



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY, 6 JANUARY
2016

Time: 7.00 PM

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

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

To Councillors on the Committee

Ian Edwards (Chairman)
David Yarrow (Vice-Chairman)
Shehryar Ahmad-Wallana
Roy Chamdal
Alan Chapman
Jazz Dhillon (Labour Lead)
Janet Duncan
Manjit Khatra
Brian Stead

Published: Friday, 18 December 2015

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=0>

Putting our residents first

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

Useful information for residents and visitors

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Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use in the various meeting rooms.

Attending, reporting and filming of meetings

For the public part of this meeting, residents and the media are welcomed to attend, and if they wish, report on it, broadcast, record or film proceedings as long as it does not disrupt proceedings. It is recommended to give advance notice to ensure any particular requirements can be met. The Council will provide a seating area for residents/public, an area for the media and high speed WiFi access to all attending. The officer shown on the front of this agenda should be contacted for further information and will be available at the meeting to assist if required. Kindly ensure all mobile or similar devices on silent mode.

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A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

Mobile telephones - Please switch off any mobile telephones before the meeting.

Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more people who live, work or study in the borough, 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;

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.

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of meetings held on 14 October 2015, 3 November 2015 and 26 November 2015 1 - 28
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	14 Moorfield Road, Cowley 69313/APP/2015/3137	Brunel	First floor extension to side and alterations to elevations. Recommendation: Approval	29 - 40 149 - 153
7	203 West End Lane, Harlington 34605/APP/2015/3019	Heathrow Villages	Two storey side extension, 2 x dormer windows, 5 x new rooflights and installation of vehicular crossover. Recommendation: Refusal	41 - 50 154 - 165
8	27A and 27B Daleham Drive, Hillingdon 67783/APP/2015/4003	Yiewsley	Retrospective application for the retention of 2 semi detached dwelling houses at 27a & 27b Daleham Drive. Recommendation: Refusal	51 - 64 166 - 175

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	35 Shakespeare Avenue, Hayes 29765/APP/2015/3825	Barnhill	2 storey side extension and loft extension incorporating rear dormer window to dwellinghouse. Recommendation: Approval	65 - 78 176 - 180
10	12 Marlborough Parade, Uxbridge Road, Hillingdon 6674/APP/2015/3389	Hillingdon East	First and second floor side extensions to create 2 x 2 and 3 x 1 person studio flats and creation of roof terrace to first floor involving internal alterations to ground floor. Recommendation: Approval	79 - 94 181 - 191
11	Land at Junction Adjacent with Falling Lane and Royal Lane 70600/APP/2015/4266	Yiewsley	Installation of a 12.5m high telecommunications column (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance). Recommendation: Approval	95 - 104 192 - 196
12	Plot 5, 91 Park View Road 20207/APP/2015/2987	Yiewsley	Change of use from storage (Use Class B8) to car sales (Sui Generis) (Retrospective) Recommendation: Refusal	105 - 116 197 -199
13	Plot 3, 91 Park View Road 20207/APP/2015/2988	Yiewsley	Change of use from storage (Use Class B8) to recycling centre (Sui Generis) (Retrospective) Recommendation: Refusal	117 - 128 200 - 202

14	Plot 4, 91 Park View Road 20207/APP/2015/2989	Yiewsley	Change of use from storage (Use Class B8) to car sales (Sui Generis) (Retrospective) Recommendation: Refusal	129 - 140 203 - 206
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PART II - MEMBERS ONLY

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

15 ENFORCEMENT REPORT 141 - 148

PART I - Plans for Central and South Planning Committee 149 - 206

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

14 October 2015

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Ian Edwards (Chairman) David Yarrow (Vice-Chairman) Shehryar Ahmad-Wallana Roy Chamdal Alan Chapman Jazz Dhillon (Labour Lead) Janet Duncan John Morse Brian Stead</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Meghji Hirani (Planning Contracts and Planning Information), Syed Shah (Principal Highways Engineer), Nicole Cameron (Legal Advisor), Charles Francis (Democratic Services Officer).</p>
102.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Manjit Khatra, with Cllr John Morse substituting.</p>
103.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr Brian Stead declared a non-pecuniary interest in Item 7. He left the room and did not participate in the item.</p>
104.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING HELD ON 22 SEPTEMBER 2015 (<i>Agenda Item 3</i>)</p> <p>Were agreed as an accurate record.</p>
105.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman advised that Item number 18 in Agenda B was an additional enforcement item. This was considered in private following the conclusion of the public agenda items.</p>
106.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p>

