



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 24 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: Monday, 16 March 2015

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Putting our residents first

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

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

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

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	92 Copse Wood Way, Northwood - 47953/APP/2014/4526	Northwood	Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory. Recommendation: Refusal	1 - 8 36 - 42

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Bishop Ramsey C of E School, Warrender Way, Ruislip - 19731/APP/2015/286	Eastcote & East Ruislip	Single storey extension to north side and single storey extension to west side of existing sports hall. Recommendation: Approval	9 - 22 43 - 51

Other

7	TPO 728 - 81 Long Lane, Ickenham	23 - 26
	To consider whether or not to confirm TPO 728.	Plans 52 - 54

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.

8	Enforcement Report	27 - 34
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PART I - Plans for North Planning Committee

Pages 35 - 54

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Report of the Head of Planning, Sport and Green Spaces

Address 92 COPSE WOOD WAY NORTHWOOD

Development: Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory

LBH Ref Nos: 47953/APP/2014/4526

Drawing Nos: 75/P/1
75/P/5
75/P/3
75/P/2
75/P/4
Tree Report 92 Copse wood way

Date Plans Received: 29/12/2014 **Date(s) of Amendment(s):**
Date Application Valid: 29/12/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the south west side of Copse Wood Way approximately 20m northwest of the junction with Nicholas Way. The application property is a large detached property constructed of brick beneath a tile roof and sited on a spacious plot. To the rear of the property is Copse Wood.

The wider area comprises similar sized properties on spacious plots but of varying design and size. No 90 has been significantly extended previously.

The application site is located within the developed area and is also an ASLC as defined in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

1.2 Proposed Scheme

The proposed scheme comprises a two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory.

The cat slide roof would be increased in width by 0.44m and would reflect the design and height of the existing house. The dormers to the side of the cat slide roof would also be replaced.

The two storey side extension on the eastern elevation would be set down 0.765m from the main roof of the house, 3.17m wide and set in 1.5m from the side boundary with No.94. The extension would be 9.6m deep with 4.14m extending beyond the rear elevation with a width of 5.6m to the rear. The roof would be hipped to the side and a gabled pitched roof to the two storey rear extension.

The two storey extension on the western elevation would be 5.6m wide, 4m deep and also have a hipped roof set down 0.765m from the main roof of the house, with a gable end to the rear of the property. Between the two storey rear extensions is a single storey rear extension with a flat roof measuring 3.55m to 3.85m high, 4m wide and 4m deep.

A rear dormer is proposed on the existing roof and would be centrally positioned, set down 1.1m from the ridge and set in 1.1m from the eaves of the main roof.

The porch measures 2.95m wide, 1m deep and 4.45m high (mid point) with a pitched roof. Materials would match the existing. The proposed extension would provide, bedrooms, games room and kitchen extension.

The proposal differs from the previously refused scheme which comprised a single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 x rooflights and storm porch to front. The rear extension is predominantly two storey in size and the proposal created a large crown roof.

1.3 Relevant Planning History

47953/93/0549 92 Copse Wood Way Northwood

Erection of single-storey part side and front extensions

Decision Date: 13-05-1993 **Approved** **Appeal:**

47953/APP/2014/490 92 Copse Wood Way Northwood

Single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 rooflights and storm porch to front

Decision Date: 16-04-2014 **Refused** **Appeal:**

47953/B/93/1133 92 Copse Wood Way Northwood

Erection of a front porch and a rear conservatory

Decision Date: 09-09-1993 **Approved** **Appeal:**

47953/C/93/1788 92 Copse Wood Way Northwood

Installation of two side dormers in roof

Decision Date: 15-12-1993 **Approved** **Appeal:**

Comment on Planning History

47953/APP/2014/490 - Single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 rooflights and storm porch to front. Refused for the following reason:

The proposal by reason of the size, scale, bulk and design of the extensions and the proposed front porch represents an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate of Area Special Local Character. As such it would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 letters were sent to local residents and The Residents Association on 2nd January 2015 and the site notice was posted on 17 January 2015. One objection has been received as detailed below. In addition a petition of support with 26 signatures has been received and a local Councillor, Cllr Seaman Digby has requested for the application to be brought to committee.

The objections are:

1. The proposal by reason of its size, scale, bulk and the design of the extensions and the proposed front porch represent an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate.
2. The proposal does not comply with several aspects of LBH Design and Accessibility Statement.
3. The proposed development is too big and dominant.
4. Overshadowing, loss of outlook and visual intrusion.
5. The enlarged house will dominate the neighbouring terrace making it unusable.
6. No allowance for guttering.
7. The extensions are too close to the boundary and will cause a terracing effect.
8. The extension is not subordinate in scale and form.
9. The rear extension at 4.1 m metres is too big and not comply with guidance.
10. The porch is not subordinate in scale and form.

(Officer comment: These are addressed in the planning assessment below.)

Trees and Landscape comments:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 397, which is an Area Order covering most species of woodland trees (Oak, Hornbeam and Silver Birch).

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are several protected trees (Oaks and Silver Birch) within the rear garden (and the neighbouring rear gardens) close to where the proposed extension and patio will be built. It is likely that construction-related activities and storage of materials could affect the roots of these trees, and so a tree protection plan should be submitted in support of the tree-related information already submitted (this matter can be dealt with by condition).

The submitted tree report recommends the removal of one (possibly) protected Silver Birch, but states that there is adequate space to plant a replacement.

Recommendations: In order to demonstrate that this scheme makes adequate provision for the protection and long-term retention of the various protected trees in the rear garden (and neighbouring rear gardens), in accordance with BS 5837:2012, a tree protection plan is required.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8, RES9 (details of a replacement Silver Birch) and RES10.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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

LPP 3.5 (2011) Quality and design of housing developments

5. **MAIN PLANNING ISSUES**

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area and on residential amenity of the occupiers of adjoining properties as well as the future occupiers, parking provision for the enlarged house and private amenity space.

The proposed rear extension involves the demolition of the existing conservatory. The depth of the rear extension would broadly be compliant with the guidance in para 6.4 of the HDAS guidance and would be set in 1.5m from the side boundaries at two storey level. The extension is 4.1m deep. It is considered that given the size of the property and the plot this increase is acceptable in principle. The height of the extension would be consistent with guidance in para 6.6 of the HDAS guidance.

The proposed side extension closest to No. 94 is built over the existing single storey garage. With regard to the elevation closest to No. 90 the proposed extension is replacing the cat slide roof and dormer windows to increase the width by 0.44m. The two storey side/rear extension on the western elevation would be set back 6.40m from the principal elevation with a gable pitched roof to the rear. The proposed side extension on this part of the site would be approximately 1.5m off the boundary with No. 90. It is considered by setting the first floor of the side extension in 1.5m from the boundary (closest to No. 94) and 1.5 m (closest to No. 90) that the proposed side extensions would comply with

guidance in paragraphs 5.1, 5.4 and 5.10 of the HDAS guidance.

The proposed porch comprises an open canopy structure. Guidance in para 8.2 of the HDAS guidance does advise that such extensions should be subservient to the main dwelling and not a dominant feature. However, given the prominent position of the porch and by reason of its height it is considered to form an incongruent feature which is harmful to the appearance of the building by dominating front gable end. It is considered that the proposed scheme does not comply with this HDAS guidance.

However, notwithstanding the comments on the dimensions and the principle of such extensions, it is considered that the proposed design fails to provide a satisfactory scheme. The proposed extensions will lead to the loss of a number of features of the original property such as the asymmetrical design of the cat slide roof to the rear. This is an attractive feature which makes a positive contribution to the character of the property and the wider ASLC. With regard to the extension on the other side of the building this too appears unduly dominant and bulky. The extensions propose pitched and gabled roofs of various styles and heights, which appear chaotic. When the extensions are considered as whole it is considered that the character and appearance of the original dwelling will be totally lost and the proposed scheme will appear unduly dominant and out of character with the wider area which is part of the ASLC. The proposed porch will only serve to enhance the dominance of the extensions on the front elevation.

When viewed from the area the proposed enlarged house is also considered unduly dominant and bulky. The loss of the original features and the roof slope being replaced by a crown roof reinforces the conclusion that the scheme as a whole is out of character and harmful to the appearance of the ASLC. Therefore, when considering the proposal as a whole the proposed extensions and alterations are considered to detract from the visual amenities of the surrounding area or be harmful to the character and appearance of the subject property and the wider area which is part of the ASLC and therefore would be contrary with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The development at No.90 Copse Wood Way has been noted in the consideration of this application, however, the proposed design is significantly more dominant as this neighbouring building does have a stepped building line which goes some way to reducing the bulky appearance of the property.

With regard to trees the Tree Officer has confirmed there are no objections and tree scheme is considered to comply with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension is situated 1.5m off the boundary with No. 90. It is noted that there is a window in the rear extension of No. 94 which overlooks the garden area of No. 92 and also the occupiers have their private terrace area in the area between the extension and the boundary. However, given the main outlook from the proposed extensions, other than the obscure glazed window at first floor level, it is considered that the proposal would not result in an unacceptable overlooking of the dwelling and amenity space of No.94, in accordance with Policy BE24 of the Hillingdon Local Plan (November 2012). A similar conclusion is reached with regard to the impact upon the amenity of the occupiers of No. 90.

It is considered that the proposed rear extension would not breach the 45 degree guideline

from middle of the nearest window in the rear elevation of the neighbouring occupiers and the distance separation to the boundary lines would ensure no significant loss of light, loss of outlook or sense of dominance would occur. The side facing window in No.94 is a secondary light source serving a bedroom. Given it is secondary light source is considered that it would be sufficiently distanced from the proposed extension to ensure no significant loss of light, loss of outlook or sense of dominance would occur.

The rear windows and door proposed to the extension would provide an adequate outlook and natural light to the room they would serve. As such, the application proposal would be in compliance with Policies BE20, BE21 of the adopted Hillingdon Local Plan Part 2 - Saved Policies November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2011) Policy 7.6.

Over 600 sqm of private amenity space would be retained and this is considered to be adequate for the enlarged property and would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and Policy BE23 of the Hillingdon Local Plan Part 2 - Save Policies (November 2012).

There is parking to the front of the building which is considered acceptable for the enlarged property. Therefore, the proposed development complies with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

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

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of the size, scale, bulk and design of the extensions and the proposed front porch represents an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate of Area Special Local Character. As such it would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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

Standard Informatives

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

Part 1 Policies:

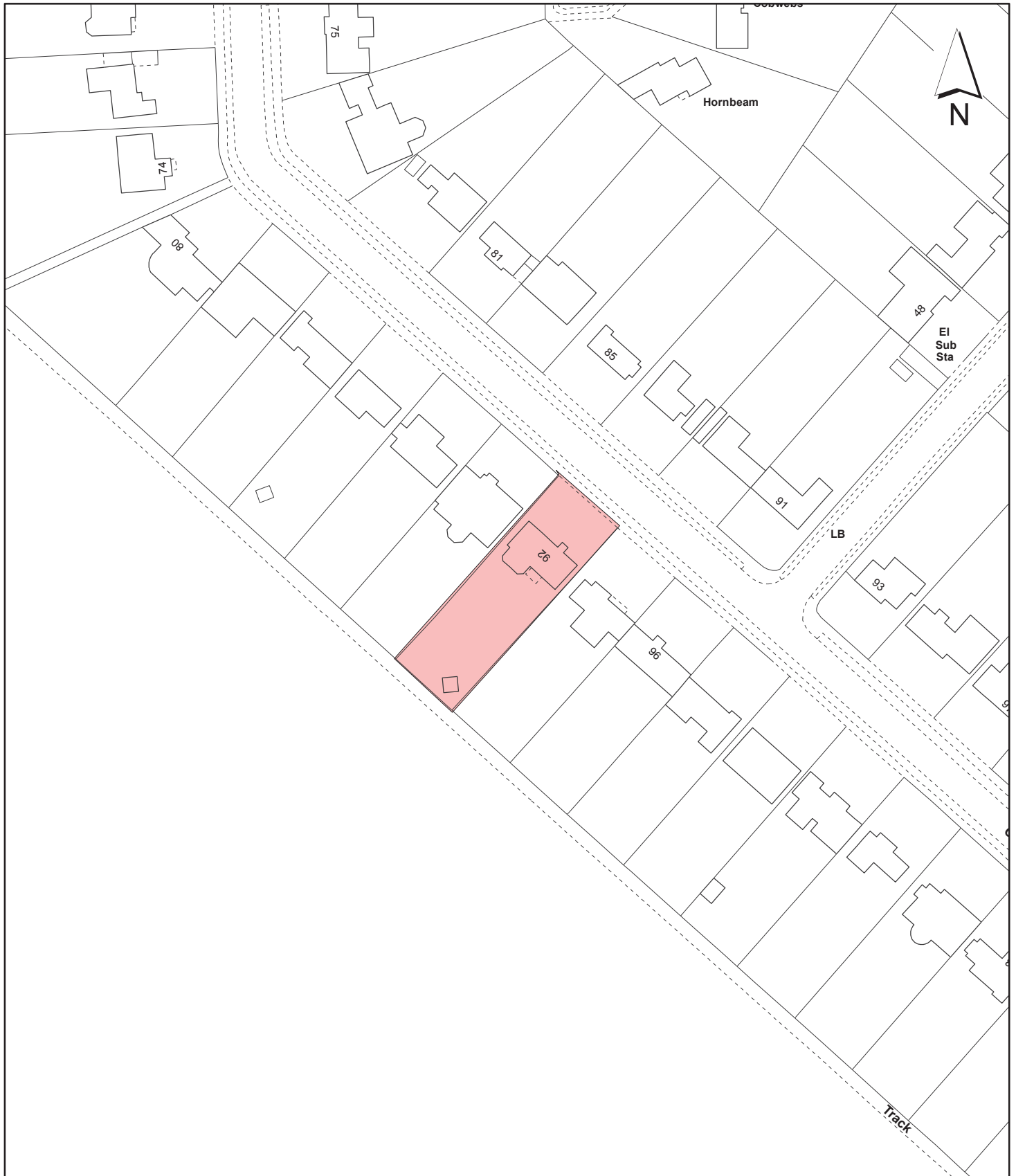
PT1.BE1 (2012) Built Environment

Part 2 Policies:


AM14	New development and car parking standards.
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
92 Cope Wood Way Northwood	
Planning Application Ref: 47953/APP/2014/4526	Scale 1:1,250
Planning Committee North Page 8	Date March 2015

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



Report of the Head of Planning, Sport and Green Spaces

Address BISHOP RAMSEY C OF E SCHOOL WARRENDER WAY RUISLIP

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

LBH Ref Nos: 19731/APP/2015/286

Drawing Nos: Design and Access Statement
3113/1/SD1
3113/1/SD2
3113/1/SD7
3113/1/SD3
3113/1/SD4
3113/1/SD5
3113/1/SD6

Date Plans Received: 23/01/2015 **Date(s) of Amendment(s):**

Date Application Valid: 28/01/2015

1. **SUMMARY**

This application seeks full planning permission for two extensions to the existing sports hall within the grounds of Bishop Ramsey C of E School.

Taking into account the wider benefits it will provide through increased educational and indoor sporting facilities, which are supported by local and national planning policy, the impact of the proposal is deemed acceptable to the character of the area and the amenity of adjoining residential occupiers.

It is therefore considered that the application complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies AM7, AM14, BE13, BE15, BE21, R3, R6, R10, R16 and OE1 of the Hillingdon Local Plan: (November 2012) and London Plan (2011) Policies 3.18, 3.19, 5.3, 7.4 and 7.21.

The proposal is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3113/1/SD4, 3113/1/SD5 and 3113/1/SD6 and shall thereafter be retained/maintained for as long as the

development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2015).

3 COM5 General compliance with supporting documentation

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

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

REASON

To ensure that the development complies with the objectives of Policies AM7, AM14, BE13, BE15, BE21, R3, R6, R10, R16 and OE1 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 COM10 Tree to be retained

No development (including site clearance or construction work) shall commence until a plan accompanied by an arboricultural assessment is submitted to, and approved in writing by, the Local Planning Authority stating which trees are to be retained.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

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

REASON

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

5 COM6 Levels

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

REASON

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

6 COM8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

7 COM9 Green Screen

No development shall take place until full details of a green screen have been submitted to and approved in writing by the Local Planning Authority.

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant

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

2 I53 Compulsory Informative (2)

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

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.
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.
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.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.18	(2011) Education Facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 7.21	(2011) Trees and woodland
LPP 7.4	(2011) Local character
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R3	Indoor sports, leisure and entertainment facilities
R6	Ancillary recreational facilities

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

decisions.

4

You are advised that the proposed development provides an opportunity to catch any rainfall to the sports hall roof through water collection equipment for its re use within the site, where possible, prior to discharge into the drainage system.

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. Directly to the west of the site is the Royal Court block of flats and the rear gardens of properties on Highgrove Way.

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 existing sports hall, which is located in the north west corner of the site, directly to the south of the Highgrove Pool and Fitness Centre. The existing sports hall, the Highgrove Pool building and the Royal Court block of flats create a small hub of large scale buildings in an otherwise residential area of two storey properties.

Directly adjacent to the western wall of the sports hall is an existing mature pine tree. There are a number of other mature trees within the immediate locality. However none are covered by Tree Preservation Orders.

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

The proposed scheme comprises an extension to the north side and a single storey extension to the west side of the existing sports hall within the grounds of Bishop Ramsey C of E School.

Due to the nature of the existing building the two elements proposed are significantly different in scale. The larger of the two extensions will be to the north of the building and will replicate the pattern of the existing large sports hall.

The proposal will provide an enlarged sports hall with an additional 137m² floorspace available. The depth of the extension would be 8.4m, creating a new hall with total dimensions of 30.6m x 17.2m x 7.5m. The height of the extension will match the existing building, with an 11.6m ridge height and 7.9m eaves. The extension will provide an extended hall that would have room for a fourth badminton court. A shallow recess for wall-mounted climbing equipment is proposed to be stored flush with the wall as per the existing arrangement. High level glazing is also proposed in the northern elevation.

The second smaller extension to the west of the building will be constructed adjacent to the existing store and will create a new store room with a footprint of 19m². The store will match the adjacent existing store depth of 4.3m and would be approximately 5.2m wide, with a maximum roof height of 5.9m and 3.5m eaves. The school states that there is an existing storage problem which this will rectify and will provide space more in line with the recommendations based on the extended hall size. The hall will be extended into an outside tarmacked space that the school state is currently under-utilised.

The extensions would be constructed of materials such as brick, tile, windows and doors to match the existing building.

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, NEW 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/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/2013/1292 Bishop Ramsey C Of E School Hume Way Ruislip
Variation of condition 4 (hours of use of gate to Warrender Way) of planning permission ref. 19731/APP/2006/2811 (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, new parking areas, access provision including a drop off point in Hume Way and playground/sports facilities).

Decision: 27-11-2013 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/2015/47 Bishop Ramsey C Of E School Hume Way Ruislip

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

Decision: 02-03-2015 Withdrawn

Comment on Relevant Planning History

The application site has an extensive planning history related to the use of the site as a school. The two most relevant applications are listed below:

Planning permission (ref. 19731/APP/2006/2811) was granted on 18/05/07 for the amalgamation of the upper and lower school sites to create one school campus at Bishop Ramsey Church of England School in Ruislip. The scheme included the redevelopment of the upper school site, comprising the demolition and/or refurbishment of existing buildings, erection of new school buildings, creation of new car parking areas, access provision and playgrounds/sports facilities.

Planning permission (ref. 19731/APP/2013/1476) was granted on 02/08/13 for a single storey extension and alterations/refurbishment to existing sports hall changing and shower facilities.

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

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:

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.

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.
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.
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.18	(2011) Education Facilities
LPP 3.19	(2011) Sports Facilities
LPP 5.3	(2011) Sustainable design and construction
LPP 7.21	(2011) Trees and woodland
LPP 7.4	(2011) Local character
OE1	Protection of the character and amenities of surrounding properties and the local area
OE5	Siting of noise-sensitive developments
R10	Proposals for new meeting halls and buildings for education, social, community and health services
R16	Accessibility for elderly people, people with disabilities, women and children
R3	Indoor sports, leisure and entertainment facilities
R6	Ancillary recreational facilities

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 32 local owner/occupiers, the Eastcote Residents' Association, the Ruislip Residents' Association and site notices were posted. 5 letters of objection have been received which raise the following concerns:

- i) Detrimental impact on residential amenity
- ii) Increased parking and traffic
- iii) Increased commercial use
- iv) Visual impact
- v) Loss of tree/screening
- vi) Closure of access gate

Case Officer's Comments:

Concerns relating to the impact of the proposal on residential amenity, parking, traffic, visual impact and the loss of the tree are considered within the body of the report. The concern raised regarding the closure of the access gate has been investigated and the access gate to the side of the existing

store is shown as retained on the proposed layout/floor plan (drawing no. 3113/1/SD4).

Internal Consultees

Schools Policy and Strategy Officer:

The Department for Education publishes design guidance for school buildings, including accommodation for sports. According to this guidance, the sports hall and associated storage space at Bishop Ramsey are under-provided, with the former being significantly below the typical size for a three court sports hall. A four court sports hall would be reasonable for a school of this size. Sports halls are generally used for examinations and the size is particularly important for subjects where there are a large number of entries (e.g. English). The proposal would also lead to curriculum and operational benefits for the school and its pupils. Therefore, the proposal is supported on educational grounds.

Trees and Landscape Officer:

The site is occupied by an existing sports hall in the north-west corner of the Bishop Ramsey School campus, immediately to the south of Highgrove Pool. The large shed dominates this part of the site within an apron of tarmac. The main relief is provided by a middle aged/ mature specimen Scots pine to the west of the building and a group of cypress trees and sycamores in the north-west corner of the site.

There are no Tree Preservation Orders and no Conservation Area designations affecting the site. The Scots pine and nearby group of trees provide a degree of screening and visual amenity when viewed from the public footpath which runs parallel to the west boundary of the site - and is also visible from the nearby flats of Royal Court, immediately to the north-west.

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.

According to the planning questionnaire (Q15) no trees or other landscape features of merit will be affected by the proposal. However, the Design & Access Statement confirms (section 9) that one tree will be removed to accommodate the store extension. Drawing No. 4113/1/SD4 confirms that the specimen Scots pine is to be removed. Neither the D&AS nor the drawings refer to the group of trees in the north-west corner. However, it is likely that these trees will have to be removed to enable the development. The D&AS notes that 'it is expected that the tree that is proposed to be removed is of no significant value'. In view of the fact that the feasibility of the proposed design is dependent on the removal of the pine (and other) trees, it is clear that the impact of development on the trees should have been the subject of a tree survey, by a suitably qualified arboricultural consultant. In the absence of a tree survey and arboricultural impact assessment to BS5837:2012, the applicant has failed to demonstrate that the trees will be unaffected by the development. Tree loss will have a detrimental impact on the visual amenity and character of the area.

Notwithstanding the above, if the application is recommended for approval, landscape conditions should be imposed to clarify the full extent of tree removal / retention and to preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. Given the lack of space in this area, the provision of a green wall might be an appropriate solution.

Highways Officer:

There are no highways comments regarding this application.

Flood and Water Management Officer:

As the extension is on existing tarmac it will not increase the run-off from the site but it is a good opportunity to catch any rainfall and re use within the site where possible through water butts etc prior to discharge into their drainage system on the site.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The educational use of the site is well established and the extension of the sports hall is deemed appropriate in this location. The Council's Schools Policy and Strategy Officer has reviewed the application and concludes that the additional floorspace is required as the sports hall and associated storage space at Bishop Ramsey are under-provided according to Department for Education published design guidance for school buildings. A four court sports hall would be reasonable for a school of this size and sports halls are generally used for examination, with the size particularly important for subjects where there are a large number of entries. The proposal would also lead to curriculum and operational benefits for the school and its pupils and is supported on educational grounds.

The provision of additional educational and sporting facilities is strongly supported by policy, including Policies R6 and R10 of the Hillingdon Local Plan (November 2012) and Policies 3.18 and 3.19 of the London Plan (2015). The principle of the development is therefore deemed acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The design of the proposed extensions matches that of the existing building and will use matching materials. Whilst the extension to the north of the building is of a significant scale it will match the scale of the existing structure in this location. In addition it will sit adjacent to the existing large scale Swimming Pool building to the north and close to the Royal Court block of flats.

The Council's Trees and Landscape Officer has objected to the proposal as it will involve the loss of an existing pine tree adjacent to the school sports hall. It is accepted that the tree does contribute positively to the character of the immediate area and the loss of the tree will reduce the level of screening currently shielding the sports hall from view. However the tree is not covered by a Tree Preservation Order and the benefits of the additional education and sporting facilities are considered to outweigh the loss of the tree, especially as the provision of such facilities is strongly supported by local and national policy.

As such the impact of the development on the character and appearance of the locality is deemed acceptable and in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan (November 2012).

7.08 Impact on neighbours

The proposed development is an extension of an existing facility rather than a new proposal. The use of the site as a sports hall is established and the increased intensity of use is not deemed likely to result in a significant detrimental impact on the residential amenity of adjacent occupiers. The application is therefore deemed to accord with Policies BE20, BE21 and OE1 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Highways Officer has reviewed the proposal and raised no objection to the enlargement of the sports hall. It is considered that the enlargement would have minimal material impact on traffic flows to and from the school. No loss of parking occurs due to the proposed development and the size of the extension would not result in the requirement for additional parking. Therefore, the development would comply with Policies AM7 and AM14 of the Hillingdon Local Plan (November 2012).

Residents have raised concerns that the development will result in the closure of the pedestrian access gate adjacent to the existing sports hall building, leading to increased 'drop-off' traffic in Warrinder Way. However the existing access gate is shown as retained on the submitted proposed layout/floor plan (drawing no. 3113/1/SD4).

7.11 Urban design, access and security

The proposed extensions will match the materials of the main building and the design would be in keeping with the original building. As such the proposal is not considered harmful to the appearance of the building. Accordingly it is considered that the proposed scheme would be in accordance with policy BE13 and BE15 of the Hillingdon Local Plan (November 2012).

7.12 Disabled access

The Council's Access Officer has considered the proposals and raised no objection to the application. The main access arrangements to the sports hall will remain unchanged.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

As detailed in Section 7.07, the Council's Trees and Landscape Officer has objected to the proposal as it will involve the loss of an existing pine tree adjacent to the school sports hall. It is accepted that the tree does contribute to the character of the immediate area and the loss of the tree will reduce the level of screening currently shielding the sports hall from view. However, the tree is very close to the existing sports hall and as it grows larger will require the hall to be protected from the impacts of the tree. Taking into account that there are many other trees in the school/adjoining green space of higher amenity value overall officers do not think any form of tree related refusal reason would be upheld at appeal. Given the lack of space in the location of the proposed development, the Council's Trees and Landscape Officer has requested the provision of a green wall to help screen the development. Therefore, as the tree is not covered by a Tree Preservation Order and could be replaced by alternative planting, it is considered that on balance the benefits of the additional education and sporting facilities outweigh the loss of the large Scots Pine tree and other trees of more limited amenity value.

7.15 Sustainable waste management

The existing school arrangement in regards to collection of waste and recycling would apply.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The Council's Flood and Water Management Officer has reviewed the proposal and raised no objections to the application as the extension is on existing tarmac and will not increase the run off from the site. However they have advised that the development provides an opportunity to catch any rainfall to the sports hall roof and its re-use within the site where

possible through water collection equipment prior to discharge into the drainage system on the site. An informative to this effect is therefore recommended.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Concerns relating to the impact of the proposal on residential amenity, parking, traffic, visual impact and the loss of the tree are considered within the body of the report. The concern raised regarding the closure of the access gate has been investigated and the access gate to the side of the existing store is shown as retained on the proposed layout/floor plan (drawing no. 3113/1/SD4).

7.20 Planning Obligations

Education facilities are exempt from the Community Infrastructure Levy charges and therefore planning obligations are not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

On balance, given the wider benefits it will provide through increased educational and indoor sporting facilities, which are supported by local and national planning policy, the impact of the proposal is deemed acceptable to the character of the area and the amenity of adjoining residential occupiers.

It is therefore considered that the application complies with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies AM7, AM14, BE13, BE15, BE21, R3, R6, R10, R16 and OE1 of the Hillingdon Local Plan: (November 2012) and London Plan (2011) Policies 3.18, 3.19, 5.3, 7.4 and 7.21.

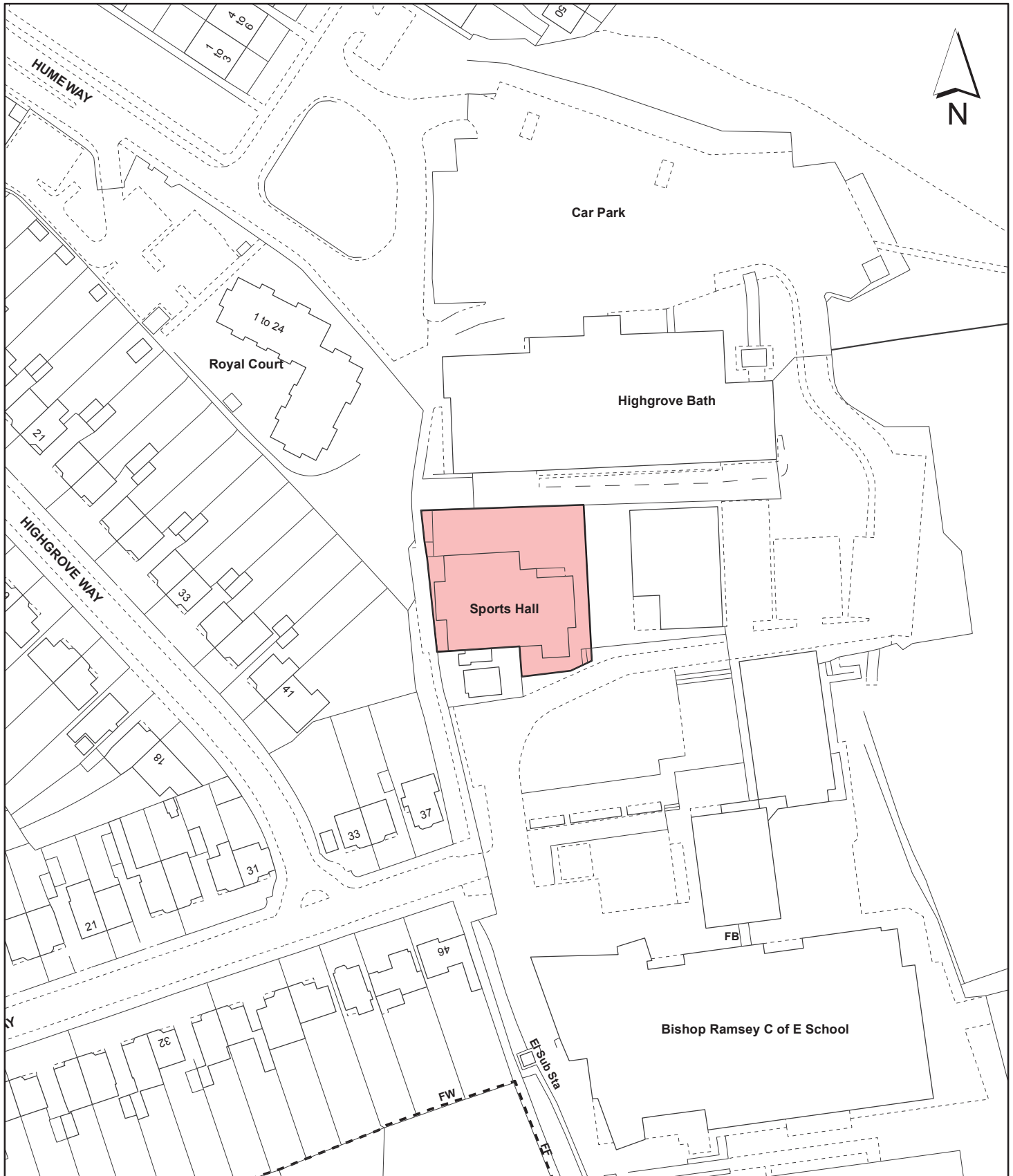
The proposal is therefore recommended for approval.

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)
National Planning Policy Framework

Contact Officer: Johanna Hart

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Bishop Ramsey C of E School
 Warrender 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/2015/286

Scale

1:1,250

Planning Committee

North Page 22

Date

March 2015



HILLINGDON
 LONDON

Report of Head of Planning, Green Spaces and Culture

Town and Country Planning Act 1990 (As Amended), Sections 198-201 And 203

Tree Preservation Order No. 728 (TPO 728): Oak at 81 Long Lane, Ickenham

1.0 Summary

To consider whether or not to confirm TPO 728

2.0 Recommendations

That TPO 728 is confirmed without modification

3.0 Information

3.1 The making of TPO 728 was authorised under delegated powers on 2nd October 2014 because the Council was notified of an intention to remove a mature Oak from the front garden of 81 Long Lane (a Section 211 Notice - to carry out tree works in a Conservation Area).

3.2 The Oak significantly contributes to the amenity and arboreal / wooded character of the Ickenham Village Conservation Area and has a high amenity value.

3.3 The Ickenham Village Conservation Area Advisory Panel opposed the removal of the Oak.

4.0 The Objections (and the Tree Officer's comments on them)

A formal objection (summarised) to TPO 728 was received from Mr & Mrs Brown (79 Long Lane) for the following reasons: -

1. *We are surprised that a TPO has been placed on this Oak as it is wholly within a private property and was planted by our neighbour.*

Tree Officer Comments: It is completely normal (and usual) for TPO's to be placed on private trees to bring them under the control of the Council / LPA.

2. *We believe the tree to be diseased and the fallen, deformed acorns are a trip hazard.*

Tree Officer Comments: At the time of inspection (autumn 2014) the tree appeared to be in good condition with no signs of disease; it is likely that the deformed acorns described were infected by the Knopper Gaul Wasp (see photo on next page, which is very common in the U.K. This disease does not affect the health of the tree.



Trees across the country drop twigs, fruit, flowers, and these problems are all seasonal. However, this fallen debris can be collected by the tree owner / neighbour / gardener and disposed of using the Council's Green Waste Recycling Service. This is general garden maintenance and not considered to be unreasonable.

- 3. The tree is a nuisance because the roots are damaging the front lawn. We are concerned that this damage will spread to our driveway and house.*

Tree Officer Comments: There is a common law right to cut back roots from trees IF they are causing damage. Therefore, Mr & Mrs Brown can cut back / remove these roots. This work is exempt from the normal application process. However, the tree is well positioned far away from both houses so there is very little chance of any damage occurring to either house in the future. If, however, damage were to occur in the future, then an application could be submitted to prune / remove the tree to mitigate the damage.

- 4. The falling sap is having a detrimental effect on our vehicles parked beneath it.*

Tree Officer Comments: A parking area has been constructed beneath the canopy of the tree at 79 Long Lane; however, both driveways (for 79 & 81) are about 15m long and there is plenty of room to park away from the Oak tree, or in the garages.

- 5. The fallen leaves are a slip hazard*

Tree Officer Comments: We live in lowland Britain where the majority of the native trees are deciduous. Leaf fall is a seasonal and countrywide problem and not a valid reason for tree removal.

As mentioned above, fallen leaves can be collected by the tree owner / neighbour / gardener and disposed of using the Council's Green Waste Recycling Service. Again, this is general garden maintenance and not considered to be unreasonable.

5.0 Other notes:

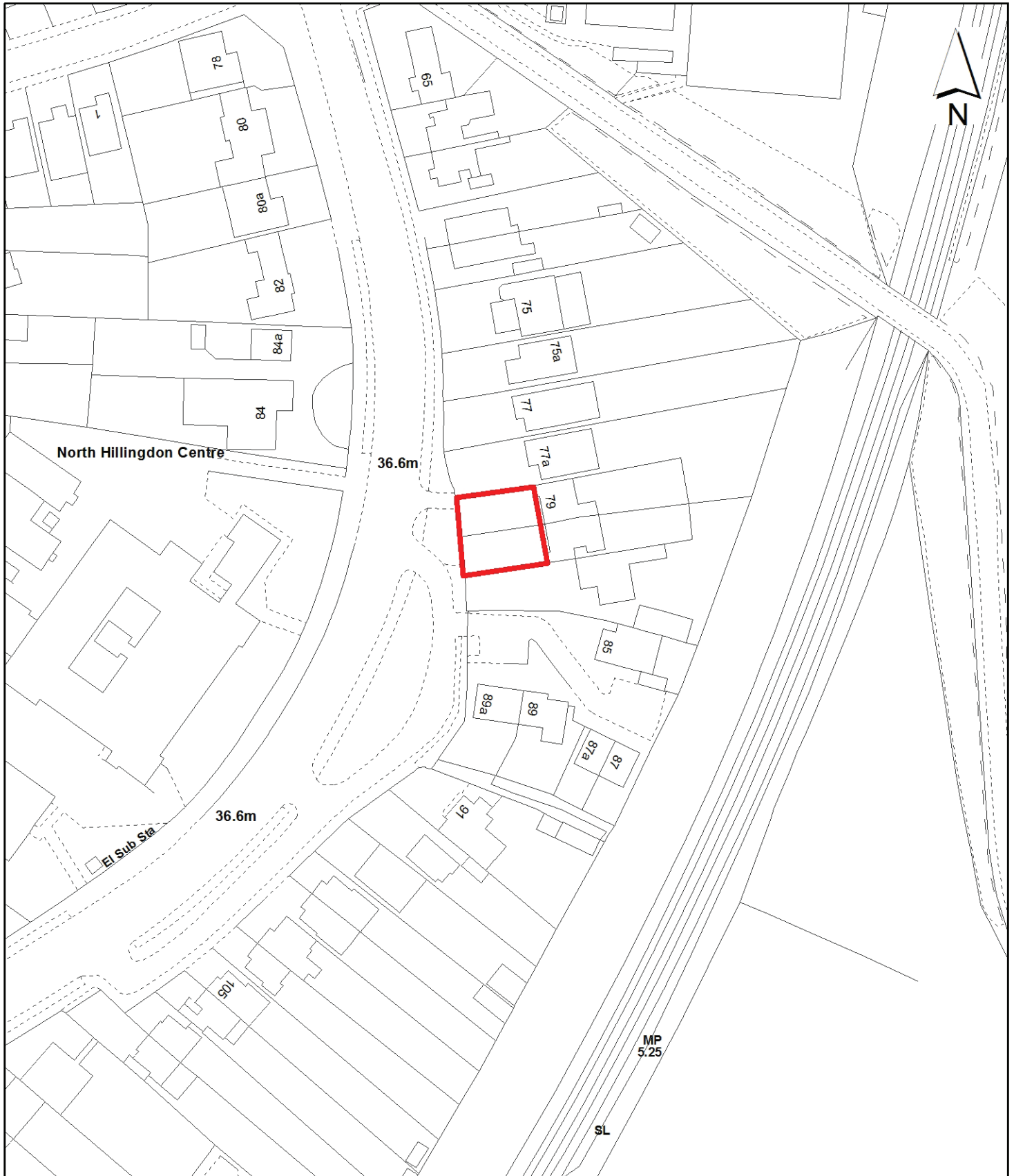
There were no other objections to or representations about TPO 726.

6.0 Conclusion


It is recommended that TPO 728 be confirmed without modification.

The following background documents were used in the preparation of this report:

- Provisional Tree Preservation Order No. 728 (2014)
- Letter of objection to TPO 728



Notes

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Site Address

**81 Long Lane
Ickenham**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:
TPO 728

Scale
1:1,100

Planning Committee
North Page 26

Date
March 2015



HILLINGDON
LONDON

Agenda Item 8

By virtue of paragraph(s) 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

24th March 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 92 COPSE WOOD WAY NORTHWOOD

Development: Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory

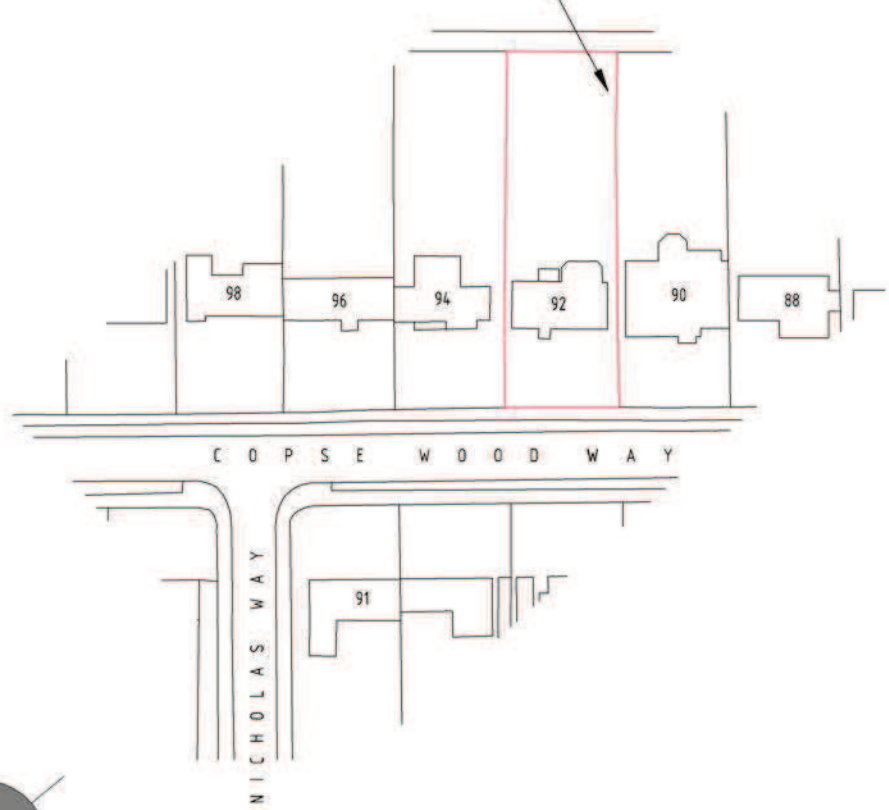
LBH Ref Nos: 47953/APP/2014/4526

Date Plans Received: 29/12/2014

Date(s) of Amendment(s):

Date Application Valid: 29/12/2014

APPLICATION SITE EDGED IN RED




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S I T E L O C A T I O N P L A N

S C A L E 1 : 1 2 5 0

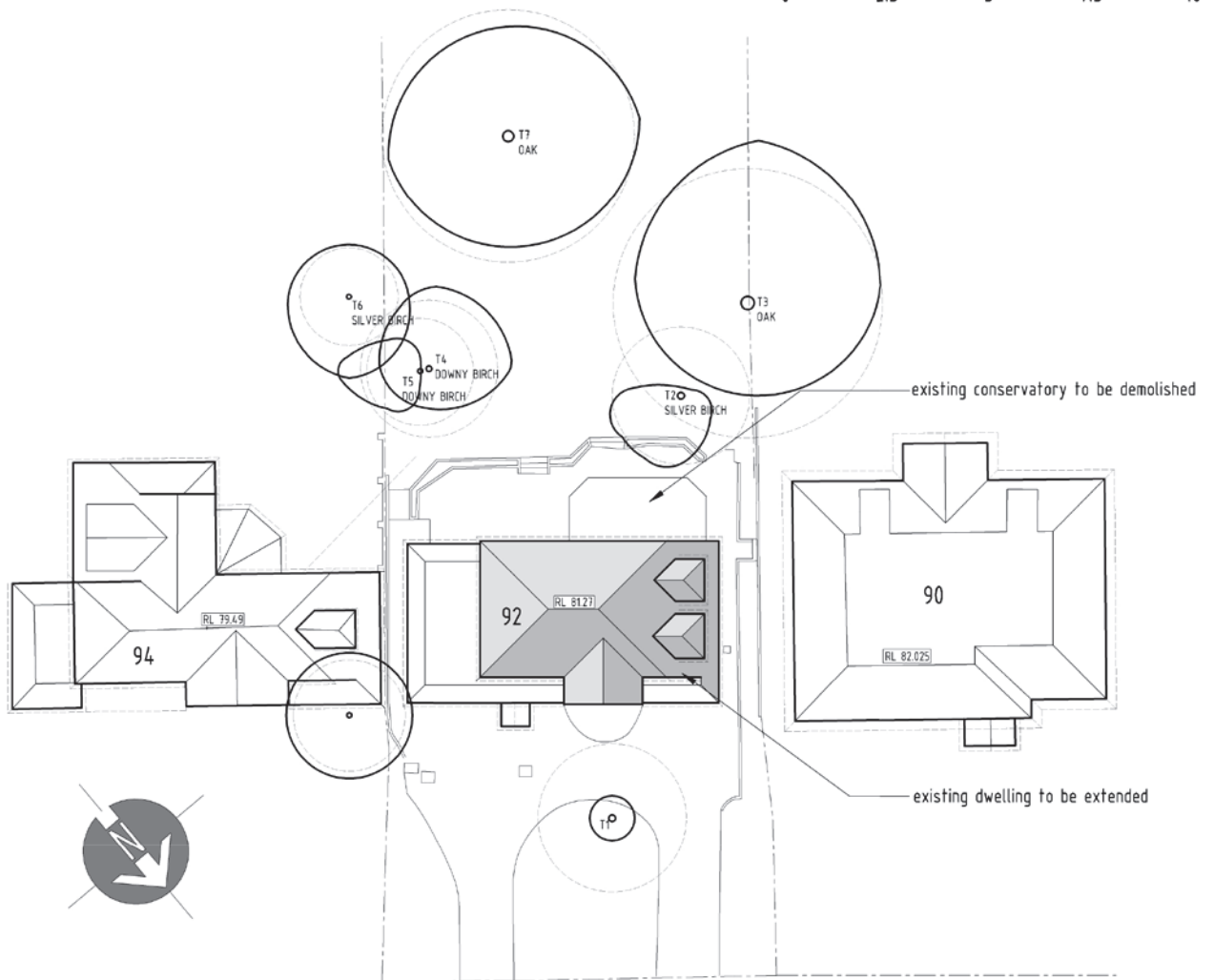
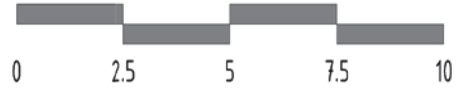
© Copyright Dusek Ltd

drawing: SITE LOCATION PLAN	scale: 1 : 1250 A4	date: 29 / 12 / 14	DUSEK ARCHITECTURE + PLANNING T: 01895 831551 E: jack@dusek.co.uk	
	drawing no: 75 / P / 5	drawn: JD		
project: 92 COPSE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2UB	client: NEHA & SANGEET DHANANI			



STREET SCENE ALONG COPSEWOOD WAY
SCALE 1:125

SCALE BAR (m)



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

SITE LAYOUT PLAN
SCALE 1:250

SCALE BAR (m)



drawing: **EXISTING DWELLING**
SITE LAYOUT PLAN + STREET SCENE

scale: 1 : 250 A3 date: 29 / 12 / 14
drawing no: 75 / P / 1 drawn: JD

DUSEK
ARCHITECTURE + PLANNING

project: 92 COPSE WOOD WAY
NORTHWOOD, MIDDLESEX, HA6 2UB

client: MR AND MRS BURNHAM

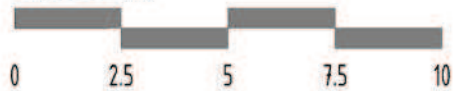
T: 01895 831551
E: jack@dusek.co.uk





STREET SCENE ALONG COPSEWOOD WAY
SCALE 1:125

SCALE BAR (m)



KEY

AREA WITHIN RPA'S OF PROTECTED TREES TO BE PROTECTED AND DECKING POSTS USED FOR RAISED PATIO/DECKING. SEE ARBORICULTURAL REPORT DATED XX/XX/XX BY CROWN CONSULTANTS FOR FURTHER DETAILS.

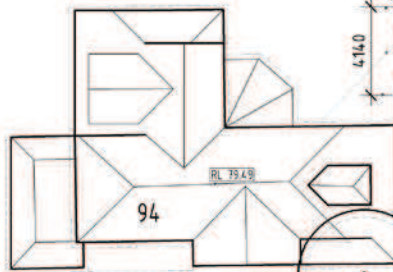
extent of root protection areas to trees shown dotted

T4- DOWNY BIRCH

T5- DOWNY BIRCH

1no rear roof dormer
new 4000mm deep two storey rear/side extension to be set at 1500mm distance from boundary line

1.8m high planted privacy screen



3170mm first floor extension over existing garage to be set 1500mm from boundary line + 1100mm back from front building line

new gabled front porch to replace existing

extent of root protection areas to trees shown dotted

T2- SILVER BIRCH

tree to be removed- see arboricultural report dated 18/03/14 by Crown Consultants

new 4000mm deep two storey rear/side extension to also project forward by 1600mm and be set at 1500mm distance from boundary line

extent of two storey height shown here with dotted line

new 440mm side extension with catslide roof and 2no dormers to replicate existing roof that is to be demolished

newly extended dwelling

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

SITE LAYOUT PLAN
SCALE 1:250

SCALE BAR (m)



drawing: **PROPOSED DWELLING**
SITE LAYOUT PLAN + STREET SCENE

scale: 1 : 250 A3 date: 29 / 12 / 14

drawing no: 75 / P / 3 drawn: JD

project: **92 COPSE WOOD WAY**
NORTHWOOD, MIDDLESEX, HA6 2UB

client: **MR AND MRS J. J. J. J.**

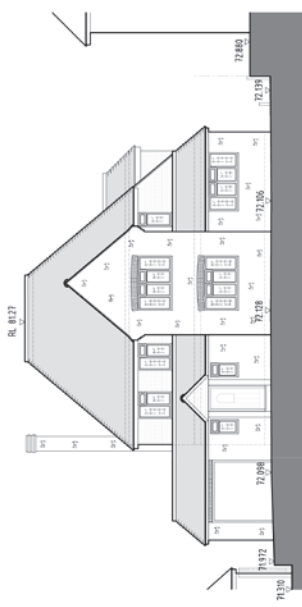
DUSEK
ARCHITECTURE + PLANNING

T: 01895 831551
E: jack@dusek.co.uk

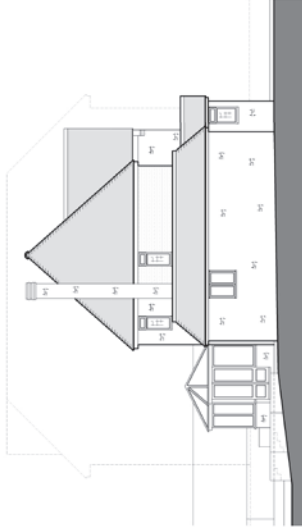


NOTES

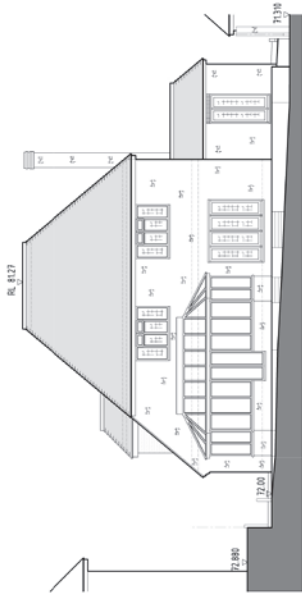
- 1. All dimensions are in millimeters.
- 2. All work shall be in accordance with the Building Regulations 2010 as amended.
- 3. All work shall be in accordance with the Building Regulations 2010 as amended.
- 4. All materials are to be used and installed in accordance with the manufacturer's instructions and recommendations.
- 5. All work is to be completed and inspected in accordance with the Building Regulations 2010 as amended.
- 6. All dimensions shown in brackets.
- 7. Height of buildings above 0.10m above ground level.



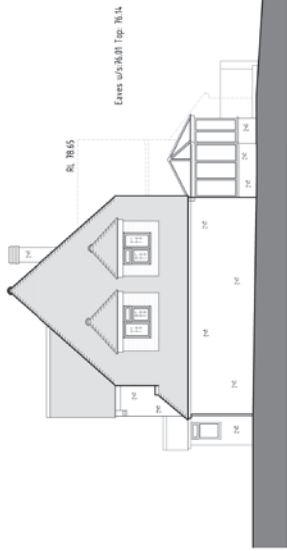
EXISTING DWELLING FRONT ELEVATION



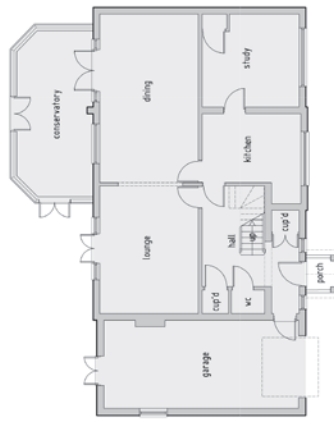
EXISTING DWELLING SIDE ELEVATION



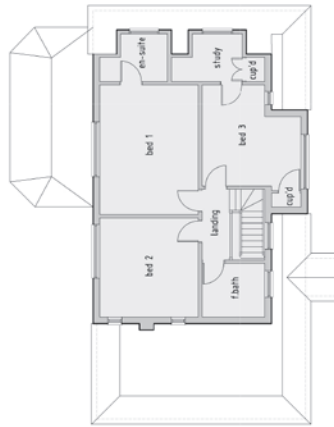
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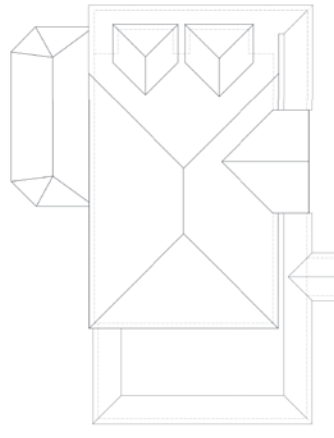
EXISTING DWELLING SIDE ELEVATION



EXISTING DWELLING GROUND FLOOR PLAN



EXISTING DWELLING FIRST FLOOR PLAN



EXISTING DWELLING ROOF AREA PLAN

REV	DATE	BY	CHKD	DRWN
Scale 1:100 / A1	13/12/14			15/P/P/2
Drawing: EXISTING DWELLING FLOOR PLANS & ELEVATIONS				
Project: 92 COPE WOOD WAY, NORTHWOOD, MIDDLESEX, HA6 2UB				
Client: NEHA & SANGEET DHAMANI				



T: 0203 875531 E: jacob@usek.co.uk



- 1. All dimensions are to be in millimetres unless otherwise stated.
- 2. All dimensions are to be in millimetres unless otherwise stated.
- 3. The architect shall be responsible for all planning, building, and all other relevant applications and for obtaining all necessary permissions and consents.
- 4. All dimensions are to be taken from the face of walls or the face of structural elements unless otherwise stated.
- 5. The architect shall be responsible for the design of the building to meet all relevant building regulations and for obtaining all necessary permissions and consents.
- 6. The architect shall be responsible for the design of the building to meet all relevant building regulations and for obtaining all necessary permissions and consents.
- 7. The architect shall be responsible for the design of the building to meet all relevant building regulations and for obtaining all necessary permissions and consents.
- 8. The architect shall be responsible for the design of the building to meet all relevant building regulations and for obtaining all necessary permissions and consents.
- 9. The architect shall be responsible for the design of the building to meet all relevant building regulations and for obtaining all necessary permissions and consents.
- 10. The architect shall be responsible for the design of the building to meet all relevant building regulations and for obtaining all necessary permissions and consents.

M.S. 10/2024/001

Scale: 1:500 / A1 Date: 23/12/24 Drawn by: TS/P/J/L

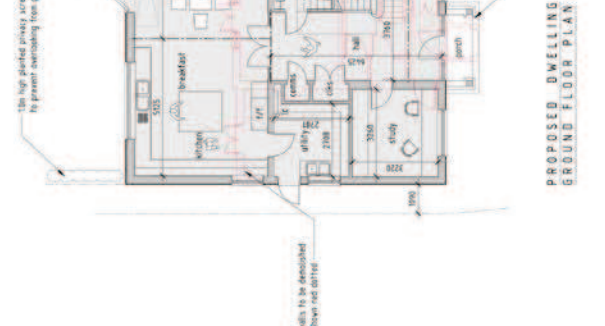
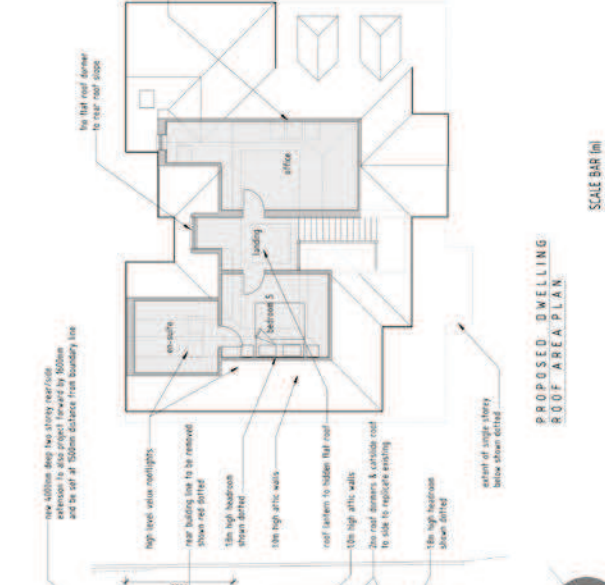
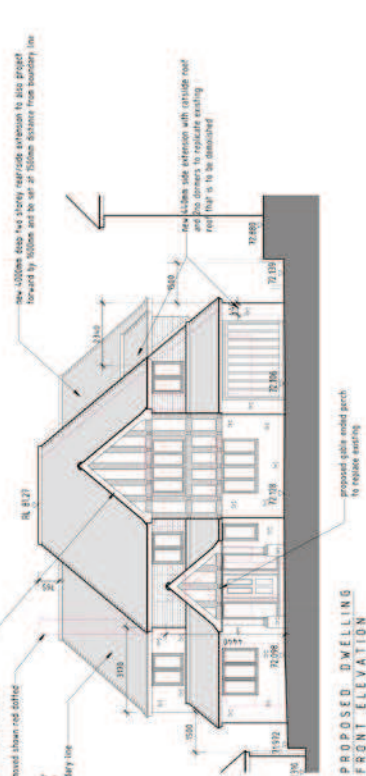
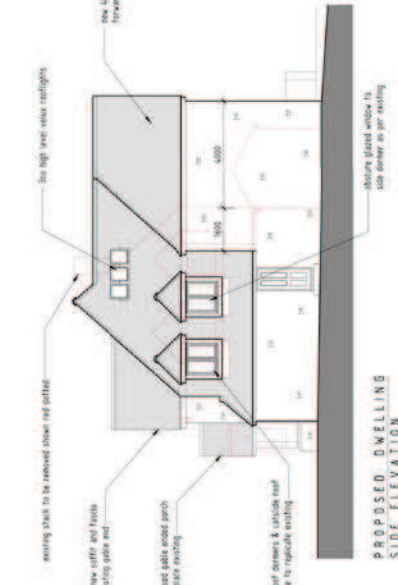
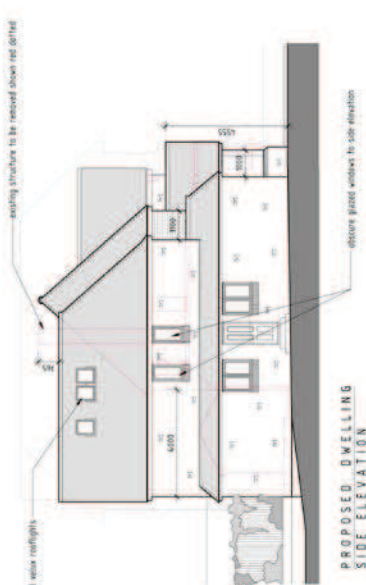
PROPOSED DWELLING
FLOOR PLANS & ELEVATIONS
92, COYSE WOOD WAY
NORTHWOOD, MIDDLESEX, HA6 7JB
Client: NEMA & SANJEET DHANAN

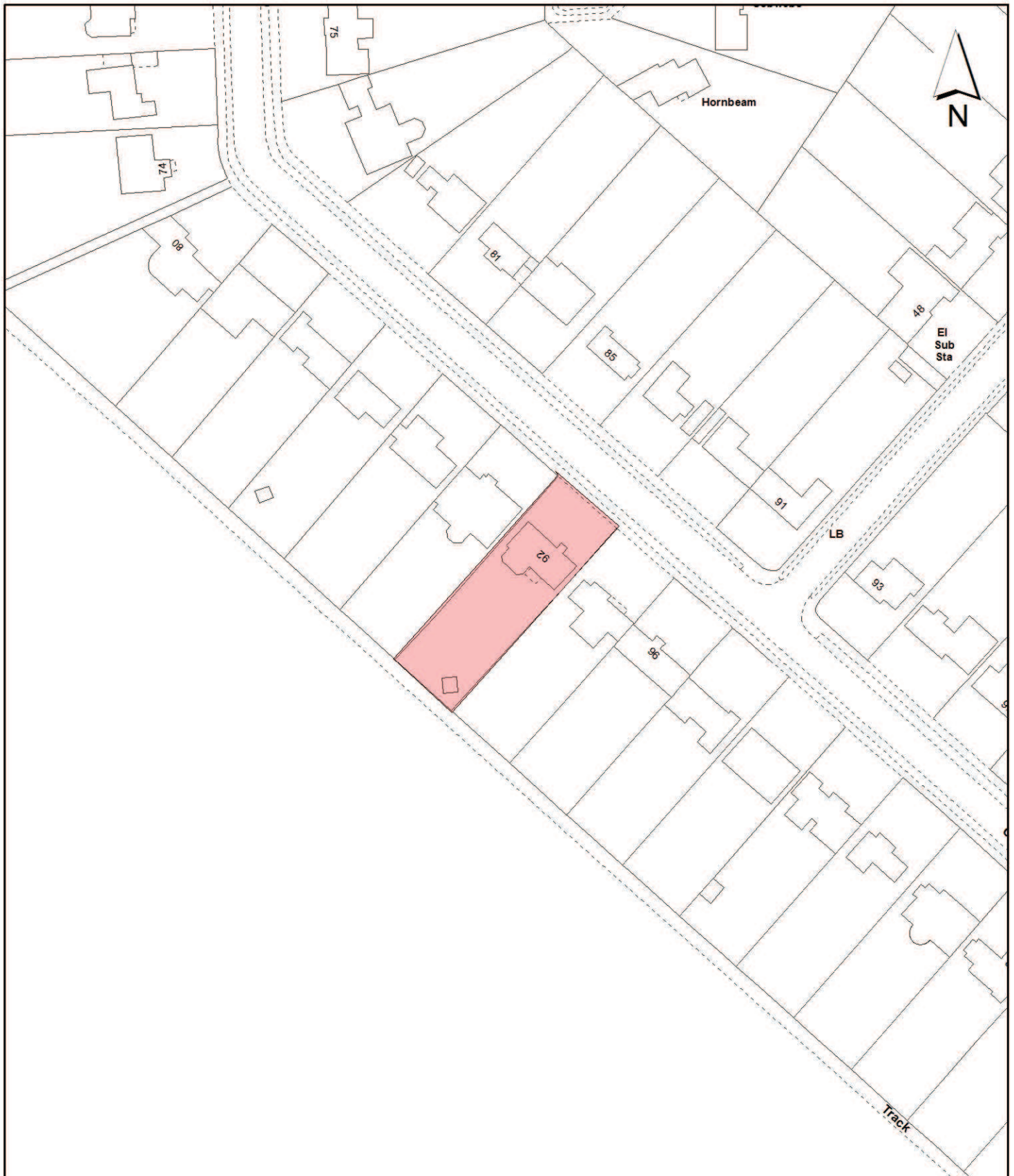
dušek
ARCHITECTURE • PLANNING
11 EVERS STREET | LONDON E6 6DA
t. 0203 6330351 | www.dusek.co.uk

Scale: 1:500 / A1 Date: 23/12/24 Drawn by: TS/P/J/L

PROPOSED DWELLING
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Site Address

**92 Cope Wood Way
 Northwood**

Planning Application Ref:
47953/APP/2014/4526

Planning Committee
North Page 42

Scale
1:1,250

Date
March 2015

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

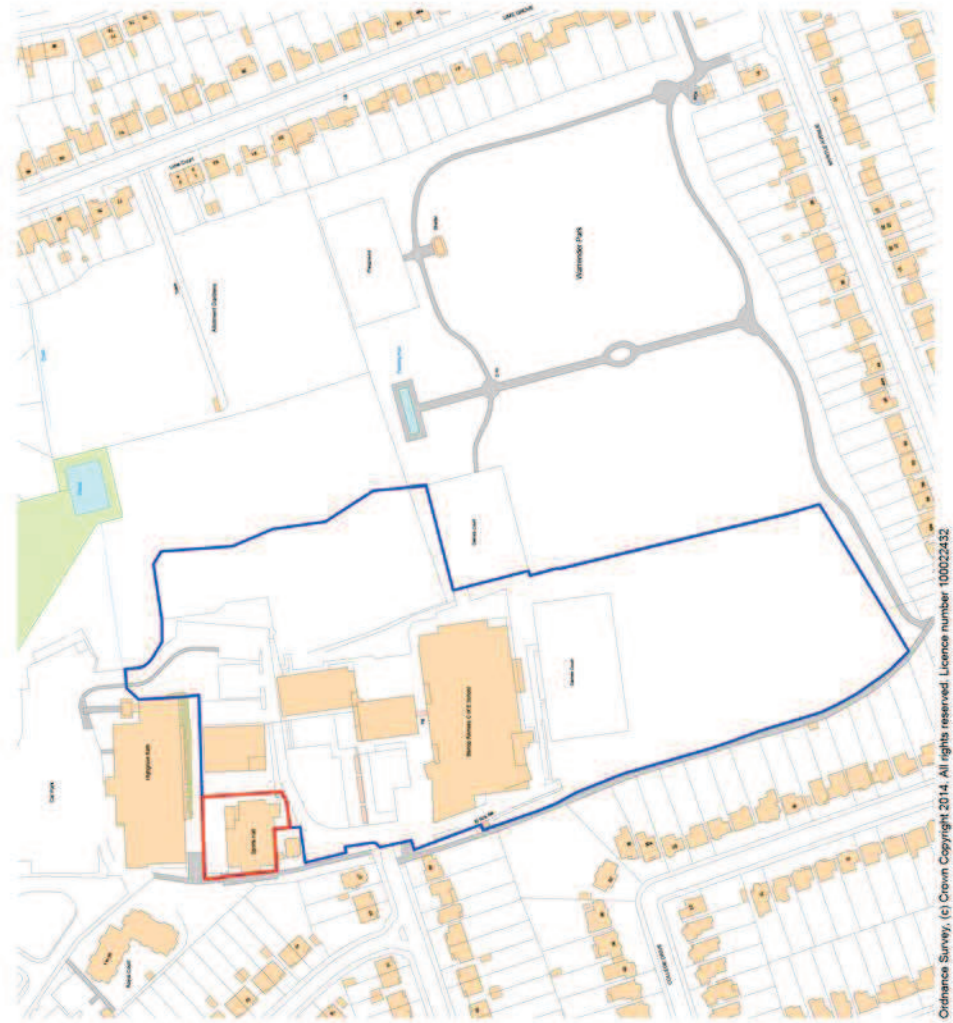
Address BISHOP RAMSEY C OF E SCHOOL WARRENDER WAY RUISLIP
Development: Single storey extension to north side and single storey extension to west side of existing sports hall
LBH Ref Nos: 19731/APP/2015/286

Date Plans Received: 23/01/2015 **Date(s) of Amendment(s):**
Date Application Valid: 28/01/2015

ALL DIMENSIONS TO BE CHECKED ON SITE. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS. ANY DISCREPANCIES BETWEEN DRAWINGS OF DIFFERING SCALES AND BETWEEN DIMENSIONS AND SPECIFICATION, WHERE ANY, SHALL BE SETTLED BY THE ARCHITECT'S DECISION. COPYRIGHT RESERVED.

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PLANNING

SPORTS HALL EXTENSION TO
 BISHOP RAMSEY CE SCHOOL
 HUME WAY
 RUISLIP HA4 8EE

THE GOVERNORS

LOCATION MAP

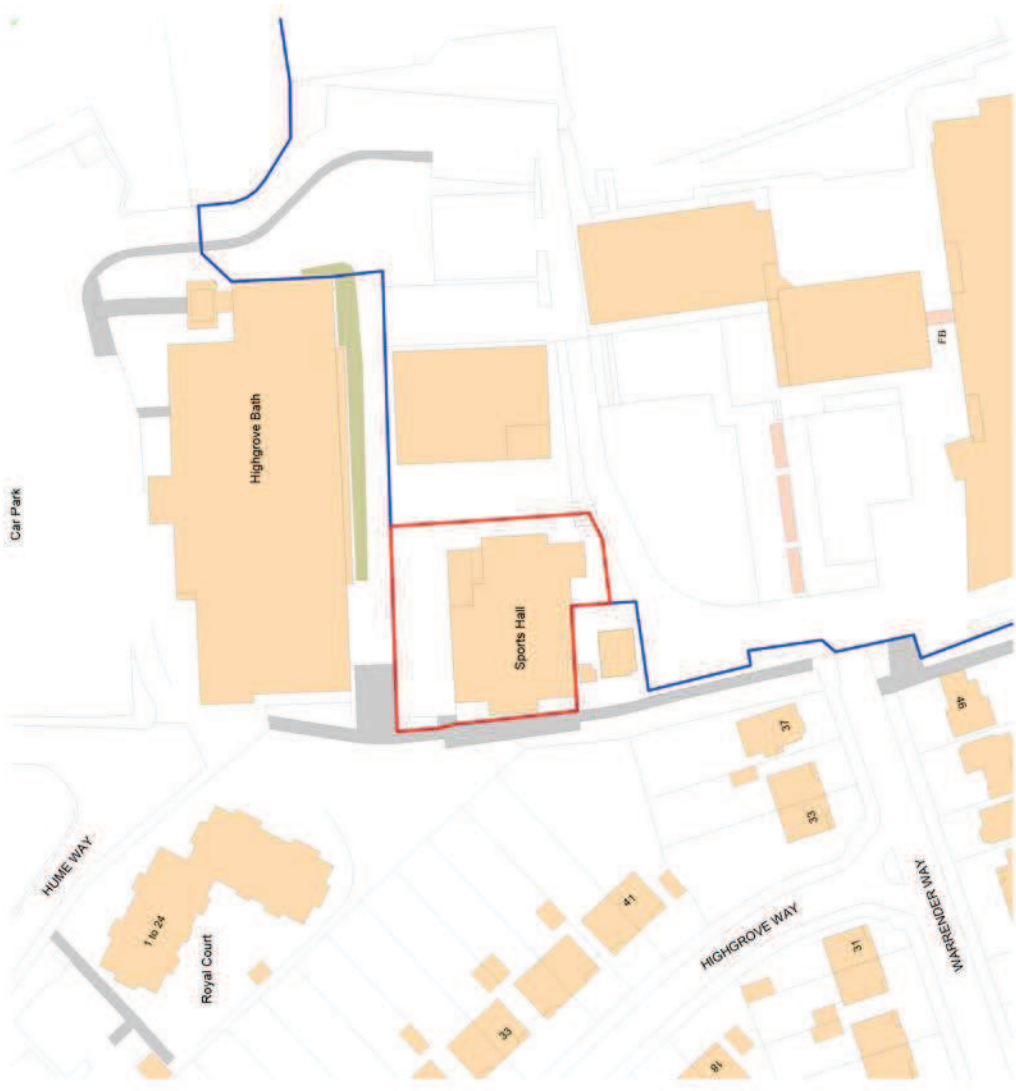
WILBY & BURNETT LLP
Project Management, Architecture & Surveying
 **RIBA** 
 Chartered Practice
 Registered in England No. 10553668, Registered Office: 100 Brook Street, London W1A 1AA
 VAT No. 264 080 7800. Tel: 0207 625 6000. Fax: 0207 625 6001. Email: info@wilbyandburnett.com

NOVEMBER 2014 GB

1:1250 @ A1 LT

3113/1/SD1

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- SITE BOUNDARY
- OVERALL BOUNDARY OF OWNERSHIP



PLANNING

SPORTS HALL EXTENSION TO
BISHOP RAMSEY CE SCHOOL
HUME WAY
RUISLIP HA4 8EE

THE GOVERNORS

SITE PLAN

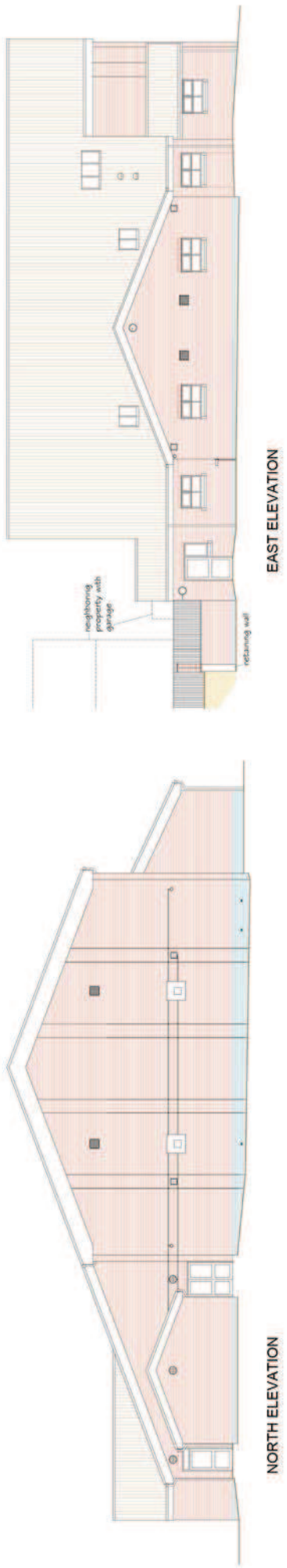
WILBY & BURNETT LLP
Project Management, Architecture & Surveying

RICS **RIBA** **Chartered Practice**

100, The Quadrant, Ruislip, Middlesex, HA4 8EE
Tel: 01895 830000 Fax: 01895 830001
www.wilbyandburnett.co.uk

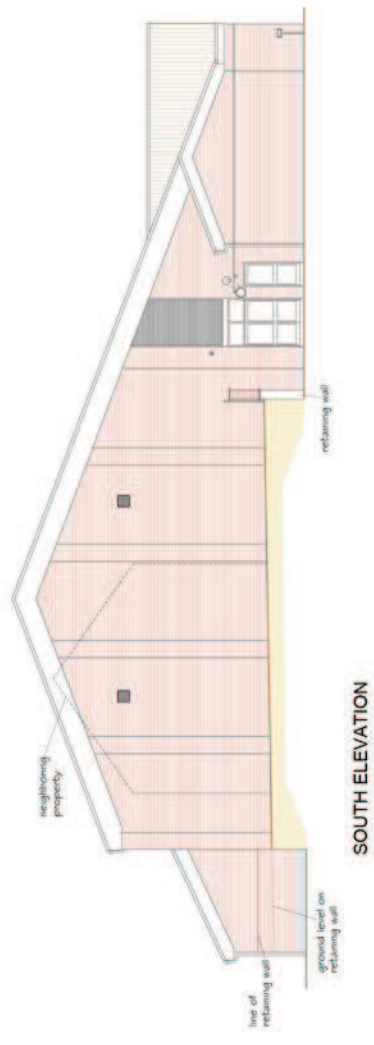
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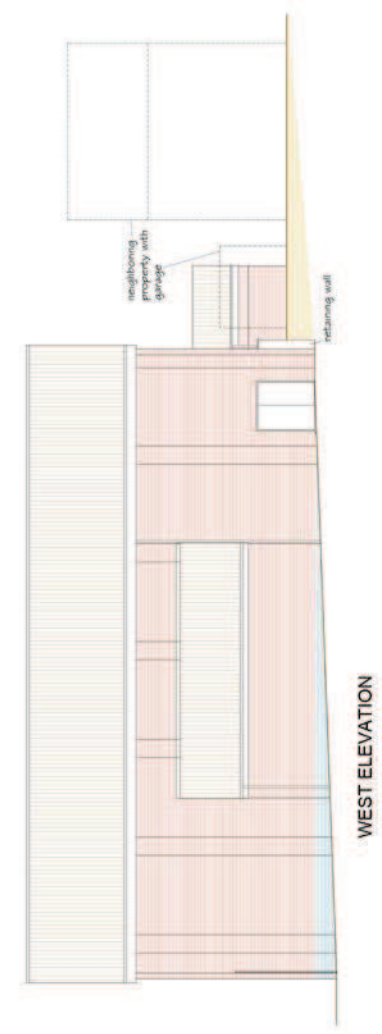


EAST ELEVATION

NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



PLANNING

**SPORTS HALL EXTENSION TO
BISHOP RAMSEY CE SCHOOL
HUME WAY
RUISLIP HA4 8EE**

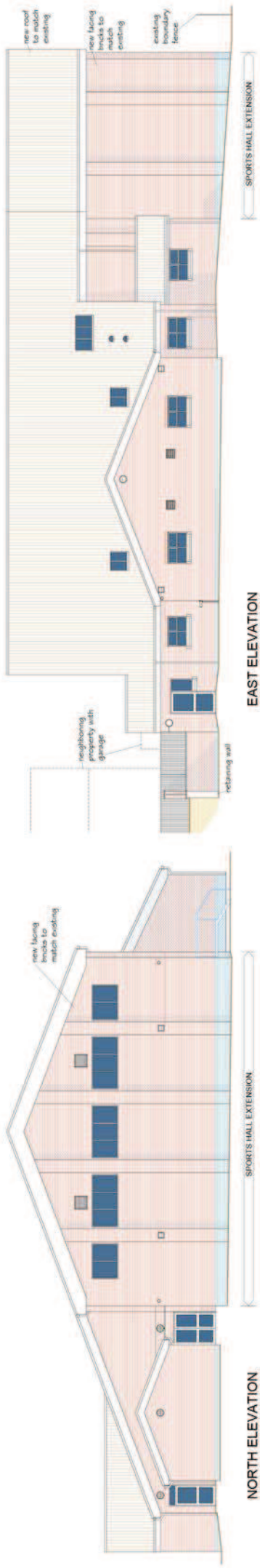
THE GOVERNORS

**ELEVATIONS
AS EXISTING**

WILBY & BURNETT LLP
Project Management, Architecture & Surveying
RICS **RIBA** **Chartered Practice**
Ruislip, Uxbridge, Middlesex, U.K.
01875 833000 Fax: 01875 833001
www.wilbyandburnett.com

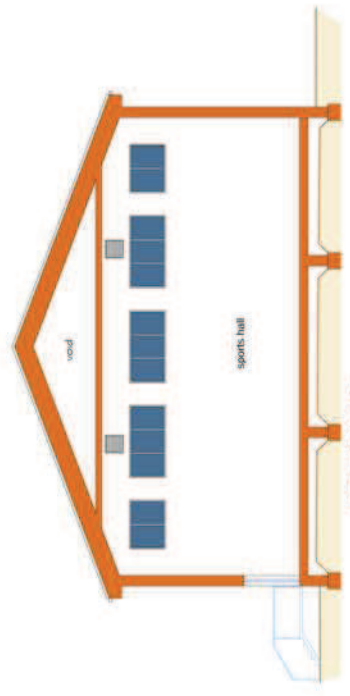
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3113/1/SD3	

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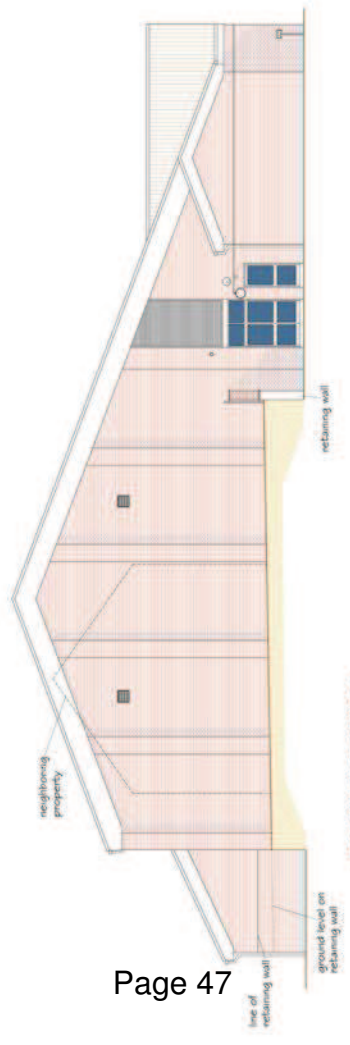


EAST ELEVATION

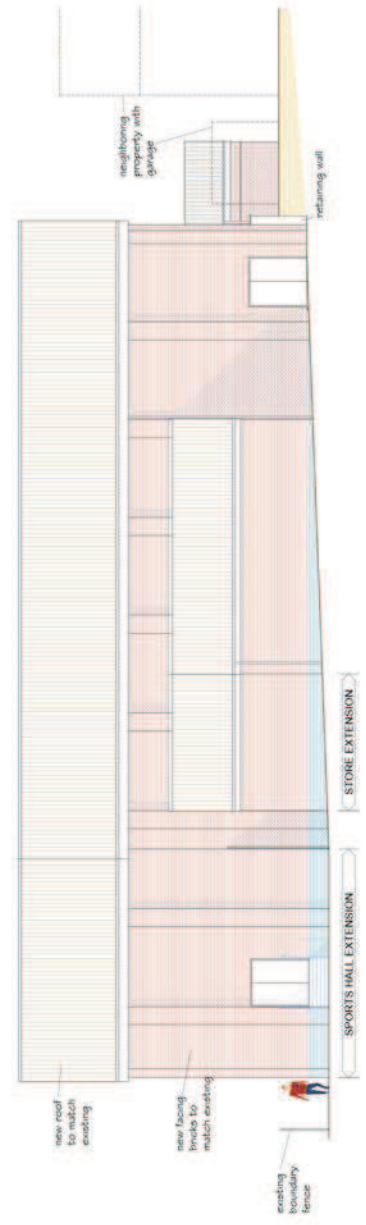
NORTH ELEVATION



SECTION A-A



SOUTH ELEVATION



WEST ELEVATION



PLANNING

SPORTS HALL EXTENSION TO
BISHOP RAMSEY CE SCHOOL
HUME WAY
RUISLIP HA4 8EE

THE GOVERNORS

ELEVATIONS
AS PROPOSED

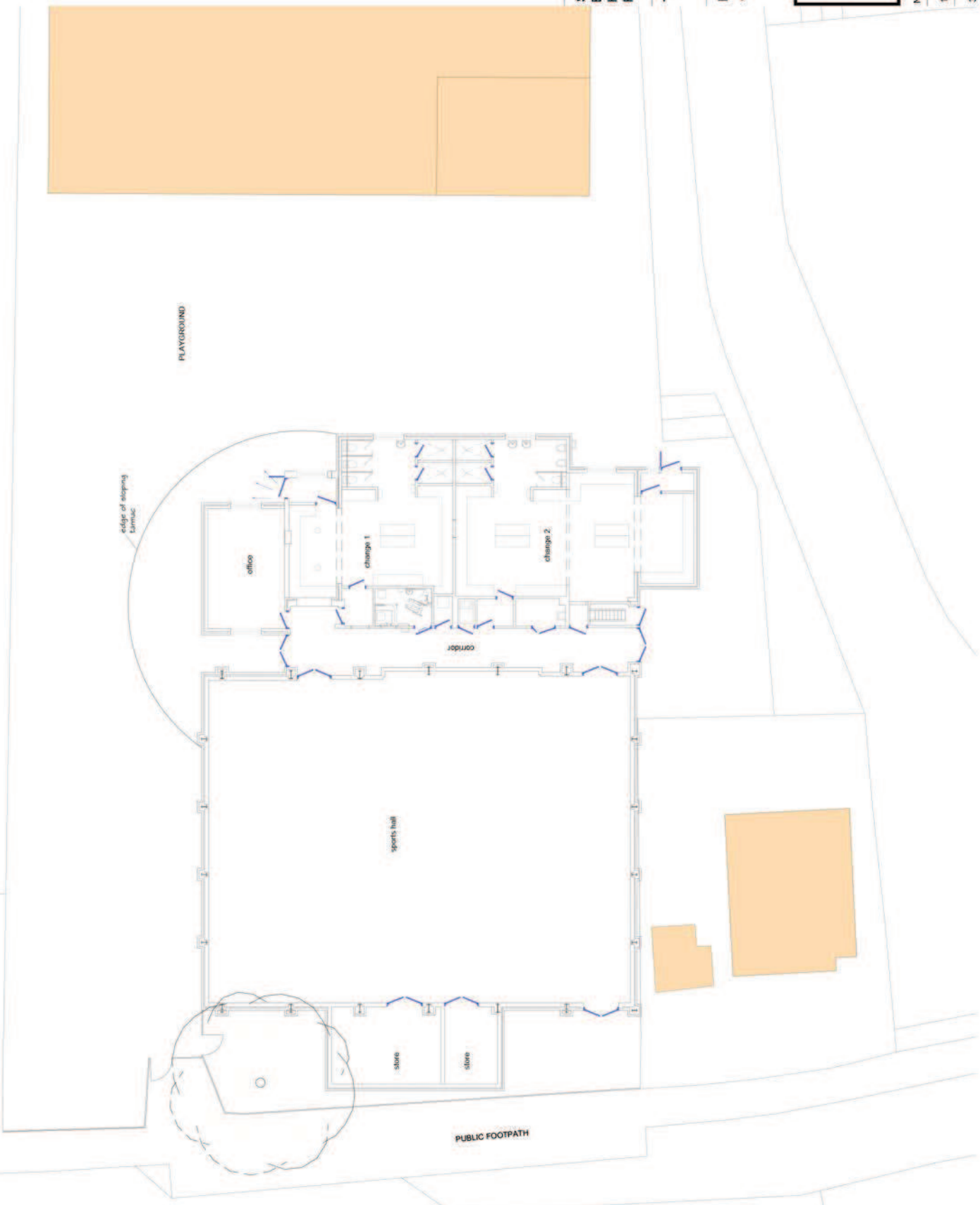
WILBY & BURNETT LLP
Project Management, Architecture & Surveying
RICS **RIBA** **MR**
Chartered Practice
Roisin Wilby, Director, RIBA, RICS, MR
Roisin Wilby, Director, RIBA, RICS, MR
Roisin Wilby, Director, RIBA, RICS, MR

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PLANNING

SPORTS HALL EXTENSION TO
BISHOP RAMSEY CE SCHOOL
HUME WAY
RUISLIP HA4 8EE

THE GOVERNORS

FLOOR PLAN
AS EXISTING

WILBY & BURNETT LLP
Project Management, Architecture & Surveying
RICS **RIBA** **Chartered Practice**
Ruislip Office: 100 Ruislip Avenue, Ruislip, Middlesex HA4 8EE
Tel: 0181 606 1100 Fax: 0181 606 1101 Email: info@wilbyandburnett.co.uk
www.wilbyandburnett.co.uk

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1:100 @ A1 LT
31113/1/SD2

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NEW AREA

DEMOLITION



0 5 10
Scale Bar in metres (1:100 @ A1)

PLANNING

**SPORTS HALL EXTENSION TO
BISHOP RAMSEY CE SCHOOL
HUME WAY
RUISLIP HA4 8EE**

THE GOVERNORS

**FLOOR PLAN
AS PROPOSED**

WILBY & BURNETT LLP
Project Management, Architecture & Surveying

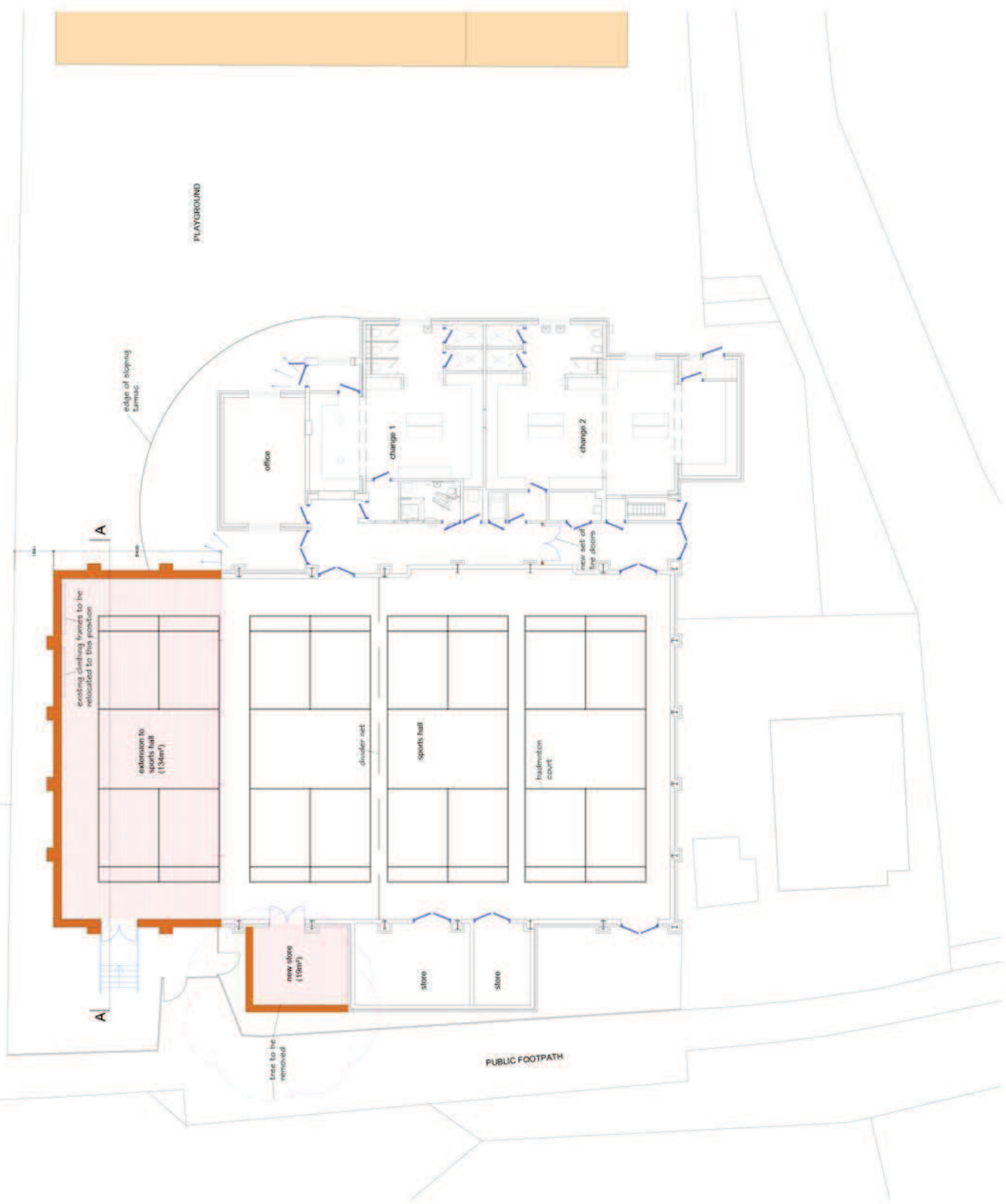
RICS **RIBA** **Chartered Practice**

Plot 10, The Old Mill, Mill Lane, Ruislip, Middlesex, HA4 8EE
Tel: 0181 841 1100 Fax: 0181 841 1101

NOVEMBER 2014 GB

1:100 @ A1 LT

31113/1/SD4



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 AND BETWEEN DIMENSIONS AND SPECIFICATION, WHERE
 ANY DISCREPANCIES OCCUR, SHALL BE REFERRED TO THE ARCHITECT FOR
 DECISION. THE ARCHITECT'S INTENT SHALL PREVAIL. NO LIABILITY FOR
 CONSEQUENCE IS ACCEPTED.

- basketball court (non-compliant with SE)
- basketball court (black lines)
- volleyball court
- Football (5 a side)
- Football (non-compliant with SE)
- Netball (non-compliant with SE)
- Cricket (non-compliant with SE)

*SE = Sports of England



PLANNING

SPORTS HALL EXTENSION TO
 BISHOP RAMSEY CE SCHOOL
 HUME WAY
 RUISLIP HA4 8EE

THE GOVERNORS

FLOOR PLAN
 AS PROPOSED
 COURTS LAYOUT

WILBY & BURNETT LLP
Project Management, Architecture & Surveying

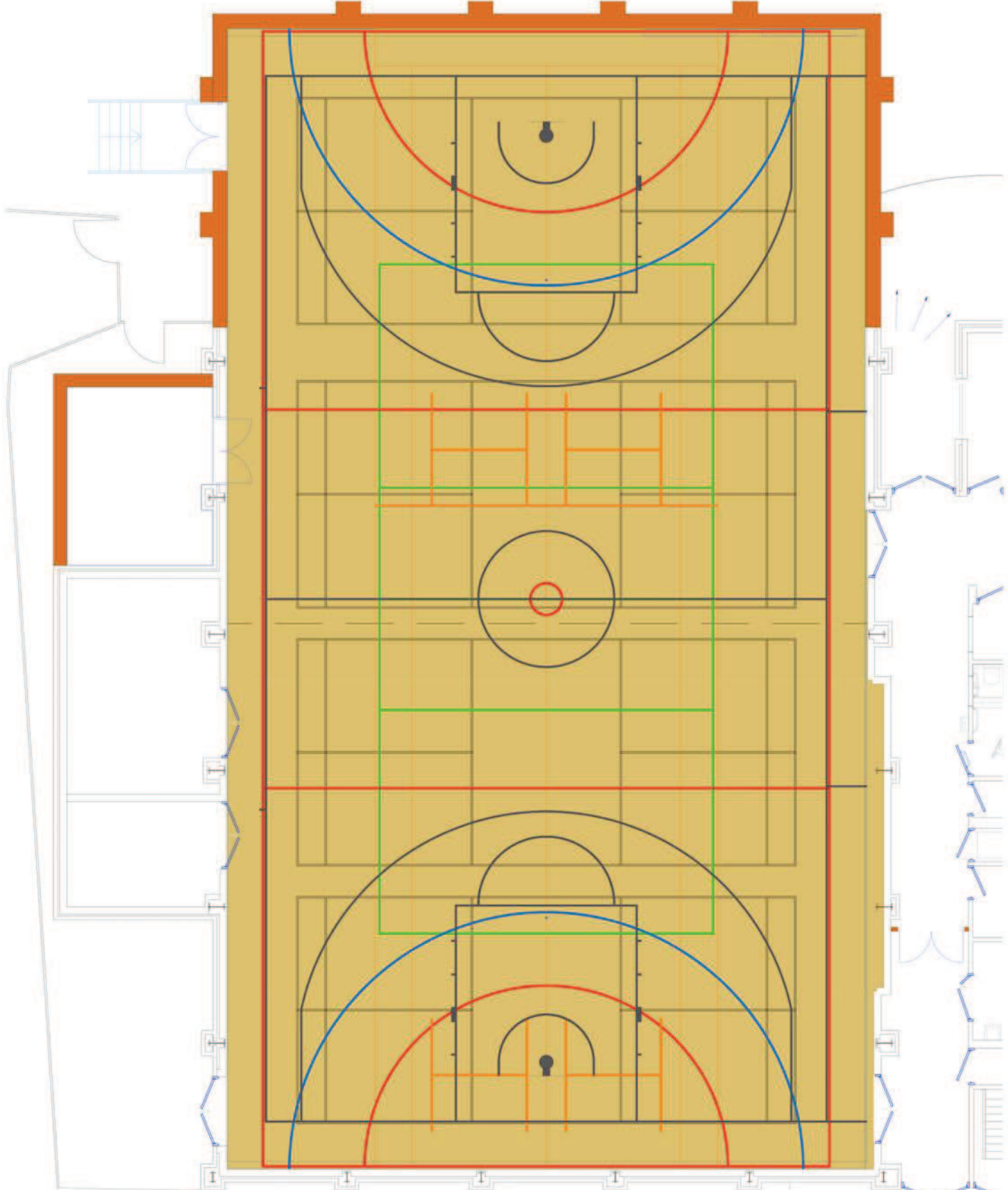
RICS **RIBA #8**
 Chartered Practice

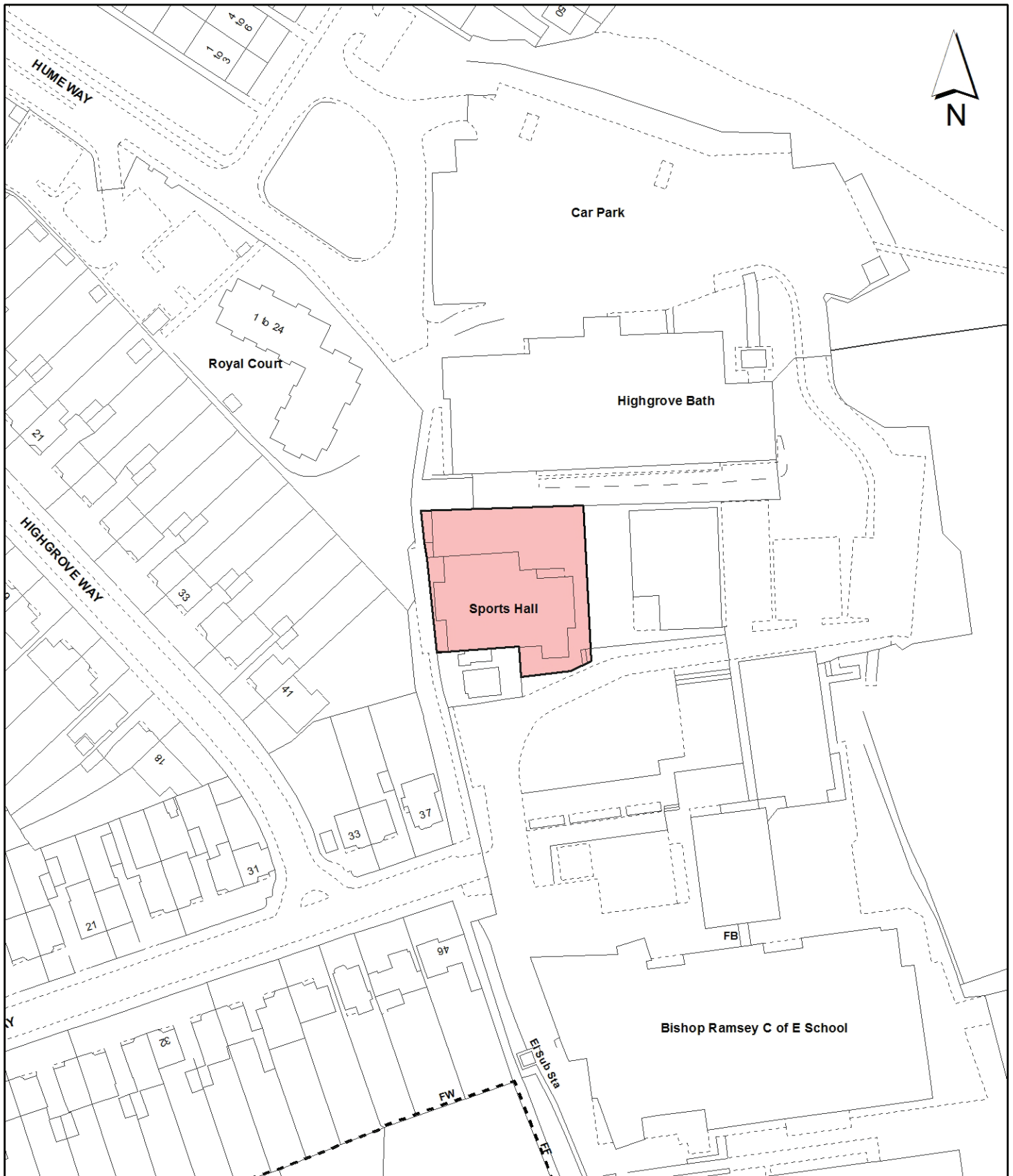
Plot 10, The Old Mill, Mill Lane, Bishop Ramsey, Ruislip, Middlesex, HA4 8EE
 Tel: 0181 871 1100 Fax: 0181 871 1101 Email: info@wilbyandburnett.co.uk

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3113/1SD6





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Site Address

**Bishop Ramsey C of E School
Warrender 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/2015/286

Scale

1:1,250

Planning Committee

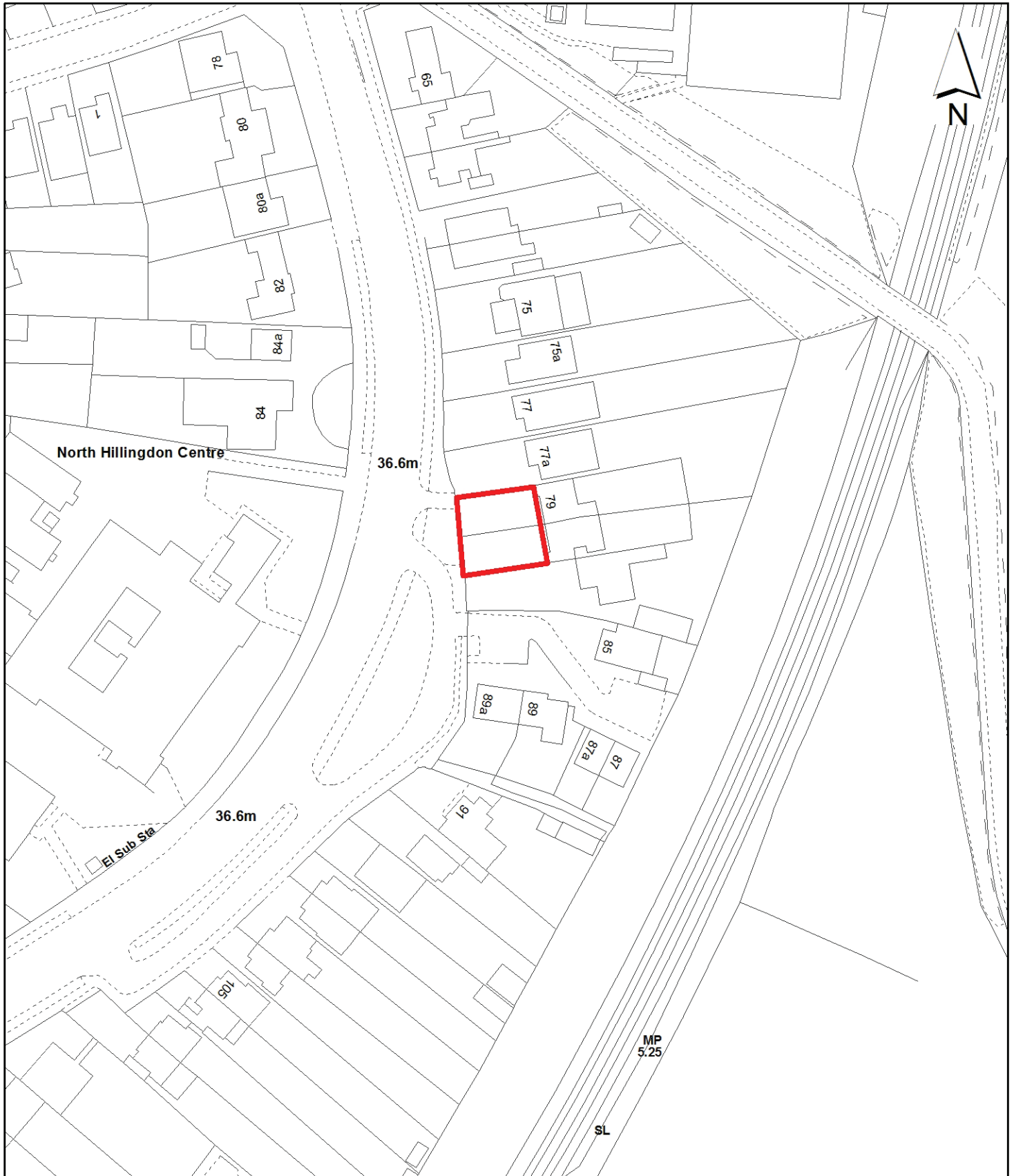
North Page 51

Date


March 2015



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Site Address

**81 Long Lane
Ickenham**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

TPO 728

Scale

1:1,100

Planning Committee

North Page 52

Date

March 2015



HILLINGDON
LONDON

SIGNED

MEMBER OF THE COUNCIL

SIGNED

AUTHORISED OFFICER

Oak at 81 Long Lane
Ickenham

Tree Preservation Order Number

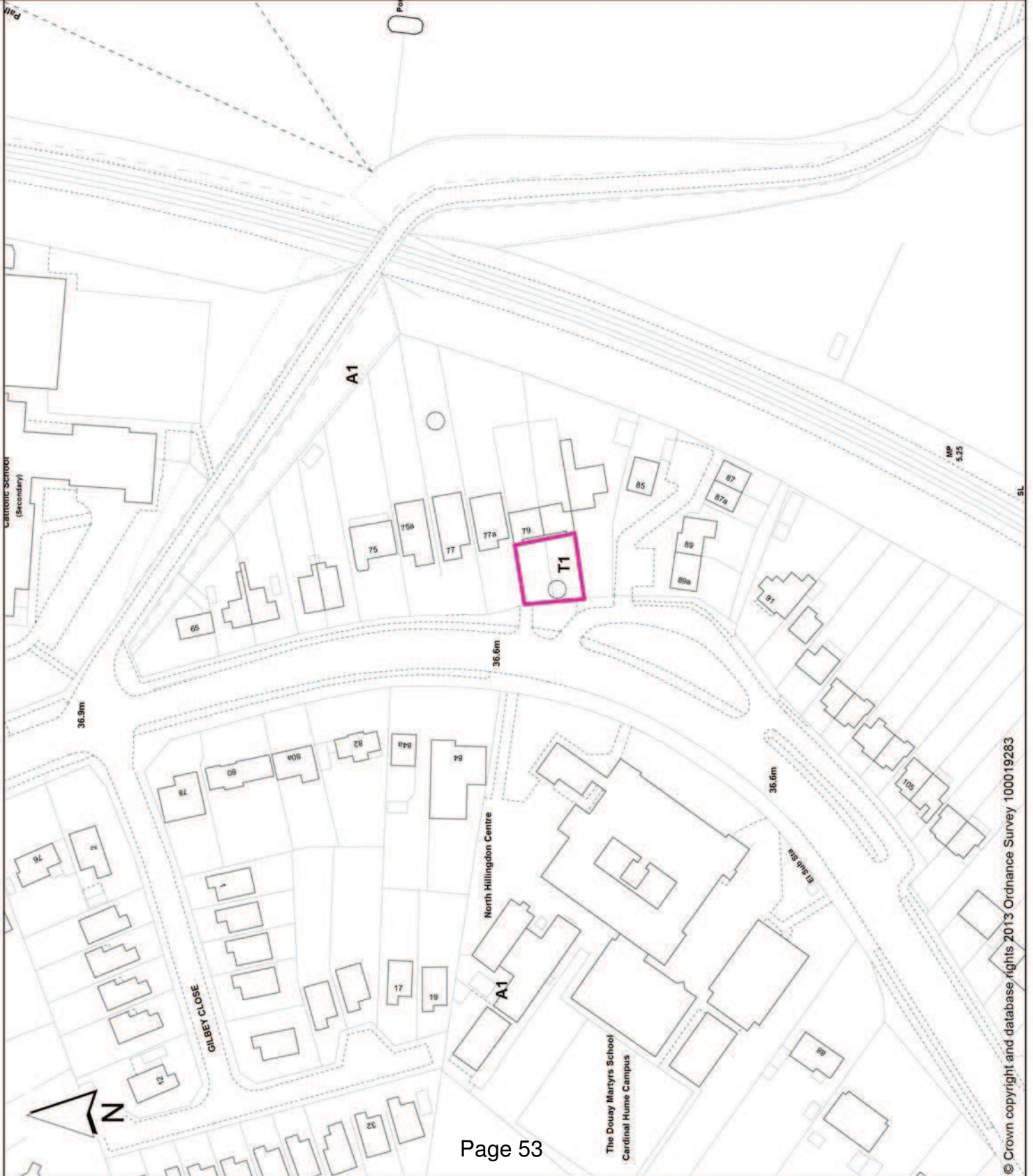
728

**LONDON BOROUGH OF
HILLINGDON
Residents Services**

Civic Centre, Uxbridge, Middx, UB8 1UW
Telephone No. : 01895 250111

Scale: 1:1,000

Date: October 2014



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