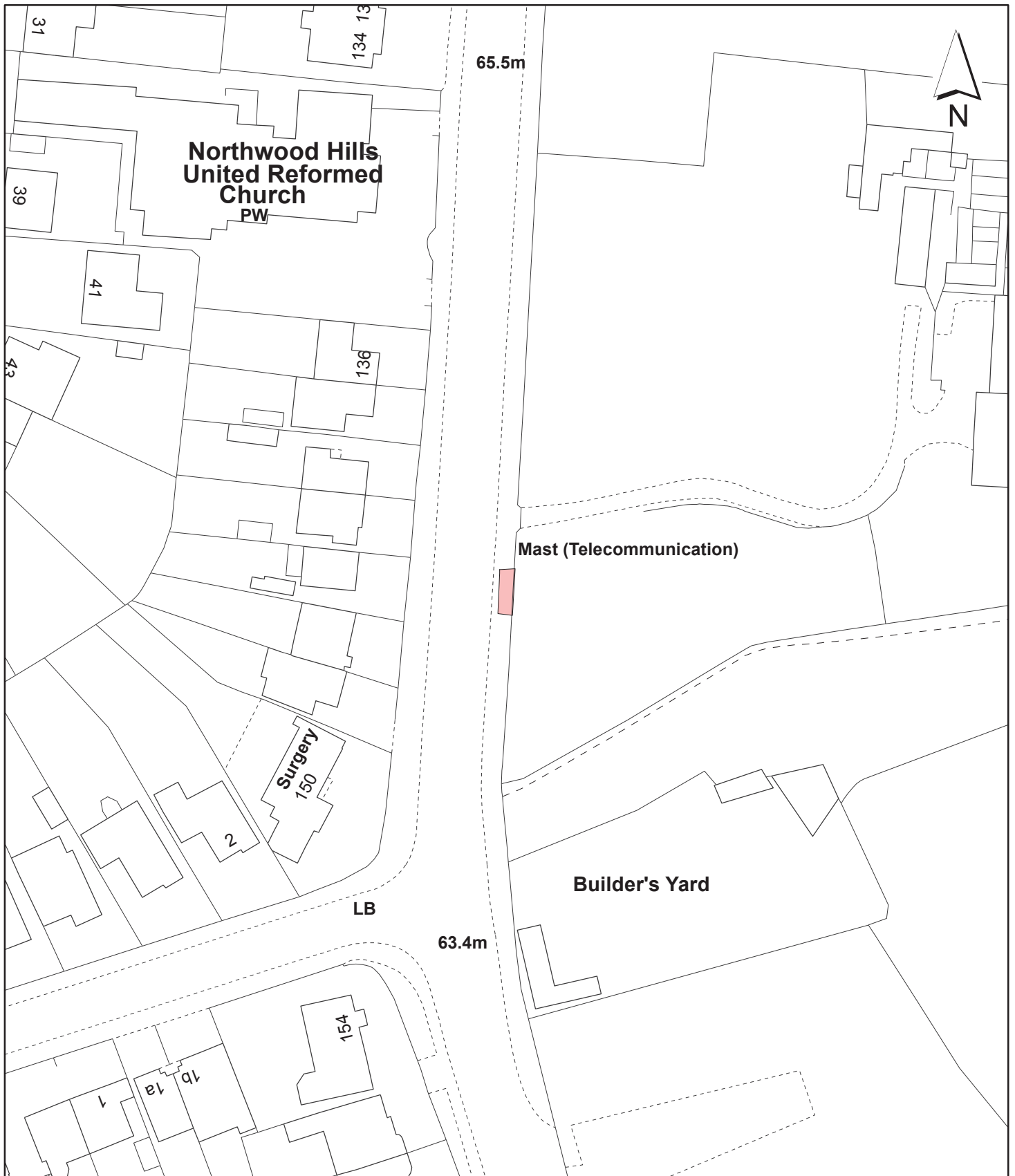
10. CONCLUSION

Whilst, the proposed replacement monopole would be clearly more visible within the street scene and the surrounding vicinity, officers do not consider the altered location and other variations in the design of the monopole or the proposed replacement equipment cabinet provide sufficient material justification to refuse the application upon visual amenity grounds.

Accordingly, it is recommended that details of the siting and design are approved, subject to the relevant conditions.

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



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Site Address

**Land opposite Northwood Hills
 United Reform Church
 Joel Street
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

61384/APP/2015/196

Scale

1:800

Planning Committee

North Page 76

Date

March 2015



HILLINGDON
 LONDON

By virtue of paragraph(s) 2, 6 of Part 1 of Schedule 12A
of the Local Government (Access to Information) Act 1985 as amended.

Document is Restricted

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Plans for North Applications Planning Committee

5th March 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address BISHOP RAMSEY C OF E SCHOOL HUME WAY RUISLIP

Development: Installation of 6 floodlight columns (12m high) located evenly around the external perimeter of the Multi Use Games Area.

LBH Ref Nos: 19731/APP/2015/47

Date Plans Received: 07/01/2015 **Date(s) of Amendment(s):**

Date Application Valid: 07/01/2015

FLOODLIGHTING EQUIPMENT:
 6 X 12M MASTS (M1-M6)
 EACH CARRYING THE FOLLOWING FLOODLIGHTS:
 M1-M6.....2 X AL5780/2KWMH-TS2000W/XL

BACK SHIELDS ADDED TO MAST 3 & 6

LAMPS (VENTURE):
 2KW/MH-TS 2000W/XL/K12/74 (240 000 INITIAL Lm)

ILLUMINANCE LEVELS:
 INITIAL (100 HRS)
 E.I.AVE = 532 LUX

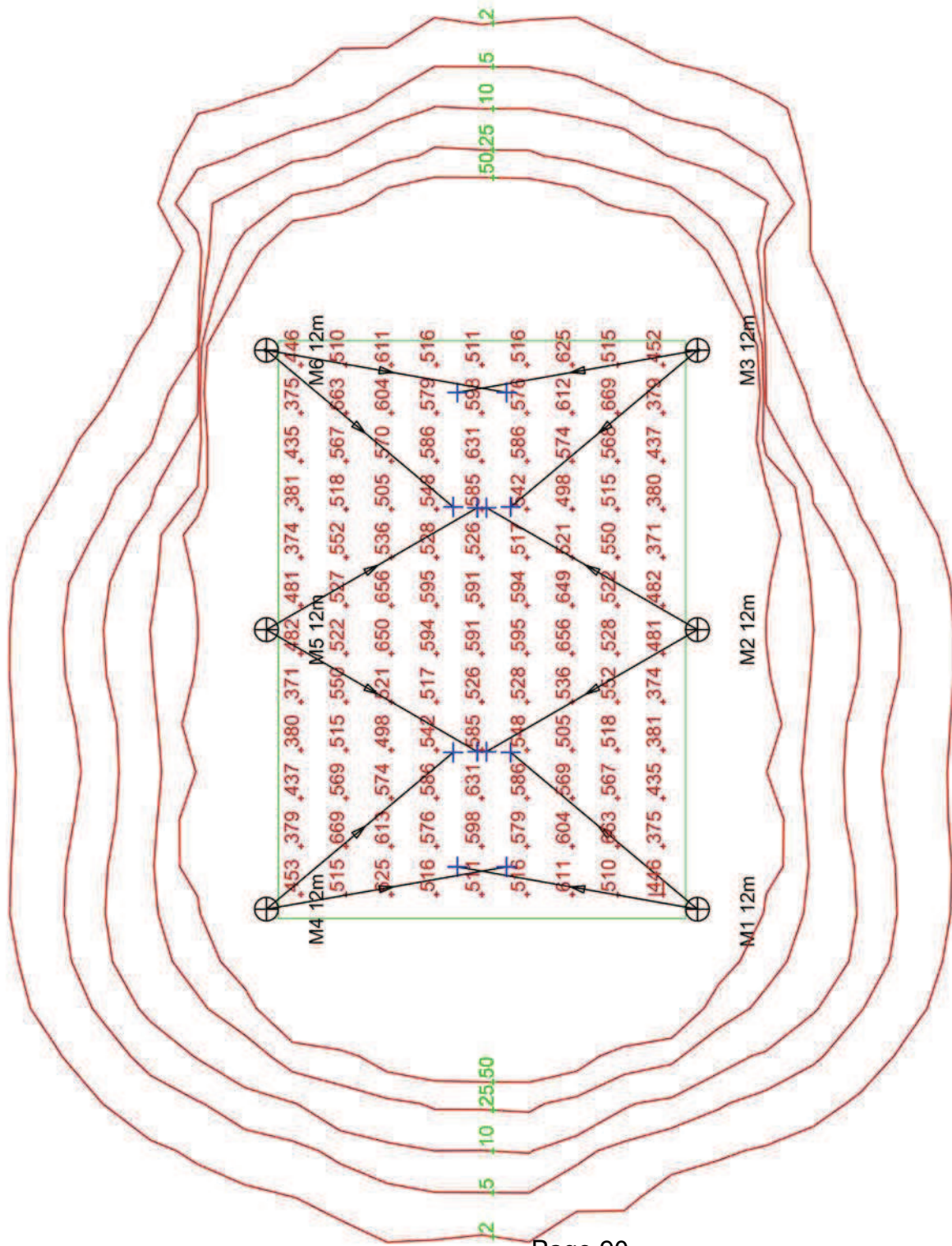
MAINTAINED (4000 HRS)
 E.M.AVE = 410 LUX

UNIFORMITY
 EMIN/EAVE = 0.70

GRID VALUES IN LUX
 GRID INTERVAL = 5M
 CONTOUR VALUES IN LUX
 CONTOURS 2.5, 10, 25, 50 LUX

MAINTENANCE FACTOR = 0.80

UPON RECEIPT OF YOUR ORDER ABACUS WILL
 SUPPLY THE COLUMN AND OR MAST LOCATIONS IN
 CONJUNCTION WITH THE FLOODLIGHT AIMING
 ANGLES.



Lighting Project: Ruislip Bishop Ramsey School

Title: 400Lux FLOODLIGHTING

Design Ref: UKS9576

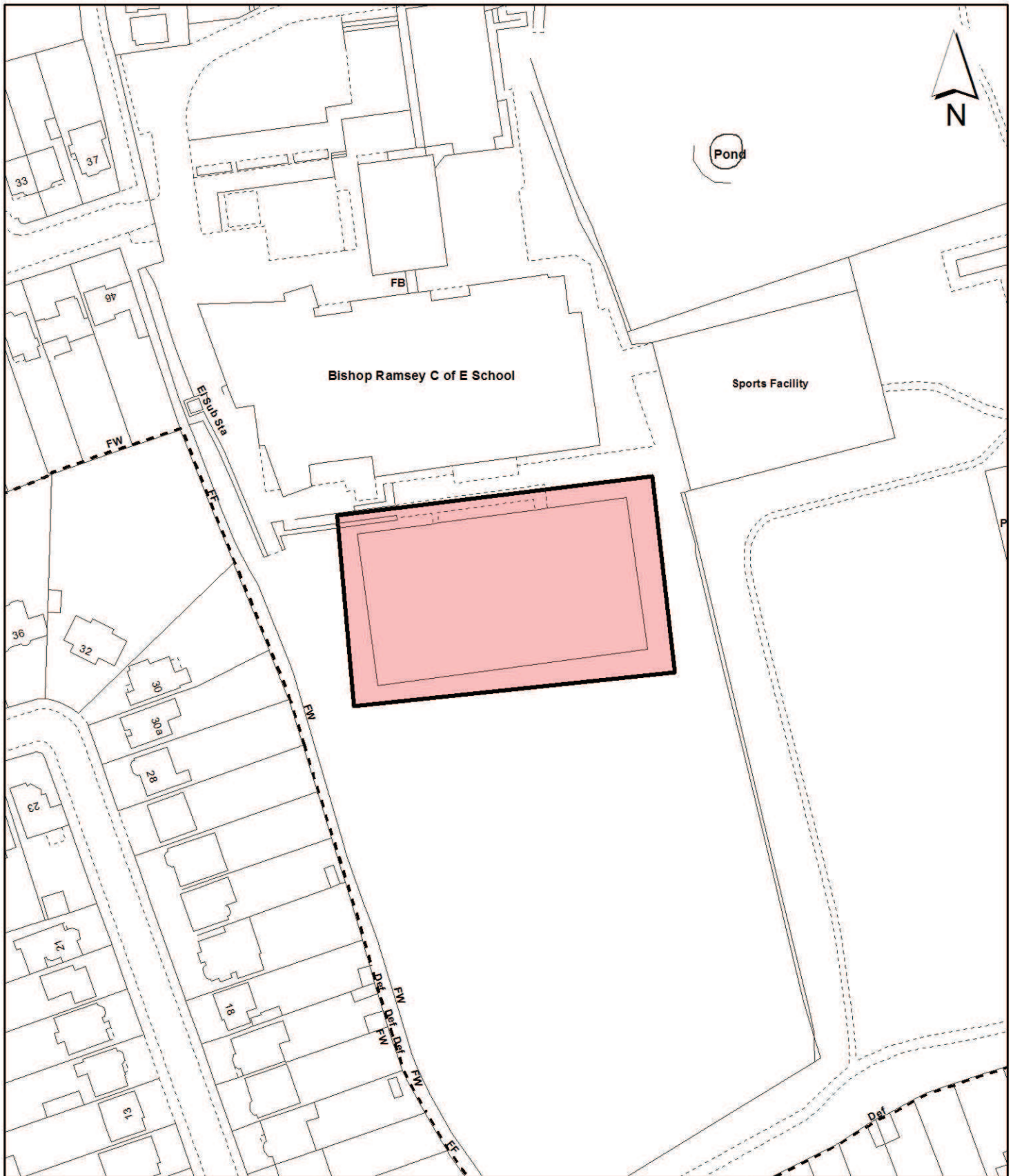
Design By: JOE WITTON

Date: 09/10/2014 Scale: 1:500 @ A3

Revision(s) From Previous Design:

ABACUS LIGHTING LTD.
 Sutton-in-Ashfield, Nottinghamshire
 NG17 5FT England
 Tel: (+44) 01623 511111
 Fax: (+44) 01623 552133
 Email: light@abacus-lighting.com

All illuminance values are the result of computer calculations, based upon precisely positioned luminaires in a fixed relationship to each other and to the area under examination. In practice the values may vary due to tolerances on luminaires, luminaire positioning, reflection properties and electrical supply.