	<p>All items were considered in Public, with the exception of items 15 to 18 which were considered in Private.</p>	
<p>107.</p>	<p>HILLINGDON PENTECOSTAL CHURCH, KINGSTON LANE, HILLINGDON 66034/APP/2014/1124 (<i>Agenda Item 6</i>)</p> <p>Single storey rear extension with associated parking involving demolition of existing outbuildings and part of existing rear extension.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>In accordance with the Council's constitution, a representative of the petitioners supporting the proposal addressed the meeting.</p> <p>The petitioner supporting the proposal made the following points:</p> <ul style="list-style-type: none"> • The original application had been considered at 20 May 2015 meeting where it had been deferred for a site visit. A site visit had taken place on 29 May 2015 and the applicant had been working in partnership with the Council since then to address any grounds for objections. • The applicant had provided a revised site layout, which included an Arboricultural Assessment and Protection Method Statement and tree protection plan. • A revised parking layout design had been provided by the applicant which addressed the Council's concerns about the retention of the hedge in conjunction with the tree report. • The applicant was pleased to note that the parking and trees reasons for refusal had been removed in the officer report. • The applicant had tried to address the main reasons for refusal which focused on the size and scale of the development. • The petitioner noted that the revised scheme saw the removal of all the old out-buildings which meant that the proposal now had a smaller footprint. • It was noted that the condition of the existing building was not good but, should it be approved, this would be addressed in the course of the development • The scheme did not increase the capacity of the car park. • The Church was currently too small to support the needs of its congregation. • The Church provided a number of activities for the wider community but its premises were now too small to meet this need. <p>Officers explained the application sought a single storey rear extension with associated car parking involving the demolition of the existing outbuildings and part of the existing rear extension. The reason the application had come to Committee was its refusal on the grounds of size and scale and its impact on the Green Belt.</p> <p>Discussing the application, the Committee asked officers about the size</p>	

	<p>of the car park and to confirm its likely impact on the Green Belt. Officers explained the application sought to reduce car parking from 35 spaces down to 20 and so on this basis, the Committee were surprised the application was deemed to spoil the character and appearance of the Green Belt. The initial views of some of the Committee was that the Officer recommendation for refusal should be overturned and the application be approved.</p> <p>The Legal Officer advised that if the Committee were minded to overturn the recommendation for refusal, special circumstances would need to be provided. The Committee discussed the design and scale of the proposal and noted that the increase in roof height was minimal.</p> <p>The high attendance in the public gallery showed it was a vibrant Church which benefitted the local community. On balance, the Committee agreed that the size and scale of the development was minimal and the demolition of the existing out buildings would reduce its overall foot print in the Green Belt. As the Church was a valuable local resource which provided a range of community services this demonstrated that special circumstances existed for the overturn of the officer recommendation.</p> <p>The Committee considered the conditions included in the officer report and were advised that the standard ones relating to (i) Time limit; (ii) Plan numbers; (iii) Materials to match; (iv) Landscaping; (v) Travel Plan (without any requirement for a bond); (vi) the removal of all outbuildings; and (vii) Tree protection be incorporated into the decision notice, with the final wording of these conditions, and any other deemed necessary, to be agreed in consultation with the Chairman and Labour Lead.</p> <p>It was moved, seconded and on being put to the vote agreed unanimously that the officer recommendation for refusal be overturned and the application approved.</p> <p>Resolved -</p> <p>That the application be overturned and approved subject to the conditions above and for the exact wording to be agreed by the Chairman and the Labour Lead.</p>	
108.	<p>24 ABINGDON CLOSE, HILLINGDON 18613/APP/2015/1670 <i>(Agenda Item 7)</i></p> <p>Enlargement of front dormer for additional habitable space, porch to front, installation of roof terrace to front, new door and 2 rooflights to existing side extension and additional vehicular crossover to the side exiting onto Court Drive.</p> <p>Officers introduced the report. In accordance with the Council's constitution, a representative of the petitioners objecting to the proposal addressed the meeting.</p> <p>The petitioner objecting to the proposal made the following points:</p>	

- The proposal had resulted in strong feelings locally and a number of objections had been received from within the street.
- If the proposal were granted, it would break a previous condition for the Close.
- The proposal would destroy the aesthetic quality of the road.
- If the proposal were approved, it would result in a precedent being set in the area.
- The proposal would result in access which would be prejudicial to highway and pedestrian safety and might result in the formation of a rat run.
- The proposed crossover would open up the cul-de-sac of Abingdon Close and views from Court Drive would create security concerns.
- The proposal would result in the loss of privacy to residents from the resulting roof terrace.
- The Close was an area of special local character which needed to be protected.

A representative of the applicant / agent was invited to address the meeting, but there was nobody in attendance.

A Ward Councillor spoke and raised the following points:

- He supported the concerns raised by the petitioners and objected to the vehicular access route which would be created.
- The proposal was prejudicial to the existing street scene.
- Court Drive was an area of local special character which needed to be preserved.
- The proposal would create a danger to pedestrian safety.
- The proposal, if approved would set a precedent in the local area.
- Residents should be put first and the proposal should be refused.

Discussing the application, the Committee asked Officers to comment on the safety and special local character issues which had been raised by the petitioner and Ward Councillor. Officers confirmed that access and egress to the road would not pose a danger, as the fence had been designed to ensure there was sufficient visibility of the roadside. With regards to the character and appearance of the area, Officers confirmed this was subjective and as a stand alone reason, would not be sufficient as a grounds to overturn the officer recommendation (of approval) at appeal. The Committee discussed the merits of conducting a site visit , but on balance, agreed that the information before the Committee was sufficient on which to base its decision.

It was moved, second and on being put to the vote agreed with 3 votes in favour and 3 abstentions, that the Officer recommendation be agreed and the application be approved.

Resolved -

That the application be approved as set out in the agenda with 3 votes in favour and 3 votes in abstention.

109.	<p>28 COWLEY ROAD, UXBRIDGE 20290/APP/2015/2525 (<i>Agenda Item 8</i>)</p> <p>Change of Use from Use Class A1 (Shops) To A1/Sui Generis for use as a shop and minicab office</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>In accordance with the Council's constitution, a representative of the petitioners objecting to the proposal addressed the meeting.</p> <p>The petitioner objecting to the proposal made the following points:</p> <ul style="list-style-type: none"> • The parking stress in Hinton Road would be exacerbated should the application be approved. • At present, it was unclear if the business would operate from the Close. • Should the application be approved, there would be increased noise and disturbance to local residents. • The application would be hazardous to the free flow and movement of traffic. • It was impossible to park in front of the premises as there was a bus stop as well as yellow lines there at present. • There already were several taxi firms in the vicinity. However, none of these were situated in residential streets and all of these had off street parking. • The application would be detrimental to the living conditions of local residents. <p>A representative of the applicant raised the following points:</p> <ul style="list-style-type: none"> • It was envisaged that most bookings would be made either on-line or from phone calls and so there would be little need for the taxis to operate in and around Cowley Road. • Most pick up's would not occur in the vicinity of the booking office. • The taxi firm had a trafficking system in operation and so there would not be parking in nearby streets. <p>A Ward Councillor raised the following points:</p> <ul style="list-style-type: none"> • The Ward Councillor supported the concerns which had been raised by the petitioners in objection to the scheme. • The application should be refused. <p>In response to a number of questions of clarification, the Committee heard that the business would operate on a 24 hour basis, have 10 drivers and there would be limited pick up from base. Discussing the merits of the scheme, the Committee agreed that it would be detrimental to the amenity of local residents.</p> <p>It was moved, seconded and on being put to the vote agreed</p>	
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	<p>unanimously that the application be refused.</p> <p>Resolved -</p> <p>That the application be refused as set out in the officer report.</p>	
110.	<p>LAND REAR OF 54 & 56 STAR ROAD, HILLINGDON 70020/APP/2015/3066 (<i>Agenda Item 9</i>)</p> <p>Two x one-bed semi detached bungalows with associated parking and amenity space involving demolition of existing garages.</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>The Committee were informed the proposal was considered to be harmful to the character and appearance of the surrounding area, as well as having an unacceptable impact upon highway safety. It was also deemed to result in a poor level of residential amenity to the occupant of the bungalow.</p> <p>The Committee noted that minor amendments had been made to the application which was previously refused, but these had not addressed the previous reasons for refusal.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be refused.</p> <p>Resolved -</p> <p>That the application be refused as set out in the officers report.</p>	
111.	<p>1 PARKFIELD AVENUE, HILLINGDON 9431/APP/2015/1230 (<i>Agenda Item 10</i>)</p> <p>Conversion of a single dwelling into 2 x 1-bed and 1 x 2-bed self contained flats</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>The Committee heard the application sought retrospective planning permission for the conversion of a singled welling into 2 x 1-bed and 1 x 2-bed self contained flats. Officers explained the proposal did not detract from the character and appearance of the site or have an adverse impact on the amenity of residents in nearby properties.</p> <p>Officers explained that revised site plans had been submitted to show that three on site parking spaces could be provided using a cardok stacker and as such, the proposal would provide adequate on site car parking and acceptable pedestrian visibility splays.</p> <p>While the Committee welcomed the provision of adequate parking, it raised concerns about the maintenance regime of the stacker and agreed that a condition should be in place to ensure this was adequately funded in the future.</p>	

	<p>Resolved -</p> <p>That the application be approved subject to the additional condition:</p> <p>- Additional condition to secure appropriate ongoing maintenance and availability of the of the car stacker system. An informative should be included to advise the applicant of the desire expressed by the committee that the maintenance scheme include a mechanism for pooling contributions as a financial reserve to be available quickly should there be a failure or mechanical problem with the equipment.</p> <p>This additional condition to be agreed in consultation with the Chairman and Labour Lead</p>	
112.	<p>78 RYEFIELD AVENUE, HILLINGDON 8865/APP/2015/2794 <i>(Agenda Item 11)</i></p> <p>Two storey, 3-bed, semi detached dwelling with associated parking and amenity space, installation of crossover to front and alteration to existing crossover involving demolition of existing single storey side element of No.78 Ryefield Avenue</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be approved as per the officer report.</p>	
113.	<p>HEATHROW NORTH SIDE SERVICE STATION, SHEPISTON LANE, HAYES 17981/ADV/2015/16 <i>(Agenda Item 12)</i></p> <p>Installation of various illuminated and non illuminated signage</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be approved as per the officer report.</p>	
114.	<p>FORMER CAPE BOARDS SITE, IVER LANE, COWLEY</p>	

751/APP/2015/2797 (*Agenda Item 13*)

Variation of condition 5 (Opening Hours) of planning permission ref:751/APP/2014/1650 (Variation of condition 5 (Opening Hours) of planning permission ref: 751/APP/2011/272 dated 02/11/2014 to change operating hours (Erection of two detached single storey buildings for the use of light industrial and offices with associated parking (Retrospective application)

Officers introduced the report and provided an overview of the application.

The Committee noted that the primary considerations with the application related to the noise and extended use associated with the site. Officers explained that the alteration was for an extra two hours in the evening. With regards to consideration of the site location and previous planning decisions, whilst there is no objection to on site operations occurring until 2000, officers are concerned with the associated vehicle movements that would occur beyond 1800.

The applicant has agreed to accept a condition that the on site operations only extend to 2000 hrs, however HGV vehicular movements to and from the site be restricted to 1800hrs. Therefore subject to suitably worded planning conditions to ensure such, the recommendation is that the application is approved

Resolved -

That the application be approved.

Officers in presenting the application made a verbal amendment to the recommendation to alter conditions 1 and 2. The amended conditions agreed by the committee are:

1. Operation of the site shall be restricted to 0700 hrs to 2000 hrs Monday to Fridays, 0800 to 1800 hrs Saturdays and not at all on Sundays and Bank/Public Holidays.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with the NPPF, Policy 7.15 of the London Plan, Policy EM8 of the Hillingdon Local Plan: Part One Strategic policies (November 2012) and Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

2. No vehicles exceeding 3500kg (gross weight) shall enter or leave the site before 0700 hours or after 1800 hours Monday to Fridays, 0800 to 1800hrs on Saturdays and not at all on Sundays and Bank/Public Holidays. The access gates to the site shall be closed outside of 0700 hours or after 1800 hours Monday to Fridays, 0800 to 1800hrs on Saturdays and on Sundays and Bank/Public Holidays other than for vehicles below 3500kg (gross weight).

	<p><i>REASON</i></p> <p><i>To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with the NPPF, Policy 7.15 of the London Plan, Policy EM8 of the Hillingdon Local Plan: Part One Strategic policies (November 2012) Policy OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).</i></p>	
115.	<p>S106 QUARTERLY MONITORING REPORT (<i>Agenda Item 14</i>)</p> <p>Officers introduced a report which provided financial information on s106 and s278 agreements in the Central and South Committee area up to 30 June 2015 where the Council has received and holds funds.</p> <p>Resolved -</p> <p>That the report be noted</p>	
116.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
117.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a</i></p>	

	<p><i>person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
118.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</i>)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
119.	<p>ENFORCEMENT REPORT (<i>Agenda Item 18</i>)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
	<p>The meeting, which commenced at 7:00pm closed at 9:15pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

3 November 2015

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



HILLINGDON
LONDON

	<p>Committee Members Present: Councillors Ian Edwards (Chairman) David Yarrow (Vice-Chairman) Shehryar Ahmad-Wallana Roy Chamdal Alan Chapman Jazz Dhillon (Labour Lead) Janet Duncan Brian Stead John Morse</p> <p>LBH Officers Present: Alex Cruickshank (Planning Services Manager), Meghji Hirani (Planning Contracts and Planning Inspection Manager), Manmohan Ranger (Principal Highways Engineer), Tim Brown (Legal Advisor) and Charles Francis (Democratic Services).</p>	
120.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Manjit Khatra, with Cllr John Morse substituting.</p>	
121.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Cllr John Morse declared a pecuniary interest in Item 8. He left the room and did not participate in the item.</p>	
122.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 3</i>)</p> <p>None.</p>	
123.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>All items were considered in Public, with the exception of items 15 to 17 which were considered in Private.</p>	
124.	<p>60 WEST DRAYTON ROAD, HILLINGDON 13164/APP/2015/1581 (<i>Agenda Item 5</i>)</p> <p>Single storey side/rear extension to doctors surgery to provide</p>	

additional consulting room, maintenance shed, office/record room, reception extension and entrance porch enlargement to dormer to provide enlarged managers office involving demolition of existing rear and side elements.

Officers introduced the report and provided an overview of the application.

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

The petitioner supporting the proposal made the following points:

- The surgery was faced with a number of operational changes / NHS and Governmental requirements.
- The surgery was initially designed to cater for 3,800 patients, but over time, this had increased to 6,000.
- The main reason for the increased number of patients was an ageing population.
- In terms of layout, the current waiting room was too small to cater for the number of patients. Additional space was required for wheelchair users as well as less mobile members of the public.
- At present, the reception desk did not comply with CQC guidelines.
- There was no space for staff to have their lunch or an appropriate area for storage.
- There was need for additional consulting space for the growing over 75's population.
- The surgery front door/entrance needed to be increased in size and width and include a ramped access for wheelchair users.

A representative of the applicant / agent addressed the meeting and made the following points:

- The proposal complied with all the Council's policies.
- The surgery needed to expand (for the reasons cited by the petitioner).
- The Ward had seen significant population growth and there was a requirement for the Practice to meet this need.
- An ageing population meant there was growing need.
- The waiting room needed to be increased in size for a number of reasons.
- The Transport Statement illustrated that there would be no impact on the Public Highway should it be approved.
- The proposal was a low key design which would enhance the local service to residents.

Officers acknowledged that while the application did represent a significant increase to the size of the practice, a balance had been made between the overall benefit of securing improvements for the community. In response to a Committee question, Officers confirmed that there were no overlooking or privacy issues associated with the proposal. The Committee agreed that the proposal would benefit the wider community and as such was recommended for approval. It was

	<p>moved, seconded and on being put to the vote agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be approved.</p>	
125.	<p>95 WOOD END GREEN ROAD, HAYES 32/APP/2015/3039 (<i>Agenda Item 6</i>)</p> <p>Part first floor rear extension and two rear dormer windows to upper floor flat</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>Officers made reference to the extensive planning history associated with the site and the Committee noted that the overall design had been deemed to be detrimental to the character and appearance of the original property. The report also suggested that the design was also detrimental to the visual amenity of the street scene and the wider area, due to the overall size, scale, design, position and bulk of the proposed extension and dormer.</p> <p>The scheme was also considered to be detrimental to residential amenity of occupiers due to a restricted level of natural light and lack of outlook to a habitable room. Officers highlighted that the revise proposal was smaller in scale than previous applications but was still considered unacceptable in planning terms.</p> <p>Having discussed the scheme, it was moved and on being put to the vote agreed that the application be refused as per the Officer recommendation.</p> <p>Resolved -</p> <p>That the application be refused.</p>	
126.	<p>95 WOOD END GREEN ROAD, HAYES 32/APP/2015/3040 (<i>Agenda Item 7</i>)</p> <p>Replacement roof involving increasing ridge height and first floor rear extension</p> <p>Officers introduced the report and highlighted the main planning issues.</p> <p>Officers explained that the overall height increase of the proposal would be acceptable and the proposed roof form would be in keeping with the character and appearance of a number of existing roof forms in the street scene.</p>	

	<p>Officers confirmed the proposed first floor rear extension would be acceptable in terms of its bulk and scale and with regards to design, the extension would match the existing building in terms of materials and the proposed replacement pitched roof would ensure that the first floor extension did not appear as a discordant addition to the property.</p> <p>In overall terms, Officers explained that the proposed scheme would be acceptable with regards to residential amenity and would not result in a loss of privacy to the application property and its neighbouring properties,</p> <p>Having discussed the application, it was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be approved.</p> <p>APPROVED, as per recommendation, subject to:</p> <p>- Removal of Informative 3 and its replacement with the following additional condition: <i>Notwithstanding any details shown to the contrary on the approved plans, the planning permission hereby granted does not extend to the to the 'additional shop storage' shown on drawing numbers 14/95/WERH/201 and 15/95/WERH/405. Prior to the commencement of any works on site revised plans detailing the removal of this 'additional shop storage' area shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in full accordance with the details as approved.</i></p> <p>REASON <i>In accordance with the Policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)</i></p>	
127.	<p>BRUNEL UNIVERSITY, KINGSTON LANE, HILLINGDON - 532/APP/2015/3602 (Agenda Item 8)</p> <p>Installation of 10 freestanding smoking shelters</p> <p>Officers introduced the report.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be approved.</p>	
128.	<p>159 CHARVILLE LANE, HAYES 4734/APP/2015/2645 (Agenda Item 9)</p>	

	<p>Single storey, 4-bed, detached dwelling with habitable roofspace including associated parking and amenity space involving demolition of existing detached bungalow (Part Retrospective).</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>Providing a description of the planning history, Officers explained how the previous dwelling was demolished in its entirety and how the current dwelling represented an increase in scale and bulk compared to the previous dwelling.</p> <p>The Committee heard that the new dwelling included a habitable roof space where previously only a single storey ground floor was habitable, and the choice of material used in the reconstruction had changed considerably the appearance of the building. Furthermore, the current scheme had also repositioned the new dwelling further into the site compared to the location of the original dwelling.</p> <p>Officers explained the current dwelling was at an advance stage in its construction and only the internal fit-out and external works were required for completion. Taken together, Officers explained that the new dwelling was an inappropriate form of development within the Green Belt and did not demonstrate "very special circumstances" nor can it be seen as an exception, as described in Paragraph 89.</p> <p>The Committee agreed that the application represented an inappropriate form of development in the Green Belt. On being put to the vote, it was moved, seconded and agreed that the application be refused.</p> <p>Resolved -</p> <p>That the application be refused.</p>	
129.	<p>LANZ FARM, 33 HARMONDSWORTH LANE, HARMONDSWORTH-44185/APP/2015/746 (Agenda Item 10)</p> <p>Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space.</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>Discussing the main elements of the scheme, the Committee were informed that it would not have a detrimental impact on the character, appearance or setting of the Grade II Listed Lanz Farmhouse or on the visual amenity of the surrounding Green Belt.</p> <p>The Committee welcomed that the proposal would not result in a loss of privacy or residential amenity of occupiers of the site or neighbouring properties.</p>	

	<p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be approved as per the Officer report.</p>	
130.	<p>LANZ FARM, 33 HARMONDSWORTH LANE, HARMONDSWORTH-44185/APP/2015/1576 (<i>Agenda Item 11</i>)</p> <p>Conversion of 2 existing barns into 4 family dwellings with associated parking and amenity space (Listed Building Consent)</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>It was moved, seconded and on being put to the vote agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be approved as per the Officer report.</p>	
131.	<p>3 MARLBOROUGH ROAD, HILLINGDON - 69122/APP/2015/3104 (<i>Agenda Item 12</i>)</p> <p>Alterations to existing outbuilding to rear for use as a gym/play area</p> <p>Officers introduced the report and provided an overview of the application.</p> <p>Officers explained that the application sought planning permission for alterations to the existing outbuilding to rear for use as a gym/play area.</p> <p>This application sought permission to amend the depth of the outbuilding (reduced by 0.5m) and to alter the internal arrangement of accommodation to remove the partitions, create an open plan gym/games room and provide a shower room.</p> <p>Having reviewed the application, the Committee agreed that the proposal would represent an over dominant and visually obtrusive form of development</p> <p>It was moved, seconded and on being put to the vote agreed that the application be refused.</p> <p>Resolved -</p> <p>That the application be refused.</p>	

132. **THE WATERS EDGE RESTAURANT & BAR, 4 CANAL COTTAGES, PACKET BOAT LANE - 13654/APP/2015/2569** (*Agenda Item 13*)

Change of use from drinking establishment (Use Class A4) to hotel (Use Class C1) with associated external works (Retrospective)

Officers introduced the report and provided an overview of the application.

The Committee noted there were several modest outbuildings within the site that had previously been used as staff accommodation and storage. These had now been refurbished and were being used for guest accommodation.

A further new building had been constructed on the footprint of an old storage building and was also used for guest accommodation. The Committee noted that the application was retrospective as the works had been carried out.

Officers explained that as proposed, the scheme would not result in a detrimental impact on the visual amenity of the local area. It would preserve the character and appearance of the conservation area and not detrimentally impact on the visual amenity of the Green Belt.

The Committee expressed concern about the likelihood of the rooms being used as a long term B&B and asked Officers for conditions to be imposed to prevent this possibility from occurring. In response to concerns about cooking facilities within the accommodation, Officers explained that these had been removed and the Committee could only determine the application before it. For further assurance, the Committee asked Officers to condition the use of a log book within the accommodation which could be inspected by the Local Authority to demonstrate that the accommodation was being used in accordance with the Planning permission which had been sought.

APPROVED, as per amended recommendation, subject to:

Officers in presenting the application made a verbal amendment to the recommendation to alter condition 2. The amended wording to be used is:

2. Notwithstanding the provisions of Part 3, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the guest accommodation hereby approved shall be used only for purposes as ancillary accommodation in conjunction with the main use of the property as a drinking establishment/restaurant and hotel (Use Classes A3/A4/C1) use and for no other purpose of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

REASON

In accordance with the Policies of the Hillingdon Local Plan: Part Two

	<p><i>Saved UDP Policies (November 2012)</i></p> <p><i>An additional condition is also required to ensure that the operators of the facility provide on an annual basis, to the LPA, records of the occupancy of the hotel rooms hereby permitted. This information shall include details of the guests and their length of stay. The final wording for this condition to be agreed in consultation with the Chairman and Labour Lead.</i></p>	
133.	<p>ENFORCEMENT REPORT <i>(Agenda Item 14)</i></p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
	<p>The meeting, which commenced at 7:00pm, closed at 8:16pm.</p>	

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

26 November 2015



HILLINGDON
LONDON

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Tony Burles (In place of Jazz Dhillon), Roy Chamdal, Alan Chapman, Janet Duncan, John Morse (In place of Manjit Khatra) and Brian Stead</p> <p>LBH Officers Present: Alex Chrusciak - Planning Services Manager, Meg Hirani - Planning Team Manager, Syed Shah - Principal Highways Engineer, Sarah White - Legal Advisor and Nikki O'Halloran - Democratic Services</p>
134.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillors Jazz Dhillon and Manjit Khatra. Councillors Tony Burles and John Morse were present as their substitutes.</p>
135.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Ian Edwards declared a non-pecuniary interest in Agenda Item 9, as he had liaised with the petitioners, and left the room during the consideration thereof.</p> <p>Councillor Janet Duncan declared a non-pecuniary interest in Agenda Item 7, and left the room during the consideration thereof.</p> <p>Councillor Shehryar Ahmad-Wallana declared a non-pecuniary interest in Agenda Item 7, as he had had contact with parties involved in the petition, and left the room during the consideration thereof.</p>
136.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 4</i>)</p> <p>It was noted that all items would be considered in public, with the exception of Agenda Items 15 and 16 which would be considered in private.</p>
137.	<p>21 HIGH ROAD, COWLEY, UXBRIDGE - 14200/APP/2015/2979 (<i>Agenda Item 5</i>)</p> <p>Part two storey, part single storey side/rear extension.</p> <p>Officers introduced the report and provided the Committee with an overview of the application.</p>

In accordance with the Council's Constitution, a representative of the petitioners objecting to the proposal addressed the meeting and made the following points:

- It was suggested that the size of the proposed extension was too large and out of character with the area and that it would have an adverse impact on residents, particularly those who were unwell or elderly;
- Petitioners were concerned that the extension would be fully visible from High Road and St Laurence Close and that it would cause loss of light to the property behind. In addition, petitioners suggested that the building would obstruct the clear view from the Close to the Road;
- Concern was expressed that congestion would be caused by the vehicles used by tradesmen during the build if it were approved. Congestion had already been caused by the overspill from the service road and it had caused access difficulties for emergency and refuse collection vehicles. Petitioners believed that the property would become an HMO which was likely to further increase the number of vehicles kept in the road; and
- Additional photographs of the site were circulated to the Committee.

A local Ward Councillor addressed the Committee and made the following points:

- The proposed two storey extension was not in-keeping with the other properties in the road;
- It was overbearing and would have a detrimental effect on the properties on the right hand side of the road, blocking light from the houses behind and from 22 High Road;
- It was noted that a previous application for the site had been refused earlier in the year and that the advice provided by officers to the applicant had not been acted upon;
- It was recognised that, should the property become an HMO, it would require additional planning permission as it fell within a regulated area; and
- The first floor of the building had not been set back which was contrary to the Hillingdon Local Plan.

In relation to the application, officers advised that legislation was in place to deal with the impact of building works outside of planning and that the implementation of Controlled Parking Zones gave the Council certain powers in relation to this. However, it was noted that the proposed building would retain two parking spaces on the property.

With regard to the loss of light, officers advised that the extension would impact on 14 St Laurence Close regarding overlooking habitable room windows and that 9 and 10 St Laurence Close were too far away to be considered.

The previous application considered on 17 February 2015 had proposed a wider extension with the first floor being further forward, in line with the front of the existing property. The applicant had spoken to officers who had advised that a substantial gap would be needed between the proposed extension and the boundary with St Laurence Close. This requirement had not been met in full.

Officers advised that subsequent applications needed only show that they had addressed the reasons for previous refusal. As there were no set measurement, Members considered whether the level of set back was sufficient or whether a greater level was needed to make future applications acceptable. Councillors deemed that the set back from the side was not sufficient and would fail to adequately preserve the openness of the corner.

Subject to an addition to the reason for refusal in relation to there being a lack of sufficient set back from the side boundary, the recommendation for refusal was moved, seconded and, on being put to the vote, was unanimously agreed. The final wording for the amended refusal reason would be agreed in consultation with the Chairman and the Labour Lead.

RESOLVED: That, subject to the inclusion of there being insufficient set back from the side boundary, the application be refused for the reasons set out in the officer's report.

138. **LAND AT REAR OF 15, 16 AND 17 NORTH COMMON ROAD, UXBRIDGE - 61320/APP/2015/2013** (*Agenda Item 6*)

Demolition of a single garage at 17 North Common Road, construction of a new access road between 16 and 17 North Common Road and the development of a terrace of 3 x 3 bedroom dwellings with associated car parking and amenity area on land to the rear of 15, 16 and 17 North Common Road.

Officers introduced the report, provided the Committee with an overview of the application and highlighted the information contained on the addendum sheet. There had been 14 letters and one petition in objection, one letter in support and previous applications had been submitted in relation to this site. It was noted that the site plan included on the agenda was incorrect and that the correct version had been included on the slides.

In accordance with the Council's Constitution, a representative of the petitioners objecting to the proposal addressed the meeting and made the following points:

- The plots were small and cramped and the driveway would have a detrimental impact on neighbours;
- Concern was expressed that the application was virtually identical to a previous application determined by the Committee on 29 January 2015 where Members were asked to add over dominance on neighbours as a reason for refusal;
- It was noted that the building would have a ridge height which was ¼m higher than had previously been proposed and that the report advised that the development would encroach on a 45° splay and would not be unduly dominant (therefore was likely to be dominant to a certain degree); and
- Petitioners requested that further reasons for refusal in relation to over dominance and access be included in the same way as they had been when a previous application for the site had been determined.

In relation to the application, the Committee noted that there was little change since the previous application with the exception of the whole

building being turned 180°. Concern was expressed that this change had made the proposal more dominant than it had been before.

Members were advised that the 45° splay was only applied in relation to two storey buildings and, as the development would look out over 170a Harefield Road which was single storey, this would not apply. It was also noted that the proposed development would be approximately 1½m higher than neighbours.

Consideration was given to the access to the proposed new properties. Concern was expressed that taking part of the front garden from 16 North Common Road to provide a passing point could establish a precedent. Officers advised that the development would require three passing points to prevent vehicles from backing out onto North Common Road as the access road was narrow and prohibited two vehicles from passing.

The Committee agreed that the following reasons for refusal be added to those suggested by officers:

- That the proposed development would have a detrimental impact on the neighbouring residential properties; and
- That the proposed development would have a detrimental impact of the proposed passing area to be provided to the front of 16 North Common Road in terms of both residential and visual amenity.

The recommendation for refusal, subject to the inclusion of two additional reasons, was moved, seconded and, on being put to the vote, was unanimously agreed. The final wording for the amended refusal reasons would be agreed in consultation with the Chairman and the Labour Lead.

RESOLVED: That, subject to the addition of two reasons for refusal, the application be refused for the reasons set out in the officer's report.

139. **MAKSONS HOUSE, 52 STATION ROAD, WEST DRAYTON - 44606/APP/2015/2367** (*Agenda Item 7*)

Conversion and extension of existing 2-storey retail unit and offices to create student accommodation comprising 2 cluster flats containing 29 self-contained rooms with ensuites and kitchenettes, plus communal living / dining, kitchen and laundry areas, plus external amenity space, cycle parking and car parking.

Officers introduced the report, provided the Committee with an overview of the application and highlighted the extensive information contained on the addendum sheet. Members were advised that there had been 11 letters and a petition in support of the application and nine letters in objection. It was noted that officers had concerns in relation to the quality of the accommodation provided.

In accordance with the Council's Constitution, a representative of the petitioners supporting the proposal addressed the meeting and made the following points:

- The applicant had withdrawn three previous applications for the site before they had been considered but that these should be a material

consideration;

- The Council had refused to accommodate listed building modifications and, as such, the proposal had incorporated the least acceptable modification of the fabric of the building;
- There was a lack of quality student accommodation in the area as much of the existing accommodation was in converted houses;
- The officer who was recommending refusal of the application had previously advised that the proposal would be acceptable 'in principle and in broad terms'. In addition, officers had previously misread the plans submitted as the sills were higher on the outside of the property than on the inside;
- There had been no emphasis on views or outlook and the Council had not previously requested a noise survey assessment until now;
- The three bedrooms located at the undercroft would have roof lights; and
- Retailers depended on a mix of retail and residential units and it was suggested that the real issue was about the type of accommodation rather than the standard.

The Chairman read out an email that had been received from a Ward Councillor in objection to the application who noted:

- The Ward Councillor had not received any positive comments from the many residents and retailers that he had spoken to regarding the change from retail to residential use;
- The report did not fully take into account that the proposal was within the Yiewsley/West Drayton primary shopping frontage and, as such, the loss of retail space that would occur if a solely residential application was granted would have a detrimental effect on the High Street; and
- It was paramount for the Committee to consider policy S6 Change of Use of Shops - safeguarding the amenities of shopping areas when considering any application of this type.

In relation to the application, the Committee was aware that there was a Londonwide policy to provide more student accommodation and it was suggested that a condition be applied to ensure that the accommodation was solely for student use. Members were advised that, if approved, this would be undertaken as part of a legal agreement and that the applicant had already offered a unilateral undertaking.

It was suggested that the applicant had recognised that there was not enough light at the back so had incorporated roof lights and, with the raised floor, the sill was higher than anticipated. Furthermore, as the premises had not been used as a retail outlet for some time, it was thought that the development would not give rise to a loss of retail space in the area.

Concern was expressed that the quality and size of the communal space did not provide proof that this would be adequate for 29 students. In addition, it was suggested that it could still be used as a retail space. As there were no Ward Councillors present, it suggested that valuable information about how to progress was missing but that there was no evidence to suggest that the proposal would not be suitable for students.

It was noted that a change of use application would need to follow.

Subject to receipt of a s106 agreement or a unilateral undertaking and the agreement of any conditions, a recommendation for approval was moved, seconded and, on being put to the vote, was agreed.

RESOLVED: That the application be approved subject to:

- 1. receipt of a s106 agreement or unilateral undertaking to restrict the use of the building to student accommodation only; and**
- 2. the imposition of any conditions necessary to bring forward the application as per the proposals and ensure future compliance. