



HILLINGDON
LONDON



North Planning Committee

To Councillors on the Committee

Date: TUESDAY, 18 NOVEMBER
2014

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

Time: 7.00 PM OR ON THE
RISING OF THE MAJOR
PLANNING APPLICATIONS
COMMITTEE

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

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Published: Monday, 10 November 2014

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
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	21 Victoria Road Ruislip 63773/APP/2014/3218	Manor	Change of use from retail (Use Class A1) to mini-cab office (Sui Generis) Recommendation : Refusal	1 - 12 56 - 59
6	7 Nicholas Way Northwood 16461/APP/2014/2077	Northwood	Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of the existing dwelling Recommendation : Refusal	13 - 26 60 - 75

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	46 Dawlish Drive Ruislip 49706/APP/2014/2919	Manor	Single storey front extension involving conversion of garage to habitable room (Part Retrospective) Recommendation : Refusal	27 - 34 76 - 81
8	Woodbine Cottage Tile Kiln Lane Harefield 26852/APP/2014/3215	West Ruislip	Retrospective planning permission for the erection of replacement entrance gates from Tile Kiln Lane Recommendation : Refusal	35 - 40 82 - 87
9	Woodbine Cottage Tile Kiln Lane Harefield 26852/APP/2014/3218	West Ruislip	Retention of summerhouse and small shed in garden. Recommendation : Refusal	41 - 48 88 - 94
<p>PART II - Members Only</p> <p>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.</p>				
10	Enforcement Report			49 - 54

PART I - Members, Public & Press

Plans for North Planning Committee

55 - 94

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Report of the Head of Planning, Sport and Green Spaces

Address 21 VICTORIA ROAD RUISLIP
Development: Change of use from retail (Use Class A1) to mini-cab office (Sui Generis)
LBH Ref Nos: 63773/APP/2014/1855
Drawing Nos: Location Plan (1:1250),
GTD398-01
Design and Access Statemen

Date Plans Received: 30/05/2014 **Date(s) of Amendment(s):**
Date Application Valid: 04/06/2014

1. SUMMARY

The proposal has been considered in terms of its impact on the shopping function of the town centre and the potential impacts on neighbouring occupiers' residential amenity, parking and traffic.

Policy S11 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that planning permission will only be granted for uses falling within Class A1 (retail uses), banks and building societies (but not other Class A2 uses) and Class A3 (Food and Drink uses) in the Primary Shopping Areas of the identified Town Centres. This is subject also to the remaining retail facilities being adequate to accord with the function of the shopping centre and without resulting in a separation of Class A1 uses or concentration of non-retail uses which might harm the vitality and viability of the centre.

The loss of this retail unit located in a Primary Shopping Area to a use outside of those specified within the policy would therefore be unacceptable as it would result in incremental harm to the existing retail shopping provision of the town centre as a whole. The interruption in the retail frontage criteria would not apply due to the station frontage and adjacent dry cleaners (No. 23) but the proposal is strictly contrary to Policy S11 of the Local Plan nonetheless.

Policy S6 of the Local Plan, which considers all shopping areas, allows for changes of use of Class A1 premises that would maintain or provide a design of frontage that is appropriate to the area is maintained; provided also that the proposed use is compatible with the neighbouring uses, with no loss of amenity to residential properties (by reason of disturbance, noise, parking and traffic etc.) and that there is no effect on road safety.

The amenities of residential occupiers in the flats above shops nearby to the retail premises (Nos. 21/23 Victoria Road are single storey units) would however be unlikely to be unaffected by the proposed use which would not create any significant increase in noise or other disturbances given the size of the unit and nature of the use together with its busy town centre location adjacent to a station. Nonetheless, a condition could be imposed on any permission granted that restricted the opening hours of the proposed mini-cab office to ensure that the current living conditions of nearby occupiers were not affected.

The effect of the proposal on the appearance of the area has been considered and as there are no changes proposed to the existing frontage this is considered acceptable. Given these considerations therefore the proposal is considered to comply with the objectives of Policies S6 and BE13 in respect of visual and residential amenities.

Whilst there are no overriding amenity issues, a number of concerns have been raised relating to specific traffic, highway related or parking problems identified with the proposal.

In these respects however, the Council's Highways Officer does not consider that there are grounds for refusal as there are controlled parking bays available on both sides of the road. As a result, the traffic generated by the proposal would have little effect on the total amount of parking available for daytime or evening visitors to the town centre. Furthermore, the vehicles associated with the use would not need to be parked directly outside of the min-cab office and at all times would have to merge with the general traffic movements in the immediate vicinity.

The proximity of the application site to the exit of Ruislip Manor Station does not of itself give rise to any serious pedestrian safety or public order issues attributable to such uses. For these reasons, the proposal is thus considered to be in compliance with Local Plan Policies AM7 and AM14 on traffic/parking.

Nonetheless, for the reason given relating to the principle of the loss of a retail unit described 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 the loss of a retail unit would further erode the retail function and attractiveness of the Ruislip Manor Town Centre Primary Shopping Area, harming its vitality and viability and undermining the attractiveness of the town centre. The proposal is therefore contrary to Policy S11 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and policy 4.8 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.

S6 Change of use of shops - safeguarding the amenities of shopping areas

S11	Service uses in Primary Shopping Areas
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.
CACPS	Council's Adopted Car Parking Standards (Annex 1, HUDP, Saved Policies, September 2007)
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site falls within part of a shopping frontage on the east side of Victoria Road in Ruislip Manor. It comprises of a small ground floor retail unit, built as part of the adjacent Ruislip Manor Station, most recently used as a sandwich shop and which has been vacant for over a year. It was previously in use as a cafe/restaurant. The immediately adjoining single storey unit to the south, No. 23, is a dry cleaners.

The site falls within the defined Primary Shopping Area of Ruislip Manor Town Centre as designated in the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

The premises is adjacent to the principal south entrance/exit of Ruislip Manor Underground Station (Metropolitan & Piccadilly Lines) and there is a wide footpath at this point. There are pay and display controlled on-street parking bays along both sides of Victoria Road.

3.2 Proposed Scheme

Planning permission is sought for the change of use of the existing ground floor from a retail shop unit (Class A1) to a mini-cab office use (Sui Generis).

The internal floorspace (23 sq. metres) would comprise of the office and customer area. No detailed floor layout plans have been provided and thus no indication of whether there would be any staff facilities (kitchen/wc) available.

There would be no changes made to the existing shopfront, fascia or entrance doors. Any signage proposals would need to be sought through a separate application for Advertisement Consent.

The proposed hours of use have not been specified in the application, however it is likely to be operating on all days of the week including late evenings.

3.3 Relevant Planning History

63773/ADV/2007/137 21 Victoria Road Ruislip
INSTALLATION OF AN INTERNALLY ILLUMINATED FASCIA SIGN.

Decision: 28-12-2007 Approved

63773/APP/2007/3254 21 Victoria Road Ruislip
INSTALLATION OF SHOPFRONT AND ROLLER SHUTTER.

Decision: 27-12-2007 Approved

Comment on Relevant Planning History

None relevant to this application.

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.E5 (2012) Town and Local Centres

Part 2 Policies:

S6 Change of use of shops - safeguarding the amenities of shopping areas

S11 Service uses in Primary Shopping Areas

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.
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BE15	Alterations and extensions to existing buildings
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 adjoining and nearby occupiers were consulted (5.6.2014) and in addition a site notice was displayed from 20.6.2014. There has been one representation made accompanied by a petition of objection (with 84 signatures) with the following comments:

- loss of retail shop (percentage must be adhered to);
- parking outside controlled hours (0800-1830) from cabs returning to base taking up spaces for evening visitors to Ruislip Manor;
- mini cab firm would attract clubbers (noise/disturbance in early hours)/lead to an increase in anti-social behaviour thus more police required to mitigate;
- would result in congestion/blockage of Victoria Road and junction with Pembroke Avenue, Park Way and Victoria Road;
- increase in litter/rubbish;
- noise from cars arriving/departing (drivers wait);
- Ruislip Manor station would become a pick up point/soliciting fares from other cab companies;
- increase in air pollution.

Ruislip Residents Association: No response received.

London Underground Limited (Infrastructure):

This is London Underground assets and is subject to the applicant fulfilling the legal requirements in place and formed under agreement with London Underground. The terms of the lease have not been agreed with London Underground and therefore the objection will remain in place until the lease has been finalised.

London Underground (Ruislip Manor): No response received.

Transport for London:

- premises not suitable for mini cab office (no toilets or other staff/customer facilities);
- no parking facilities for taxis to stand;
- vehicles parked in front will obstruct Station SAP and RVP;
- pick up and drop offs will obstruct LU Emergency response unit vehicles/activity; and
- will restrict the station entrance/exit on south side/pose crowd control issues at school times (twice daily) and during Wembley events.

Internal Consultees

Highways (Transport/Traffic):

This is a Minor Town Centre location. The current A1 use provides no parking. There is another mini cab operator not far and no complaints have been received. Pay and display on street parking is available on both sides of Victoria Road.

Urban Design/Conservation Officer:

Ruislip Manor Station, of which this unit forms a part, is locally listed. Whilst there would be no objection to a change of use, any proposed changes to the shopfront or advertising, and also new antenna required to operate the use, would be of interest.

Access Officer:

The proposal seeks the change of use from (A1) retail use to a Mini Cab Office. It is unknown from the plans whether level access or suitably graded access into the premises exists, however, as the application appears to be for a straightforward change of use with no material alterations proposed, no accessibility improvements could reasonably be required within the remit of planning. In view of the above, the following informative should be attached to any grant of planning permission:

1. The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a 'protected characteristic', which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease. The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S11 of the adopted Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that planning permission will be granted for service uses falling within Class A1 (retail uses), banks and building societies (but not other Class A2 uses) and Class A3 (Food and Drink uses) in the Primary Shopping Areas of the identified Town Centres. This is subject also to the remaining retail facilities being adequate to accord with the function of the shopping centre and without resulting in a separation of Class A1 uses or concentration of non-retail uses which might harm the vitality and viability of the centre.

Policy S6 of the Local Plan, which considers all shopping areas, allows for changes of use of Class A1 premises that would maintain or provide a design of frontage that is appropriate to the area is maintained; provided also that the proposed use is compatible with the neighbouring uses, with no loss of amenity to residential properties (by reason of disturbance, noise, parking and traffic etc.) and that there is no effect on road safety.

Notwithstanding that the use could be controlled by conditions to safeguard the amenities of

the area and neighbours, such as any changes to the shopfront including signage and the hours of use, the loss of even a small retail unit in this primary shopping frontage, vacant or otherwise, to a non service use would be regrettable. The incremental change that it would represent would cause demonstrable harm to the existing retail shopping provision of the town centre as a whole.

In the absence of any reason why this vacant unit can not be re-occupied for retail use again in the near future, such as evidence through marketing of a continued lack of demand, the proposal is thus contrary to Policy S11 of the Local Plan.

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

Hillingdon Local Plan: Part Two Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features in the area which the Local Planning Authority considers it desirable to retain or enhance.

There are no alterations proposed to the existing shop front which consists of central entrance door with window openings on either side. The surrounding area forms part of an established shopping centre location, with the variation in commercial frontages and signage at ground floor that is typically associated with such areas.

The application premises itself is single storey and is seen against the listed Ruislip Manor Station buildings behind, of which it forms part and together with No. 23 links the station at street level with the main shopping parade to the south.

As such therefore, the proposal would be no effect on the appearance of the area and would comply with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012).

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the potential impacts that may arise with the proposed use are those of noise, parking and general disturbance.

Thus Policy OE1 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that permission will not normally be granted for uses and associated structures which are likely to become detrimental to the character or amenities of surrounding properties or the area generally because of siting or appearance; storage; traffic generation; noise and vibration or the emission of dust, smell or other pollutants.

There are no residential occupiers above this single storey unit, whilst the nearest residential properties to be found within the main two and three storey shopping parade to the south are sufficiently separated from the site so as not likely to be affected by any noise generated by vehicles or persons associated with the use from street level during evenings.

Accordingly, the proposal complies with the objectives of Hillingdon Local Plan: Part Two Policy OE1 in this regard.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The site is located within a shopping centre location close to bus stops and the Ruislip Manor Underground Railway Station.

Whilst there is no specific information given in the application regarding vehicle numbers or hours of operation, there would be two full time members of staff and one part-time. For these purposes therefore it has been assumed that the use would be carried on until late evenings on all days of the week and thus operate to maximum hours.

Notwithstanding, the Council's Highways Officer does not consider that there are grounds for refusal in this town centre location as for instance there is no parking provided with the existing retail unit with which its occupation is comparable whilst controlled parking bays are available on both sides of the road and thus would regulate the cab vehicles waiting for fares.

Both in terms of volume and due to their temporary occupancy of available nearby parking spaces, whether during or outside of the controlled parking hours, the traffic generated by the proposal would have little noticeable effect on the total amount of parking available for daytime or evening visitors to the town centre. Whilst their owners may choose to do so, the vehicles associated with the use would not need to be parked directly outside of the min-cab office and all times these would have to merge with the general traffic movements in the immediate vicinity.

The proximity of the application site to the exit of Ruislip Manor Station does not of itself give rise to any serious pedestrian safety or public order issues attributable to such uses. The traffic generated by the proposed use is unlikely to be significantly more than at present or otherwise worsen existing conditions for pedestrian safety in the immediate vicinity.

For these reasons, the proposal is thus considered to be in compliance with Local Plan Policies AM7 and AM14 on traffic/parking.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Access Officers comments

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

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

A number of comments have been raised primarily relating to the three issues - the loss of a retail use and the impacts of additional traffic/parking and persons within the vicinity of the site.

In principle, the change of use sought would be contrary to shopping policy in this established primary shopping frontage but the additional parking and traffic implications of the proposal are not considered likely to result in demonstrable harm to highway or pedestrian safety.

Similarly, the other concerns raised relating to anti-social behaviour, noise and litter are all matters that could, in the event of a permission, be sought to be mitigated by means of appropriate conditions relating to the premises (such as permitted hours of use).

The other more serious considerations, such as potential crowd control issues and public order disturbances are matters that ordinarily fall under the jurisdiction of TfL on and around their own premises and the police to deal with. These are not attributable in the normal course of events to a mini-cab office and would be beyond the terms of any planning permission.

7.20 Planning Obligations

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

That permission be refused for the change of use sought for the reason given above on the grounds that the loss of this retail unit located in a Primary Shopping Area to a non service use would result in incremental harm to the existing retail shopping provision of the town centre.

11. Reference Documents

Hillingdon Local Plan (November 2012);
Hillingdon Design and Accessibility Statement: Accessible Hillingdon (May 2013);
The London Plan (July 2011);
National Planning Policy Framework.

Contact Officer: Daniel Murkin

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**21 Victoria Road
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

63773/APP/2014/1855

Scale

1:1,250

Planning Committee

North Page 11

Date

November 2014



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 7 NICHOLAS WAY NORTHWOOD

Development: Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of the existing dwelling

LBH Ref Nos: 16461/APP/2014/2077

Drawing Nos: 637/107
Arboricultural Impact Assessment and Arboricultural Method Statement (R
DS09021301)
Tree Survey Report
Design and Access Statemen
Bat Survey
Planning Report
Habitat Survey
637/101
637/102
637/103
Location Plan to Scale 1:125C
637/104
637/106
S1
P738/001
637/105

Date Plans Received: 13/06/2014

Date(s) of Amendment(s):

Date Application Valid: 19/06/2014

1. SUMMARY

The application seeks planning permission for the erection of a two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

The proposal makes inadequate provision for the retention, protection and utilisation of the protected trees of merit on the site. The proposal would therefore be detrimental to the visual amenity and arboreal/wooded character of the Copse Wood Estate Area of Special Local Character, contrary to policy BE38 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal makes inadequate provision for the retention, protection and utilisation of the protected trees of merit on the site. The proposal would therefore be detrimental to the visual amenity and arboreal/wooded character of the street scene and the wider Copse Wood Estate Area of Special Local Character, contrary to policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

INFORMATIVES

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

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

2 I52 **Compulsory Informative (1)**

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

3 I53 **Compulsory Informative (2)**

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

- | | |
|------|--|
| AM7 | Consideration of traffic generated by proposed developments. |
| AM8 | Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes |
| 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. |
| BE5 | New development within areas of special local character |
| 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.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to a two storey semi-detached dwelling on the eastern side of Nicholas Way. The dwelling is a modest sized red brick house, with attractive semi-circular headed windows and porch. This site is covered by TPO 393 and also within the Copse Wood Estate Area of Special Local Character (ASLC), which is characterised by large, mature trees (predominantly Oak and Hornbeam) set in large gardens. The building is set 12.5 metres back from the front boundary line by an area of soft landscaping and an in-and-out drive, which provides space to park at least 2 cars. Adjacent to the side boundary line shared with No.9 Nicholas Way is a detached double garage. To the rear of the building is a large rear garden, containing a swimming pool.

The surrounding area is characterised by large detached dwellings set within spacious plots. The site is within a Developed Area and within the Copsewood Estate Area of Special Local Character, which is defined by asymmetric houses within the woodland setting. It is noted that a number of houses have been demolished and rebuilt, with the dwellings not approved at appeal being in keeping with the vernacular appearance of the estate.

3.2 Proposed Scheme

Planning permission for a new house was allowed at appeal (ref.APP/R5510/A/14/2212426). The current scheme is to replace the existing house with a larger two storey detached house. The current scheme differs from the approved scheme by being some 22sq.m in floorspace larger, the house would be wider, but not as deep. The house would be 18.40m

wide at two storeys and 9.55m high. The house would have a pitched roof and a forward projecting two storey element with a half-hipped roof centrally positioned. There would be two dormer windows to the front.

To the rear, the property would have two single storey rear extensions with a two storey rear extension centrally positioned and set down from the main roof of the house. Three dormer windows are proposed to the rear roof slope. To the side of the property on the southern elevation, a single storey flat roof garage is proposed. The materials would match the existing house.

Two trees (Oaks T7 & T8) have been classified as C grade trees and have been shown to be removed to facilitate development.

3.3 Relevant Planning History

16461/APP/2013/1205 7 Nicholas Way Northwood

Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

Decision: 13-09-2013 Withdrawn

16461/APP/2013/3160 7 Nicholas Way Northwood

Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling

Decision: 24-12-2013 Refused **Appeal:** 28-04-2014 Allowed

Comment on Relevant Planning History

Planning application ref. 16461/APP/2013/1205, which was refused for the following reasons:

1. The proposed development, by reason of its bulk, depth, width, classical design and crown roof would be an incongruous addition to the streetscene and would cause harm to the character and appearance Copsewood Estate Area of Special Local Character. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE5, BE13 and BE19 of the Hillingdon Local Plan (November 2012).

2. The proposal would, by reason of the loss of two protected Oak trees, result in harm to character and appearance of the Copsewood Estate Area of Special Local Character. The proposal is, therefore, contrary to Part 1 Policy BE1 and Part 2 Policies BE5 & BE38 of the Hillingdon Local Plan (November 2012).

3. The applicant has failed to provide contributions towards the improvements of services and facilities as a consequence of demands created by the proposed development (in respect of education facilities). The scheme therefore conflicts with Policy R17 of the Hillingdon Local Plan (November 2012) and the Council's adopted Supplementary Planning Guidance on Planning Obligations.

The application was resubmitted (ref. 16461/APP/2013/3160) and refused on design grounds and failure to comply with Lifetime Home Standards. The application was

overturned at appeal and the inspector commented

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.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- 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.
- BE5 New development within areas of special local character
- 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.
- H3 Loss and replacement of residential accommodation
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- R17 Use of planning obligations to supplement the provision of recreation, leisure and

	community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 5.3	(2011) Sustainable design and construction
LPP 7.2	(2011) An inclusive environment
LPP 7.3	(2011) Designing out crime
LPP 7.4	(2011) Local character
LPP 7.6	(2011) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

9 neighbouring properties have been consulted on 23rd June 2014 and a site notice displayed on 29th June 2014. A petition with 69 signatories has been received, together with individual responses from 3 properties.

The petition is against the development of an unsuitable replacement house at No.7 Nicholas Way involving, inter alia, the removal of two TPO protected oak trees and overall negative impact on the immediate road scene.

The individual responses are summarised below:

1. If the application is approved, informatives for private roads should be included.
2. The oak numbered 27 on the plan is dead and needs removing but I would prefer not to see another Oak planted in its place. We have a small garden and the oak will dominate it and cast significant shadows.
3. Currently we are surrounded by trees and shrubs on both boundaries. Parts of our garden never see the sun and it has disappeared by mid-afternoon. The proposed tree is very close to our house so it may affect our house stability and foundations. It would also only give cover from the new very large house with rear aspect rooms in the roof (2nd floor) in immediate view during the summer. I would therefore prefer to see evergreen suitably high trees that will not have a wide circumference nor encroach on our concreted patio area.
4. There are a number of oaks that will be retained on or close to the site and I have 2 in my plot so we are not short of Oaks. Perhaps planting a new oak in an area that will affect house foundations or interfere with our light would be better.
5. Soakaways may interfere with my garden. Our garden is already very wet and many shrubs and

small trees cannot grow. Any new soakaways must not be positioned to flow towards us particularly as the garden is significantly higher than ours and will drain downwards.

6. Out of character and appearance with the streetscene.

7. The trees to be planted do nothing to enhance the front road streetscene and have roots which will develop underneath the unadopted footpath and unadopted road near to existing gully drains down the side of the road.

8. The position of the tree to the front of the property would become a hazard, given its proximity to the road.

9. Do not wish to see high fences and high gates introduced as they are out of keeping with the road scene.

10. The design of the house is out of character with the streetscene.

11. Object to removal of trees.

12. The scale, design, bulk of the building across the plot and the roof form would not retain the character especially of their older part of Nicholas Way.

13. The gaps between Nos. 7 and 9 Nicholas Way would result in the loss of several protected oak trees.

Northwood Residents Association:

Northwood Residents' Association objects to this application on the ground that two important oak trees would have, without justification, to be removed in order to facilitate construction works.

Officer comment: The above comments are addressed in the main body of the report.

Internal Consultees

Conservation and Urban Design Officer:

The issue on this site has always been the trees at the side, which in the past, the tree officer refused to allow to be felled. This current one removes the trees and goes for a massive crown roof, neither desirable. However the proportions of the roof to the walls and the symmetrical design, does echo that of the existing house, so this would be difficult to criticise. The rear elevation is really quite good - very Art Nouveau!

On balance, and because the design is quite good, I would be inclined to let this through, provided that we are prepared to allow the trees to be felled.

Trees and Landscape Officer:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 393 and also within the Copse Wood Estate Area of Special Local Character (ASLC), which is characterised by large, mature trees (predominantly Oak and Hornbeam) set in large gardens.

Significant trees/other vegetation of merit in terms of Saved Policy BE38: Of the many trees situated within this site, only a few are visually important. These include the Oak in the front garden (T5 on tree report), the two Oaks to the side of the existing house (T7 & T8 on tree report), three Oaks in the rear garden (T9, T11 & T33 on tree report) and the general mass of trees at the end of the rear garden. These trees significantly contribute to the arboreal/wooded character of the ASLC, collectively have a high amenity value, and are discussed below:

Oak T5: Initially, in a previous application, this tree was classified as a C grade tree and shown to be removed; however the arboricultural consultant revisited the site after the trees had flushed into leaf in the spring and, due to its 'better than expected' condition, it was correctly re-classified as a B category

tree. As before, this tree is due to be retained. The proposed crown reduction by 1-1.5 m is acceptable and may well help to reinvigorate the crown, which is currently suffering from some minor die back at its tips (the details of this minor pruning could be dealt with by condition to ensure the current British Standards (BS3098:2010) are adhered to). To protect the roots of this Oak during construction, temporary ground protection should be used within the tree's root protection area (this matter could be dealt with by an amendment to the plans or by condition).

Oaks T7 & T8: These two trees have been classified as C grade trees and have been shown to be removed to facilitate development. The arboricultural consultant considers the trees to be in decline and to have a remaining life expectancy of about 10-20 years. The trees are, admittedly, not in excellent condition, however they combine with others in the Copsewood locality to form the Sylvan character of the area, where Oaks form the backbone of the landscape, giving a sense of size and maturity within the tree population. Mature Oaks also contribute to biodiversity (acting as host to a wide range of invertebrates), and it is considered that the trees contribute to local biodiversity, the visual amenity and landscape quality of the area, and that such amenity would be degraded if the trees were to be removed. Furthermore, 10-20 years is not an insignificant length of time in which to provide these locally appreciated benefits, and it could also be argued that the life expectancy of these trees could be greater than 10-20 years if carefully managed. It is noted that I agreed with the consultant about the condition of the trees at a previous meeting, however since re-visiting the site, and taking into account the concerns of the local residents, I believe the trees could potentially be retained and incorporated into the scheme.

There are several other Oaks in Nicholas Way in a similar condition (for example outside No. 33). Allowing the removal of Oaks T7 & T8 would likely set an undesirable precedent for removing other trees that are in less-than-excellent condition, which could lead to a risk of serious depletion of the tree stock with a resultant change in the character of the area. Such a change could have serious implications for the amenity value and enjoyment of local residents.

The consultant has not suggested a reason/causation for the slight loss of vigour in these two trees, and it is likely that light pruning and/or aeration of the surrounding soils could improve their health, which would allow them to be retained as mature landscape features for an extended period of time. The protected Oak at No. 8 Nicholas Way and the Oak in the rear garden of 19 Copsewood Way have both been recently pruned to try and re-invigorate their crowns. I believe this shows that local residents are keen to try and retain their existing mature trees and that there is scope/technology to either extend the existing property closer to the Oaks, or to slightly reduce the size of the proposed building to allow them to be retained. There would then be, if the trees were to prematurely die, adequate room to replace them with similar, large-growing trees (this would form part of the conditional planning permission).

Oaks (T9, T11 & T33). These trees are due to be retained and the proposed tree protection is adequate. However, it would be beneficial to demonstrate that there is adequate room within the non-protected areas of the site to accommodate machinery, storage of materials etc. as if this is not the case there would be an increased risk of the protective fencing being moved. It may be the case that temporary ground protection could be used to increase the size of usable space.

Other noteworthy trees: Not mentioned above is the group of Western Red Cedars along the front of the site (G1). These trees have a screening value, but they are not in good condition and are not protected; their removal would allow better views of the various mature Oaks in the front garden and to the side of the house. There is no objection to the removal of this group of trees, nor the other trees shown to be removed (for sound arboricultural reasons).

Landscaping: Assuming the above mentioned advice relating to the on-site trees is followed, it would

be possible to deal with the matter of landscaping at a later stage

Conclusion: The proposal makes inadequate provision for the retention, protection and utilisation of the protected trees of merit on the site. The proposal would therefore be detrimental to the visual amenity and arboreal/wooded character of the Copse Wood Estate Area of Special Local Character, contrary to policy BE38 of the adopted Unitary Development Plan for the London Borough of Hillingdon.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposed site is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The site is not located in a conservation area and the building is not listed. There are no policies which prevent the demolition of the existing building, in principle.

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 Copsewood Estate is characterised by large detached dwellings of asymmetric and vernacular style set within spacious plots amongst the protected trees. The current proposal is for a large detached dwelling, with a large crown roof and symmetrical design. The principle of the crown roof was considered acceptable by the Planning Inspector. In allowing the appeal he stated:

"by virtue of the subservient nature of its side and rear extensions, would not appear overly bulky or be out of scale with the general tone of the area along this part of Nicholas Way. Furthermore, its design, including its crown roof, would not appear out of character with its surroundings."

The current scheme is wider than that allowed at appeal. The conservation and design officer commented the proportions of the roof to the walls and the symmetrical design, does echo that of the existing house and is of a good design. On balance, the proposed house would not detract from the character and appearance of the Copsewood Estate Area of Special Local Character in compliance with Policies BE5, BE6, BE13 and BE19 of the Hillingdon Local Plan (November 2012).

A number of dwellings have been approved at appeal on the Copsewood Estate which have allowed crown roofs and some classical details. However, the vast majority are not as significant as the current proposal and the over proliferation of this type of dwelling would significantly undermine the original context of the estate.

The applicant has indicated the location of refuse stores to the side of the garage.

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

As discussed in para. 7.03.

7.08 Impact on neighbours

DAYLIGHT, SUNLIGHT & OUTLOOK

The proposed dwelling would be set 8.10 metres from the side boundary line shared with No.9 Nicholas Way. Therefore, the proposal would result in no conflict of the 45 degree guideline and no unacceptable loss of light, loss of outlook or overshadowing to the occupiers of this neighbouring dwelling.

No.5 Nicholas Way is set approximately 8 metres from the side boundary line shared with No.7 Nicholas Way. The proposed house would be 2.05 metres set in from the side boundary. Given this distance separation, the proposal would not cause any significant loss of loss of light, loss of outlook or overshadowing to the occupiers of this neighbouring dwelling.

PRIVACY

The development proposes a number of windows at first and second floor level which would overlook the neighbouring occupiers. However, these either service non-habitable rooms or are secondary windows, therefore, these could be conditioned to be obscured glazed. Bedroom 5 has only one window on the side elevation facing No.5. This window would be a minimum 10 metres away and screened by trees. The outlook from the upper floors of the building would only overlook the neighbouring gardens and would not provide additional views which are not already available from the existing dwelling. Therefore, the proposal is considered not to cause unacceptable overlooking of the adjoining occupiers, in compliance with Policy BE23 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

London Plan Policy 3.5 seeks to ensure that all new housing development is of the highest quality, both internally and externally and in relation to their context.

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 3 storey, 6 bedroom, 7 person dwelling, which is the closest to the one proposed by this application, to have a minimum size of 132 sq.m. Furthermore, Policy 3.5 states when designing new homes for more than six persons/bedspaces, developers should allow approximately 10sq.metres per extra bedspace/person. The proposed new dwellings would be approximately 795 sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section four of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the dwellings they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area.

The minimum level of amenity space required for a six bedroom house is 100sq.m of amenity space to meet the standard. The scheme provides some 2000sq. metres and would thus far exceed these standards.

The proposed bedrooms would have windows that face the front and rear of the property and would therefore not be overlooked by adjoining properties.

It is also considered, that all the proposed habitable rooms would maintain an adequate

outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed plans indicate that in excess of two spaces would be provided for the proposed dwelling. The proposal would comply with the Council's adopted parking standards and therefore with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

SECURITY

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

7.12 Disabled access

The proposed dwelling is of a sufficient size, internally to ensure that it could easily meet lifetime homes standards. As such a condition would be recommended requiring this.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

This site is covered by TPO 393 and also within the Copse Wood Estate Area of Special Local Character (ASLC), which is characterised by large, mature trees (predominantly Oak and Hornbeam) set in large gardens. Of the many trees situated within this site, only a few are visually important. These include the Oak in the front garden (T5 on tree report), the two Oaks to the side of the existing house (T7 & T8 on tree report), three Oaks in the rear garden (T9, T11 & T33 on tree report), and the general mass of trees at the end of the rear garden. These trees significantly contribute to the arboreal/wooded character of the ASLC and collectively have a high amenity value.

The tree officer had the following comments:

(i) Oak T5, due to its 'better than expected' condition, it was correctly re-classified as a B category tree. As before, this tree is due to be retained.

(ii) Oaks T7 & T8 combine with others in the Copsewood locality to form the Sylvan character of the area, where Oaks form the backbone of the landscape, giving a sense of size and maturity within the tree population. Mature Oaks also contribute to biodiversity (acting as host to a wide range of invertebrates), and it is considered that the trees contribute to local biodiversity, the visual amenity and landscape quality of the area, and that such amenity would be degraded if the trees were to be removed. The trees could potentially be retained and incorporated into the scheme.

It is considered the proposal makes inadequate provision for the retention, protection and utilisation of the protected trees of merit on the site. The proposal would therefore be detrimental to the visual amenity and arboreal/wooded character of the Copse Wood Estate Area of Special Local Character, contrary to policy BE38 of the Hillingdon Local Plan (November 2012).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows 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

Concerns raised over the removal of trees, design of the building and impact on neighbours are considered in the main body of the report.

7.20 Planning Obligations

Both the council and the Mayor of London have adopted Community Infrastructure Levy charges. The current combined CiL for this development would be £42,170.94.

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

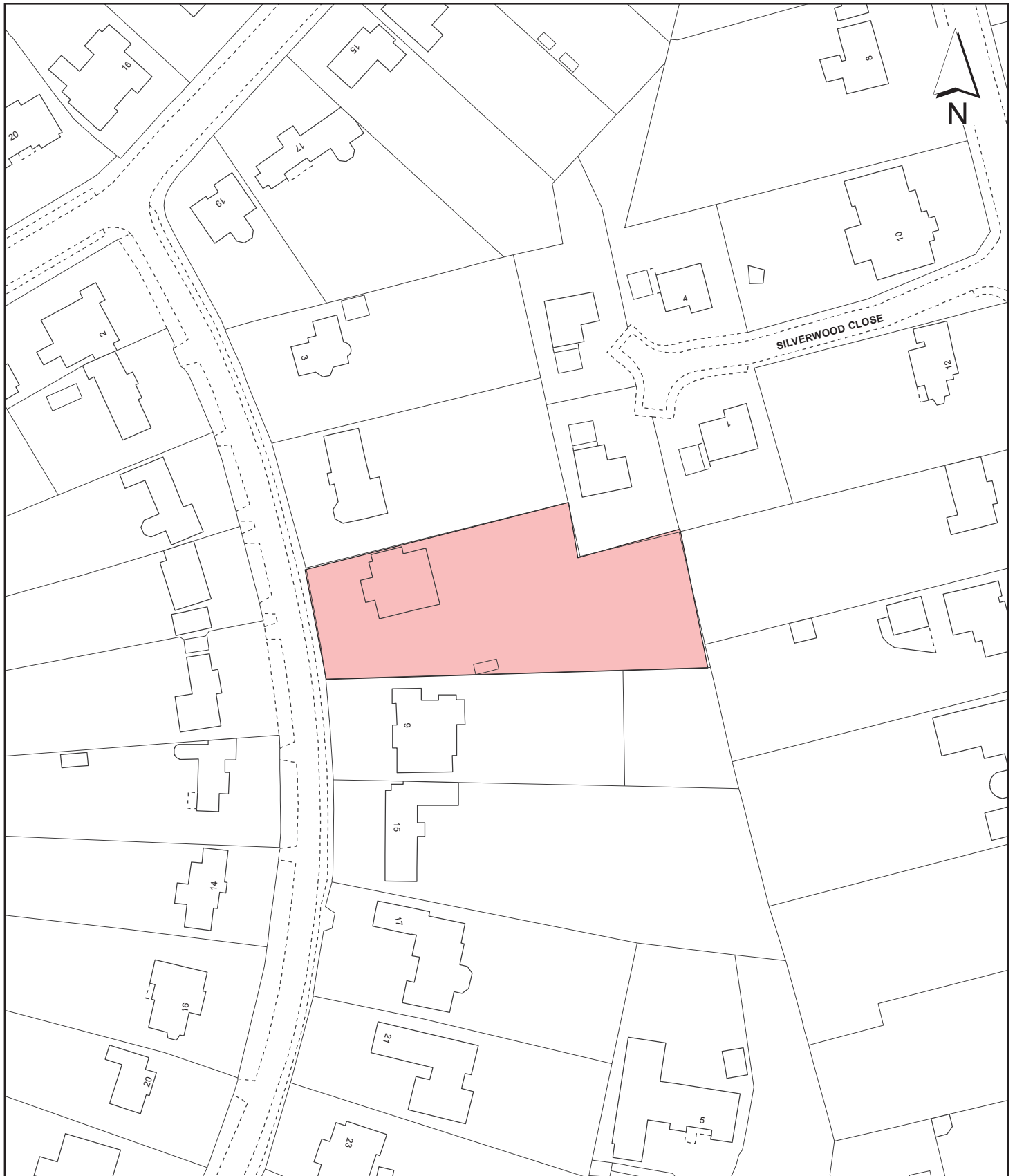
The proposal, by reason of it making inadequate provision for the retention, protection and utilisation of the protected trees of merit on the site would be detrimental to the visual amenity and arboreal/wooded character of the Copse Wood Estate Area of Special Local Character, contrary to policy BE38 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012).

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: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**7 Nicholas Way
 Northwood**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:

16461/APP/2014/2077

Scale

1:1,250

Planning Committee

North Page 26

Date

November 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 46 DAWLISH DRIVE RUISLIP

Development: Single storey front extension involving conversion of garage to habitable room (Part Retrospective)

LBH Ref Nos: 49706/APP/2014/2919

Drawing Nos: 1349/P101
1349/P201 Rev. F
1349/P202 Rev. E
1349/P203 Rev. F

Date Plans Received: 15/08/2014 **Date(s) of Amendment(s):**

Date Application Valid: 02/09/2014

1. CONSIDERATIONS

1.1 Site and Locality

The application site is situated on the south side of Dawlish Road and comprises a two-storey terraced dwelling with an existing single storey rear extension serving a kitchen, a front porch and two parking spaces to the front of the property. The external walls of the building are covered in white render and the roof is made from red tiles.

The dwelling has also undergone a two storey side extension with flat roof and a recent single storey front extension, which is the subject of the current application that has been completed in red brick.

The neighbouring property No.44 Dawlish Road to the west, also a two storey property, has a single storey rear extension and a rear dormer window. To the east exists No.48 Dawlish Road, a two storey property with a single storey rear extension.

The street scene is residential in character and appearance comprising predominantly terraced properties. The site is situated within a developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The application seeks retrospective planning permission for the conversion of the garage into a bedroom and shower room. In addition Part Retrospective planning permission is sought to reduce the depth of the existing front extension to 0.40m, to the same depth as the existing bay window. The front porch extension would measure 4.93m wide and 0.80m deep. The roof of the porch differs from the previously refused application by changing from a lean-to roof to a hipped/pitched roof. The height of the porch would be 3.15m high to the pitched roof and 2.4m to the eaves. The extension has been completed using red bricks.

1.3 Relevant Planning History

49706/A/95/0138 46 Dawlish Drive Ruislip
Erection of a single-storey rear extension

Decision Date: 21-03-1995 Approved **Appeal:**

49706/APP/2012/1427 46 Dawlish Drive Ruislip
Proposed Satellite dishes to the rear of the dwelling.

Decision Date: 31-07-2012 NFA **Appeal:**

49706/APP/2012/509 46 Dawlish Drive Ruislip
Single storey rear extension, single storey front extension and conversion of existing integral garage to habitable room for use as a bedroom (Part Retrospective)

Decision Date: 30-04-2012 Refused **Appeal:**

49706/APP/2013/1286 46 Dawlish Drive Ruislip
Single storey front extension involving conversion of garage to habitable room (Retrospective)

Decision Date: 10-07-2013 Refused **Appeal:** 18-OCT-13 Dismissed

49706/APP/2013/3361 46 Dawlish Drive Ruislip
Single storey front extension involving conversion of garage to habitable room (Part Retrospective)

Decision Date: 10-02-2014 Withdrawn **Appeal:**

49706/APP/2014/707 46 Dawlish Drive Ruislip
Single storey front extension involving conversion of garage to habitable room (Part Retrospective)

Decision Date: 25-06-2014 Refused **Appeal:**

Comment on Planning History

This application is a resubmission of planning application ref. 49706/APP/2014/707 for a single storey front extension involving conversion of garage to habitable room (retrospective). This application was refused on 25th June 2014 for the following reason:

1. The front extension, by virtue of its size, scale, bulk and design, results in an incongruous and overly dominant addition which is detrimental to the architectural composition of the existing building, the visual amenities of the street scene and the wider area. The development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

A previous application was submitted (planning application ref. 49706/APP/2013/1286) for a single storey front extension involving conversion of garage to habitable room (retrospective). This application was refused on 10th July 2013 for the following reason:

1. The front extension, by virtue of its size, scale bulk and design, results in an incongruous and overly dominant addition which is detrimental to the architectural composition of the existing building, the visual amenities of the street scene and the wider area. The development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One -

Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The applicant submitted an appeal (ref.APP/R5510/D/13/2203730), which was dismissed on 18th October 2013.

The application site is also subject of an Enforcement Notice (53160/303/1) which was served on 25th March 2013 and took effect on 30th April 2013 which required the applicant to:

- i) Demolish the front porch;
- ii) Remove from the land of all (sic) debris and building materials resulting from compliance with requirements (i) above.

The applicant has lodged the current scheme in an attempt to overcome the reasons that the previous scheme was refused.

49706/APP/2013/3361 - Single storey front extension involving conversion of garage to habitable room (Part Retrospective). Withdrawn 11.02.2014.

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

6 neighbours and the Ruislip Residents Association were notified by letter on 3rd September 2014. A site notice was also displayed on 3rd September 2014. No responses received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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 in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings and the availability of parking.

Policy BE13 ensures development harmonises with the existing street scene or other features of the area which are considered desirable to retain or enhance. Policy BE15 allows proposed extensions to existing buildings where they harmonise with the scale, form, architectural composition and proportions of the original building. BE19 ensures new development complements or improves the amenity and character of the area.

HDAS: Residential Extensions paragraph 8.2 states porch extensions when combined with a garage conversion may be integrated with a forward extension of the garage not exceeding 1.0m. Furthermore, the depth of any porch extension must not extend beyond the line of any bay window.

The appeal inspector commented on the previously refused scheme stating "because of its size, forward position and appearance, the extension unacceptably diminishes the bay window and dominates the front elevation of the house. The extension therefore comprises an incongruous addition which is out of keeping with the existing dwelling. In turn it detracts from the character and appearance of the street scene and wider area."

Whilst the applicant has reduced the height and depth of the porch extension, the porch would still fill the entire frontage, across both the original dwelling and the existing side extension. As such, its size, scale and bulk would still detract from the character and appearance of the existing property and the visual amenity of the street scene and the wider area, contrary to Policies BE13, BE15 and BE19.

The Supplementary Planning Document (SPD) HDAS: Residential Extensions: Section 11.0: Front gardens and parking, states you should avoid creating the appearance of a car park rather than a residential street, and that appropriate materials should be used.

The conversion of the garage into a habitable room would result in the loss of a parking space. There is hard-standing space to allow 1 additional car to be parked without overhanging the pavement and causing an obstruction, and it is therefore considered that pedestrian and vehicular safety would not be adversely affected by this proposal, and that the proposal would comply with Section 11.3 of the SPD: Residential Extensions and with Policy AM7 of Local Plan. There is currently no soft landscaping within the frontage of the site.

It is considered that all the habitable rooms altered by the proposal, would maintain an

adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2011).

The resultant amenity space would be significantly over 100 sq.m which would be in excess of paragraph 3.13 of HDAS: Residential Extensions requirement.

In conclusion, the proposed front extension would have a detrimental effect on the existing house and the character and appearance of the street scene. As such, the proposal is considered to be unacceptable and contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the SPD HDAS: Residential Extensions paragraph 8.2 and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The front extension, by virtue of its size, scale, bulk and design, results in an incongruous and overly dominant addition which is detrimental to the architectural composition of the existing building, the visual amenities of the street scene and the wider area. The development is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential 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.
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.
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



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Planning Application Ref: 49706/APP/2014/2919	Scale 1:1,250					
Planning Committee North Page 33	Date November 2014					

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Report of the Head of Planning, Sport and Green Spaces

Address WOODBINE COTTAGE TILE KILN LANE HAREFIELD

Development: Retrospective planning permission for the erection of replacement entrance gates from Tile Kiln Lane

LBH Ref Nos: 26852/APP/2014/3215

Drawing Nos: 1076
1077
Location Plan (1:1250)
HARE1401
Design and Access Statement

Date Plans Received: 08/09/2014 **Date(s) of Amendment(s):**

Date Application Valid: 08/09/2014

1. CONSIDERATIONS

1.1 Site and Locality

Woodbine Cottage is a Grade II Listed Building located on the northern side of Tile Kiln Lane and is located within the Green Belt. The application property is a large detached unit located in the south of the plot and accessed via two entrances from Tile Kiln Lane to the west and south of the main property.

1.2 Proposed Scheme

The proposal is for retrospective planning permission for the retention of replacement entrance gates from Tile Kiln Lane. The gate is a sliding gate which is constructed from oiled, unstained oak whilst the gate posts are constructed from green oak. There is a single pier in buff brick with a fitted red metal post box. The gate measures 3.5m wide and 2.1m high.

1.3 Relevant Planning History

26852/APP/2003/1682 Woodbine Cottage Tile Kiln Lane Harefield
ERECTION OF A DETACHED BUNGALOW WITH DORMER WINDOWS (FOR USE AS A GRANNY ANNEXE)

Decision Date: 28-08-2003 Refused **Appeal:**

26852/APP/2014/3218 Woodbine Cottage Tile Kiln Lane Harefield
Retention of summerhouse and small shed in garden

Decision Date: **Appeal:**

26852/APP/2014/894 Woodbine Cottage Tile Kiln Lane Harefield
Retention of summer house and shed in rear garden.

Decision Date: 16-05-2014 Refused **Appeal:**

26852/APP/2014/895 Woodbine Cottage Tile Kiln Lane Harefield
Listed Building Consent for retention of summer house and shed in rear garden.

Decision Date: 16-05-2014 Refused **Appeal:**
26852/N/96/1798 Woodbine Cottage Tile Kiln Lane Harefield
Erection of a detached block of three garages

Decision Date: 30-07-1997 Approved **Appeal:**

Comment on Planning History

The application site is currently the subject of an enforcement investigation which includes the entrance gate. An enforcement notice has been served.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 29th October 2014

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 3 local owners/occupiers and the Ruislip Residents Association. A site notice was also displayed. No responses have been received.

English Heritage:

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

INTERNAL

Conservation Officer:

Woodbine Cottage is located in the Green Belt and is Grade II Listed. It dates from the 16th century and is partially timber framed. The house is quite modest in scale and has a traditional appearance, with exposed brick infilled timber framing and steeply pitched tiled roofs. The building sits within a fairly open garden setting, although the boundary with Tile Kiln Lane is densely planted with a conifer hedge. Prior to the gates subject of this application being constructed, the main entrance to the site was secured with a traditional 5 bar timber gate and a small post and rail fence, both quite agricultural in character. These provided views into the site and were not overly dominant within the local streetscape.

The new gate is of solid construction, over 2m in height and opens on a non traditional sliding mechanism. Its design and construction do not reflect the modest scale and traditional character of Woodbine Cottage, nor do they reflect the unpretentious rural character of Tile Kiln Lane. The height of the gate and its lack of visual permeability create a barrier like presence in the lane, which is largely characterised by low walls, greenery and open gateways leading to the properties situated along its length.

The gate by virtue of its height and inappropriate design is considered detrimental to the setting of this listed building, its retention is, therefore, not supported.

Highways:

No objection on highway grounds.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE8 Planning applications for alteration or extension of listed buildings
- BE10 Proposals detrimental to the setting of a listed building
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- OL4 Green Belt - replacement or extension of buildings
- NPPF9 NPPF - Protecting Green Belt land
- NPPF12 NPPF - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact the proposal would have on highway safety, the impact on the Grade II Listed Building and the impact on the surrounding Green Belt.

In regards to highways safety, the gate is sufficiently set back from the road as to allow vehicles to comfortably enter the site without encroaching on the public highway, and to allow adequate sightlines for vehicles leaving the site. The Highways Engineer raises no objection to the proposal. It is therefore considered that the entrance gate would not impact on highway safety.

Policies BE8 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to protect the character, appearance and setting of Listed Buildings. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires new development to harmonise with the existing street scene. Paragraph 4.26 of HDAS: Residential Layouts states that high gates will normally be resisted by the Council as they can present an alienating frontage. Also of note is Paragraph 10.2 of HDAS: Residential Extensions which states that front gates in residential areas should not be in excess of 1m, due to the likely overbearing impact on the street scene.

The Conservation Officer objects to the entrance gate. Given the sensitive location in front

of a Grade II Listed Building, the gate is not considered to be appropriate due to its solid timber appearance, which along with the height of the gate and the surrounding boundary treatment, presents an alienating frontage.

As such, the entrance gate has a detrimental impact on the character, appearance and setting of the Grade II Listed Building and does not accord with Policies BE8, BE10 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS: Residential Layouts and HDAS: Residential Extensions.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not permit developments in the Green Belt that would injure the visual amenity of the Green Belt by the siting, materials and design.

The height of the gate and its solid timber appearance increases the sense of enclosure of the site which detracts from the openness of the surrounding Green Belt, thereby adversely impacting on the character and appearance of the area. As such, it is considered that the entrance gate does not comply with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The entrance gate, by reason of its height and design would result in an overbearing and visually intrusive form of development which would have a detrimental impact on the character, appearance and setting of the Grade II Listed Building (Woodbine Cottage) and the street scene. Therefore the proposal would be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE10 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The entrance gate by reason of its height and design would detract from the openness of the surrounding Green Belt, thereby adversely impacting on the character and appearance of the area. The development is thereby contrary to Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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:

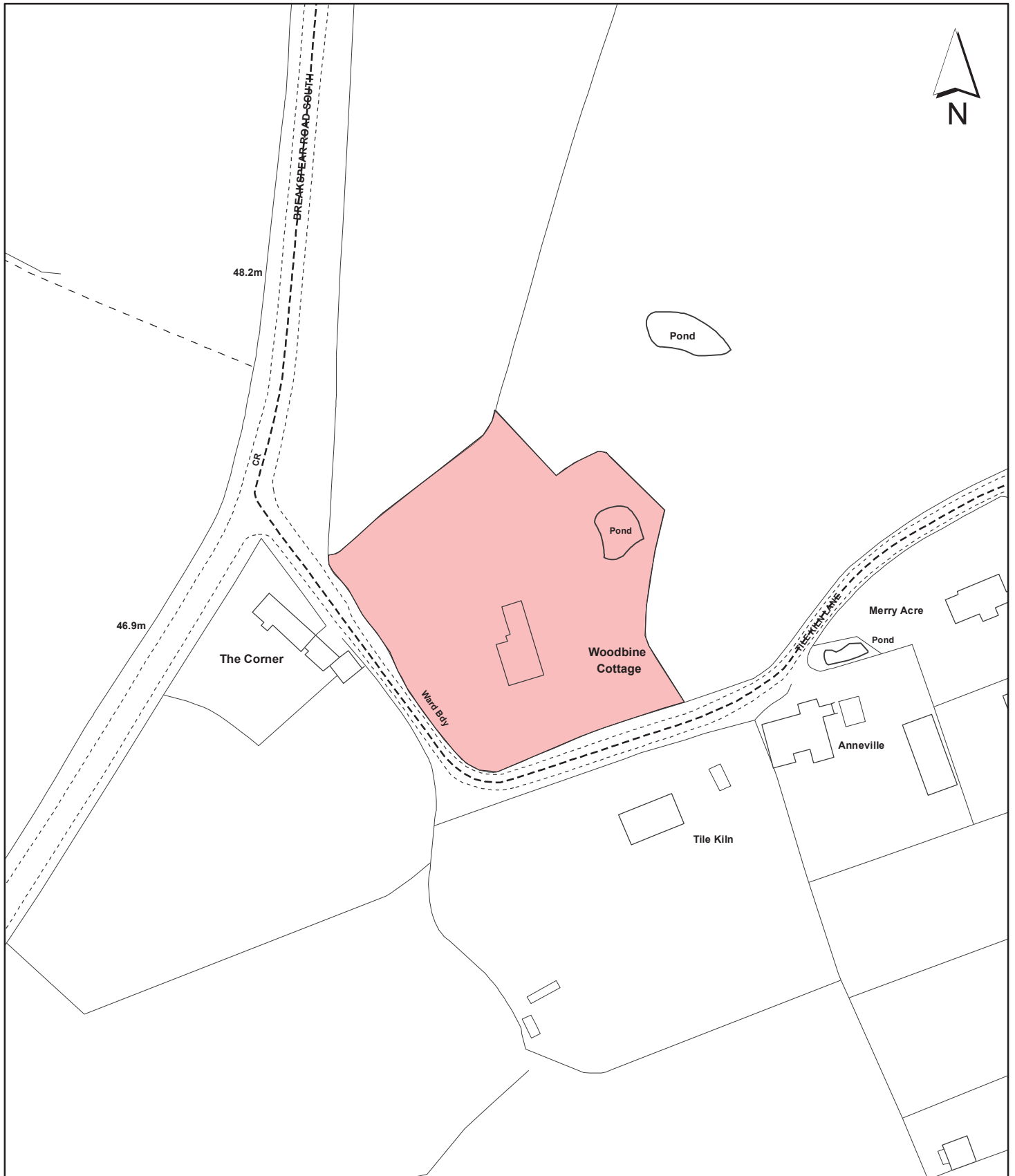
PT1.BE1	(2012) Built Environment
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.HE1	(2012) Heritage

Part 2 Policies:

BE8	Planning applications for alteration or extension of listed buildings
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OL4	Green Belt - replacement or extension of buildings
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

Contact Officer: Katherine Mills

Telephone No: 01895 250230



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Site Address

**Woodbine Cottage
 Tile Kiln Lane
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
26852/APP/2014/3215

Scale
1:1,250

Planning Committee
North Page 40

Date
November 2014



Report of the Head of Planning, Sport and Green Spaces

Address WOODBINE COTTAGE TILE KILN LANE HAREFIELD

Development: Retention of summerhouse and small shed in garden

LBH Ref Nos: 26852/APP/2014/3218

Drawing Nos: Location Plan (1:1250)
HARE1402
HARE1401
Design and Access Statement
001

Date Plans Received: 08/09/2014

Date(s) of Amendment(s):

Date Application Valid: 08/09/2014

1. CONSIDERATIONS

1.1 Site and Locality

Woodbine Cottage is a Grade II Listed Building located on the northern side of Tile Kiln Lane and is located within the Green Belt. The application property is a large detached unit located in the south of the plot and accessed via two entrances from Tile Kiln Lane to the west and south of the main property.

There are a number of outbuildings within the site. The timber outbuilding to the north of the host property was erected without planning permission and is the subject of this application. To the east of the main dwelling is a timber garage to the property and a concrete slab is evident to the south of this building which was installed some time ago in preparation for the erection of the approved detached garage at the site (application reference 26852/APP/96/1798). A further large single storey shed has been erected to the north of the existing garage, without the benefit of planning permission.

1.2 Proposed Scheme

The proposal is for the retention of a summerhouse and a shed in the garden. The summerhouse and shed are constructed from dark stained timber with clay tiles. The summerhouse measures 7.8m wide and 5.5m deep, with a pitched roof of 4.7m at ridge height. A small loft space is served by an external staircase and an internal 'fireman's pole'. The shed measures 1.8m wide and 3m deep, with an approximately 2m high flat roof.

1.3 Relevant Planning History

26852/APP/2003/1682 Woodbine Cottage Tile Kiln Lane Harefield

ERECTION OF A DETACHED BUNGALOW WITH DORMER WINDOWS (FOR USE AS A GRANNY ANNEXE)

Decision Date: 28-08-2003

Refused

Appeal:

26852/APP/2014/3215

Woodbine Cottage Tile Kiln Lane Harefield

Retrospective planning permission for the erection of replacement entrance gates from Tile Kiln Lane

Decision Date:

26852/APP/2014/894

Woodbine Cottage Tile Kiln Lane Harefield

Retention of summer house and shed in rear garden.

Appeal:

Decision Date: 16-05-2014

Refused

Appeal:

26852/APP/2014/895

Woodbine Cottage Tile Kiln Lane Harefield

Listed Building Consent for retention of summer house and shed in rear garden.

Decision Date: 16-05-2014

Refused

Appeal:

26852/N/96/1798

Woodbine Cottage Tile Kiln Lane Harefield

Erection of a detached block of three garages

Decision Date: 30-07-1997

Approved

Appeal:

Comment on Planning History

Planning application ref: 26852/N/96/1798 - Consent was granted in July 1997 for the erection of a detached block of three garages. The garages approved were approximately 8.9 metres in width, 6.9 metres in depth with a hipped roof approximately 5.7 metres in height overall. This garage was approved to replace the existing timber garage at the site, however was never constructed on the site. The consent is considered to have been implemented by virtue of a concrete slab that was installed for the foundations of the building.

Planning application ref: 26852/APP/2003/1682 - This application sought consent for the erection of a detached bungalow for use as a Granny Annexe. The building proposed, albeit marginally larger than that being considered within this submission, proposed a bungalow to the east of the main building. This was refused in September 2003 on its design and also for the following reason, which is of particular relevance to the consideration of this application

"The application by reason of it representing an inappropriate use within the Green Belt and by reason of its size, height and volume representing a disproportionate change in the existing buildings bulk and character, would result in a detrimental impact on the visual amenities and open character of the Green Belt, contrary to policies OL1 and OL4 of the Hillingdon UDP".

Planning application ref: 26852/APP/2014/894 - This application sought consent for the retention of the summer house and small shed in the rear garden. The application was refused in May 2014 in regards to the impact on the Green Belt and the Grade II Listed Building. The development was also considered to be capable of independent occupation from the main dwelling.

Planning application ref: 26852/APP/2014/895 - This application sought Listed Building Consent for the retention of the summer house and small shed in the rear garden. The application was refused in May 2014 in regards to the impact on the Grade II Listed Building.

The application site is currently the subject of an enforcement investigation and an

enforcement notice has been served in regards to the unauthorised summerhouse and the unauthorised large single storey shed.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 5 local owners/occupiers and the Ruislip Residents Association. A site notice was also displayed. One response has been received:

- i) the summerhouse is in keeping with the style and size of the property.
- ii) the bulk, size and scale of the large chalet type shed is completely out of character
- iii) the large shed could set a precedent

English Heritage:

This application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

INTERNAL

Conservation Officer:

This is the advice given to the case officer when the last application to retain the summer house was submitted, given that the situation appears to remain unchanged, the Conservation and Design comments on this matter are the same:

Woodbine Cottage is Grade II Listed, it is part timber framed and its core dates from the 16th century. The house is set within mature and fairly extensive grounds, and lies in the Green Belt. There are no objections to retaining the outbuilding subject of this application, as it is located away from the house, and it is of a design and construction that reflect the traditional character of this building.

At the last site visit it was noted that a large chalet type structure of inappropriate design had been built adjacent to the house, it seems that this is still on site and its removal is noted (as before) on the application documents. This building is unauthorised and considered to be detrimental to the setting of the cottage and its wider Green Belt setting. Its removal, therefore, needs to be secured.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM2	(2012) Green Belt, Metropolitan Open Land and Green Chains
PT1.HE1	(2012) Heritage

Part 2 Policies:

BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OL4	Green Belt - replacement or extension of buildings
LPP 7.16	(2011) Green Belt
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact the proposal would have on the Grade II Listed Building and on the surrounding Green Belt.

Policy BE8 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will not permit applications to alter or extend Listed Buildings where damage may be caused to the historic structure. External and internal alterations should harmonise with their surroundings. Policy BE10 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will not grant permission for proposals that are detrimental to the setting of the Listed Building.

The Conservation Officer does not object to retaining the summerhouse and the small shed, as it is located away from the house, and it is of a design and construction that reflect the traditional character of the main building. As such, the retention of the summerhouse and the small shed would not have a detrimental impact on the character and appearance of the Grade II Listed Building.

In regards to residential amenity, the summerhouse and small shed is located at the northern end of the site; fields adjoin the property boundary to the north and east and the closest residential properties to the west is sited approximately 47 metres from the summerhouse and to the south, 67 metres. Given the separation between the summerhouse and shed and the closest residential properties, the proposal is not considered to have an unacceptably oppressive or overbearing impact upon neighbouring properties.

However, although the summerhouse and small shed are acceptable in regards to their appearance, impact on the Grade II Listed Building and impact on residential amenity, it is important to take into account the impact of the development on the Green Belt.

Policy OL4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) will

not permit developments that significantly increase the built up appearance of the site and that would injure the visual amenity of the Green Belt by the siting, materials and design.

The National Planning Policy Framework (NPPF) indicates that new buildings are inappropriate development within the Green Belt; however it sets out an exception for the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building. With regard to the original building it is made clear within Annex 2 of the NPPF that the original building is a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was originally built.

The issue is thus whether the proposed retention of the existing outbuilding would be disproportionate. No definition of disproportionate is given in the Framework, or in local policy. Therefore, assessing proportionality is primarily an objective test based on the increase in size. Whether the proposal is a disproportionate addition is fundamentally a matter of the relative increase in overall scale and bulk of the original building.

Having looked through the planning history for the site, there have been a number of extensions and additions within the curtilage of the property in the past. It would appear that the original building had a floor plan of circa 93.7sq.m Gross External Area (GEA). The Council's records indicate that the following extensions and additions have been added to the property, some without the benefit of planning permission:

- Two storey extension (permitted in 1986) was assessed on the basis of a circa 52.5sq.m increase in the floor space of the building;
- Conservatory extension (permitted in 1986) to the north of the main building added approximately 14sq.m to the floor area;
- Garage (permitted in 1986) to the east of the main dwelling added approximately 25.9sq.m in floor area,
- Triple garage to the east of the site added 61.8 sq.m to the floor area. Although the building itself has not been constructed, the consent has been implemented through the addition of a concrete slab for the foundations;
- Large single storey shed to the east with a floor area of approximately 101.6sq.m. This has been erected without planning permission.

The summerhouse and small shed, subject of this application, would add a further 65.27sq.m of developed floor space to the site.

While there is no set definition within the NPPF of what constitutes a proportionate extension, it has been considered through appeals and case law that extensions in the green belt are normally only considered to be proportionate where they result in less than a 50% increase in floor space and/or footprint from the original building, depending on which is more appropriate in the circumstance. Given height is involved it is considered that floor space would be more appropriate in this case.

On the basis of the information before the Local Planning Authority, the original building (main dwelling house) had a footprint of 93.7sq.m. The retention of the summerhouse and

shed would represent a 69.7% increase over the floor space of the original building. This combined with the other outbuildings and additions to the building would constitute an overall increase of 342.7% over the original footprint of the building.

The proposed retention of the summerhouse and shed would therefore represent a disproportionate addition to the original building when considered cumulatively with the previous extensions to the original building and curtilage additions, including the unauthorised large single storey shed. The scheme is therefore considered detrimental to the visual appearance of the site and open aspect and visual amenity of the Green Belt.

The proposal does not comply with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The retention of the summerhouse and shed, in conjunction with previous additions to the building and the addition of other buildings within the curtilage, represents a disproportionate change in the bulk and character of the original building and increases the built-up appearance of the site, thereby impacting on the visual appearance of the site and open aspect and visual amenity of the Green Belt. The development is thereby contrary to Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.16 of the London Plan and the National Planning Policy Framework (NPPF).

INFORMATIVES

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

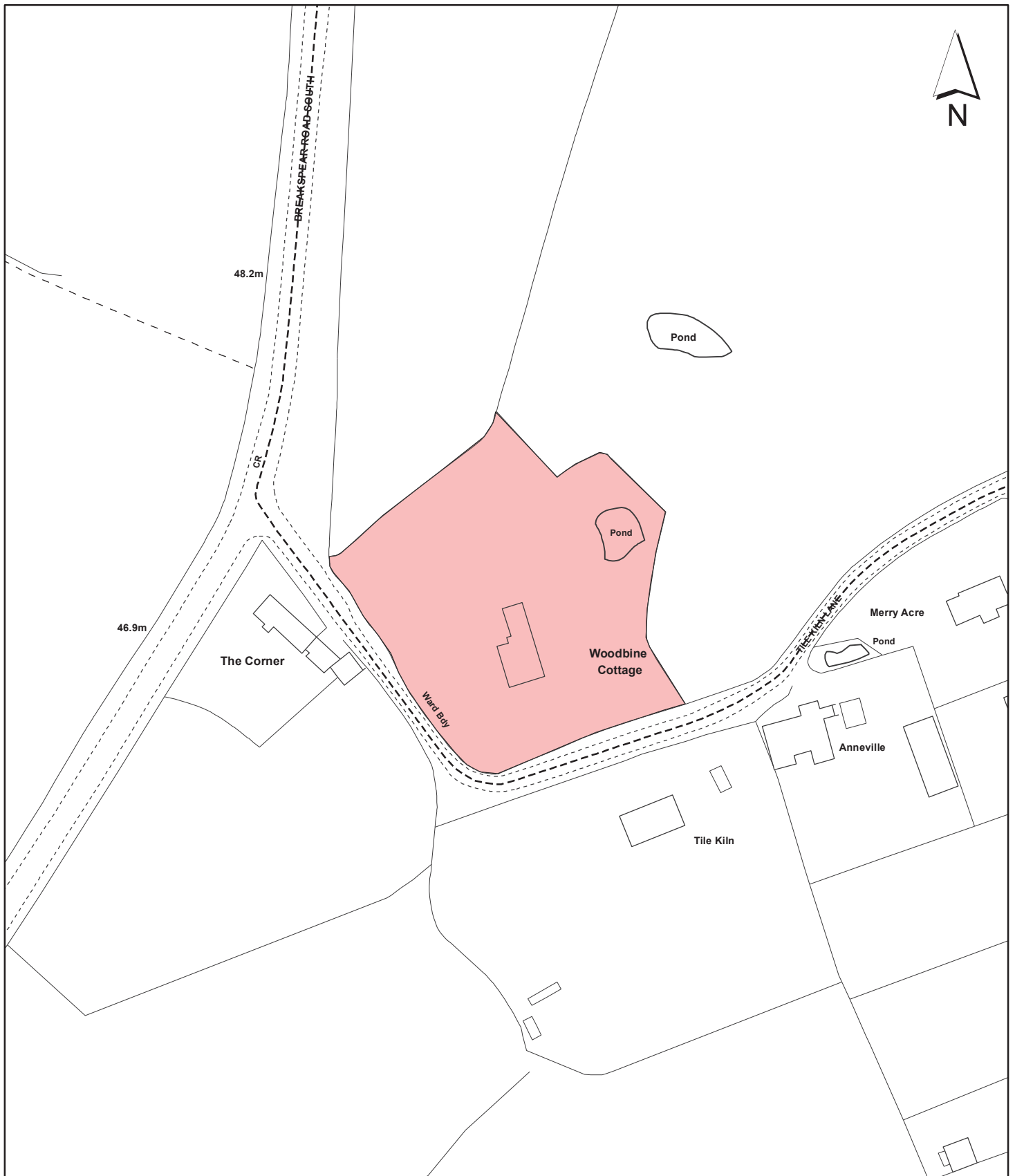
PT1.HE1 (2012) Heritage

Part 2 Policies:

BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OL4	Green Belt - replacement or extension of buildings
LPP 7.16	(2011) Green Belt
NPPF9	NPPF - Protecting Green Belt land
NPPF12	NPPF - Conserving & enhancing the historic environment

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Woodbine Cottage
 Tile Kiln Lane
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
26852/APP/2014/3218

Scale
1:1,250

Planning Committee
North Page 48

Date
November 2014



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

18th November 2014



HILLINGDON
LONDON

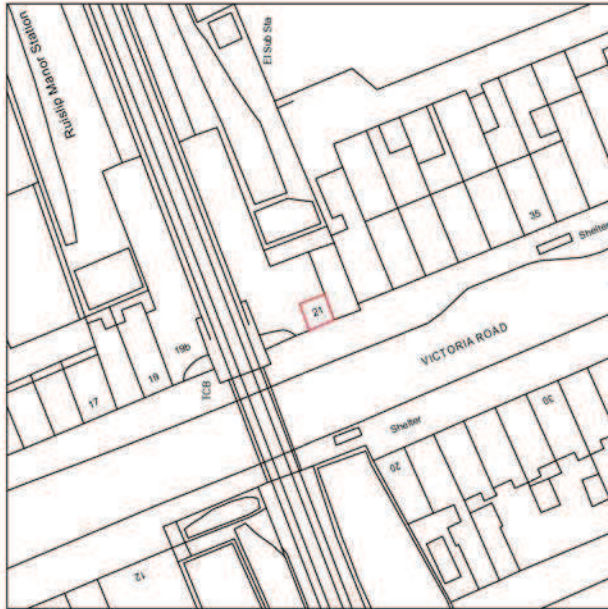


INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

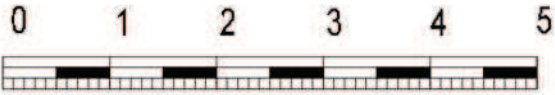
Address 21 VICTORIA ROAD RUISLIP
Development: Change of use from Use Class A1 (Retail) to Sui Generis for use a Mini Cab Office
LBH Ref Nos: 63773/APP/2014/1855

Date Plans Received: 30/05/2014 **Date(s) of Amendment(s):**
Date Application Valid: 04/06/2014



LOCATION PLAN
SCALE 1:1250

Metres



SCALE 1 : 50

REVISIONS:
 Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries the adjacent owner is to be served notice under section 65 of the Town & Country Planning Act 1990.
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Public Footpath



Public Footpath

VICTORIA ROAD

EXISTING GF LAYOUT
Scale 1:50

VICTORIA ROAD

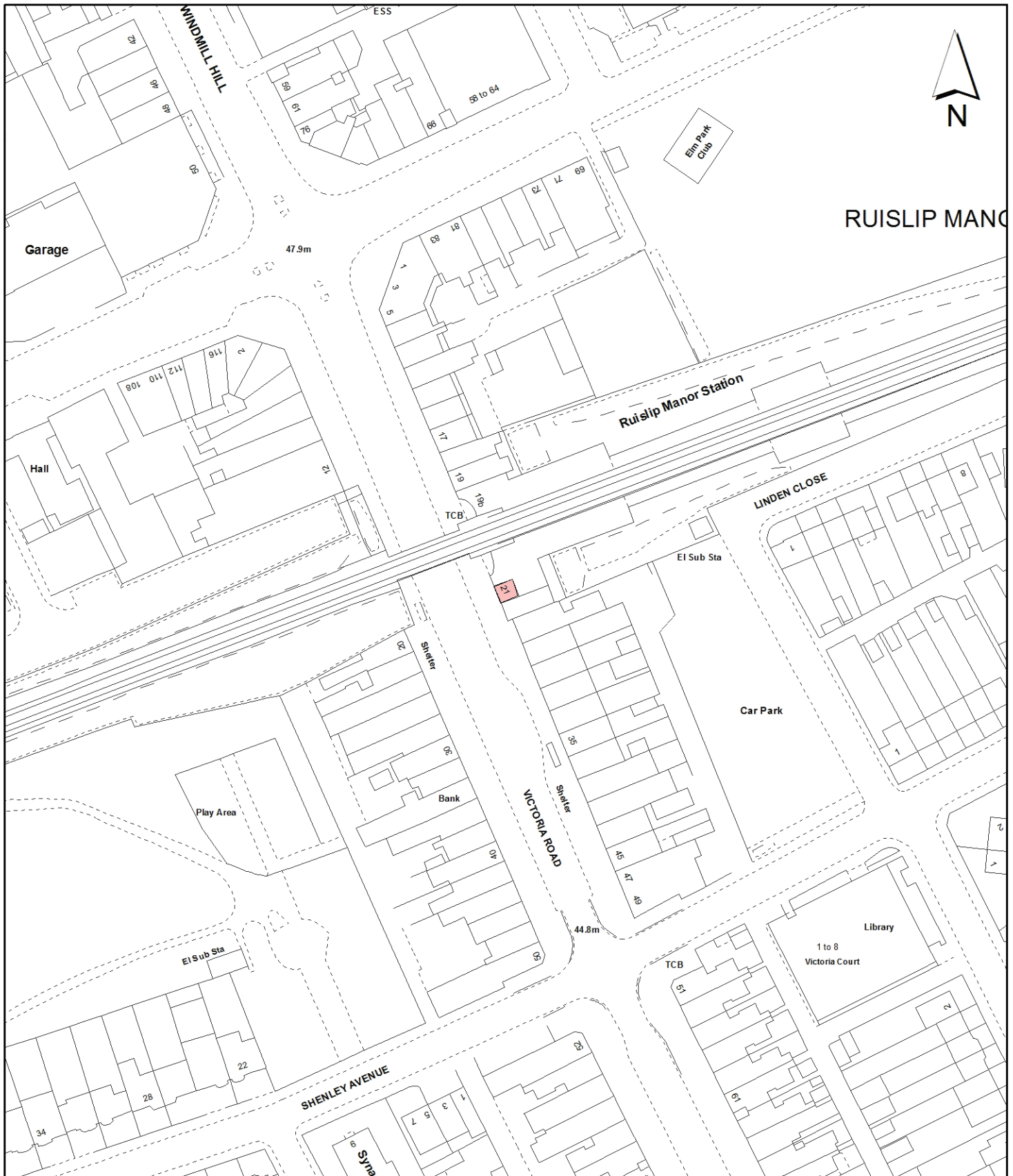
PROPOSED GF LAYOUT
Scale 1:50

Application: FPA – COU from A1 to Mini Cab Office			
Client	Alksorie Ltd	Date	22 nd April 2014
Site	21 Victoria Road, London, HA4 9AA	Drawn By	Gurps Benning
Scale	Refer to Drawing @ A3	Dwg No	GTD398 - 01


G T DESIGNZ LTD
Building Designs & Technical services

82a Holyhead Road
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 West Midlands
 WS10 7PA

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Site Address

**21 Victoria Road
 Ruislip**

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

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

Planning Application Ref:
63773/APP/2014/1855

Scale
1:1,250

Planning Committee
North Page 59

Date
November 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 7 NICHOLAS WAY NORTHWOOD

Development: Two storey, 6-bed, detached dwelling with habitable roofspace involving demolition of the existing dwelling

LBH Ref Nos: 16461/APP/2014/2077

Date Plans Received: 13/06/2014

Date(s) of Amendment(s):

Date Application Valid: 19/06/2014



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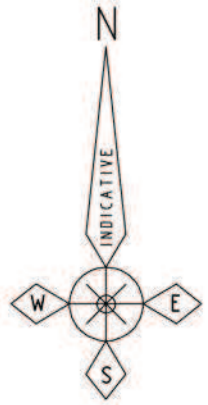


SCALE BAR - 1 : 1250 @ A4



7, Nicholas Way
Northwood
Middx. HA6 2TR

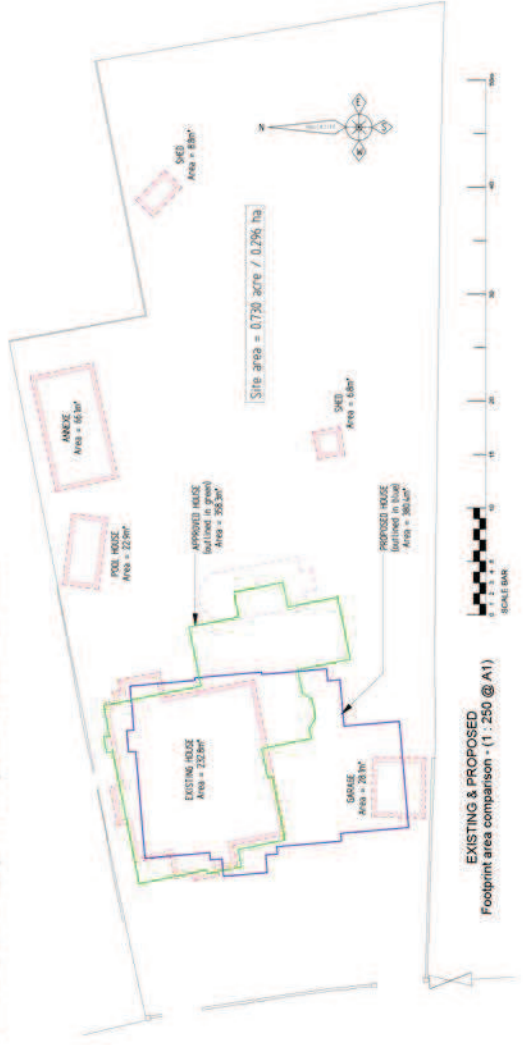
SITE LOCATION PLAN





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Octagon
 Surveyors & Planners
 1500 @ A1
 637 105
 7, Nicholas Way
 Northwood, Middx
 HA6 2TR
 BLOCK PLAN
 showing new house in context
 with existing buildings.
 Date: June '14
 Drawing number: 105
 Scale: 1:250 @ A1
 © Octagon Surveys & Planners Limited



SCALE BAR

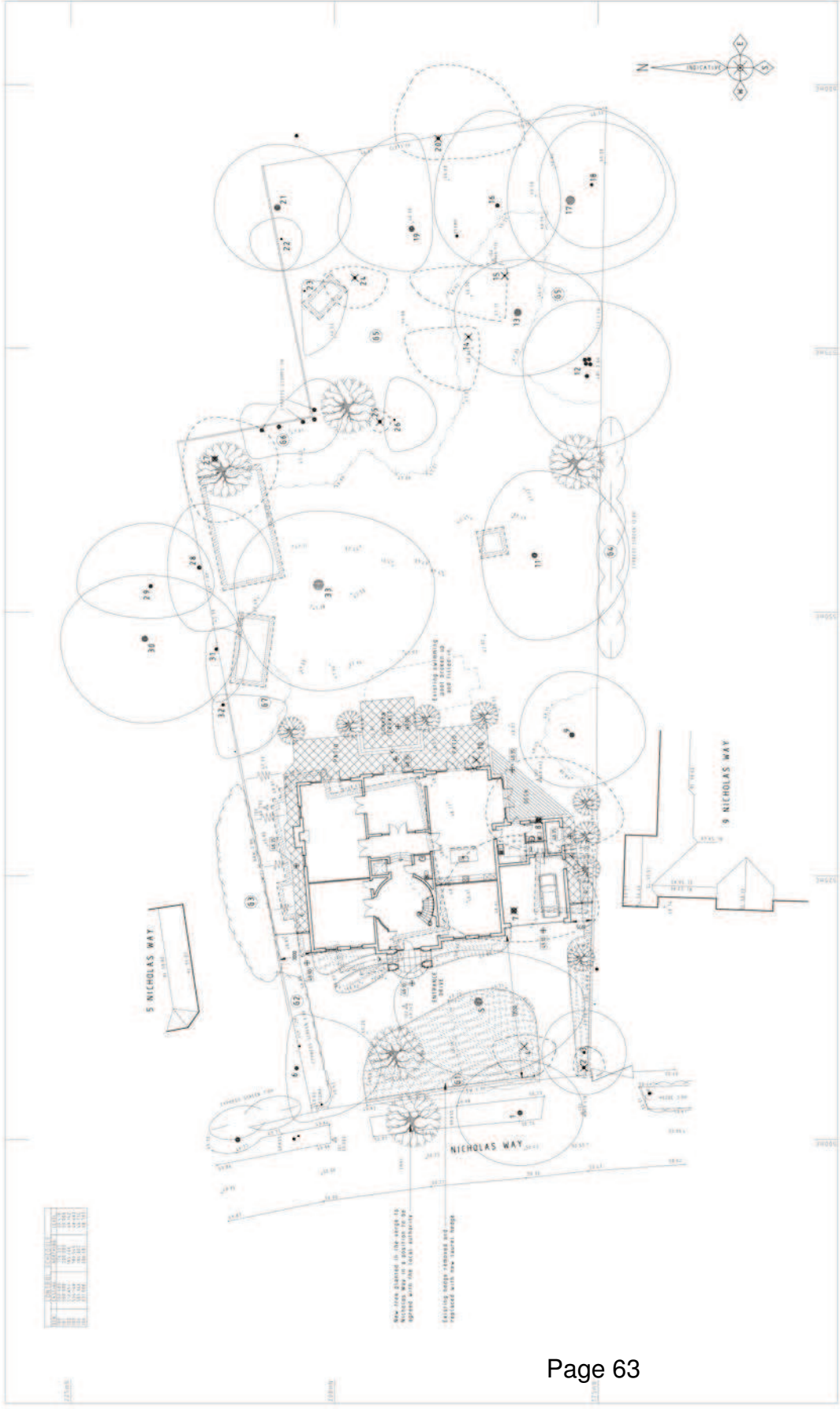


LEGEND

Tree Number
 Tree No. Tree Survey Report issued by
 Patrick Sullivan Ltd dated 1 March 2013
 Ref: D5992307 for details.

Tree Group Number
 Tree No. Tree Survey Report issued by
 Patrick Sullivan Ltd dated 1 March 2013
 Ref: D5992307 for details.

Existing trees to be retained
 Tree Nos. 2, 4, 7, 8, 9, 10, 15, 20, 24, 25, 4, 27
 are proposed for removal.



ABBREVIATIONS

1	As Shown
2	As Proposed
3	As Existing
4	As Retained
5	As to be Demolished
6	As to be Retained
7	As to be Replaced
8	As to be Removed
9	As to be Retained
10	As to be Replaced
11	As to be Removed
12	As to be Retained
13	As to be Replaced
14	As to be Removed
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26	As to be Removed
27	As to be Retained
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29	As to be Removed
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31	As to be Replaced
32	As to be Removed
33	As to be Retained
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35	As to be Removed
36	As to be Retained
37	As to be Replaced
38	As to be Removed
39	As to be Retained
40	As to be Replaced
41	As to be Removed
42	As to be Retained
43	As to be Replaced
44	As to be Removed
45	As to be Retained
46	As to be Replaced
47	As to be Removed
48	As to be Retained
49	As to be Replaced
50	As to be Removed

All other details in relation to this plan shall be as shown on the drawings and specifications referred to herein.

Revision: _____ Date: _____

Design: Christopher Lambell
 100 Church Street, London
 E1 1AA London, UK
 Tel: +44 (0) 20 7461 2000
 Fax: +44 (0) 20 7461 2001
 E: octagon@octagon.co.uk
 W: www.octagon.co.uk

Project: 7, Nicholas Way
 Northwood, Middx.
 HA8 2TR

The Proposed replacement house
 SITE LAYOUT

Sheet: 637 101
 Planning: 1200 @ A1
 Date: 14th June '18
 Checked: _____
 Number: _____

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ARBORICULTURAL IMPACT PLAN
SITE ADDRESS
 7 Nicholas Way, Northwood, HA6 2TR

CLIENT
 Octagon Developments Ltd

JOB REF
 DS09021302

DRAWING NO
 DS09021302.03A

DATE
 12/06/2014

Patrick Stileman Ltd
 9 Chestnut Drive, Berkhamsted, Herts,
 HP4 2JL 01442 866112



NOTE
 This plan indicates the position, size and species of structural tree planting only. It does not include details of other planting, and must not be regarded as a full landscape plan. Additional tree planting is proposed for the site. For full landscape details refer to drawing prepared by Creepers Landscapes

TREE PLANTING KEY

1 Pedunculate oak: *Quercus robur*. Stem girth at planting 45-50 cm. Containerised stock.

2 Hornbeam: *Carpinus betulus*. Stem girth at planting 45-50 cm. Containerised stock.

3 Pedunculate oak: *Quercus robur*. Stem girth at planting 25-30 cm. Containerised stock.

KEY

Tree / tree group to be retained

Tree / tree group to be removed

Root Protection Area (RPA) for tree / tree group to be retained

Outline of structure for demolition

Position of new tree to be planted. See Tree Planning Key for further details

BS 5837 category key

● Category U tree

● Category A tree

● Category B tree

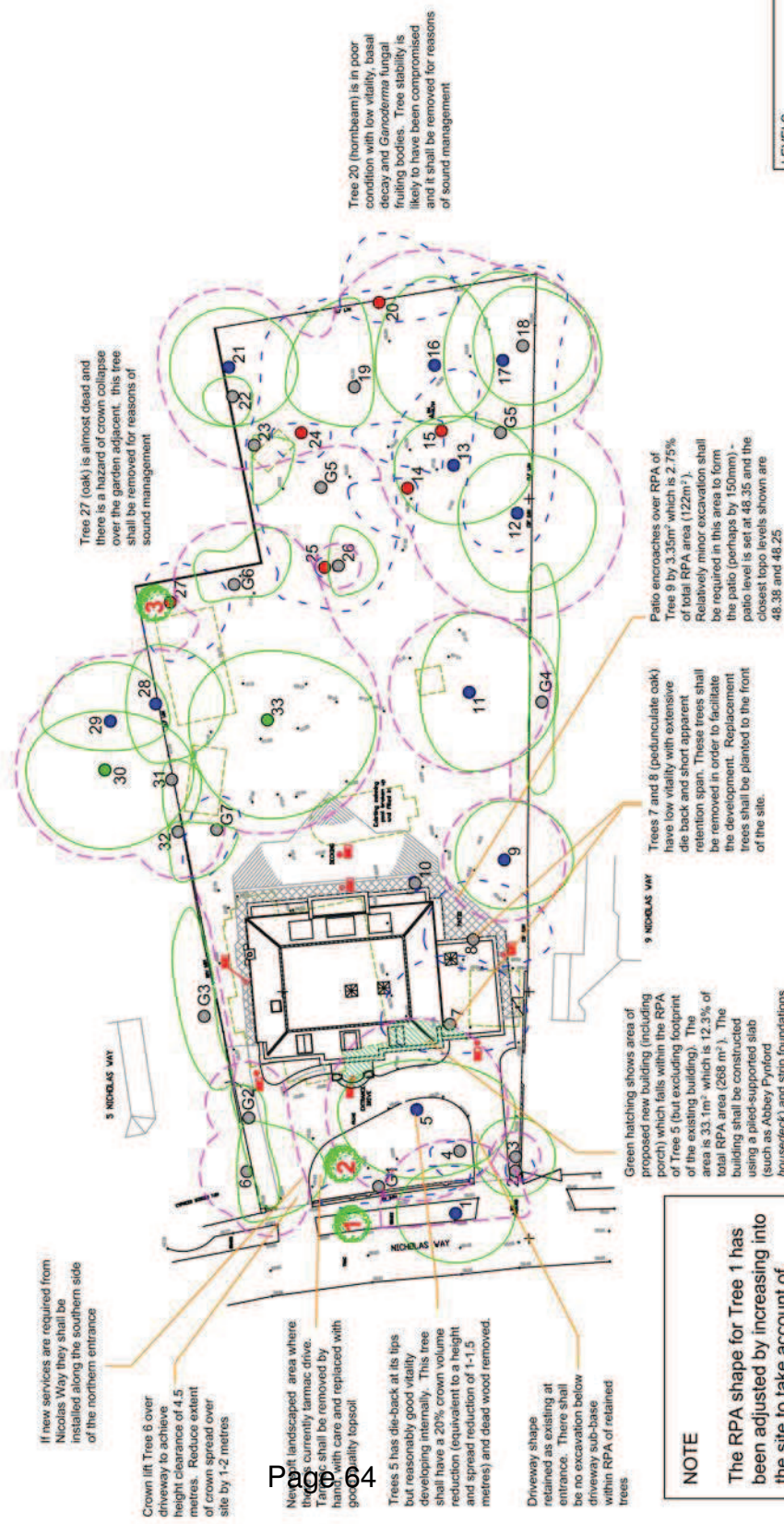
● Category C tree

SCALE
 1:500 @ A3

0 10m 20m

NOTE
 Stem diameters are not drawn to scale. See schedule for dimensions.

This drawing is based on the topographic survey supplied to us by the client. The following tree was excluded from the topo survey and its position shown is indicative only: 23



LEVELS
 Grey levels shown thus are the existing site levels taken from the topographic survey. The proposed exterior ground levels are shown in red.

This drawing must be viewed in colour

NO.	DESCRIPTION	DATE	BY	CHECKED
1	PRELIMINARY SURVEY	2013
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LEVEL POINTS RELATIVE TO STATION 145 MULTI WALL ON FABRIC AT NORTHERN ENTRANCE TO SITE. ARBITRARY VALUE = 55.00m

NO.	DESCRIPTION	DATE	BY	CHECKED
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LEVEL POINTS		
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ALL UNDERGROUND SERVICES INFORMATION SHOWN ON THIS PLAN WAS OBTAINED BY PENETRATING SURVEYS PERFORMED BY THE SURVEYOR AND HIS ASSISTANTS AND THE EXPOSURE OF ANY SERVICES SHOULD BE MADE BY THE PROPOSED CONSTRUCTION CONTRACTOR. THE SURVEYOR AND HIS ASSISTANTS HAVE MADE EVERY EFFORT TO OBTAIN ACCURATE INFORMATION AND TO CORRECT ANY ERRORS. HOWEVER, THE SURVEYOR AND HIS ASSISTANTS MAKE NO WARRANTY, REPRESENTATION, OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION OBTAINED OR THE COMPLETENESS OF THE INFORMATION SHOWN ON THIS PLAN. THE USER OF THIS PLAN SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION OBTAINED AND FOR CORRECTING ANY ERRORS. THE SURVEYOR AND HIS ASSISTANTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE OR INJURY TO ANY PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN OR THE INFORMATION OBTAINED THEREFROM.

5 TREE NUMBER. Refer to Tree Survey Report issued by Patrick Sullivan Ltd dated 1 March 2013. Ref: D09602301 for details.
 (6) Tree Group Number. Report issued by Patrick Sullivan Ltd dated 1 March 2013. Ref: D09602301 for details.



REVISIONS: Date Date
 FEB 2013 Drawn SG
 Scale 1:200 BAI Checked SG
 DWG No S1 Job No 13202
 CLIENT OCTAGON DEVELOPMENTS LIMITED
 DWG TITLE LAND SURVEY
 PROJECT TITLE 7 NICHOLAS WAY, NORTHWOOD
 PJ DUNPHY CONSULTING SERVICES LTD
 PO Box 197 Kings Langley
 Watlington Way, Welwyn Garden City, Herts, UK
 AL9 1QB
 T: 01422 287377
 F: 01422 287377
 E: s.dunphy@pj-dunphy.com



7 Nicholas Way, Northwood, Middlesex

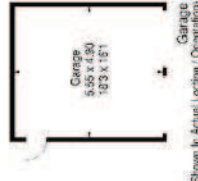
Gross internal area (approx.) - 3,365 sq.m. / 36,229 sq.ft. (Excluding Void)
 Annex (approx.) - 65 sq.m. / 700 sq.ft.
 Garage (approx.) - 27 sq.m. / 291 sq.ft.
 Pool House (approx.) - 18 sq.m. / 194 sq.ft.
 Total (approx.) - 472 sq.m. / 5,113 sq.ft.
 For information only. Not to scale.
 © Houghton Ltd



Pool House
 (Not Shown In Actual Location / Orientation)



Annexe
 (Not Shown In Actual Location / Orientation)



Garage
 (Not Shown In Actual Location / Orientation)



Revised: _____ Date: _____



Octagon Communications Limited
 7, Nicholas Way
 Northwood, Middlesex HA6 2TR
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 F +44 (0) 208 841 7001
 E info@octagon.co.uk
 W www.octagon.co.uk

Project: 7, Nicholas Way
 Northwood, Middx.
 HA6 2TR

Type: EXISTING HOUSE
 Floor plans & areas

Scale: 1:100 @ A1
 Date: JUN '14
 Drawing number: 637
 Revision: 106
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OCTAGON
 Design & Construction Limited
 West House, West Road
 East Molesey, Surrey, KT20 8JF
 T: +44 (0) 20 891 1500
 F: +44 (0) 20 891 1501
 E: info@octagon.co.uk
 W: www.octagon.co.uk

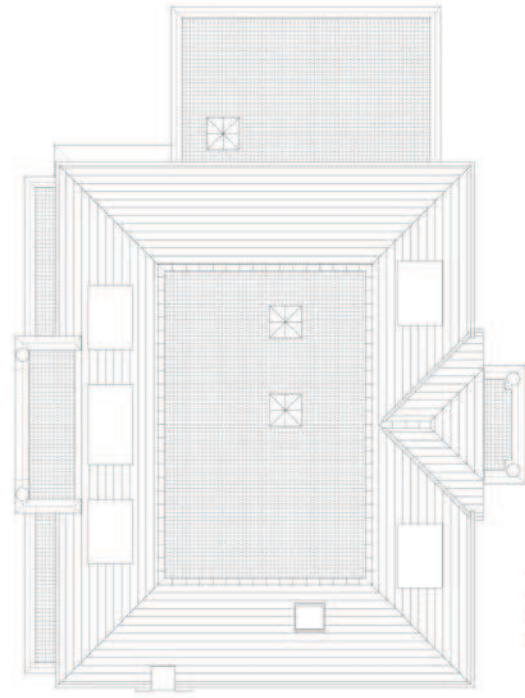
Project: 7, Nicholas Way
 Northwood, Middx.
 HAG 2TR

Proposed replacement house
 FLOOR PLANS

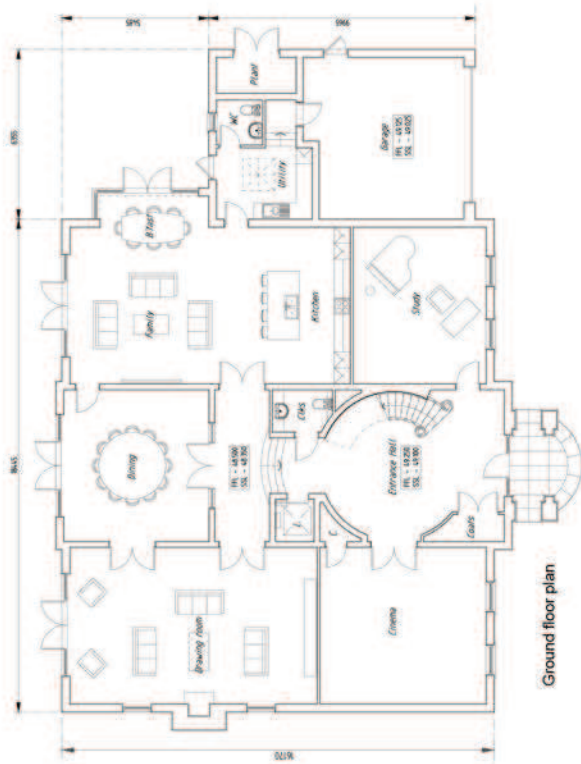
PLANNING	Date:	June '14
Author:	Drawn:	Checked:
T:100 @ A1	Rev:	102
637		



First floor plan



Roof plan



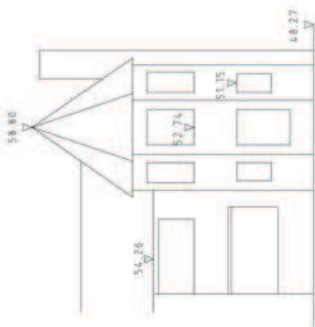
Ground floor plan



Second floor plan



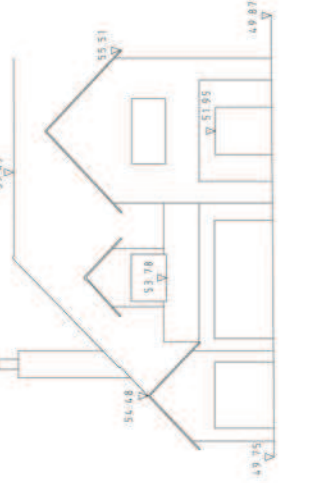
No. 5 Nicholas Way



No. 7

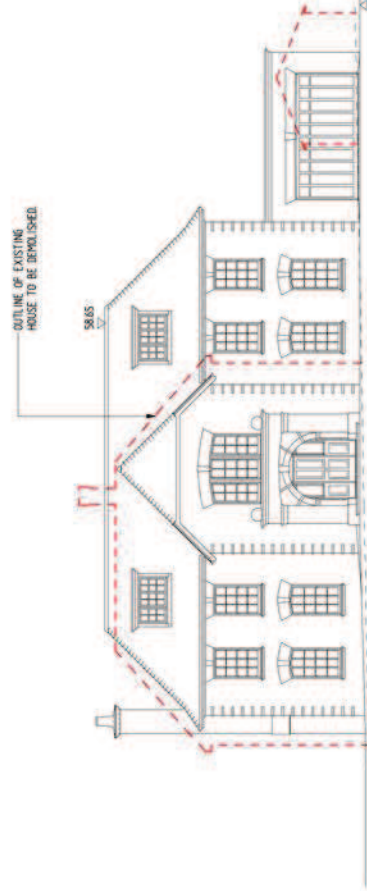


No. 9



DATUM 4.7.00m

AS EXISTING



AS PROPOSED

DATUM 4.7.00m



Project

7 Nicholas Way
Northwood, Middx.
HA6 2TR

Title

COMPARATIVE
STREET SCENE

Octagon Developments Limited
Weir House, Hurst Road
East Molesey, Surrey, KT8 9AY
T: +44 (0) 208 481 7500
F: +44 (0) 208 481 7501

Date

Date June '14
Revision

Revision

Status PLANNING

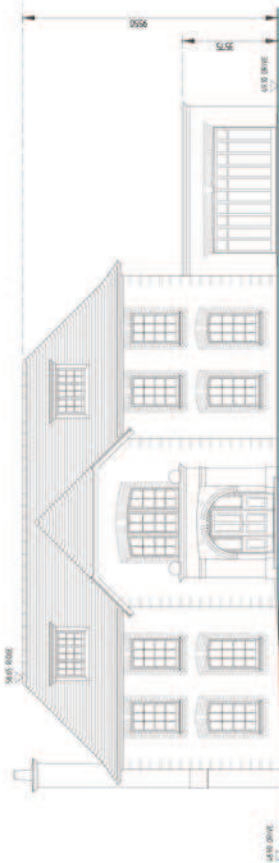
Drawn RQ

Drawing number 104

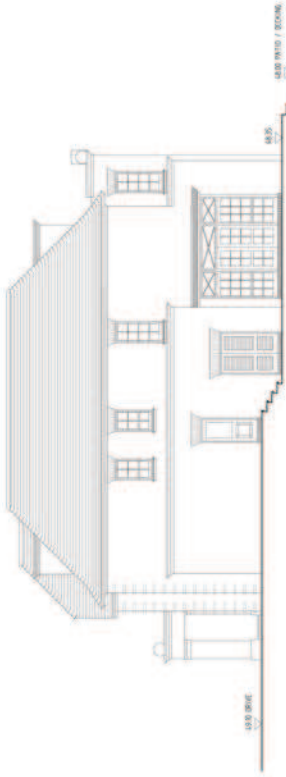
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Job number 637

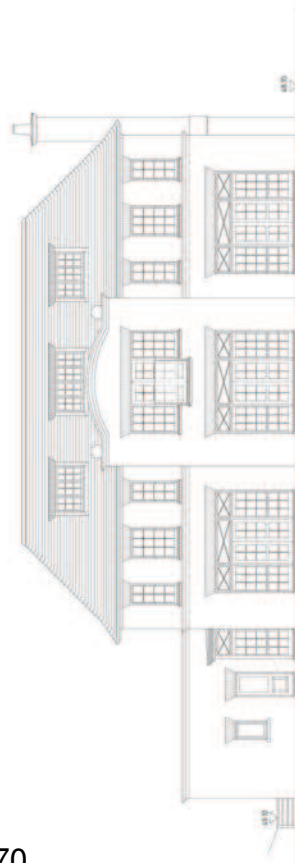
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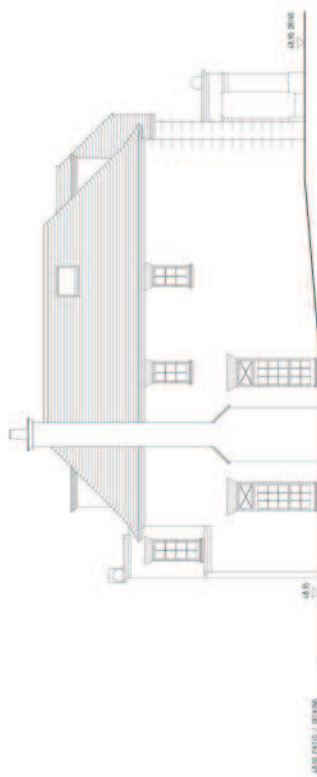
Front elevation



Side (South) elevation



Rear elevation



Side (North) elevation

0346
OCTAGON
 Design & Construction Limited
 West House, West Road
 East Marney, Surrey, KT11 8AT
 T: +44 (0) 20 881 1000
 F: +44 (0) 20 881 1001
 E: info@octagon.co.uk
 W: www.octagon.co.uk

Project: 7, Nicholas Way
 Northwood, Middx.
 HAG 2TR

The Proposed replacement house
 ELEVATIONS

Drawn	PLANNING
Checked	RQ
Date	June '14
Job number	637
Drawing number	103

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30 32 6 6 Cb 5 9 9 Lj 3

7 Nicholas Way Northwood HA6 2TR
Front elevation as proposed

Drg. No. 637/107 - June 2014

OCTAGON DEVELOPMENTS LTD

TREES (shown indicatively) *without* existing and proposed road-side trees.
 3,5,6 etc. :- Existing tree to remain.
 Refer to proposed site layout Drg. No. 637/101 and Tree Survey

Cb & Lj :- New tree
 Refer to Landscape layout Drg. No. P738/001

Scale bar



TREE SURVEY PLAN

SITE ADDRESS
7 Nicholas Way, Northwood, Middx,
HA6 2TR

CLIENT
Octagon Developments Ltd

JOB REF
DS09021301

DRAWING NO
DS09021301.01 RevA

DATE
04/06/2013

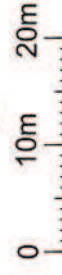
Patrick Slieman Ltd
9 Chestnut Drive, Berkhamsted, Herts,
HP4 2JL 01442 866112



BS 5837 category key

- Category U tree
- Category A tree
- Category B tree
- Category C tree

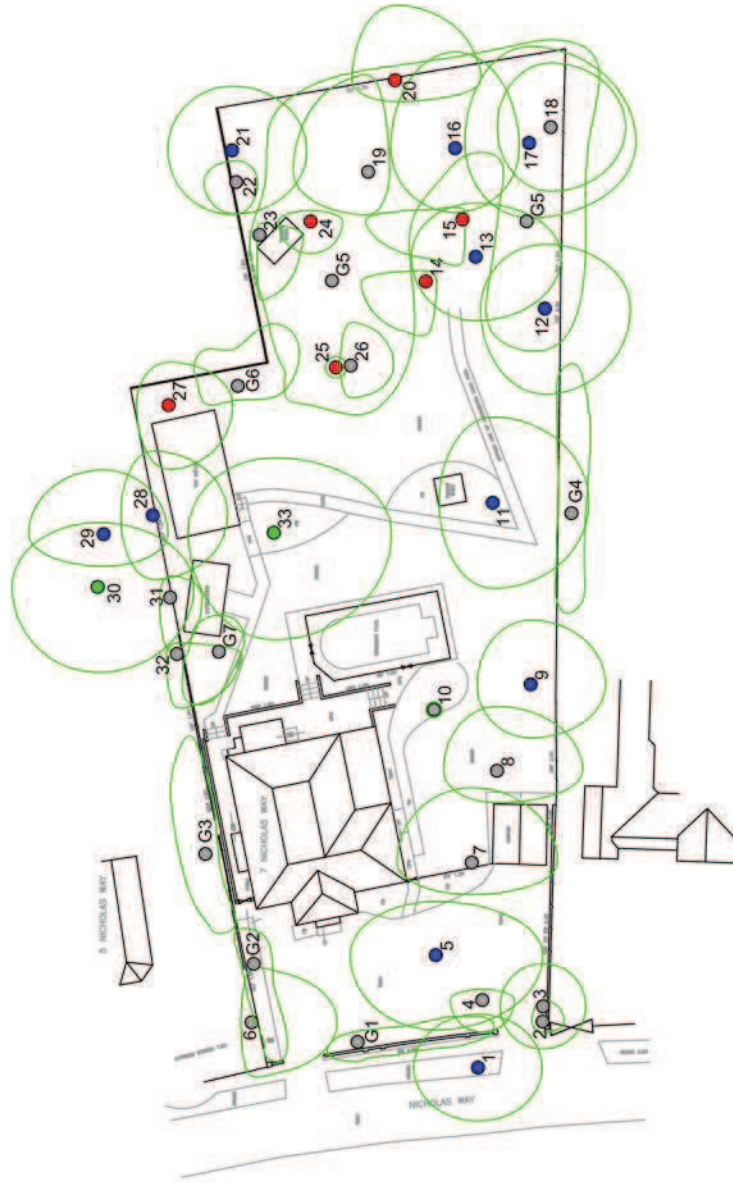
SCALE
1:500 @ A3



NOTE:

Stem diameters are not drawn to scale. See schedule for dimensions.

This drawing is based on the topographic survey supplied to us by the client. The following tree was excluded from the topo survey and its position shown is indicative only: 23



This drawing must be viewed in colour

NOTE

The RPA shape for Tree 1 has been adjusted by increasing it into the site to take account of constraints to rooting from the road

TREE CONSTRAINTS PLAN

SITE ADDRESS

7 Nicholas Way, Northwood, Middx, HA6 2TR

CLIENT

Octagon Developments Ltd

JOB REF

DS09021301

DRAWING NO

DS09021301.02 RevA

DATE

04/06/2013

Patrick Stileman Ltd

9 Chestnut Drive, Berkhamsted, Herts. HP4 2JL 01442 866112

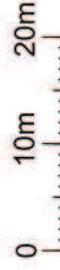


KEY

- Tree / tree group with high retention priority which should initially be regarded as a constraint
- Tree / tree group with lower retention priority which could defensively be removed in order to facilitate development
- Tree / tree group which should be removed for reasons of sound arboricultural management
- Root Protection Area (RPA) for tree / tree group with high retention priority
- Root Protection Area (RPA) for prominent tree with low retention priority

SCALE

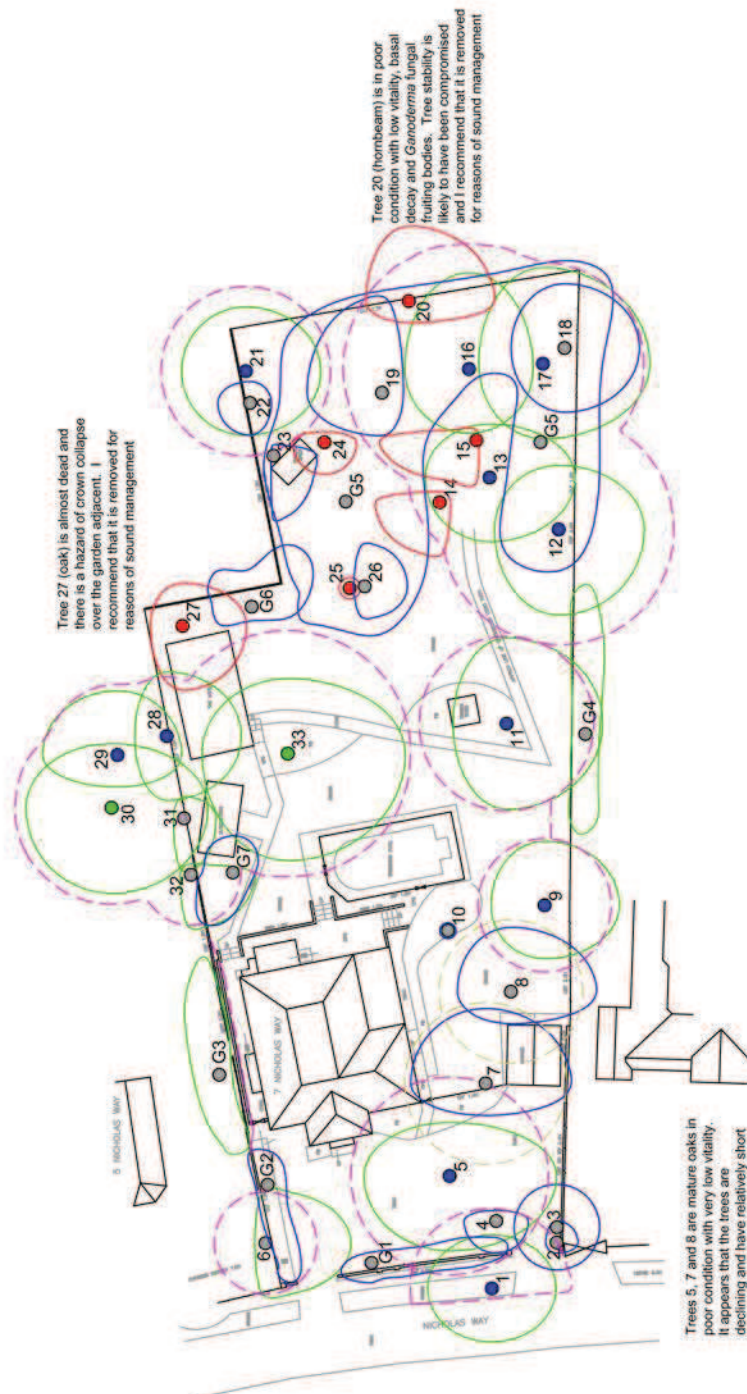
1:500 @ A3



NOTE:

Stem diameters are not drawn to scale. See schedule for dimensions.

This drawing is based on the topographic survey supplied to us by the client. The following tree was excluded from the topo survey and its position shown is indicative only. 23



Tree 27 (oak) is almost dead and there is a hazard of crown collapse over the garden adjacent. I recommend that it is removed for reasons of sound management

Tree 20 (hombbeam) is in poor condition with low vitality, basal decay and Ganoderma fungal fruiting bodies. Tree stability is likely to have been compromised and I recommend that it is removed for reasons of sound management

Trees 5, 7 and 8 are mature oaks in poor condition with very low vitality. It appears that the trees are declining and have relatively short remaining retention spans. A case can be made for the removal of these trees subject to the provision of high quality replacement planting

BS 5837 category key

- Category U tree
- Category A tree
- Category B tree
- Category C tree

This drawing must be viewed in colour

TREE PROTECTION PLAN

SITE ADDRESS
7 Nicholas Way, Northwood, HA6 2TR

CLIENT
Octagon Developments Ltd

JOB REF
DS09021302

DRAWING NO
DS09021302.04A

DATE
12/06/2014

Patrick Sileman Ltd
9 Chestnut Drive, Berkhamstead, Herts,
HP4 2LL 01442 866112

KEY

- Tree / tree group to be retained
- Root Protection Area (RPA) for tree / tree group to be retained
- Outline of structure for demolition
- Position of Tree Protection Fencing (TPF) to be erected prior to the commencement of any work on site
- Secondary position of TPF during demolition of out-buildings
- Area for ground protection during development
- Proposed positions of site welfare cabins during development

SCALE
1:500 @ A3

0 10m 20m

NOTE:
Stem diameters are not drawn to scale. See schedule for dimensions.
This drawing is based on the topographic survey supplied to us by the client. The following tree was excluded from the topo survey and its position shown is indicative only: 23

Removal of out-buildings

Out-buildings shall be removed prior to demolition of the principal house commencing. The small timber sheds (numbered 1 and 2 on this plan) shall be removed by hand first. Subsequent to this, TPF shall be installed across the entire site as shown by the solid red lines and broken red lines, leaving a gap at the entrance of the secondary TPF (broken red lines). Ground protection shall be installed between the secondary TPF as shown by the blue hatching, then demolition of buildings numbered 3 and 4 may commence. Demolition shall be undertaken with care - if the foundations comprise a concrete raft, this shall be removed in sections under arboricultural supervision. If the foundations comprise strip footings they shall be cut off below ground level and left in-situ.

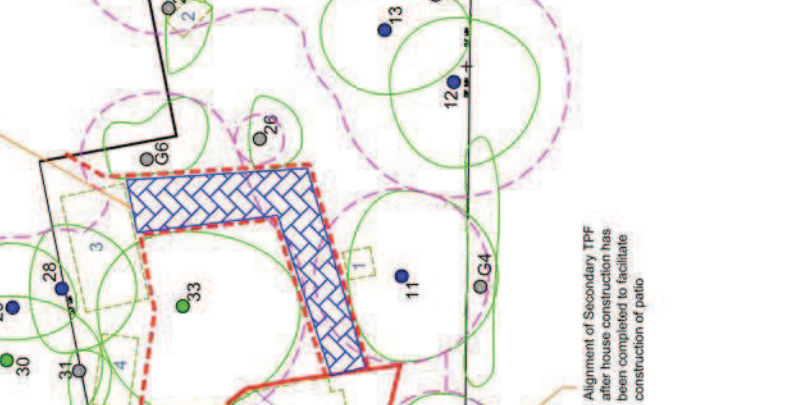
After removal of out-buildings has been completed the secondary TPF and ground protection shall be removed and full specification TPF shall be re-instated across the entrance



- BS 5837 category key**
- Category U tree
 - Category A tree
 - Category B tree
 - Category C tree

This drawing must be viewed in colour

Care should be taken when planning site operations to ensure that wide or tall loads, or plant with booms, jibs and counterweights can operate without coming into contact with retained trees. Such contact can result in serious damage to them and might make their safe retention impossible. Consequently, any transport or trawler or plant in operation should be accompanied by a competent person or a person of a bankman to ensure that adequate clearance from trees is maintained at all times.



TEMPORARY GROUND PROTECTION SPECIFICATION

Temporary ground protection shall comprise:

- A geotextile membrane (eg *Terram*) laid on the ground
- A minimum depth of 100mm compressible fill such as woodchip/laid on the membrane
- Exterior grade ply boards fixed together shall be placed over the compressible fill

The ground protection shall be maintained in good order, and the compressible fill topped up if necessary

NOTE:

The construction exclusion zone (CEZ) is the area protected by tree protection fencing, and temporary ground protection. Within the CEZ following removal of the existing out-buildings the following exclosures shall apply:

- No excavation
- No storage of materials or equipment
- No changes in levels
- No access within area protected by tree protection fencing

The fencing and ground protection shall be maintained in a condition fit for purpose throughout the construction process.



TREE PROTECTION FENCING (TPF) DETAIL

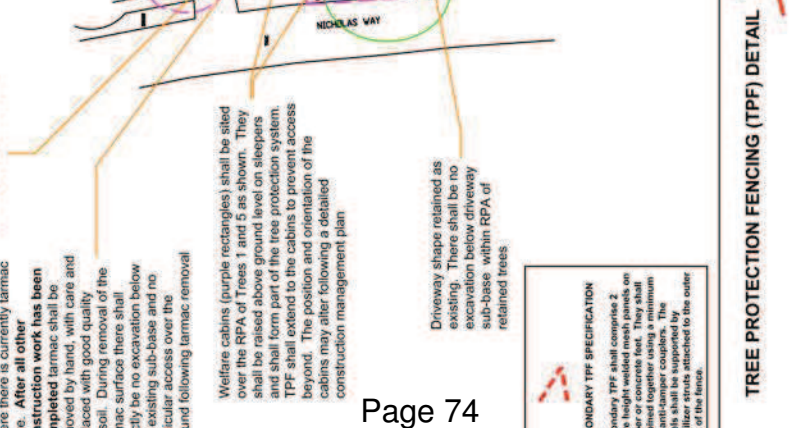
NOT TO SCALE

If new services are required from Nicholas Way they shall be installed along the southern side of the northern entrance

New soft landscaped area where there is currently larmac drive. After all other construction work has been completed larmac shall be removed by hand, with care and replaced with good quality topsoil. During removal of the larmac surface there shall strictly be no excavation below the existing sub-base and no vehicular access over the ground following larmac removal

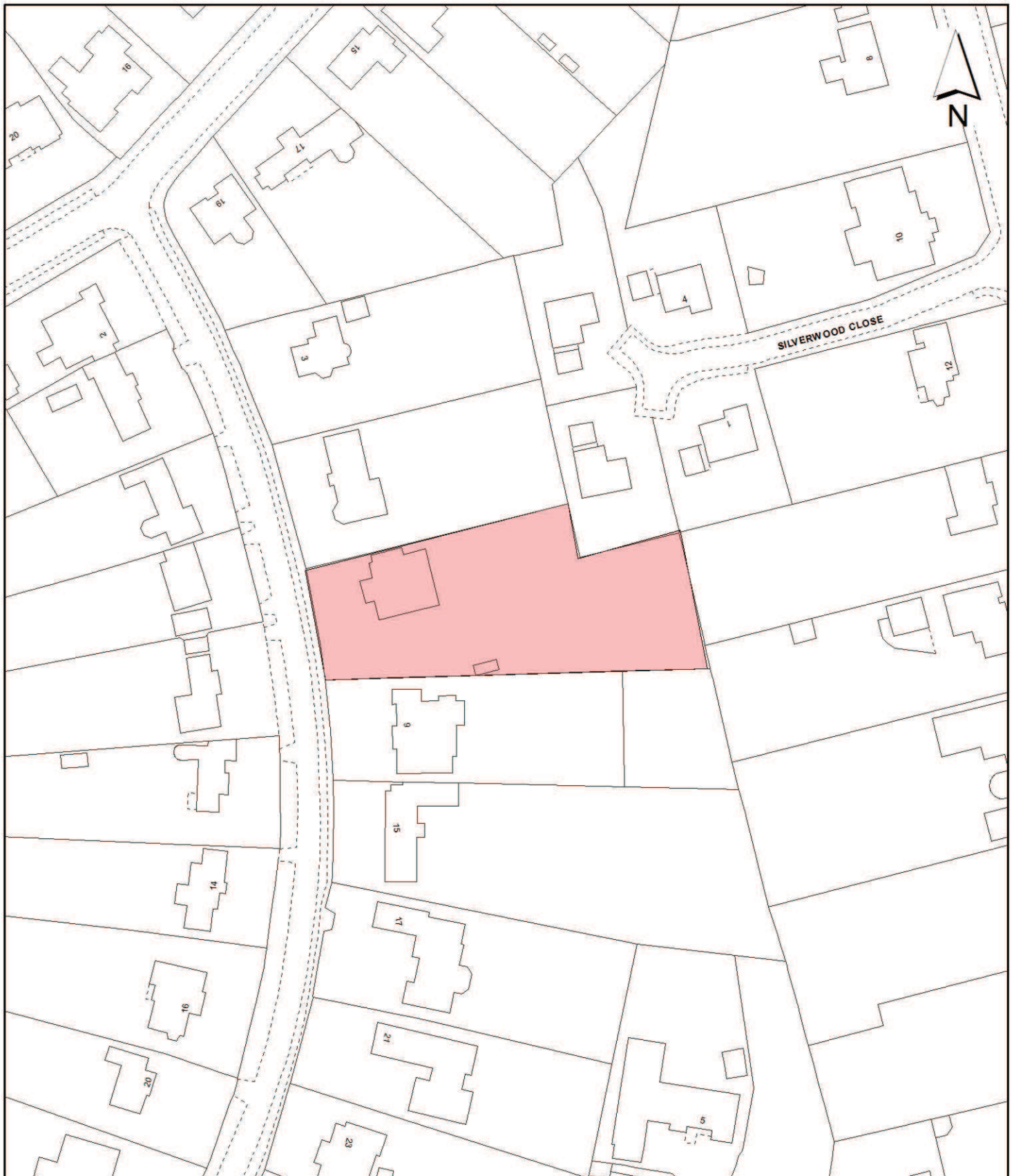
Welfare cabins (purple rectangles) shall be sited over the RPA of Trees 1 and 5 as shown. They shall be raised above ground level on sleepers and shall form part of the tree protection system. TPF shall extend to the cabins to prevent access beyond. The position and orientation of the cabins may alter following a detailed construction management plan

Driveway shape retained as existing. There shall be no excavation below driveway sub-base within RPA of retained trees



SECONDARY TPF SPECIFICATION

Secondary TPF shall comprise 2 metre height welded mesh panels on rubber or concrete feet. They shall be supported by 2 anti-tamper couplers. The panels shall be supported by stabilizer struts, attached to the outer side of the fence.



Notes

 Site boundary

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Site Address

**7 Nicholas Way
Northwood**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

16461/APP/2014/2077

Scale

1:1,250

Planning Committee

North Page 75

Date

November 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 46 DAWLISH DRIVE RUISLIP

Development: Single storey front extension involving conversion of garage to habitable room
(Part Retrospective)

LBH Ref Nos: 49706/APP/2014/2919

Date Plans Received: 15/08/2014

Date(s) of Amendment(s):

Date Application Valid: 02/09/2014



Rev	Date	Description	Int.
-	-	-	-

Client
MR. R. MESHREKY

Project Title
PROPOSED FRONT & REAR EXTENSION AND CONVERSION OF GARAGE INTO HABITABLE ROOM
46 DAWLISH DRIVE, RUISLIP, HA4 3SD

Drawing Title
LOCATION PLAN

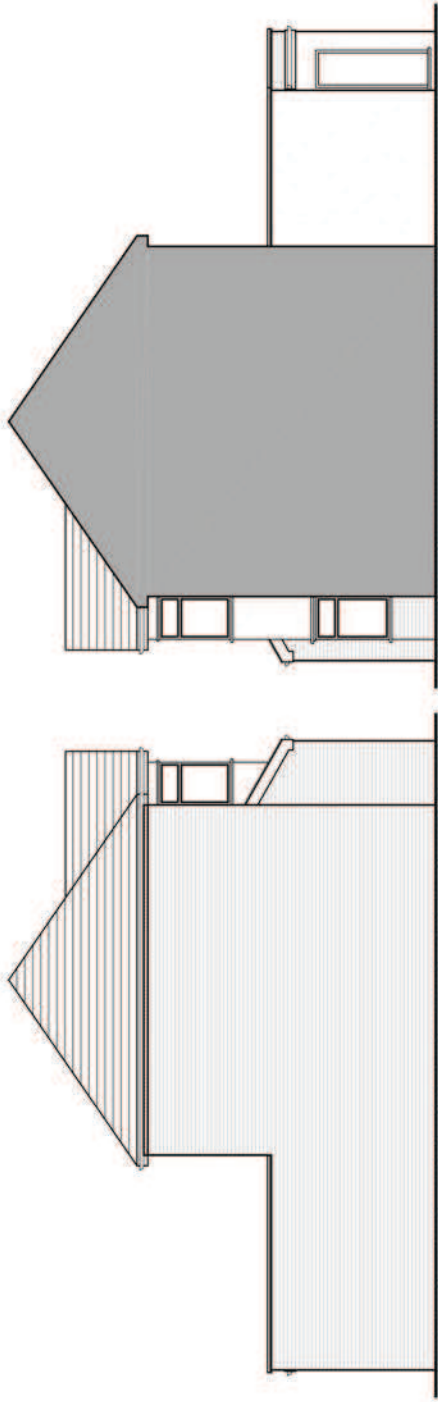
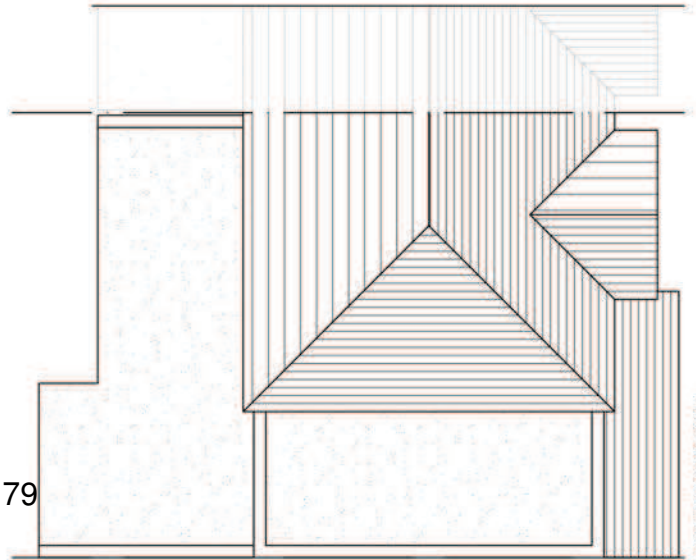
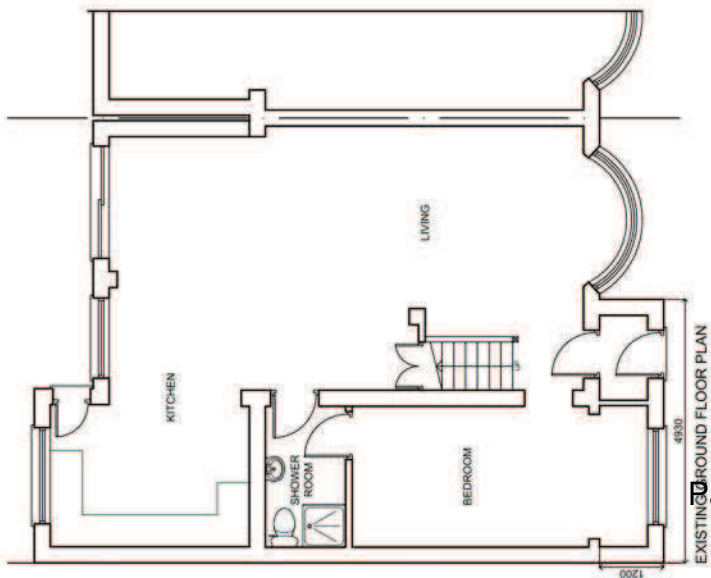
Car File	Sheet Size	Scale
P101	A4	1:1250
Drawn By	Drawing Date	Approved By
RP	FEB 2012	NJ
Project No.	Drawing No.	Revision
1349	P101	-



ARCYLE HOUSE,
3001 STONEY HILLS,
MIDDLESEX HA6 1UN
Telephone : 01923 840077
fax : 01923 840076

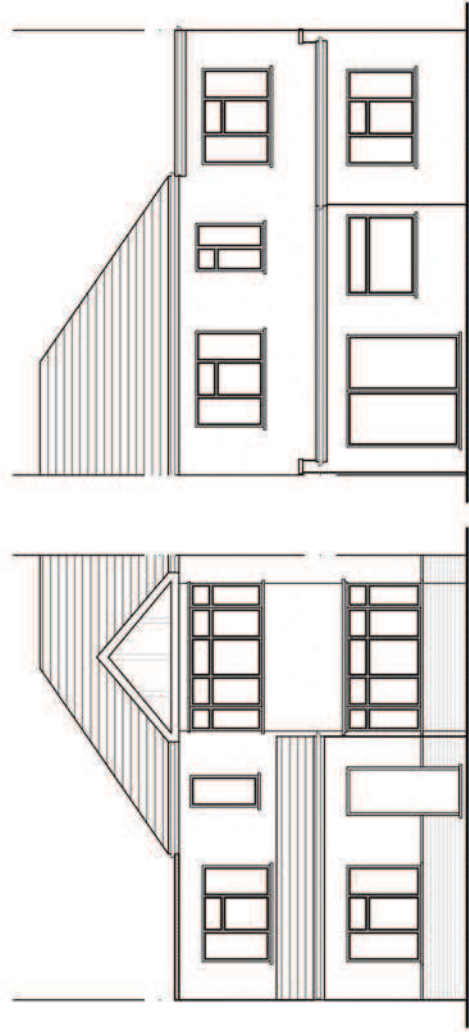
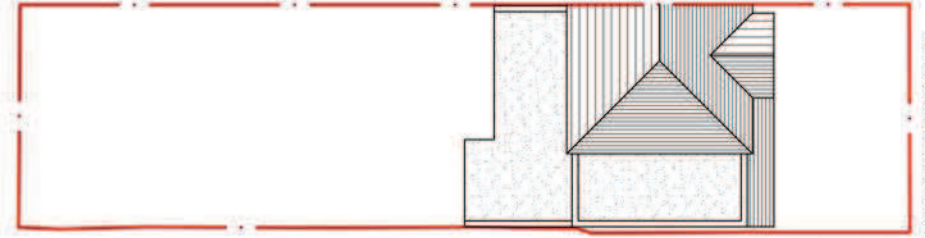
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PLANNING ISSUE

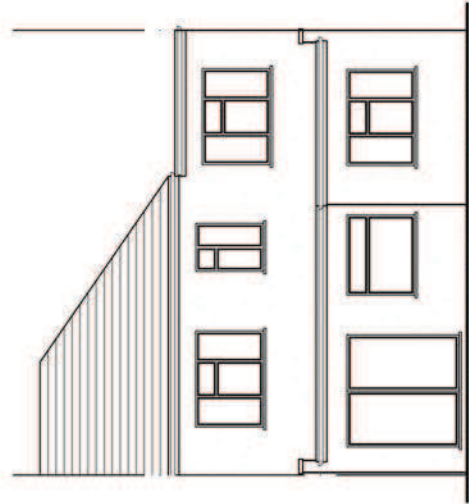


EXISTING SIDE ELEVATION

EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION

Date	Description	By	Check
18.03.14	APPROVED TO SUB PLANNING		
25.11.13	APPROVED TO SUB VALIDATION		
21.03.13	EXISTING FRONT AMENDED		
17.03.13	PLANNING SUBMISSION		
18.02.12	APPROVED TO SUB VALIDATION		

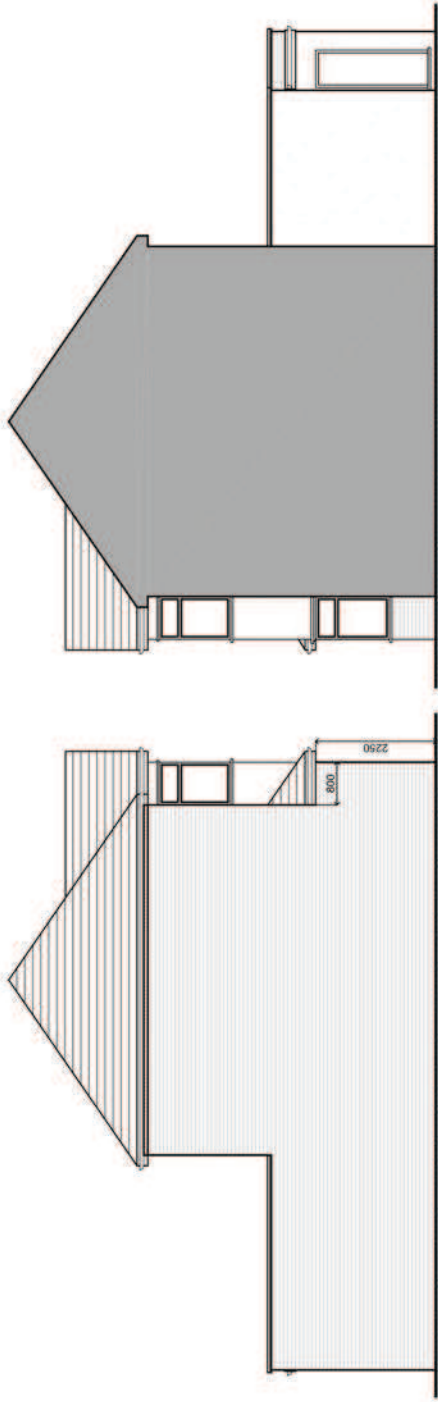
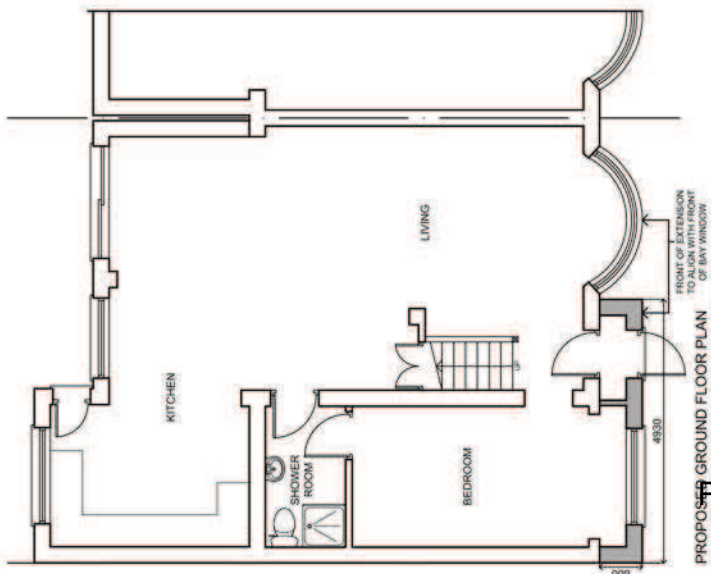
MR. R. WESPREY
 Project No.
 PROPOSED FRONT & REAR EXTENSION AND
 GARAGE AND SHED WITH DOUBLE ROOM
 48 DAWLISH DRIVE, ROUSE, HM S8D

AS BUILT PLANS
 Client: AS BUILT
 Date: 11.10.14
 Project No: 1349
 Project Name: P202
 Location: E

SCP ARCHITECTS LTD
 100, THE SQUARE,
 NORTHWOOD HILLS,
 BARNWELL, 20020 BARNWELL

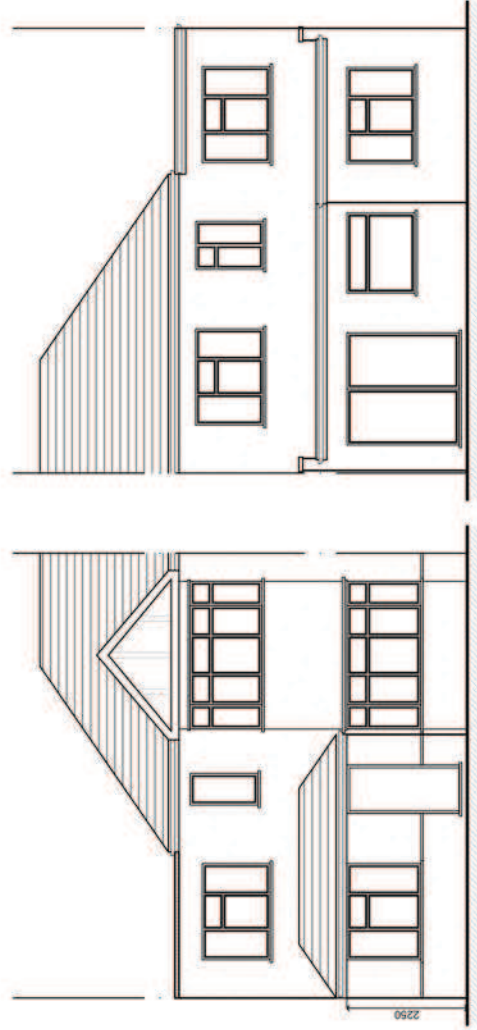
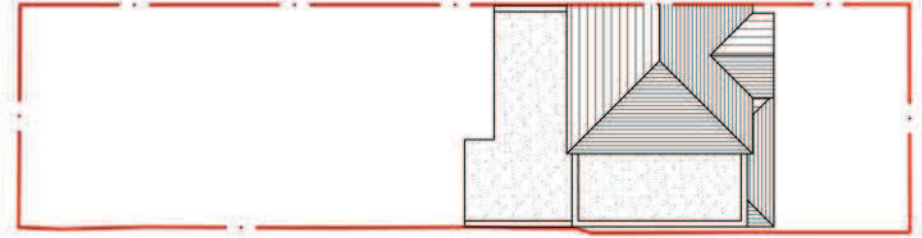
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PLANNING ISSUE



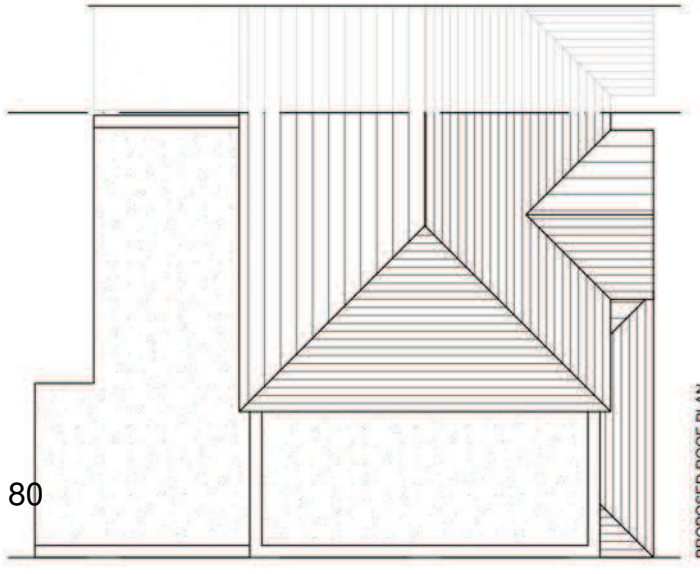
PROPOSED SIDE ELEVATION

PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION

PROPOSED REAR ELEVATION (NO CHANGE)



Ref	Date	Description
F	15.08.14	AMENDED TO SUIT PLANNING
E	03.01.14	AMENDED TO SUIT PLANNING
D	26.11.13	AMENDED TO SUIT VALUATION
C	21.11.13	EXISTING ARCH AMENDED
B	17.06.13	PLANNING SUBMISSION
A	08.06.12	AMENDED TO SUIT VALUATION
		Drawn
		Check

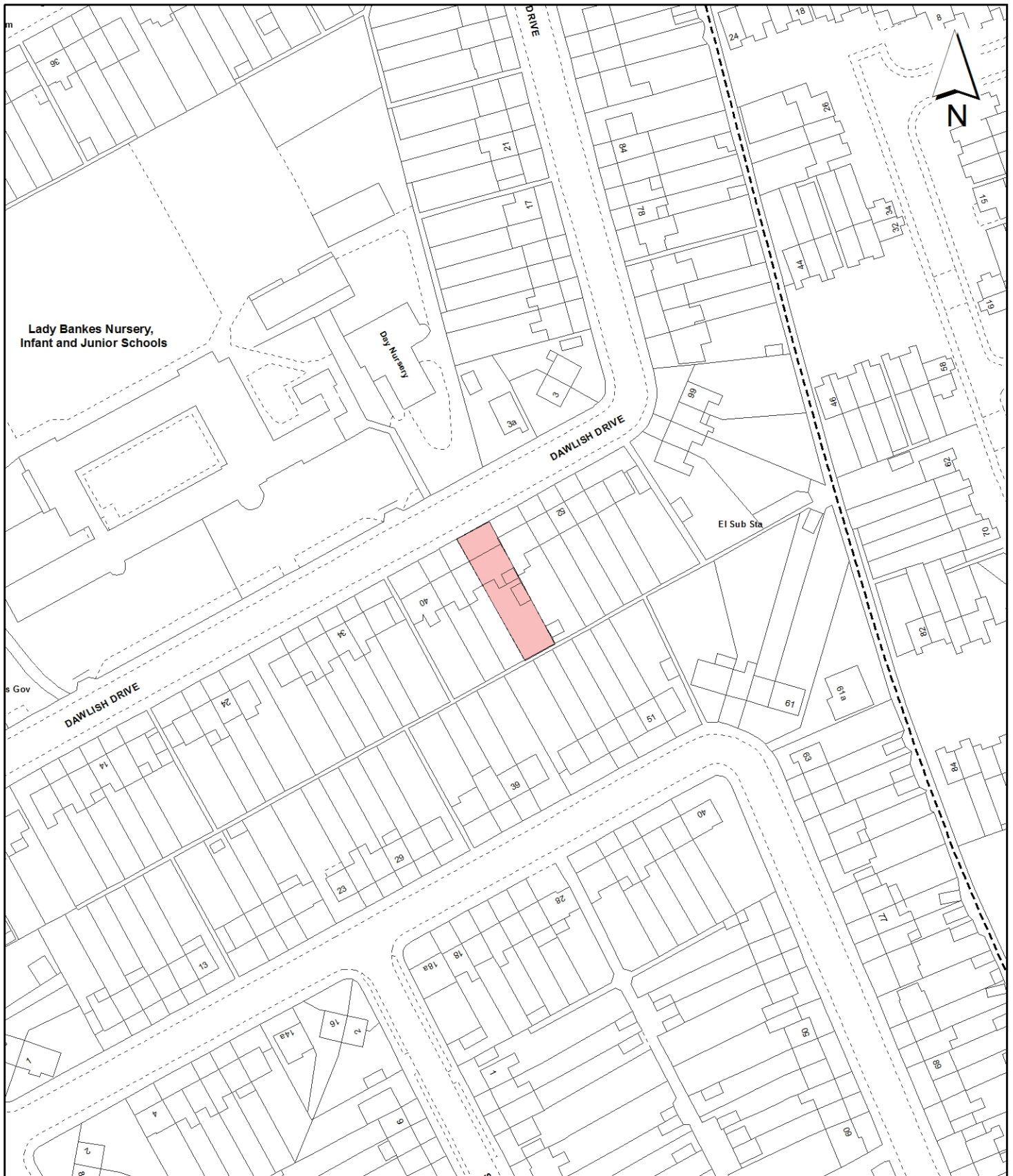
MR. R. MESPREEY
 Project No:
**PROPOSED FRONT & REAR EXTENSION AND
 REAR BAY WINDOW AND DOUBLE ROOM**
 48 DAWLISH DRIVE, ROUSEP, HM 8SD

PROPOSED PLANS
 Client: MESPREEY
 Design No: 1349
 Project No: P203
 Date: AUG. 2014
 Scale: F


SCP ARCHITECTS LTD
 15, THE SQUARE,
 NORTHWOOD HILLS,
 NORTHWOOD, LEICESTERSHIRE, LE12 6BQ
 Tel: 01530 810000
 Fax: 01530 810001
 Email: info@scparchitects.co.uk

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Site Address

**46 Dawlish Drive
 Ruislip**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**

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

Planning Application Ref:
49706/APP/2014/2919

Scale
1:1,250

Planning Committee
North Page 81

Date
November 2014



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address WOODBINE COTTAGE TILE KILN LANE HAREFIELD

Development: Retrospective planning permission for the erection of replacement entrance gates from Tile Kiln Lane

LBH Ref Nos: 26852/APP/2014/3215

Date Plans Received: 08/09/2014

Date(s) of Amendment(s):

Date Application Valid: 08/09/2014

Woodbine Cottage, Tile Kiln Lane, Uxbridge, UB9 6LU



Site Plan shows area bounded by: 507589.0,187527.0 507789.0,187727.0 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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CHILTERN SURVEYS Ltd.
 LAND SURVEYS AND SITE ENGINEERING SERVICES
 Sperry Mill, Oxbold, Thetford, Norfolk, EC16 9BU
 Tel: 01263 511277 Mobile: 07952 60676
 E-mail: chilternsurveys@btinternet.com

OFFICES IN DEVON AND BUCKINGHAMSHIRE

TITLE: —

Site Survey

PROJECT: —

Woodbine Cottage
 Tile Kiln Lane
 Harefield.

SCALE: — 1:200
 DRAWN: — J.W.
 DRAWING NO: HARE11001
 DATE: — 04/03/14

GENERAL NOTES: —
 ALL DATA REFER TO THE DATUM
 ASSUMED: MATHS-00-0000.
 BRS IS LOCAL AND APPROX.



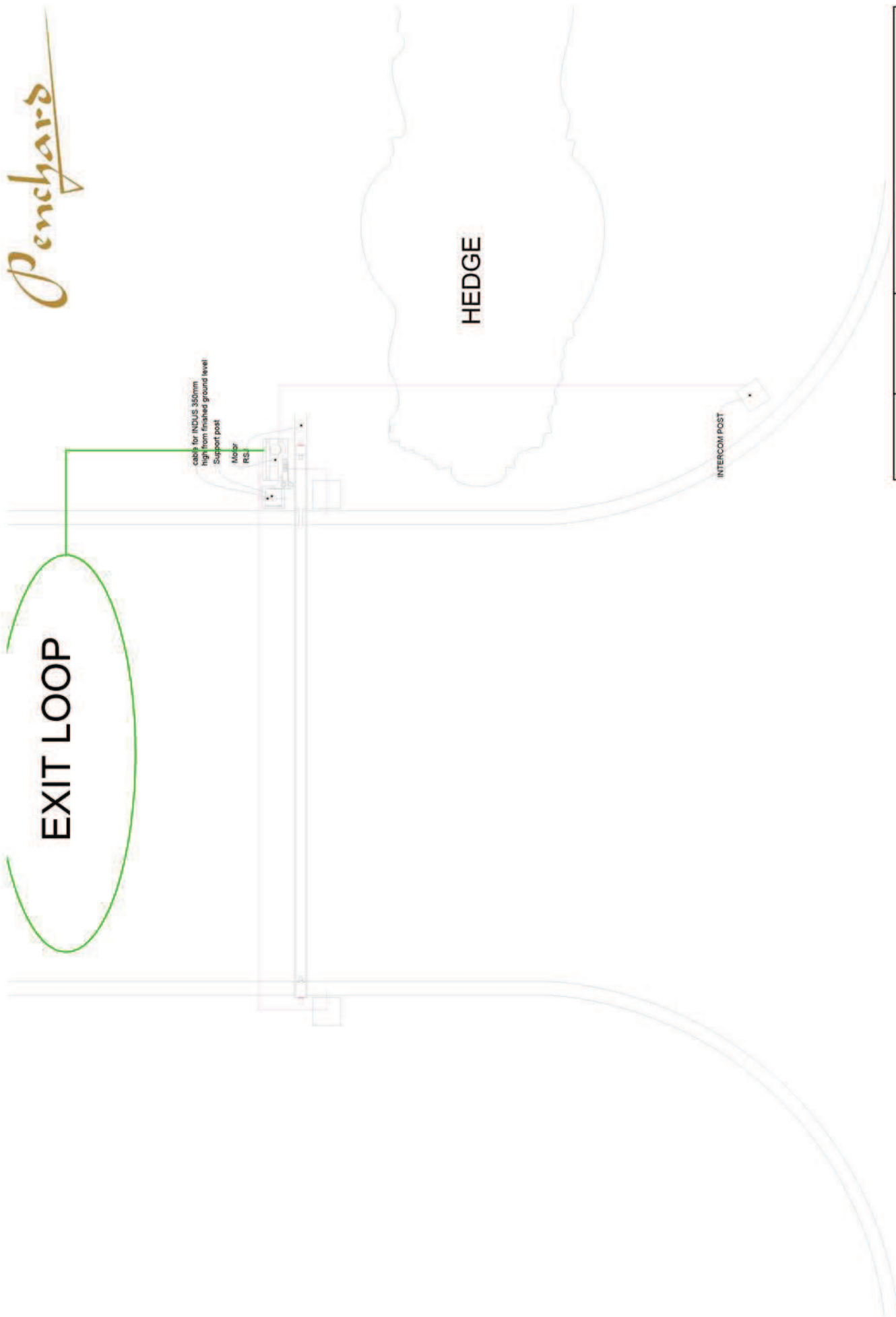
550mN

500mN



450mE

450mE



cable for INCLUS 350mm
high from finished ground level.
Support post

MADBY
RS

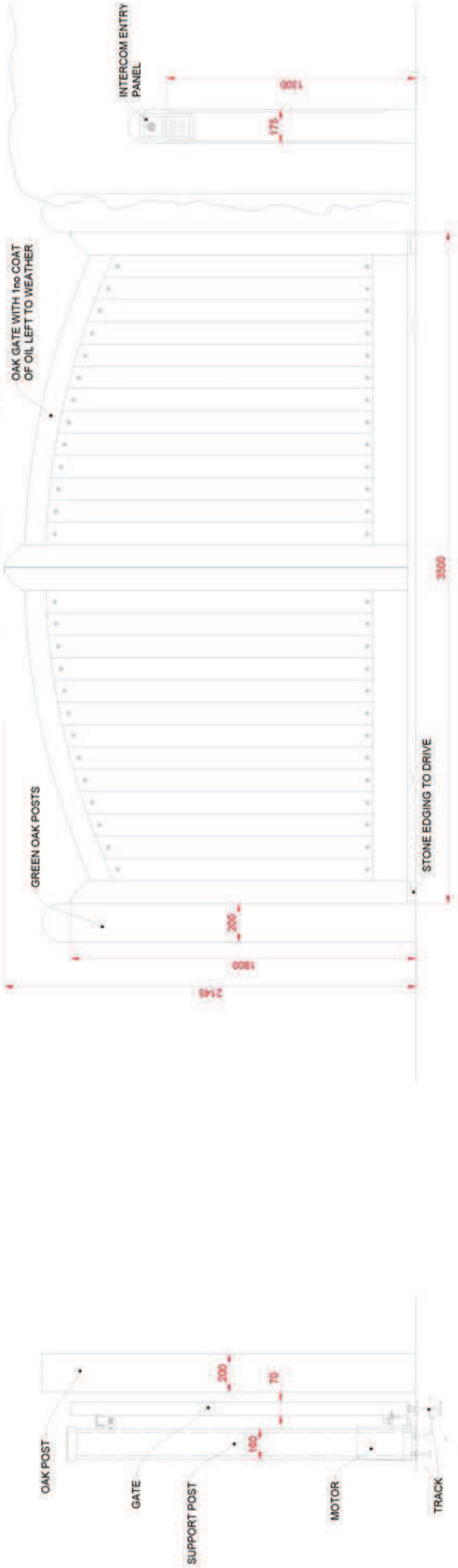
INTERCOM POST

HEDGE

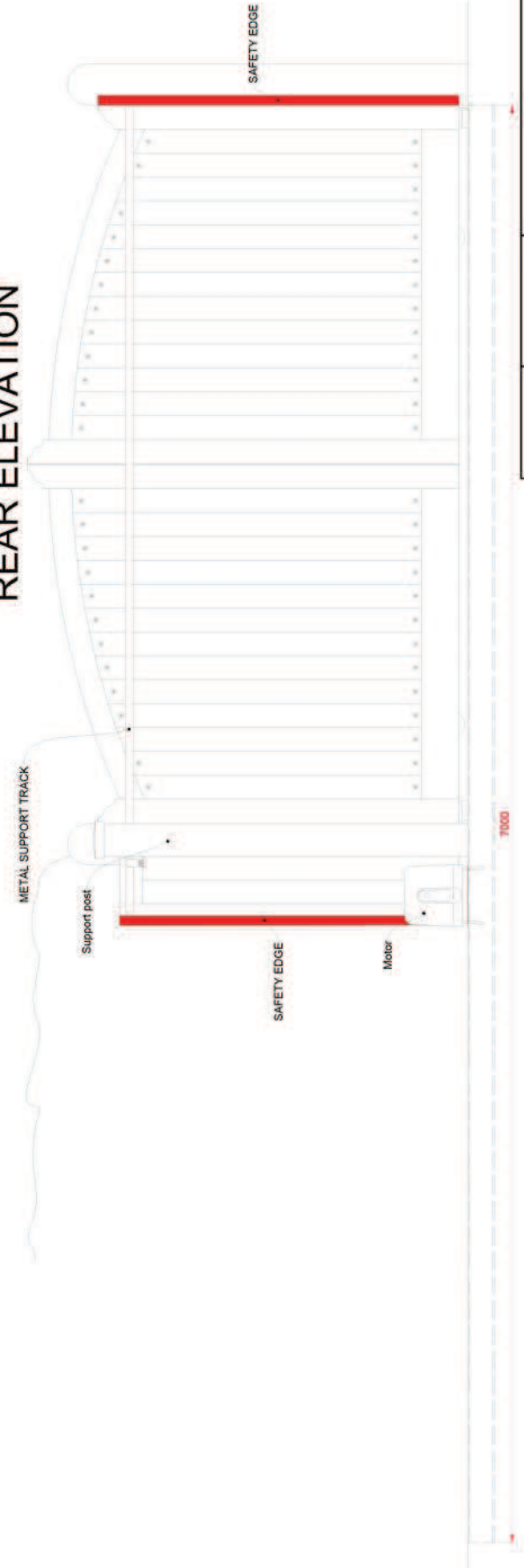
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Scale	Date	Customer
Dwg no 1076	17 Jan 2014	Ian Cordingley
	Drawn By B. D.	Project Woodbine Cottage (11597)

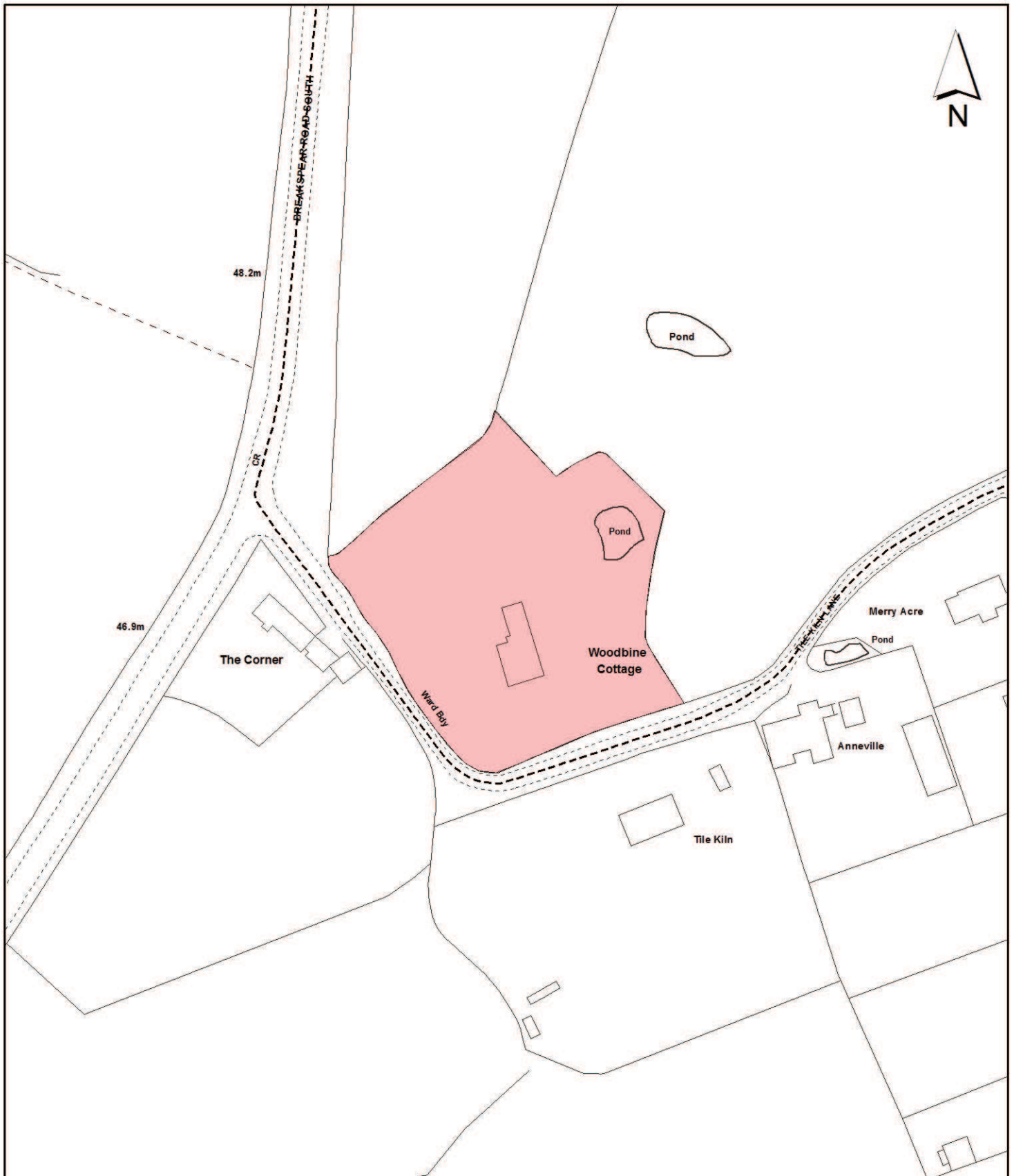
FRONT ELEVATION



REAR ELEVATION



Scale	Date	Customer
Dwg no	17 Jan 2014	Ian Cordingley
1077	Drawn By	Project
	B. D.	Woodbine Cottage (11597)



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Site Address

**Woodbine Cottage
Tile Kiln Lane
Harefield**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

26852/APP/2014/3215

Scale

1:1,250

Planning Committee

North Page 87

Date

November 2014



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address WOODBINE COTTAGE TILE KILN LANE HAREFIELD

Development: Retention of summerhouse and shed in garden

LBH Ref Nos: 26852/APP/2014/3218

Date Plans Received: 08/09/2014

Date(s) of Amendment(s):

Date Application Valid: 08/09/2014

Woodbine Cottage, Tile Kiln Lane, Uxbridge, UB9 6LU



Site Plan shows area bounded by: 507589.0,187527.0 507789.0,187727.0 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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CHILTERN SURVEYS Ltd.
 LAND SURVEYS AND SITE ENGINEERING SERVICES
 Sperry Mill, Oxbold, Tiverton, Devon. EX16 9BU
 Tel: 01288 31277 Mobile: 07952 60676
 E-mail: chiltonsurveys@btinternet.com

OFFICES IN DEVON AND DORSET

TITLE: —

Site Survey

PROJECT: —

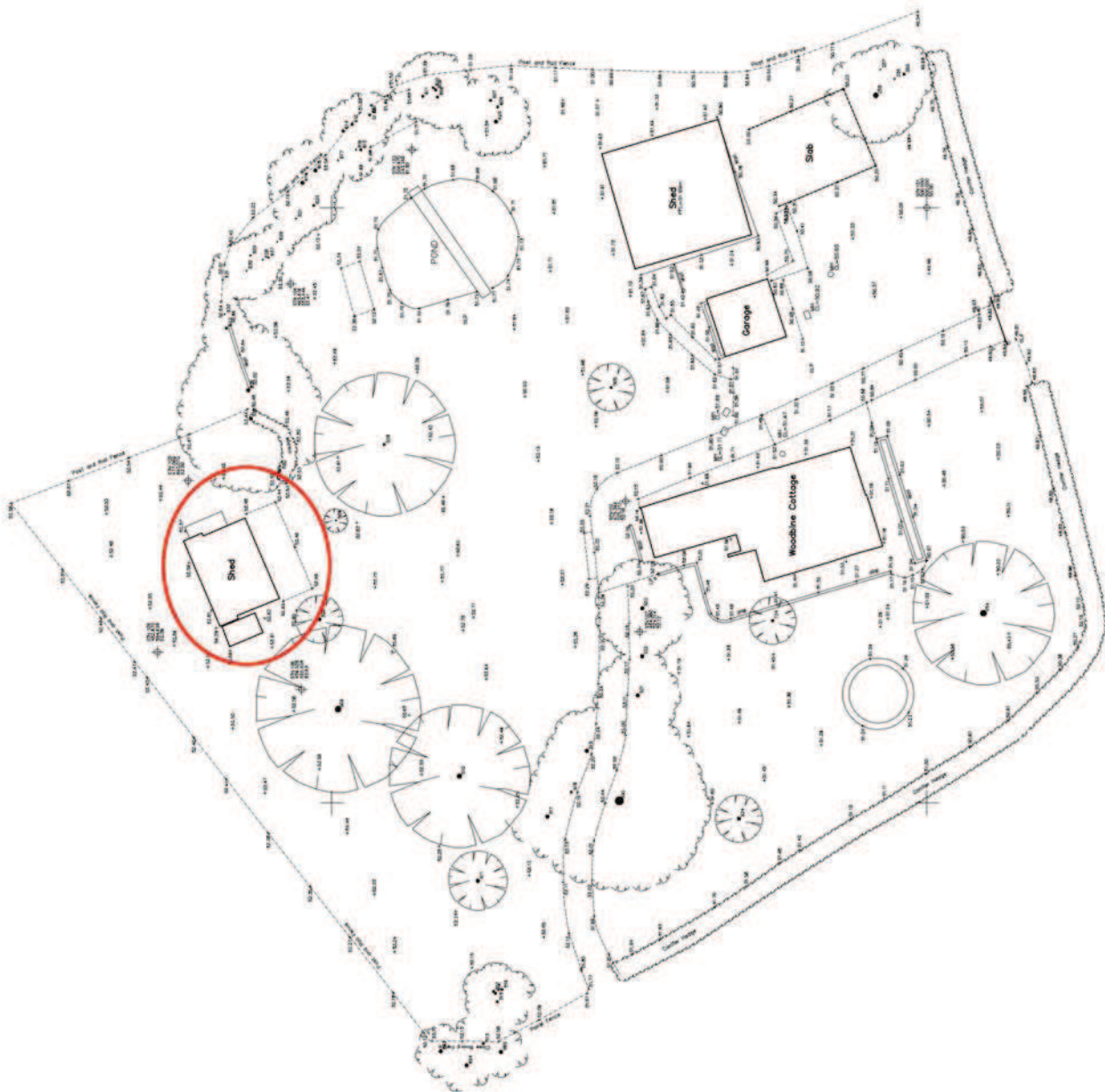
Woodbine Cottage
 Tile Kiln Lane
 Harefield.

GENERAL NOTES: —
 SCALE: — 1:200
 DRAWN: — J.W.
 DWG. NO: HARE1101
 DATE: — 04/03/14



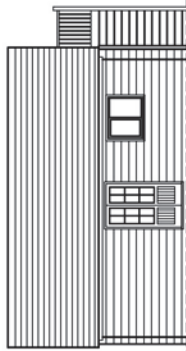
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500mN



450mE

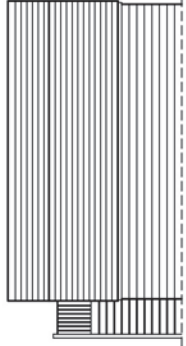
500mE



Front Elevation



Side Elevation

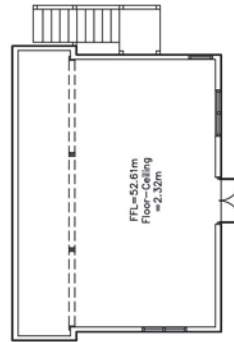


Rear Elevation

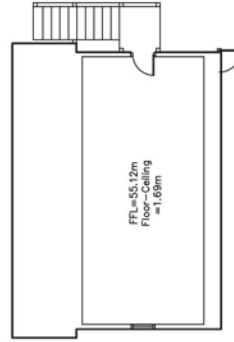


Side Elevation

50.00m



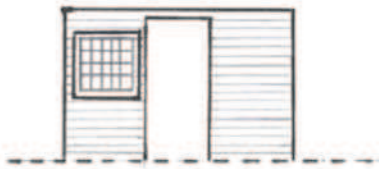
Ground Floor Plan



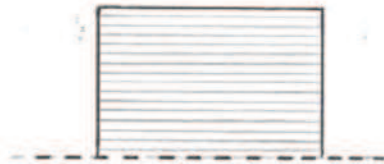
First Floor Plan



ISSUE	REVISION	DATE
<p>CHILTERN SURVEYS Ltd. LAND SURVEYS AND SITE ENGINEERING SERVICES Spurway Mill, Oakford, Tiverton, Devon. EX16 9BU Tel: 01398 351277 Mobile: 07932 650676 E-mail: chilternsurveys@btisell.co.uk OFFICES IN DEVON AND BUCKINGHAMSHIRE</p>		
TITLE: -		
PROJECT: -		
Woodbine Cottage Tile Kiln Lane Harefield.		
SCALE: - 1:100	GENERAL NOTES: -	
DRAWN: - J.W.	ALL LEVELS RELATE TO TBM SITUATED ON STATION 101.	
DWG. No. HARE1402	ASSUMED VALUE=50,000m.	
DATE: - 04:03:14	GRID IS LOCAL AND ARBITRARY	



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



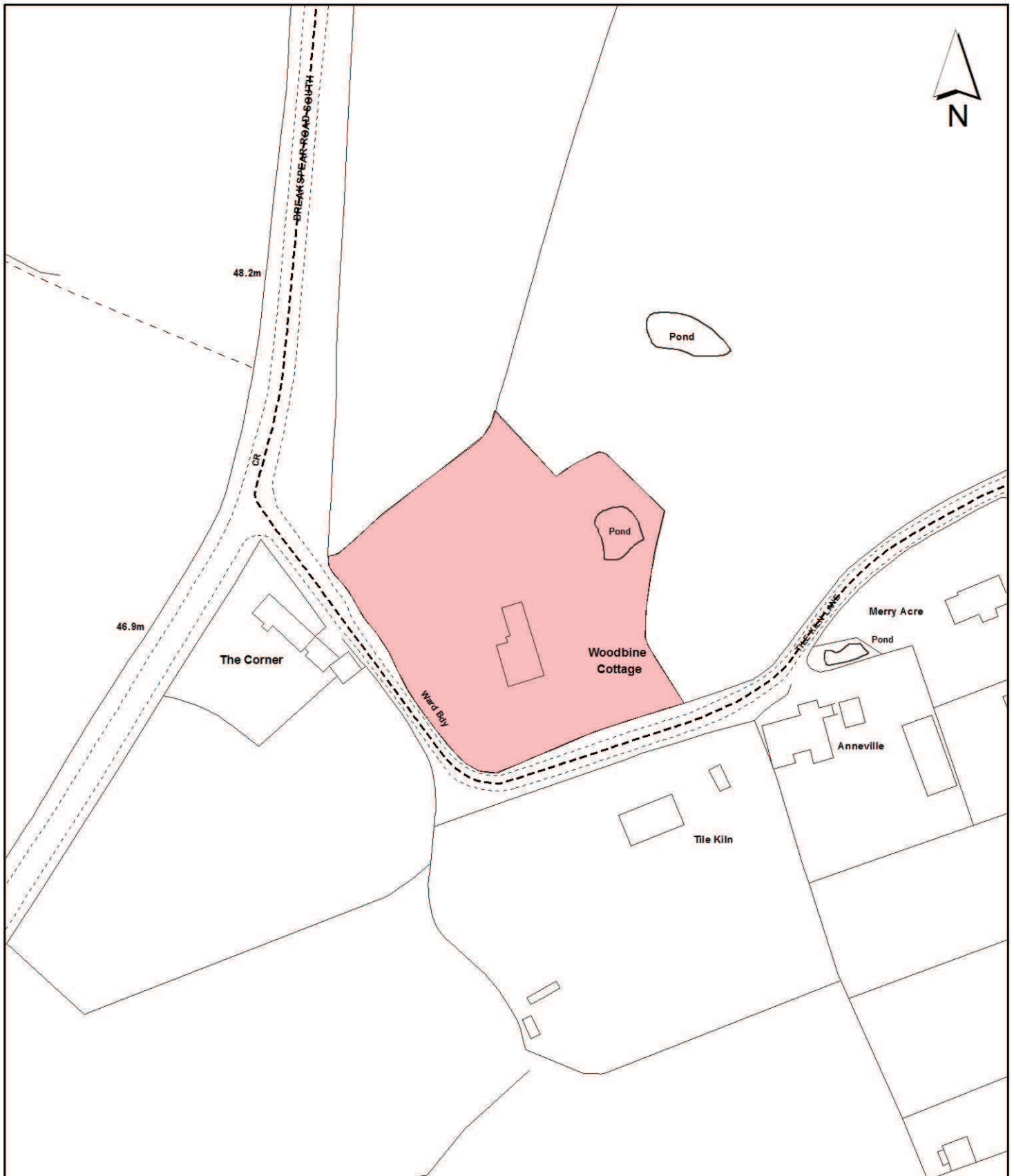
SIDE ELEVATION



FLOOR PLAN



IQ PLANNING & CONSULTANTS
Woodbine Cottage, Tile Kiln Lane
Shed to be retained
Floor Plan and Elevations
Scale: 1:100
Drawing no: 001
Date: 12.03.2014



Notes

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Site Address

**Woodbine Cottage
Tile Kiln Lane
Harefield**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

26852/APP/2014/3218

Scale

1:1,250

Planning Committee

North Page 93

Date

November 2014



HILLINGDON
LONDON

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