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Site Address

**Bishop Ramsey C of E School
 Hume Way
 Ruislip**

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

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

Planning Application Ref:
19731/APP/2015/47

Scale
1:1,250

Planning Committee
North Page 91

Date
March 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address REAR OF 103 FIELD END ROAD EASTCOTE

Development: Three storey, 2-bed detached dwelling with associated parking and amenity space

LBH Ref Nos: 70463/APP/2014/4205

Date Plans Received: 27/11/2014

Date(s) of Amendment(s): 12/12/2014

Date Application Valid: 16/12/2014

27/11/2014



STANFORDS
FOR BUSINESS



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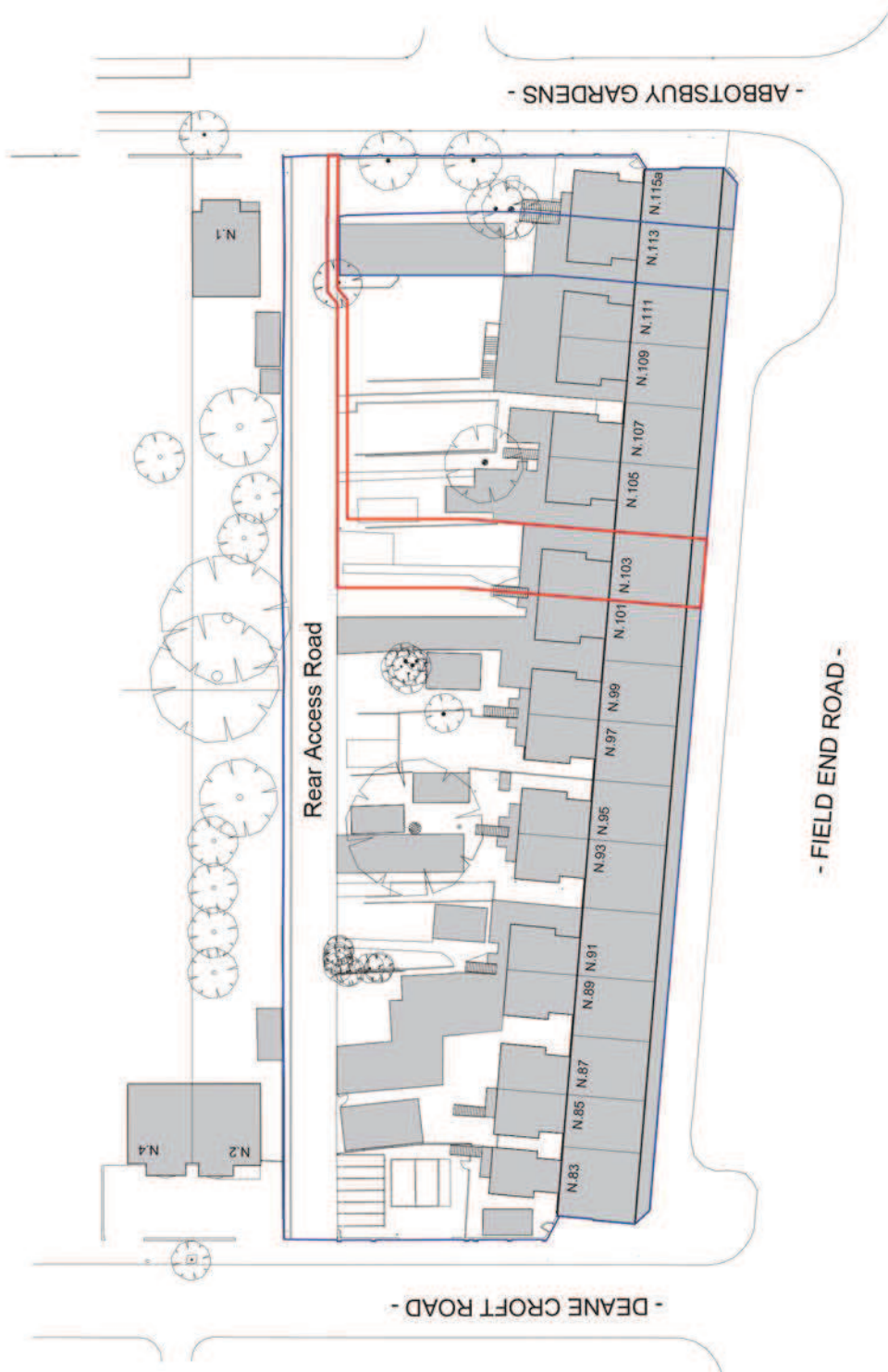
Supplied by: **Shantards 24 Oct 2014**
 Shantards Ordnance Survey Partner
 Licence: 100035409
 Order Licence Reference: O1773001
 Centre coordinates: 510992 188030

N
 97, Field End Rd, Pinner
 HAS IQG



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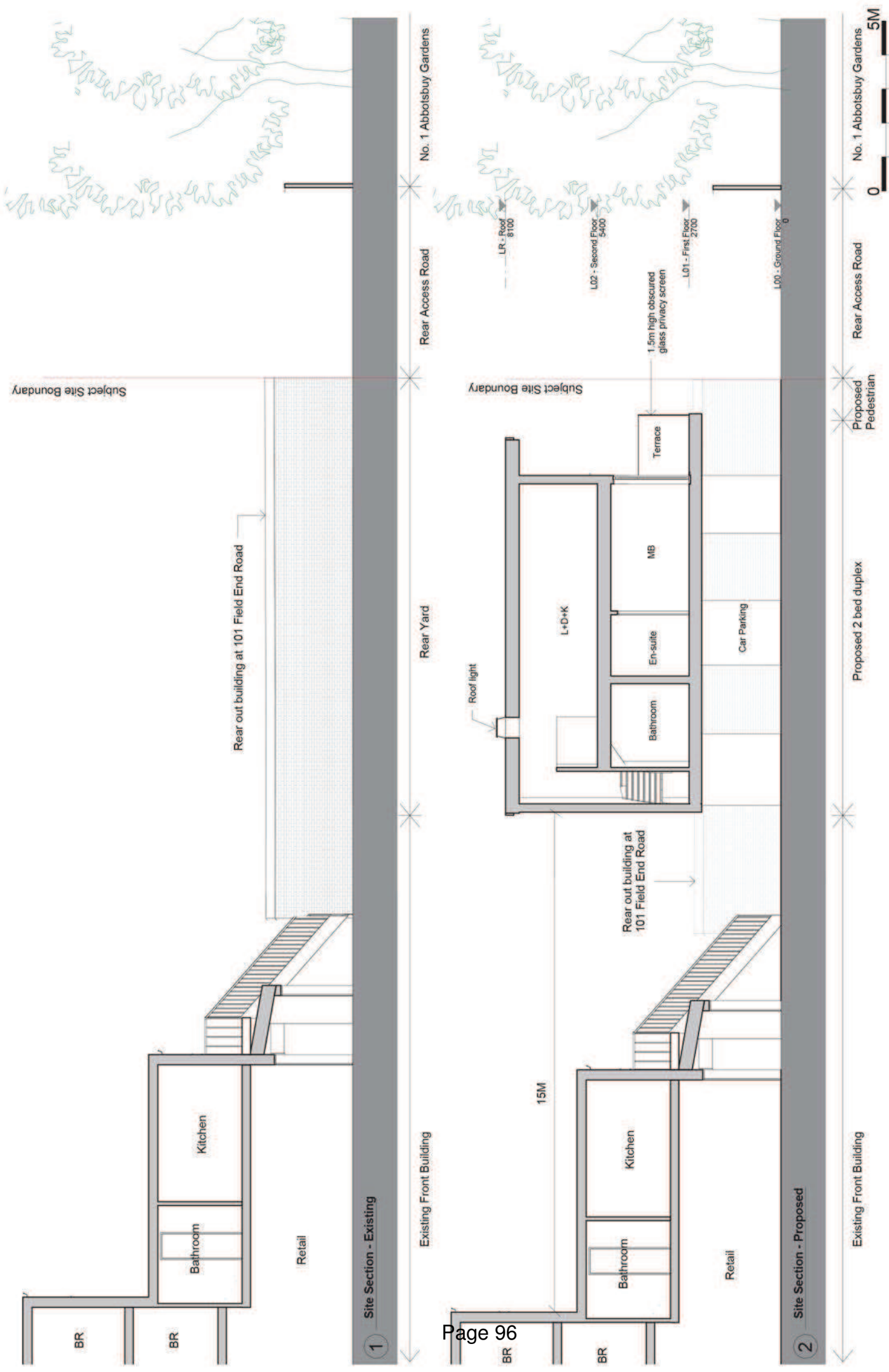
LEGEND
 — OWNERSHIP
 — SUBJECT SITE



	Project title	103 Field End Road, Eastcote	Sheet name	P1-010
	Project number	140827	Date	13/11/14
	Drawn by	AB	Checked by	JB
	Scale	1:500 @ A3		

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Subject Site Boundary

Rear out building at 101 Field End Road

No. 1 Abbotsbury Gardens

Rear Access Road

Rear Yard

Existing Front Building

Subject Site Boundary

Roof light

LR - Roof 8100

L02 - Second Floor 5400

L01 - First Floor 2700

L00 - Ground Floor 0

1.5m high obscured glass privacy screen

Rear out building at 101 Field End Road

15M

No. 1 Abbotsbury Gardens

Rear Access Road

Proposed 2 bed duplex

Existing Front Building

Proposed Pedestrian



1

Site Section - Existing

2

Site Section - Proposed

Client: **LODGE & GARRETT**

Project title: **103 Field End Road, Eastcote**

Sheet name: **Site Section - Existing & Proposed**

Project number: 140827

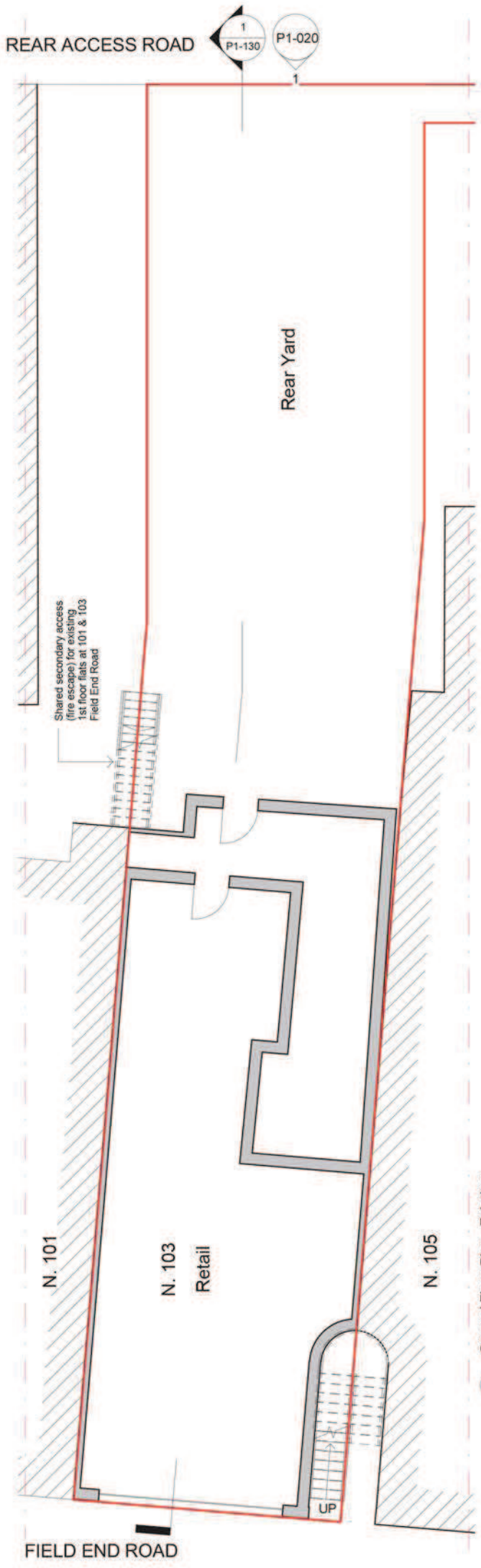
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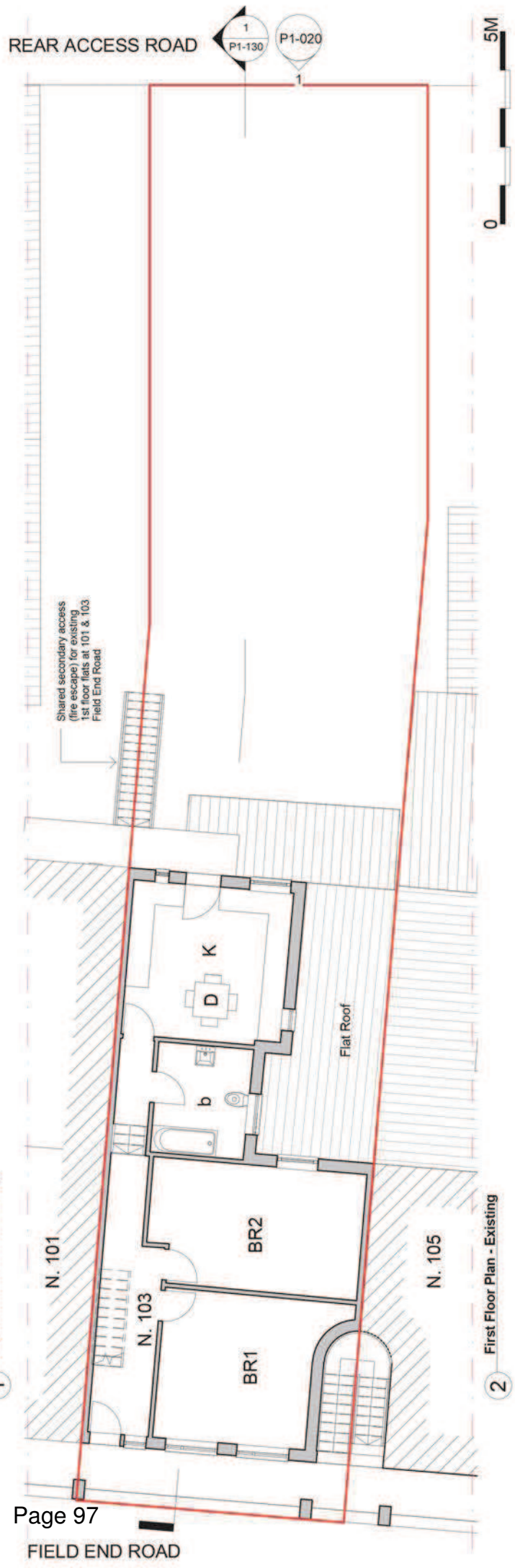
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1 Ground Floor Plan - Existing



2 First Floor Plan - Existing

Client: **LODGE & CABRELOS**

Project title: **103 Field End Road, Eastcote**

Sheet name: **Ground & First Floor Plan - Existing**

Project number: 140827

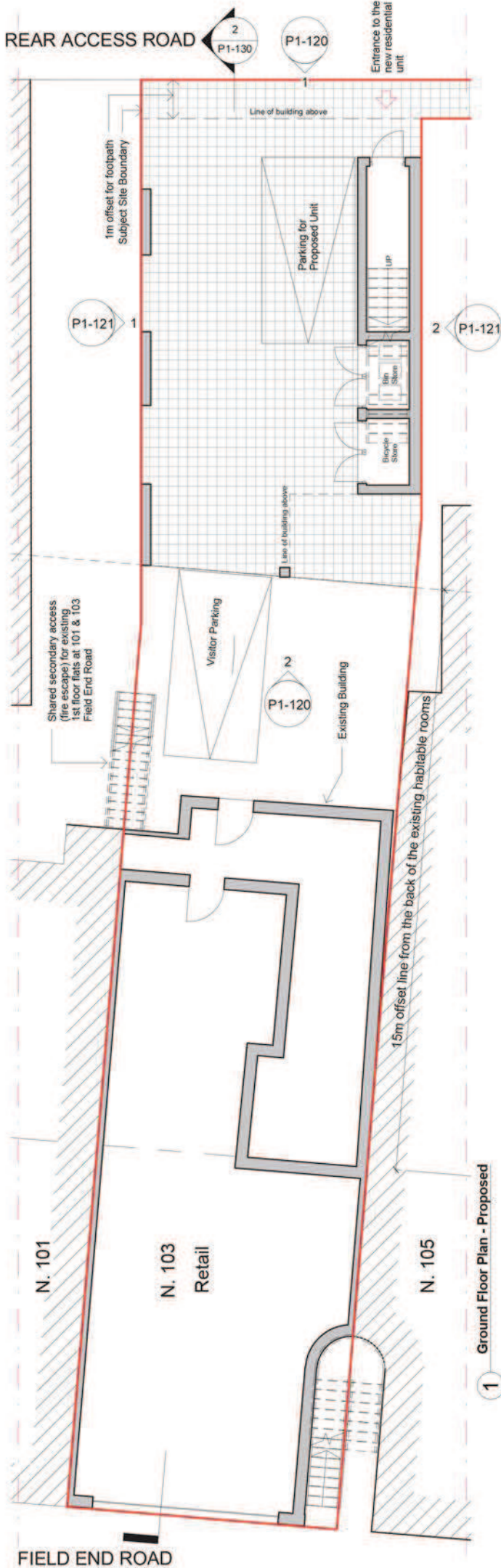
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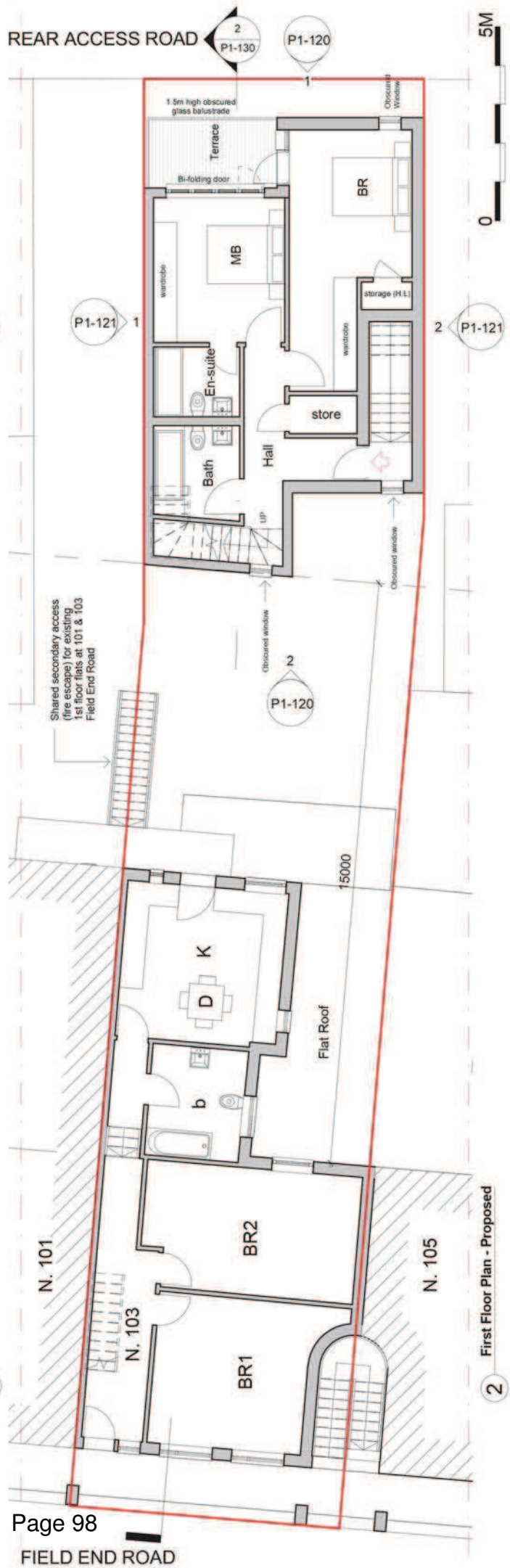
Checked by: JB

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1 Ground Floor Plan - Proposed



2 First Floor Plan - Proposed

Client: **LODGE & CABRELOS**

Project title: **103 Field End Road, Eastcote**

Sheet name: **Ground & First Floor Plan - Proposed**

Project number: 140827

Date: 13/11/14

Drawn by: AB

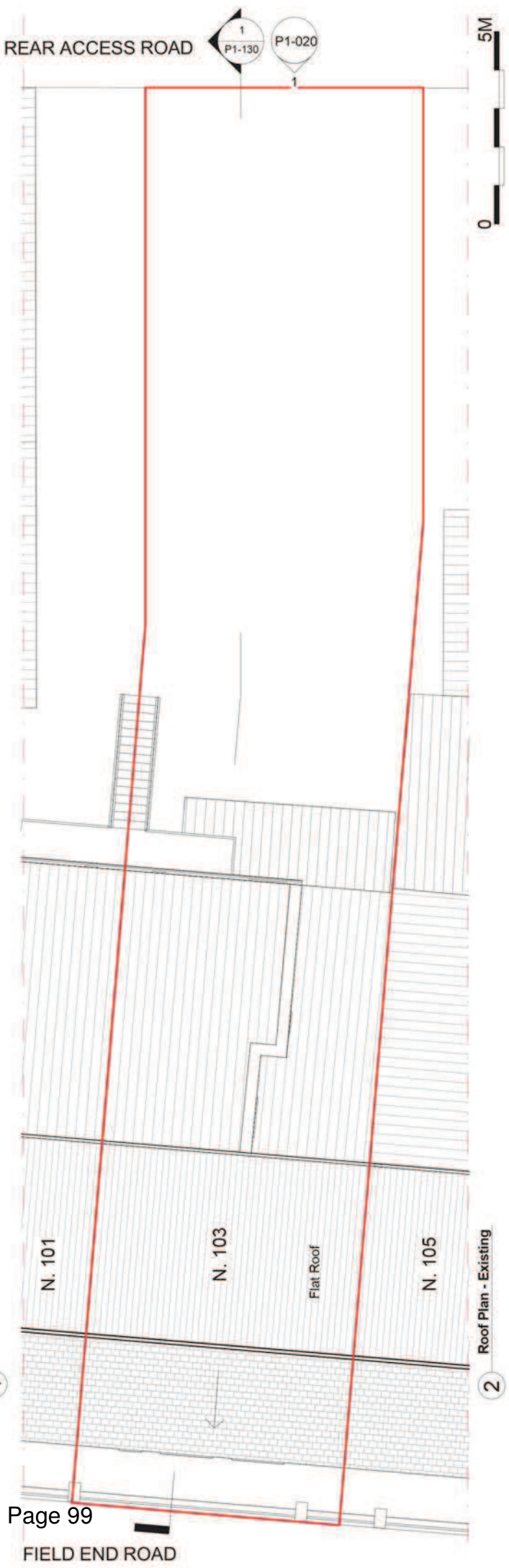
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1 Second Floor Plan - Existing



2 Roof Plan - Existing

Client: **LODGE & CABRELOS**

Project title: **103 Field End Road, Eastcote**

Sheet name: **Second Floor & Roof Plan - Existing**

Project number: 140827

Date: 13/11/14

Drawn by: AB

Checked by: JB

Scale: 1:100 @ A3

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1 Second Floor Plan - Proposed

2 Roof Plan - Proposed

Client: **LOXONA** **CAMBRIDGE** **UNIVERSITY**

Project title: **103 Field End Road, Eastcote**

Sheet name: **Second Floor Plan & Roof Plan - Proposed**

Project number: 140827

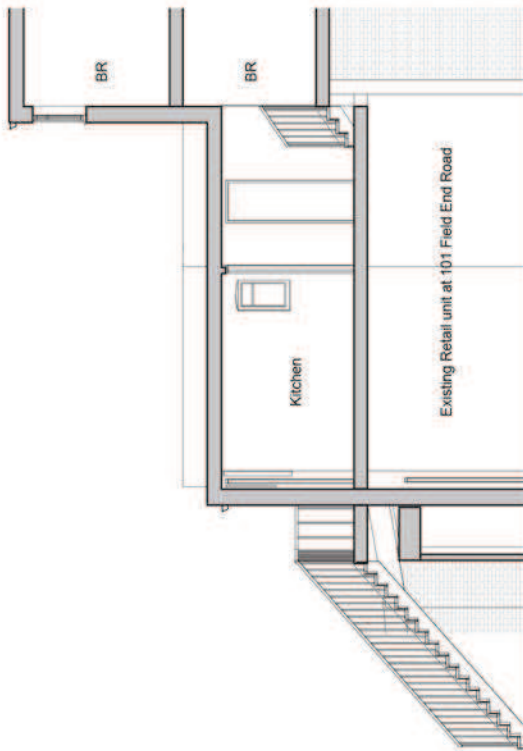
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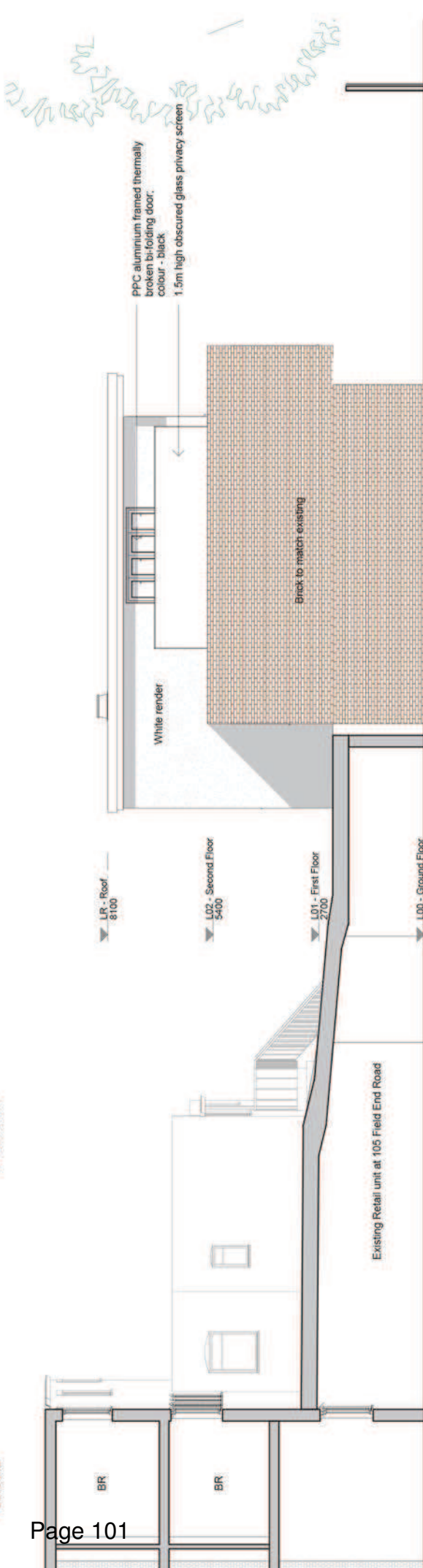
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101 Field End Road



105 Field End Road



Proposed Pedestrian

Rear Access Road

No. 1 Abbotsbuy Gardens

0 5M

Project number 140827

Date 13/11/14

Drawn by AB

Checked by JB

Scale 1:100 @ A3

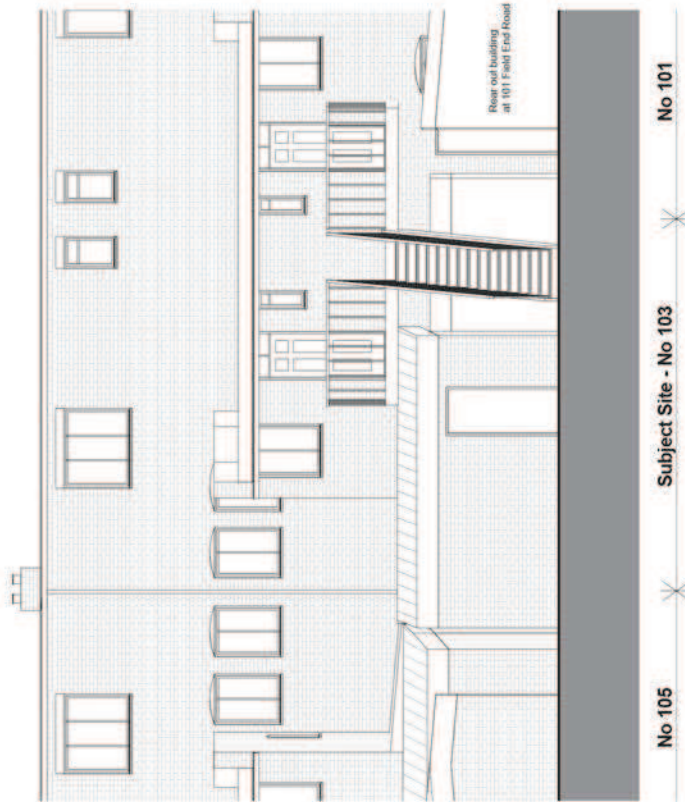
Sheet name

103 Field End Road, Eastcote

Side Elevations - Proposed

P1-121

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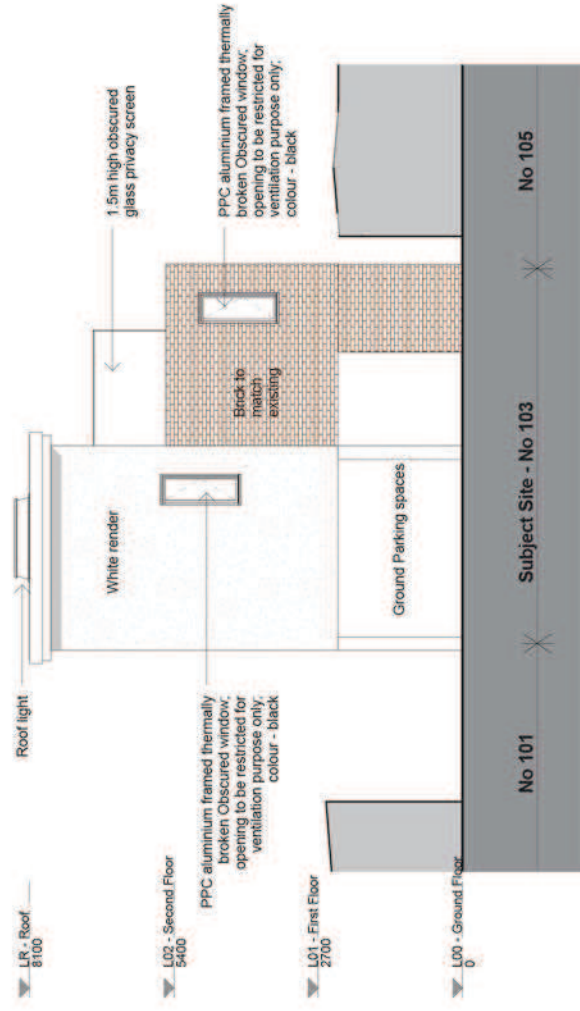
1 Rear Access Road Elevation - Existing



Client 	Project title	103 Field End Road, Eastcote	Sheet name	Rear Access Road Elevation - Existing
	Project number	140827	Project number	140827
	Date	13/11/14	Date	13/11/14
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	Checked by	JB	Checked by	JB
		Scale	1 : 100 @ A3	
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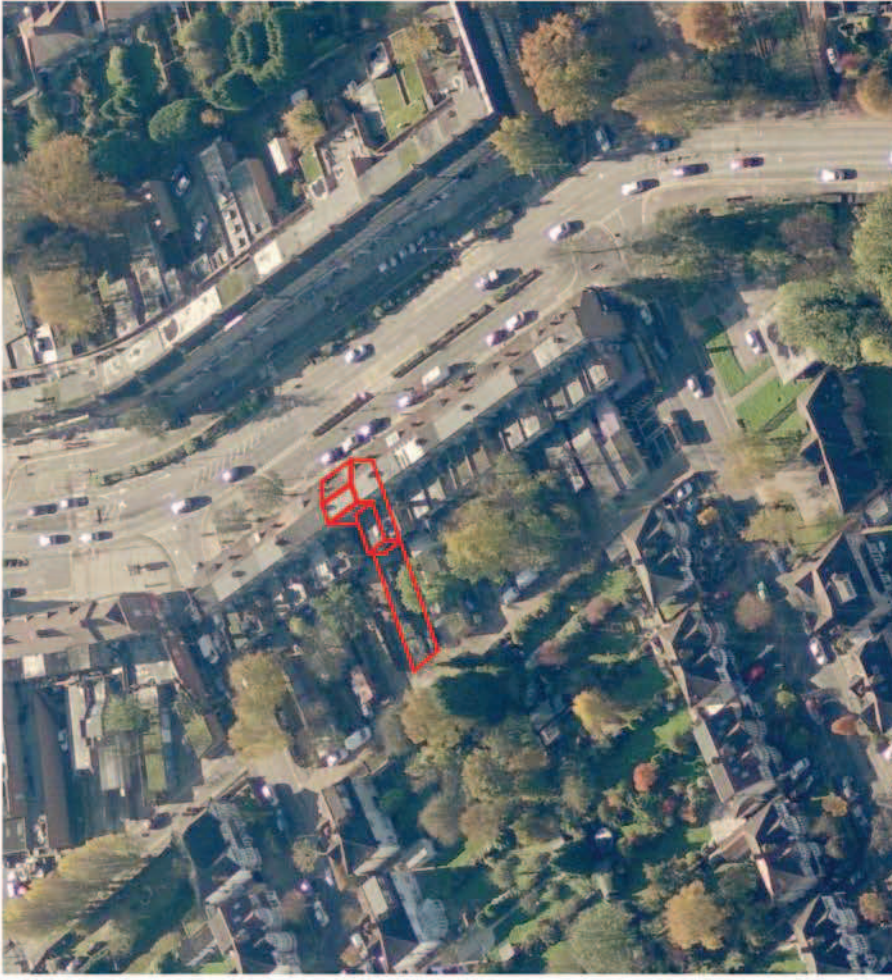
1 Rear Access Road Elevation - Proposed



2 Court Yard Elevation - Proposed



Bird Eye View 1



Bird Eye View 2

Client



Project title

103 Field End Road,
Eastcote

Sheet name

Site Photographic Survey 1

Project number

140827

Date

13/11/14

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AB

Checked by

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Scale

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P1-002

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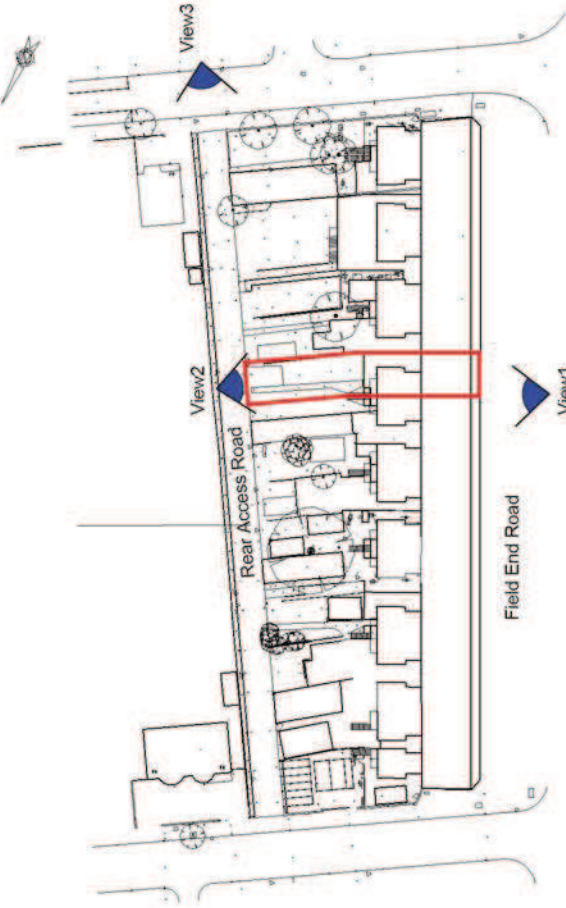
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View1



View2



View KEY Map Plan



View3

Season
Time

Spring

Summer

Autumn

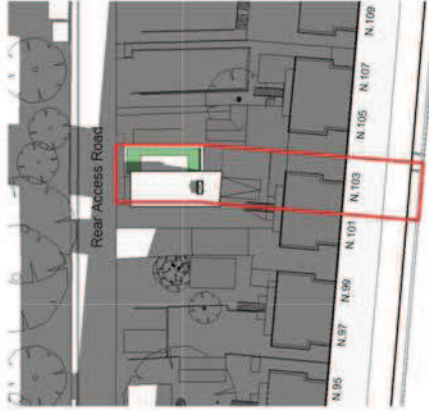
Winter



10 a.m.



1 p.m.



4 p.m.

Client



Project title

103 Field End Road,
Eastcote

Sheet name

Daylight Sunlight Study

Project number

140827

Date

13/11/14

Drawn by

AB

Checked by

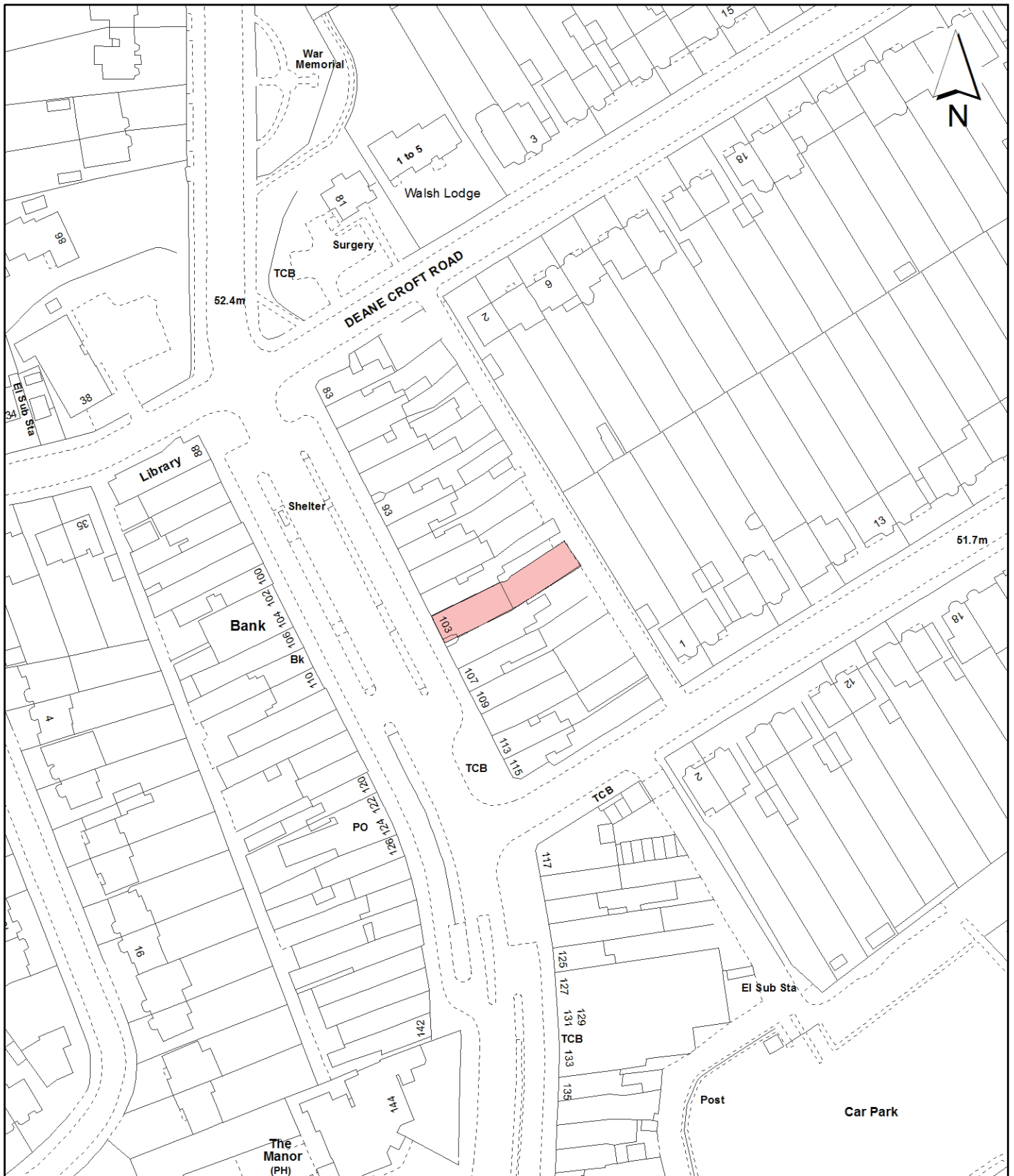
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P1-135

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Site Address

**Rear of 103 Field End Road
Eastcote**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

70463/APP/2014/4205

Scale

1:1,250

Planning Committee

North Page 107

Date

March 2015



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 151 WOODLANDS AVENUE RUISLIP

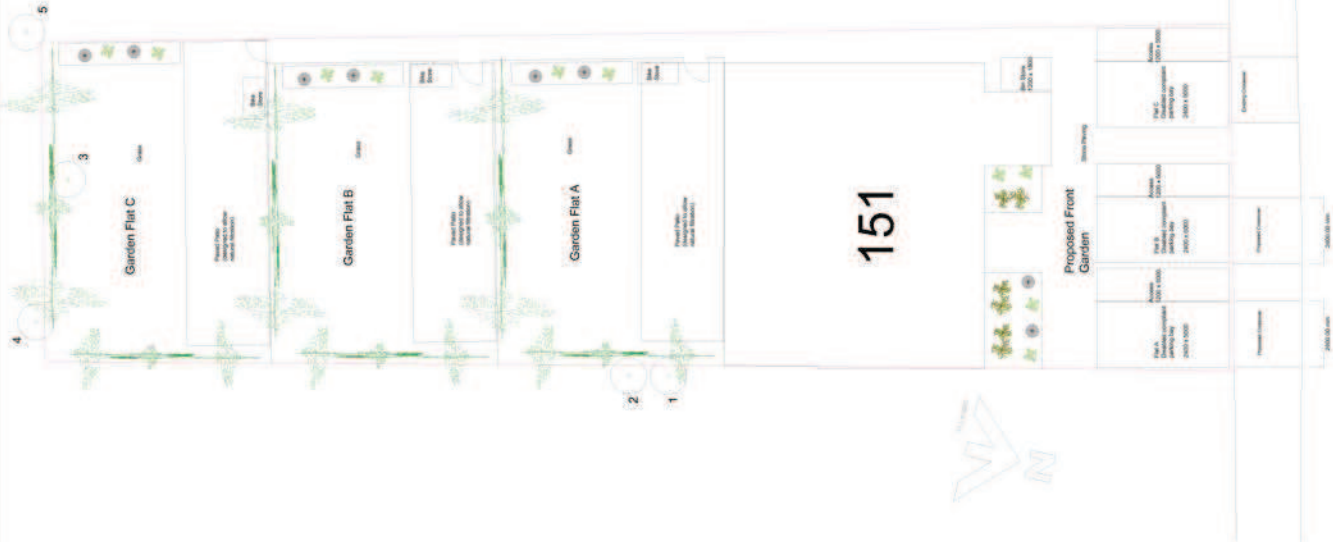
Development: Conversion of two storey dwelling into 3 x 2-bed self contained flats with associated parking and amenity space involving two storey side extension and first floor rear extension, conversion of roofspace to habitable use to include a rear dormer, 1 front rooflight and conversion of roof from hip to gable end and installation of 2 x vehicular crossovers to front

LBH Ref Nos: 41208/APP/2014/4035

Date Plans Received: 13/11/2014

Date(s) of Amendment(s): 13/11/0014

Date Application Valid: 14/11/2014



Various Shrubs
(Suitable for shaded Location to Owners Specification)

Suitable Options:

Buxus Sempervirens
(Box Elegantissima)

Taxus Baccata
(Common Yew)

Daphne Laureola
(Spurge Laurel)

Tree Schedule

Tree	Distance
1. Prunus	2.0m
2. Prunus	3.5m
3. Palm	25.0m
4. Leyland Cypress	27.0m
5. Horse Chestnut	28.2m

Woodlands Avenue

Site Plan
(Scale 1:200)

Drainage Survey
Municipal Drain



Location Plan
(Scale 1:1250)

151 Woodlands Avenue
Eastcote
Middlesex
HA4 9QX

iDesign UK Consultancy

TITLE

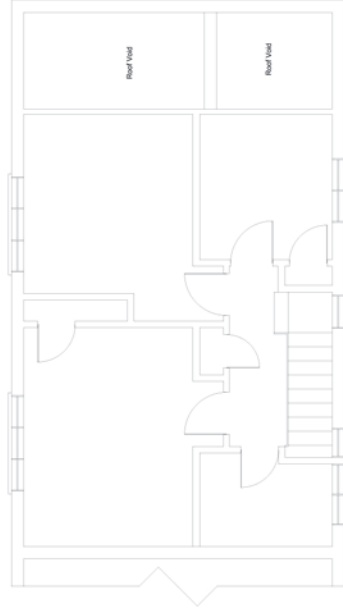
Site & Location Plan - As Proposed

SIZE	A3	CAGE CODE	DWG NO	WA/2014/10	REV	1
SCALE	1:200 & 1:1250				SHEET	

October 2014



Ground Floor Plan - As Existing



First Floor Plan - As Existing



151 Woodlands Avenue
 Eastcote
 Middlesex
 HA4 9QX

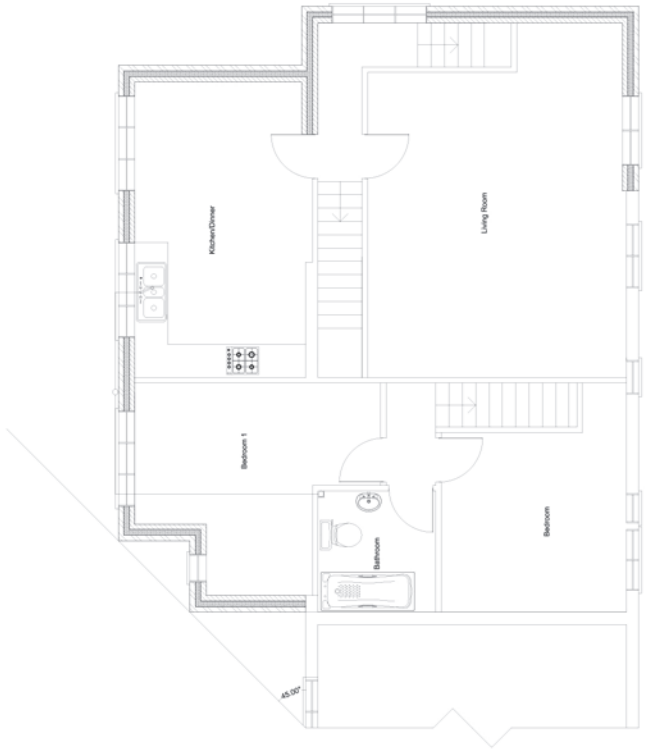
iDesign UK Consultancy

TITLE

Ground Floor Plan - As Existing

SIZE	CAGE CODE	DWG NO	REV
A3		WA/2014/01	
SCALE	SHEET		
1:100			

October 2014



First Floor Plan - As Proposed



Ground Floor Plan - As Proposed



Second Floor Plan - As Proposed

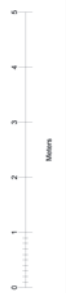
151 Woodlands Avenue
 Eastcote
 Middlesex
 HA4 9QX

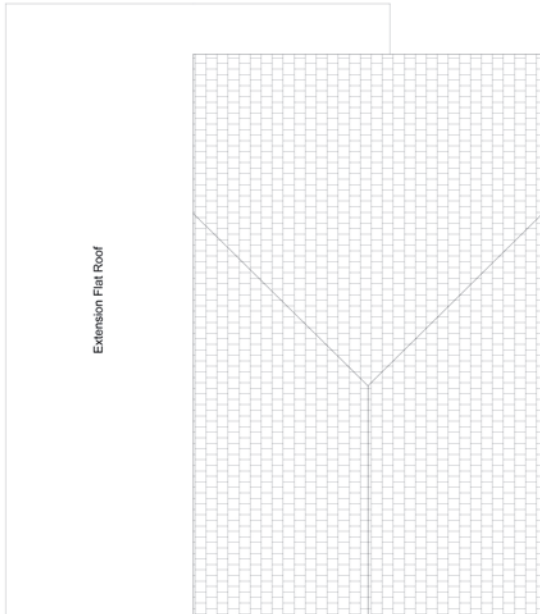
iDesign UK Consultancy

TITLE

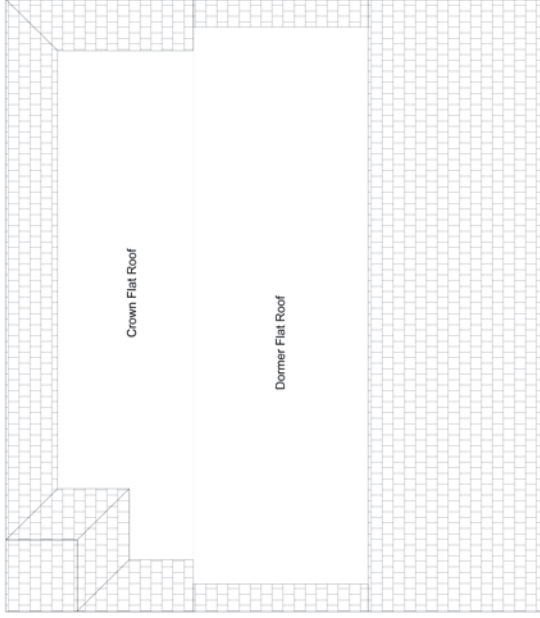
Floor Plan - As Proposed

SIZE	CAGE CODE	DWG NO	REV
A3		WA/2014/03	1
SCALE	1:100		SHEET





Roof Framing Plan - As Existing



Roof Framing Plan - As Proposed



151 Woodlands Avenue
 Eastcote
 Middlesex
 HA4 9QX

iDesign UK Consultancy

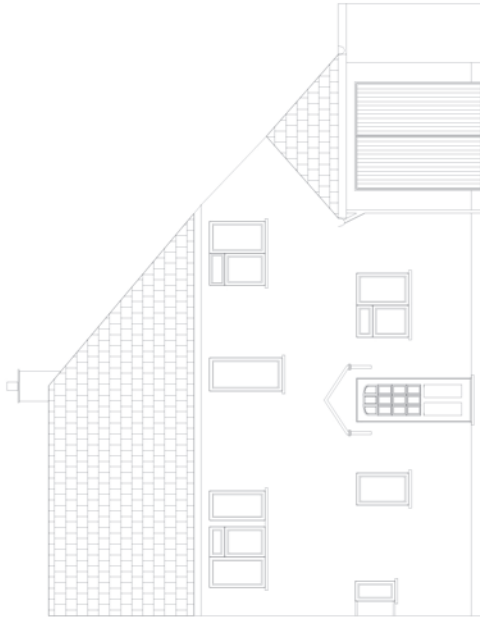
TITLE

Roof Framing Plan - Existing & Proposed

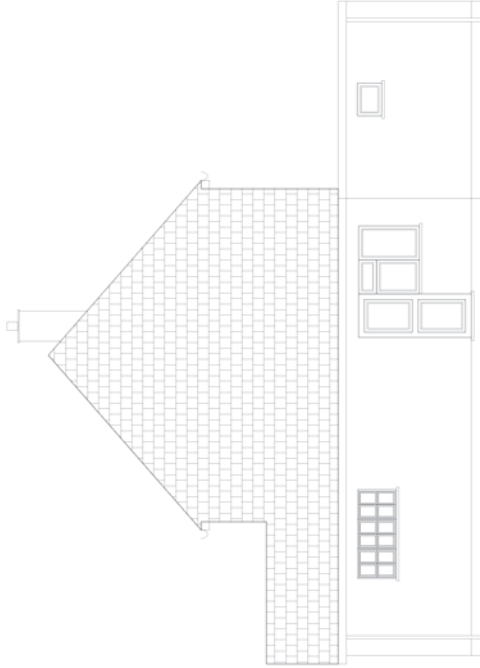
SIZE **A3** CAGE CODE DWG NO **WA/2014/09** REV

SCALE **1:100** SHEET

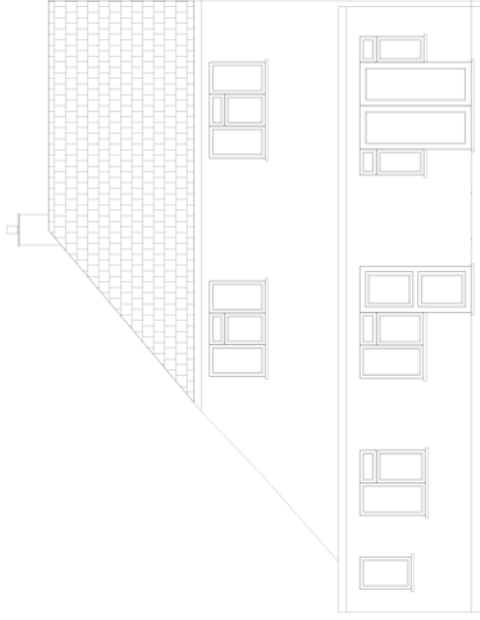
October 2014



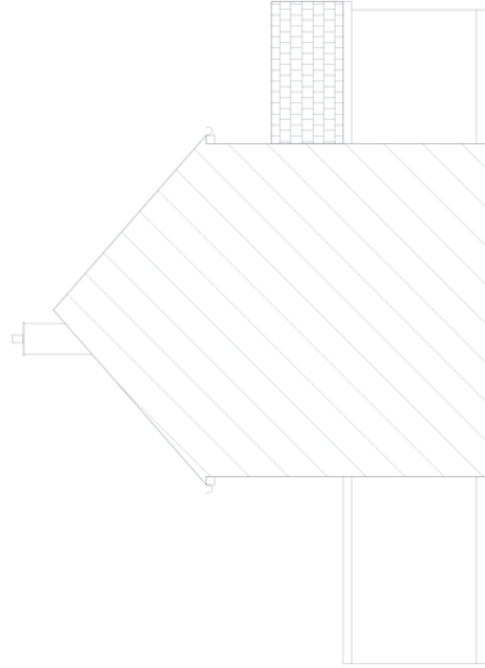
North Elevation - As Existing



West Elevation - As Existing



South Elevation - As Existing



East Elevation - As Existing



151 Woodlands Avenue
 Eastcote
 Middlesex
 HA4 9QX

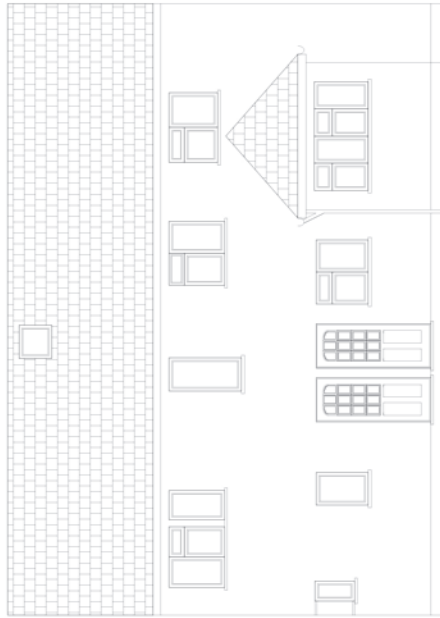
iDesign UK Consultancy

TITLE

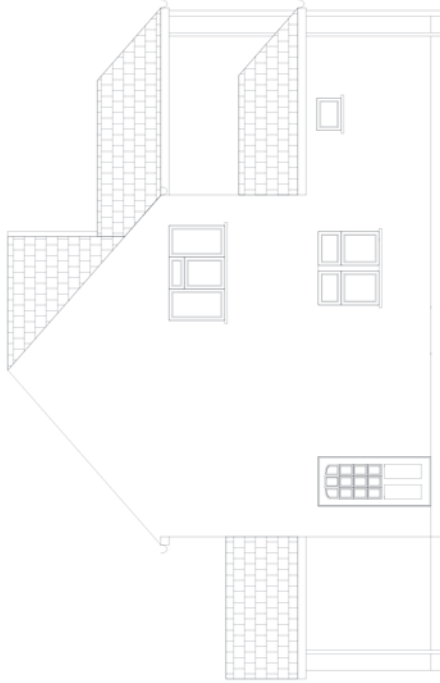
Elevations - As Existing

SIZE	CAGE CODE	DWG NO	REV
A3		WA/2014/02	1
SCALE	1:100		SHEET

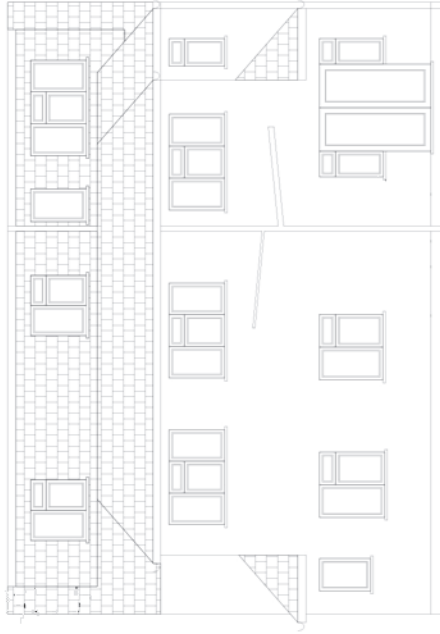
Rooflines will not protrude more than 150mm beyond the plane of the slope of the original roof.



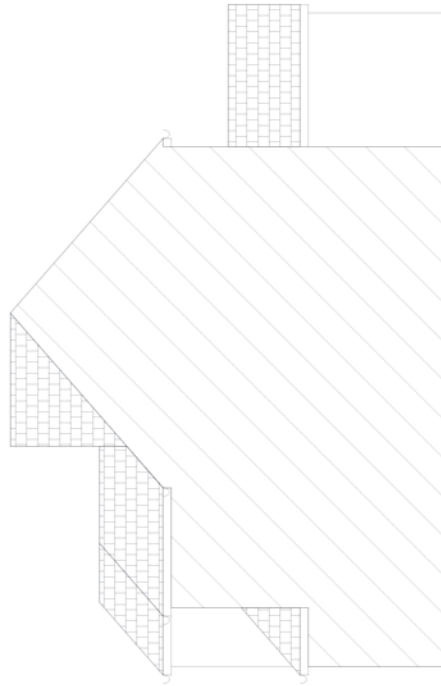
North Elevation - As Proposed



West Elevation - As Proposed



South Elevation - As Proposed



East Elevation - As Proposed

All materials used are to be the same as the existing or matched to be as close in design and colour as possible.

151 Woodlands Avenue
Eastcote
Middlesex
HA4 9QX

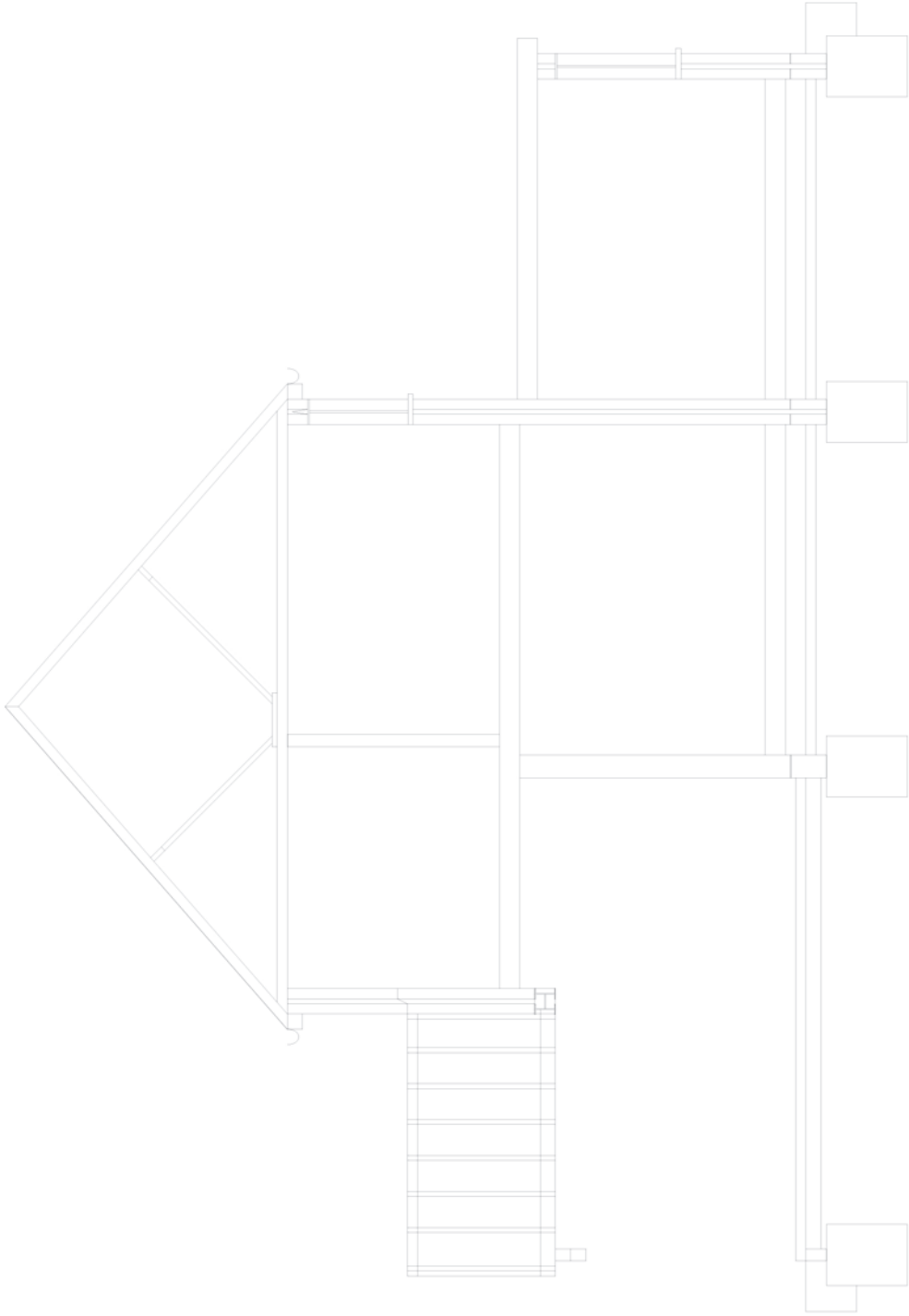
iDesign UK Consultancy

TITLE

Elevations - As Proposed

SIZE	CAGE CODE	DWG NO	REV
A3		WA/2014/04	4
SCALE	1:100		SHEET





Section (A - A) - As Existing

151 Woodlands Avenue
 Eastcote
 Middlesex
 HA4 9QX

iDesign UK Consultancy

TITLE

Section (A - A) - As Existing

0

1

2

3

4

5

Meters

REV

WA/2014/05

DWG NO

CAGE CODE

SIZE
A3

SCALE
1:50

October 2014

October 2014

October 2014

October 2014

October 2014

October 2014

October 2014

October 2014

October 2014

October 2014

October 2014

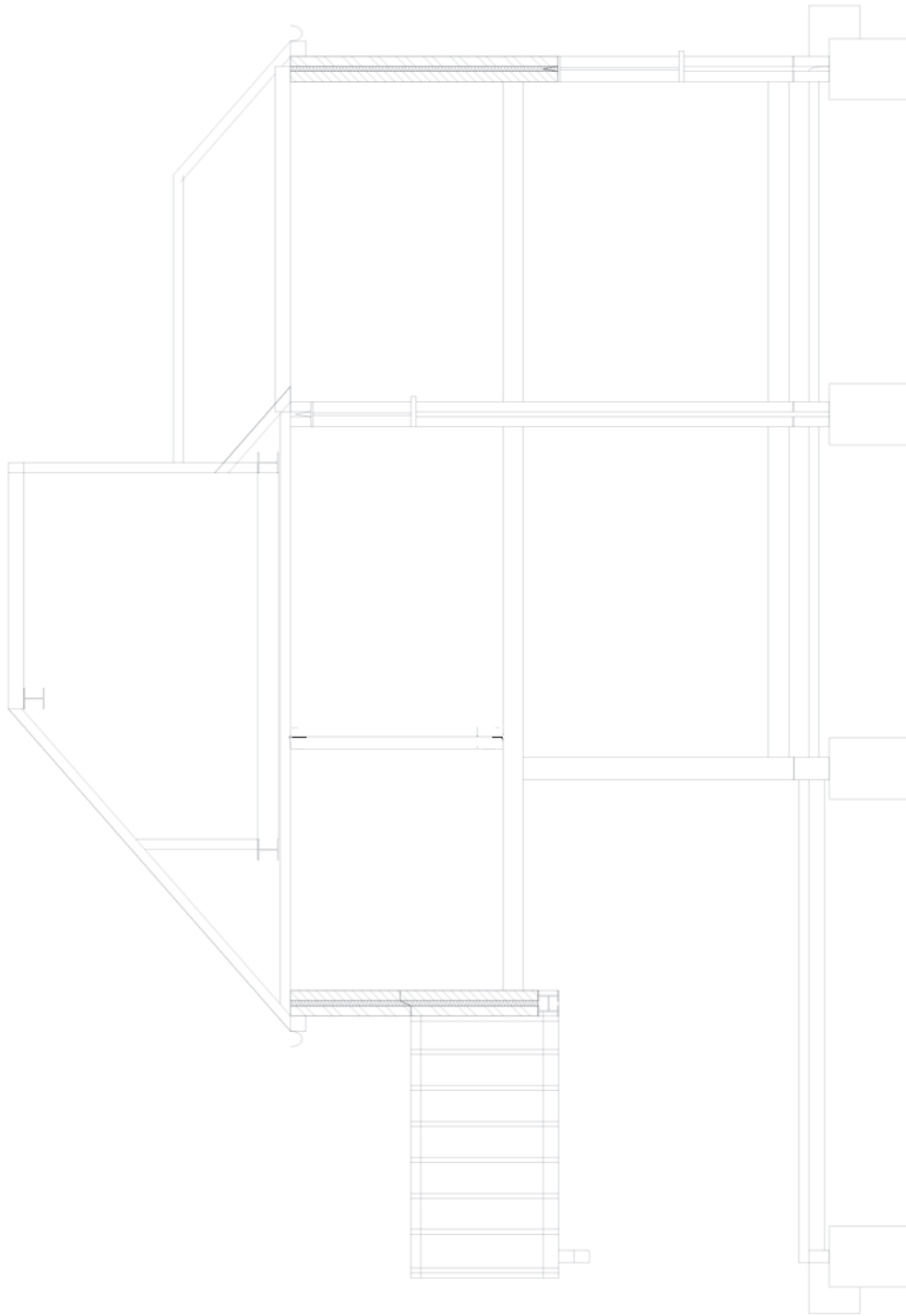
October 2014

October 2014

October 2014

October 2014

October 2014



Section (A - A) - As Proposed

151 Woodlands Avenue
 Eastcote
 Middlesex
 HA4 9QX

iDesign UK Consultancy

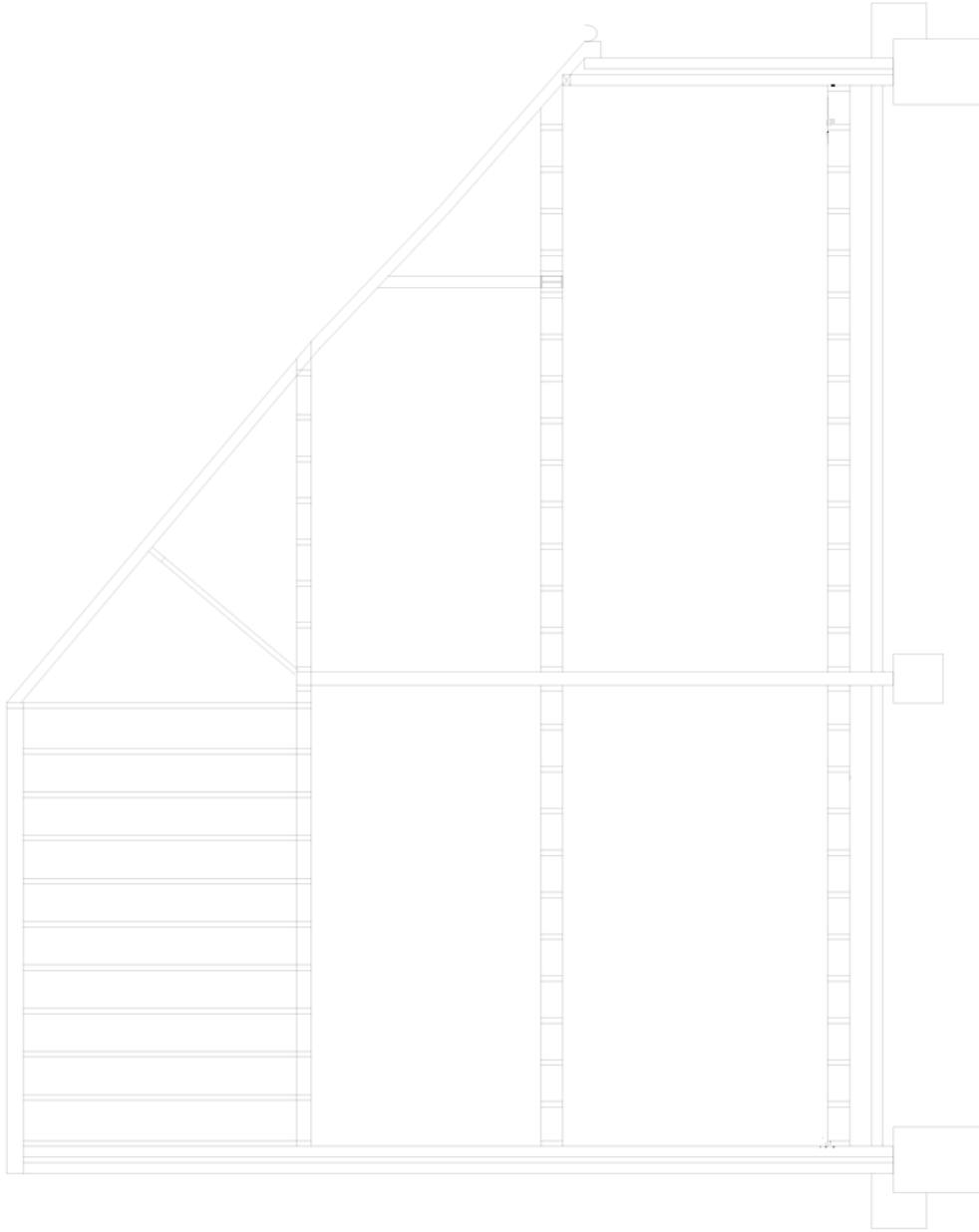
TITLE

Section (A - A) - As Proposed

SIZE	CAGE CODE	DWG NO	REV
A3		WA/2014/07	
SCALE	1:50		SHEET

October 2014





Section (B - B) - As Existing

151 Woodlands Avenue
 Eastcote
 Middlesex
 HA4 9QX

iDesign UK Consultancy

TITLE

Section (B - B) - As Existing

October 2014

SIZE
 A3

CAGE CODE

DWG NO

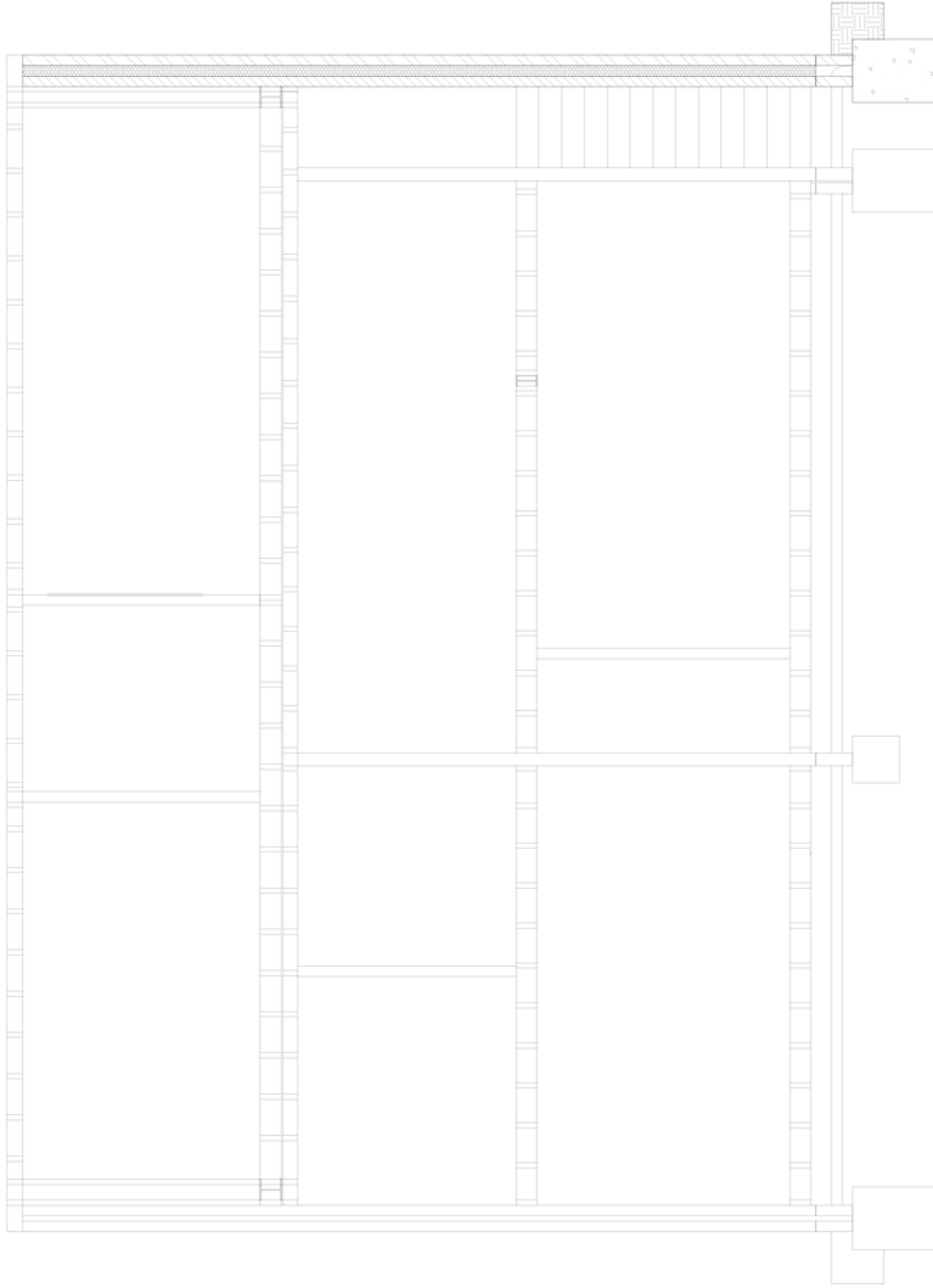
WA/2014/06

REV

SCALE 1:50

SHEET





Section (B - B) - As Proposed

151 Woodlands Avenue
 Eastcote
 Middlesex
 HA4 9QX

iDesign UK Consultancy

TITLE

Section (B - B) - As Proposed

0

1

2

3

4

5

Meters

October 2014

SIZE
A3

SCALE
1:50

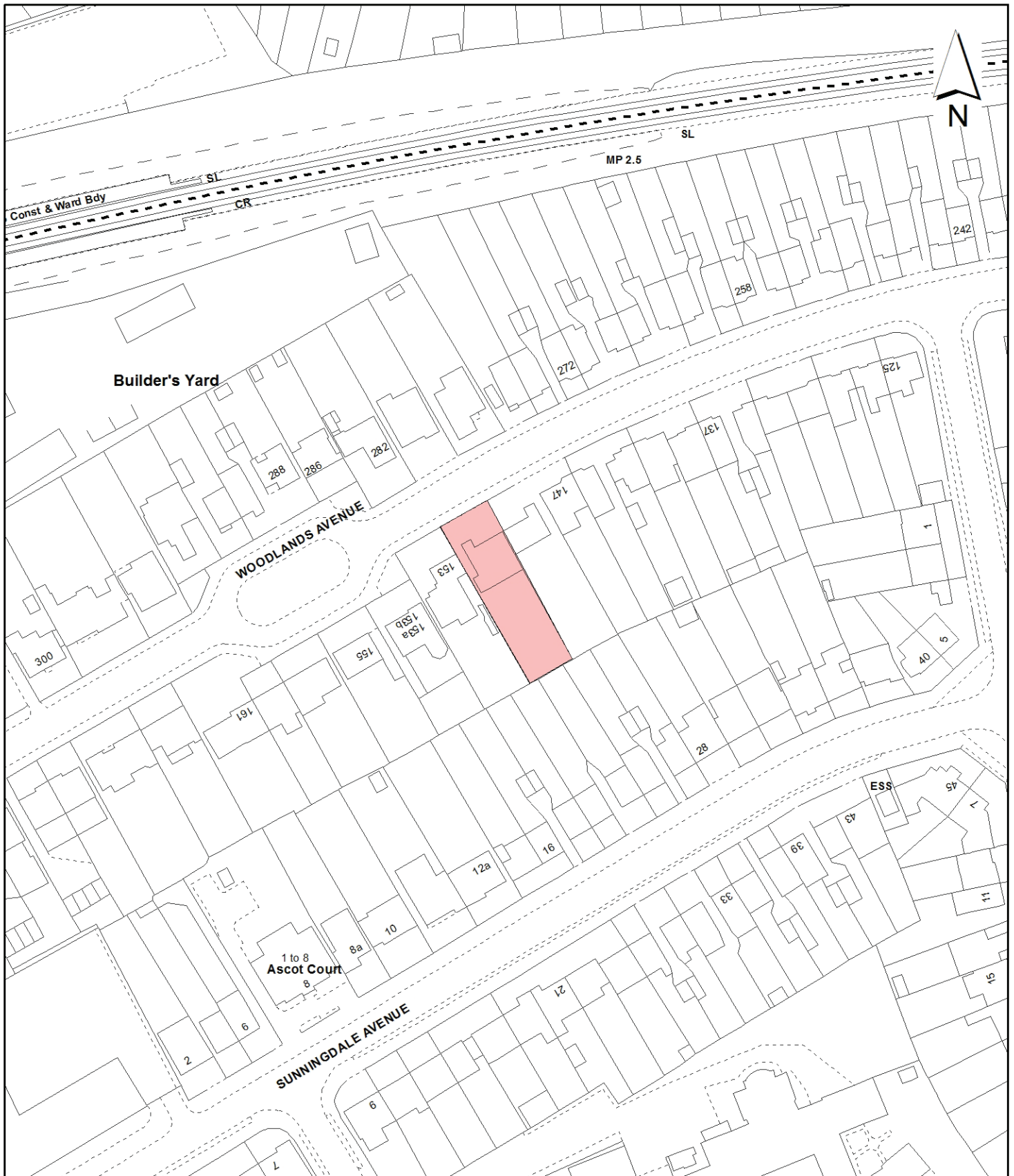
CAGE CODE

DWG NO


WA/2014/08

REV

SHEET



Notes

 Site boundary

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Site Address

**151 Woodlands Avenue
Ruislip**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

41208/APP/2014/4035

Scale

1:1,250

Planning Committee

North Page 119

Date

March 2015



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND OPPOSITE NORTHWOOD HILLS UNITED REFORM CHURCH JOEL STREET NORTHWOOD

Development: Removal of existing 17.5 metre telecoms pole and installation of a new 17.5 metre pole with longer shrouded section in a position 12 metres north of the existing

LBH Ref Nos: 61384/APP/2015/196

Date Plans Received: 19/01/2015

Date(s) of Amendment(s):

Date Application Valid: 20/01/2015

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R. E: 510214 N: 189899
 CONCESSION REQUIRED NO
 NOTES:

REV	Issued for Approval	BY	DATE
A		BCL	13.11.14

GallifordTry
 WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 3JF
 Tel: +44 (0)1455 222750 Fax: +44 (0)1455 222758

O₂
 CTIL

Cell Name	Opt
NORTHWOOD HILLS CENTRAL	-

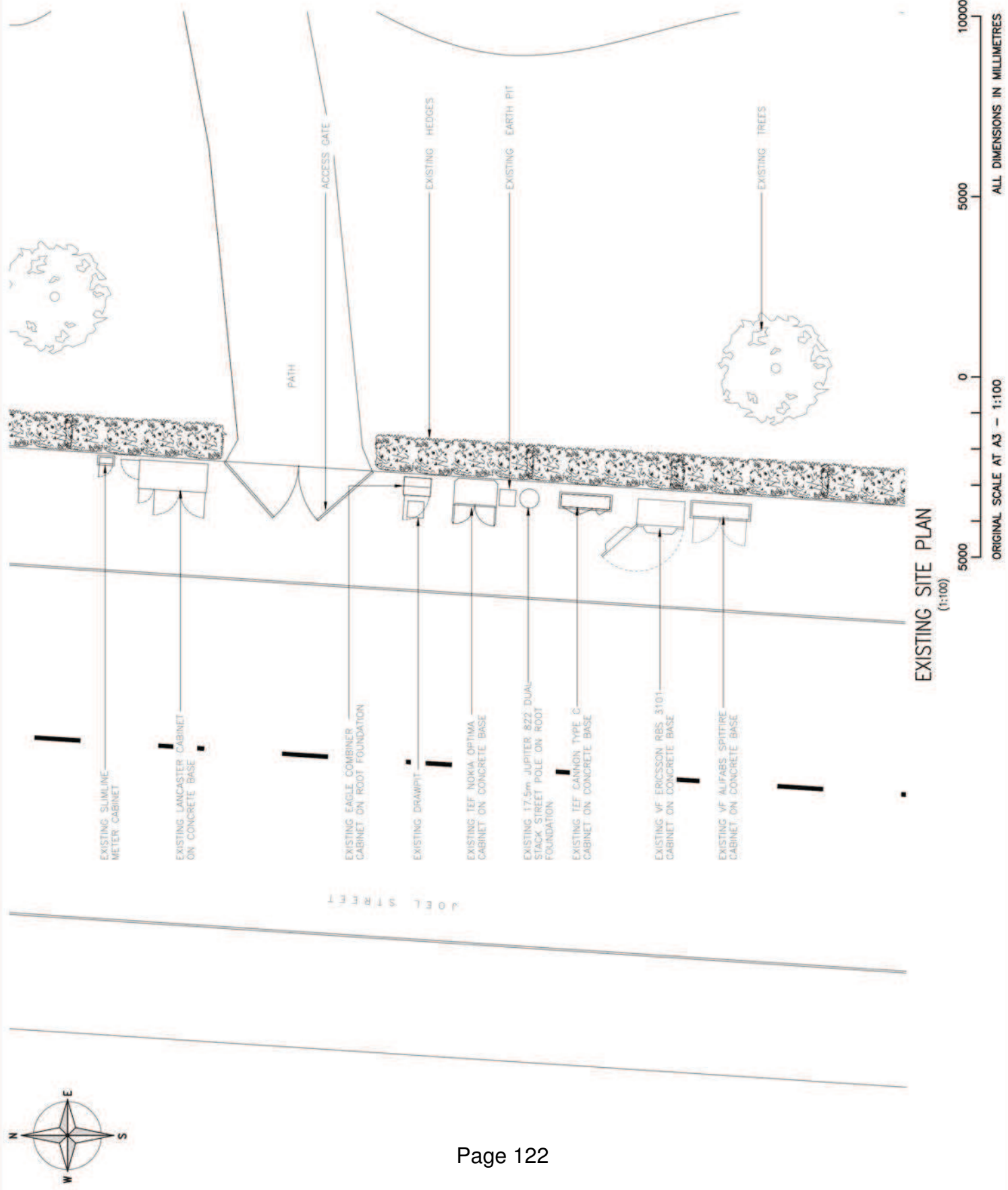
Cell ID No	VF
145226	020520
	81503

Site Address / Contact Details
 JOEL STREET
 NORTHWOOD HILLS
 PINNER
 LONDON
 HA6 1NL

Drawing Title: EXISTING SITE PLAN
 Purpose of Issue: PLANNING
 Drawing Number: 200

Drawn By	Checked By	Original Sheet Size	Issue
BCL	CT	A3	

Date	Drawn	Date	Issue
13.11.14	LB	13.11.14	A



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R. E: 510214 N: 189899
 CONCESSION REQUIRED NO
 NOTES:

REV	DESCRIPTION	BY	DATE
A	Issued for Approval	BCL	13.11.14



Cell Name	Opt
NORTHWOOD HILLS CENTRAL	-

Cell ID No	VF
TEF	VF

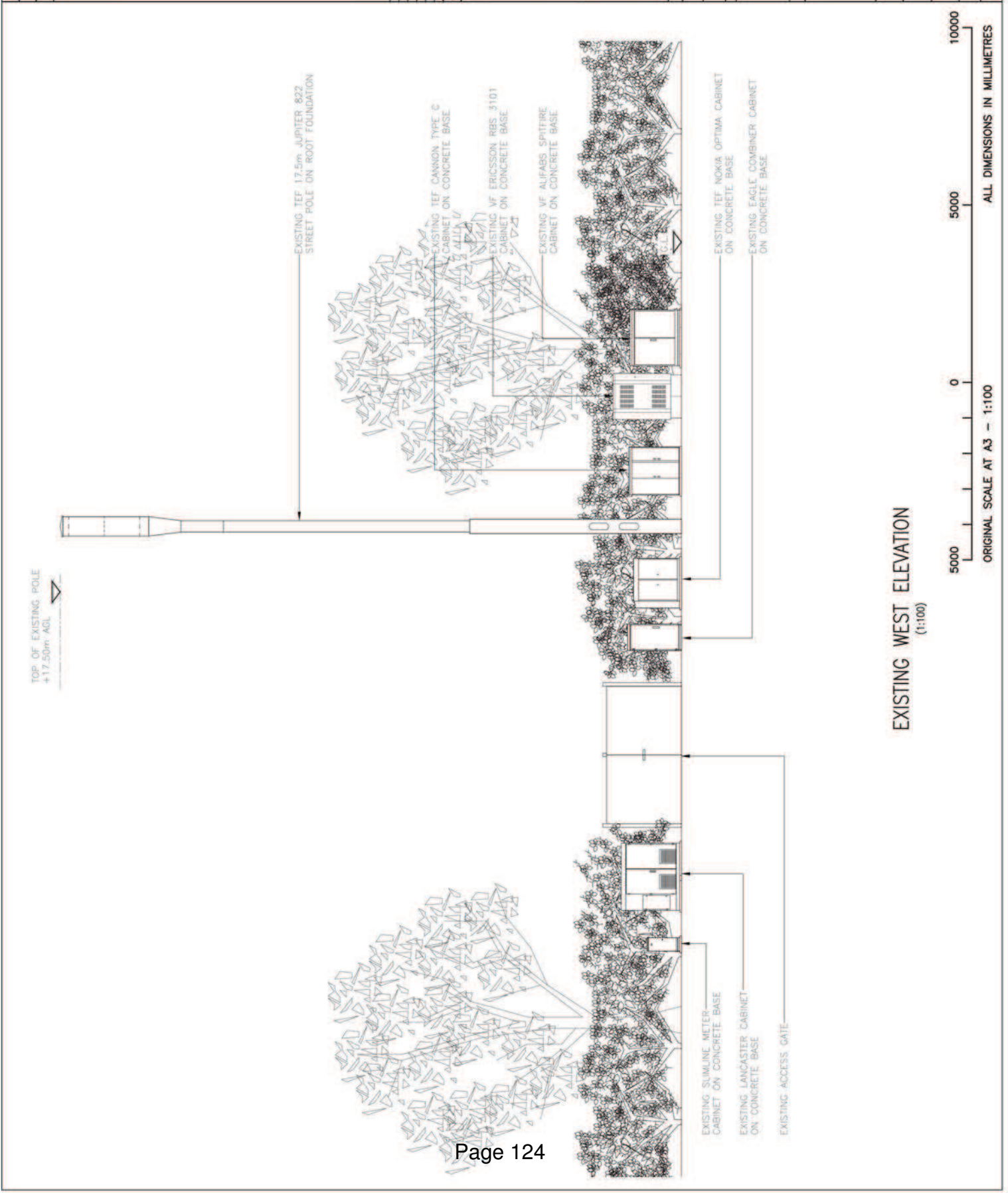
145226	020520	81503
--------	--------	-------

Site Address / Contact Details
 JOEL STREET
 NORTHWOOD HILLS
 PINNER
 LONDON
 HA6 1NL

Drawing Title: EXISTING SITE ELEVATION
 Purpose of Issue: PLANNING
 Drawing Number: 300

Drawn By	Checked By	Original Sheet Size	Issue
CT	LB	A3	A

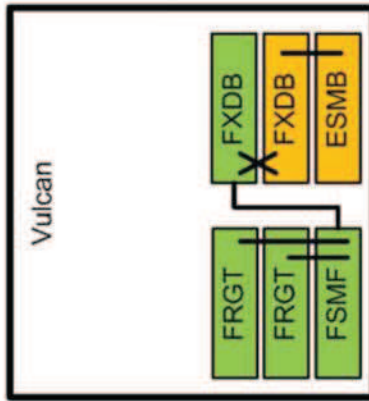
Date	Drawn	Checked	Date
13.11.14	BCL	LB	13.11.14



ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R E: 510214 N: 189899
 CONCESSION_REQUIRED NO
 NOTES:
 REFER TO CTIL DOCUMENT SDN0001 SECTION 5.2 FOR A POPULATED EXAMPLE OF THE TABLE

M5 Macro – UK_SRB_304_260 - Vulcan

Option	BTS Req.	RRH's	VOD	Power MCB	Typical Elec. Load (W)
M5	1 x Vulcan	0	UK_SRB_304_260	DC 50Amp	3654W



14 Presentation title in footer
 13 November 2014

Confidentiality level on slide master
 Version number on slide master

EXPANSION CABINET LAYOUT NTS

REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	BCL	LB	12.11.14

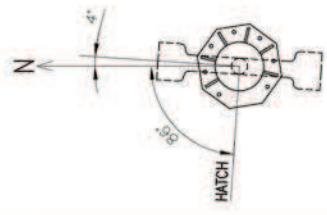


Cell Name	Opt
NORTHWOOD HILLS CENTRAL	-

Cell ID No	VF
145226	020520
	81503

Site Address / Contact Details	
JOEL STREET NORTHWOOD HILLS PINNER LONDON HA6 1NL	
Drawing Title:	EXPANSION CABINET LAYOUT
Purpose of Issue:	PLANNING
Drawing Number:	503
Surveyed By:	CT
Drawn:	BCL
Date:	12.11.14
Checked:	LB
Date:	12.11.14
Issue:	A

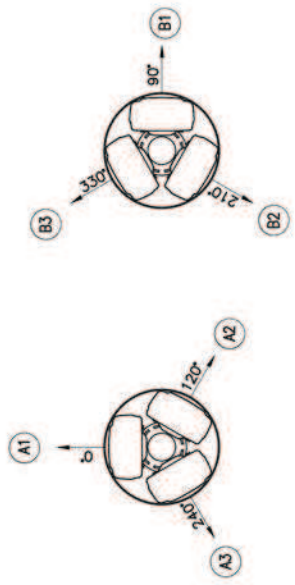
ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R. E: 510214 N: 189899
 CONCESSION REQUIRED NO



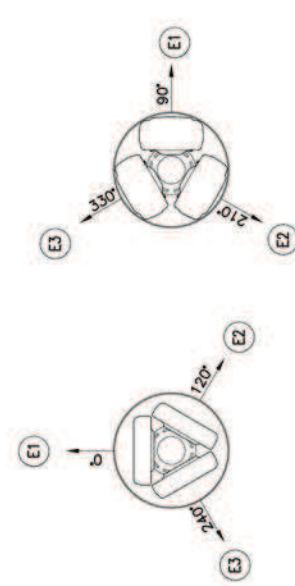
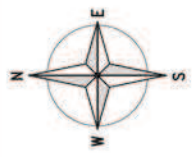
REV	MODIFICATION	BY	CH	DATE
A	Issued for Approval	BCL	LB	13.11.14



Cell Name	Opt
NORTHWOOD HILLS CENTRAL	-
Cell ID No	VF
CTIL	TEF
145226	020520
	81503
Site Address / Contact Details	
JOEL STREET NORTHWOOD HILLS PINNER LONDON HA6 1NL	
Drawing Title: ANTENNA & EQUIPMENT LAYOUT	
Purpose of Issue: PLANNING	
Drawing Number: 400	
Surveyed By: CT	Original Sheet Size: A3
Drawn: BCL	Checked: LB
Date: 13.11.14	Date: 13.11.14
	Issue: A

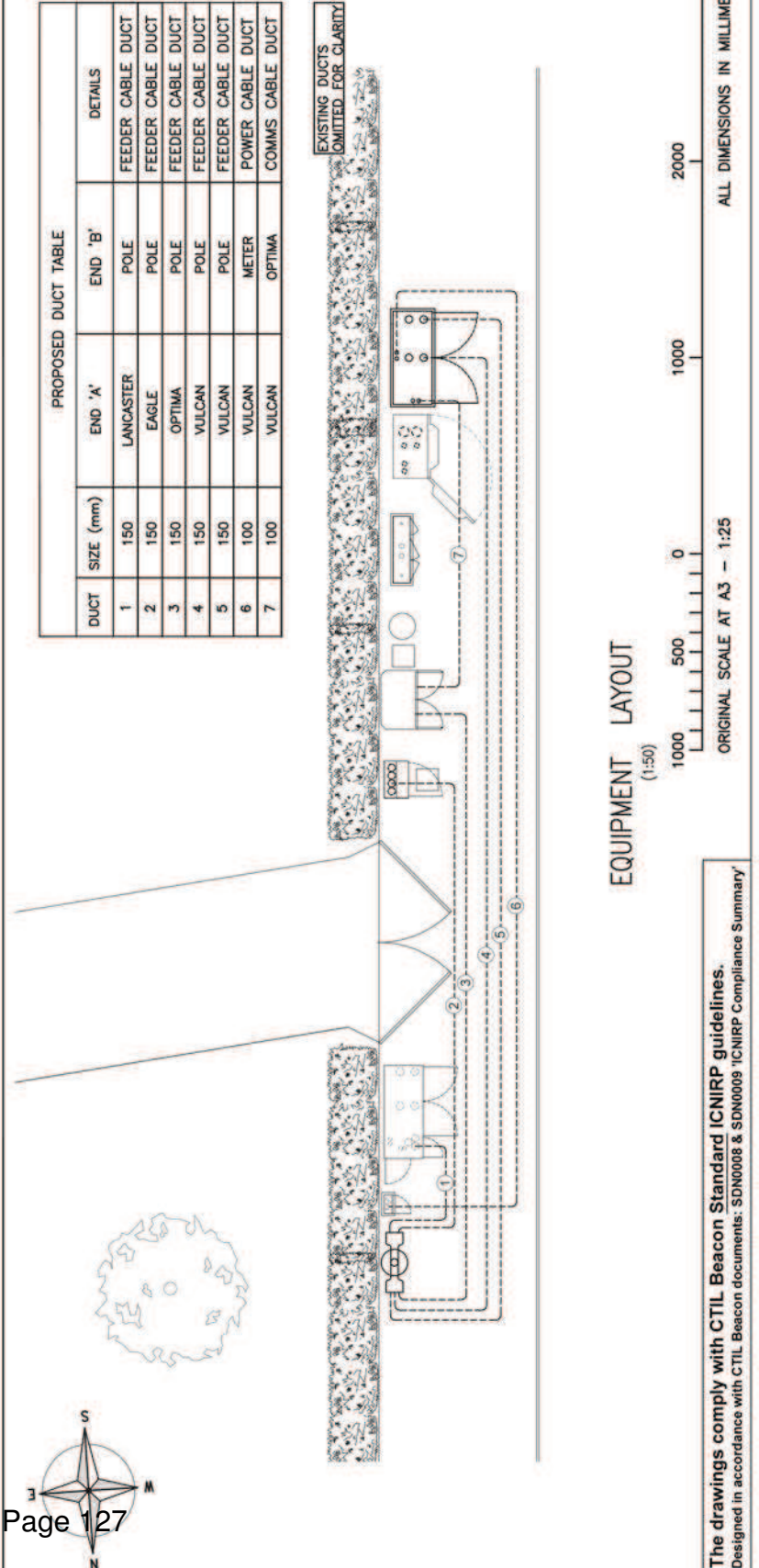


PROPOSED ANTENNA PLAN
(1:25)



EXISTING ANTENNA PLAN
(1:25)

DUCT	SIZE (mm)	END 'A'	END 'B'	DETAILS
1	150	LANCASTER	POLE	FEEDER CABLE DUCT
2	150	EAGLE	POLE	FEEDER CABLE DUCT
3	150	OPTIMA	POLE	FEEDER CABLE DUCT
4	150	VULCAN	POLE	FEEDER CABLE DUCT
5	150	VULCAN	POLE	FEEDER CABLE DUCT
6	100	VULCAN	METER	POWER CABLE DUCT
7	100	VULCAN	OPTIMA	COMMS CABLE DUCT



EQUIPMENT LAYOUT
(1:50)

The drawings comply with CTIL Beacon Standard ICNIRP guidelines.
 Designed in accordance with CTIL Beacon documents: SDN0008 & SDN0009 'CNIRP Compliance Summary'

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.C.R. E: 510214 N: 189899
 CONCESSION REQUIRED NO
 NOTES: REFER TO CTIL DOCUMENT SDN0001 SECTION 5.2 FOR A POPULATED EXAMPLE OF THE TABLE
 DEPENDENCIES
 CHERRY PICKER SURVEY NO
 STAT SEARCH ✓
 TRIAL DIG NO
 GEOTECH NO
 GDC NO
 BOLT PULL-OUT TEST NO
 STRUCTURAL CALCULATIONS NO
 BUILDING REGULATIONS NO
 ELECTRICAL LOAD TEST NO
 REC SERVICE ALTERATION NO
 COMMS SERVICE ALTERATION NO
 ASBESTOS SURVEY NO

EXISTING/PROPOSED	HEIGHT	MANUFACTURER	TYPE	COLOUR (INCLUDE RAL CODE IF NON STANDARD) & FINISH (TIMBER ETC)	STATUS	COMMENTS
EXISTING	12.50m	HITCHINSON ENG.	SINGLE STACK ELARA	GREEN	REMOVE	
PROPOSED	15.00m	HUTCHINSON ENG.	DUAL STACK ELARA	RAL 6009	NEW	ON NEW ROOT FOUNDATION

REV	DESCRIPTION	BY	DATE
A	Issued for Approval	BEL	13.11.14

EXISTING/PROPOSED	OPERATOR	MANUFACTURER	TYPE	SIZE (WxDxH)	COLOUR (INCLUDE RAL CODE IF NON STANDARD)	STATUS	COMMENTS
EXISTING	VF/TEF	ALIFABS	LANCASTER	1800x790x1640	RAL6009	REMAIN	
EXISTING	TEF	EAGLE	COMBINER CABINET	750x500x1520	RAL6009	REMAIN	
EXISTING	TEF	NOKIA	OPTIMA CABINET	1898x750x1500	RAL6009	REMAIN	
EXISTING	TEF	CANNON	TYPE 'C'	1360x352x1430	RAL6009	REMAIN	
EXISTING	VF	ERICSSON	RBS 2106	1300x725x1400	RAL6009	REMAIN	
EXISTING	VF	ALIFABS	SPIFFIRE	1580x380x1350	RAL6009	REMOVE	
EXISTING	TEF	NSN	609 FSME	0.49x0.56x0.133	STANDARD	EXISTING	1No. IN CANNON TYPE C
EXISTING	TEF	NSN	609 FXDA	0.49x0.56x0.133	STANDARD	EXISTING	1No. IN CANNON TYPE C
EXISTING	TEF	NSN	U21 FRGF	0.49x0.56x0.133	STANDARD	EXISTING	1No. IN OPTIMA
EXISTING	TEF	NSN	U21 FRGF	0.49x0.56x0.133	STANDARD	EXISTING	1No. IN OPTIMA
EXISTING	TEF	NSN	L08 FRMA	0.49x0.56x0.133	STANDARD	EXISTING	2No. IN LANCASTER
EXISTING	TEF	NSN	L08 FSME	0.49x0.56x0.133	STANDARD	EXISTING	1No. IN LANCASTER
EXISTING	VF	NSN	GU09 FSME	0.49x0.56x0.133	STANDARD	EXISTING	2No. IN RBS 3101
EXISTING	VF	NSN	GU09 FXDA	0.49x0.56x0.133	STANDARD	EXISTING	2No. IN RBS 3101
EXISTING	VF	NSN	GU09 FPMA	0.49x0.56x0.133	STANDARD	EXISTING	1No. IN RBS 3101
EXISTING	VF	NSN	U21 FRGF	0.49x0.56x0.133	STANDARD	EXISTING	2No. IN SPIFFIRE
EXISTING	VF	NSN	U21 FSME	0.49x0.56x0.133	STANDARD	EXISTING	2No. IN SPIFFIRE
EXISTING	VF	NSN	U21 FPMA	0.49x0.56x0.133	STANDARD	EXISTING	1No. IN SPIFFIRE
PROPOSED	VF/TEF	ALIFABS	VULCAN	1900x800x1650	RAL6009	NEW	
PROPOSED	VF	NSN	FXDB	0.49x0.56x0.133	STANDARD	NEW	2No. IN VULCAN
PROPOSED	VF	NSN	ESMB	0.49x0.56x0.133	STANDARD	NEW	1No. IN VULCAN
PROPOSED	VF	NSN	FRGT	0.49x0.56x0.133	STANDARD	NEW	2No. IN VULCAN
PROPOSED	VF	NSN	FSMF	0.49x0.56x0.133	STANDARD	NEW	1No. IN VULCAN

EXISTING/PROPOSED	OPERATOR	MANUFACTURER	TYPE	SIZE (mm)	COLOUR (INCLUDE RAL CODE IF NON STANDARD)	STATUS	COMMENTS
EXISTING	TEF	CANNON	TYPE 'C'	1360x352x1430	GREEN	EXISTING	METER WITHIN CANNON 'C' CABINET
PROPOSED	VF/TEF	ALIFABS	SLIMLINE M/C	865x255x1015	GREEN	EXISTING	

Cell Name	Opt
NORTHWOOD HILLS CENTRAL	-
Cell ID No	
TEF	VF
GTL	
145226	020520 81503

POWER SUPPLY/SOURCE	
EXISTING/PROPOSED	COMMENTS
EXISTING	EXISTING
PROPOSED	EXISTING

Site Address / Contact Details	
JOEL STREET NORTHWOOD HILLS PINNER LONDON HA6 1NL	
Drawing Title:	EQUIPMENT SCHEDULE
Purpose of Issue:	PLANNING
Drawing Number:	502
Surveyed By:	CT
Drawn:	BCL
Date:	13.11.14
Checked:	LB
Date:	13.11.14
Original Sheet Size:	A3
Issue:	A

TRANSMISSION ENCLOSURE					COMMENTS
EXISTING/PROPOSED	ENCLOSURE	MICROWAVE ONLY/FIBRE ONLY (WITH PROVIDER NAME)/MICROWAVE+FIBRE (WITH PROVIDER NAME)	U SPACE AVAILABLE	CURRENT TRANSMISSION KIT LOCATION	PROPOSED TRANSMISSION KIT LOCATION
EXISTING	OPTIMA	FIBRE (BT)	0U	X	-
EXISTING	LANCASTER	FIBRE (BT)	9U	X	-

TRANSMISSION SOLUTION LOCATED IN EXISTING LANCASTER IF REQUIRED.

EQUIPMENT SCHEDULE
 NTS

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE	
N.C.R	E: 510214 N: 189899
CONCESSION REQUIRED	NO
NOTES:	
REV	MODIFICATION
A	Issued for Approval
BCL	13.11.14
BY	CH
DATE	DATE

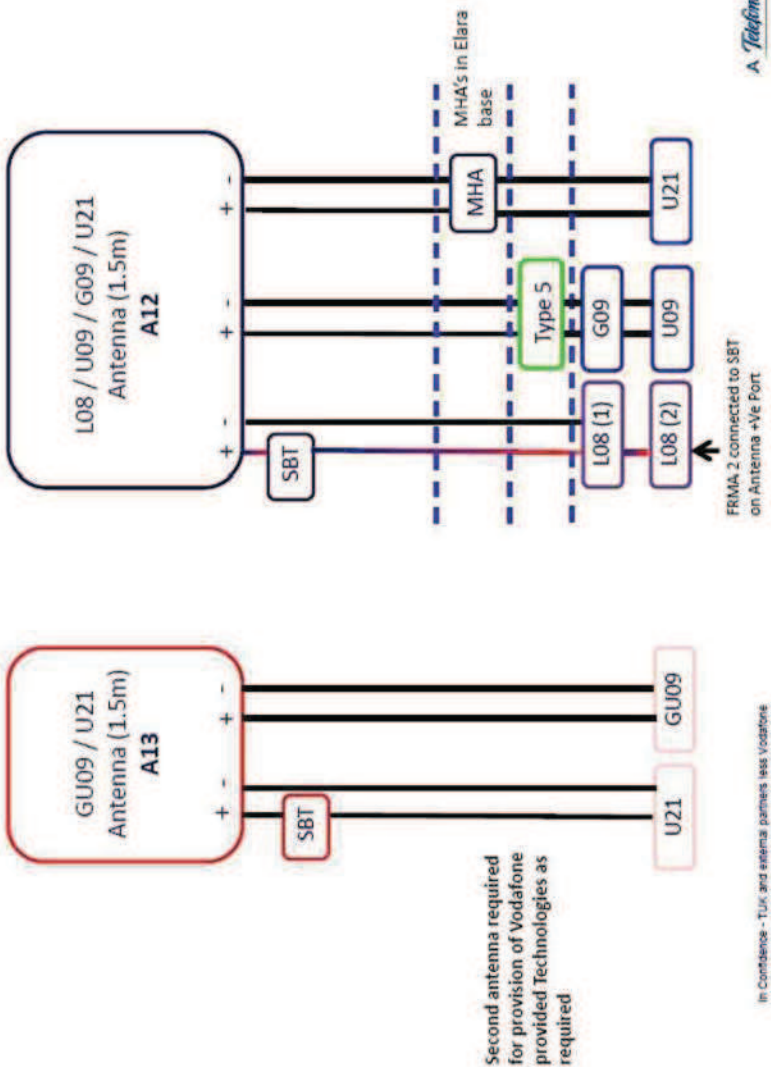


Cell Name	Opt
NORTHWOOD HILLS CENTRAL	-
Cell ID No	VF
145226	020520
81503	

Site Address / Contact Details	
JOEL STREET NORTHWOOD HILLS PINNER LONDON HA6 1NL	
Drawing Title:	RF SYSTEMS SCHEMATIC
Purpose of Issue:	PLANNING
Drawing Number:	501
Surveyed By	Original Sheet Size
CT	A3
Date	Date
13.11.14	13.11.14
Checked	Issue
IB	A

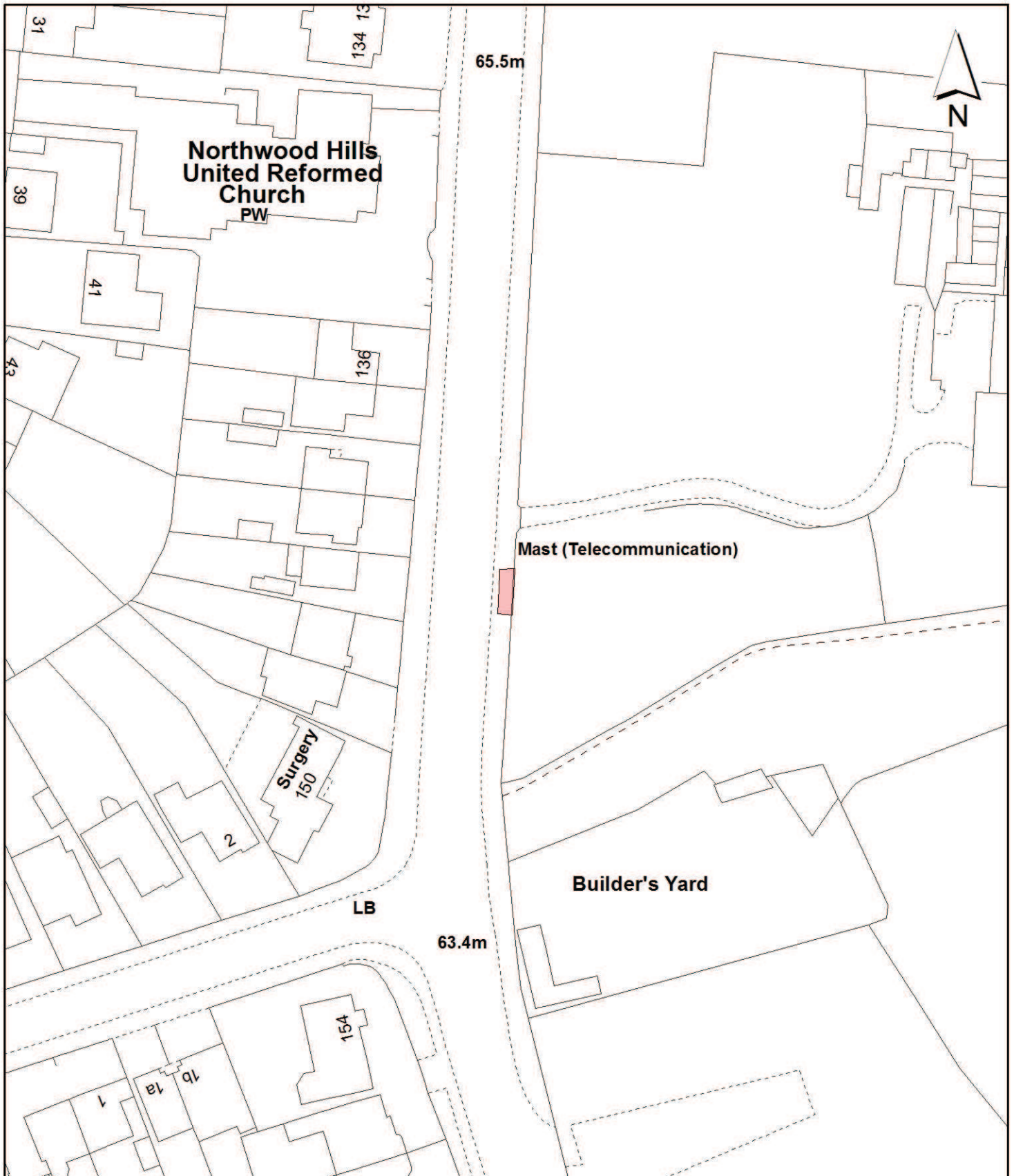


LNsfH32Gv03 London North Dual Stack Elara Street Furniture Design. 3 Sector U21



A Telefonica company

RF SYSTEMS SCHEMATIC
NTS



Notes

 Site boundary

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Site Address

**Land opposite Northwood Hills
 United Reform Church
 Joel Street
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

61384/APP/2015/196

Scale

1:800

Planning Committee

North Page 131

Date

March 2015



HILLINGDON
 LONDON

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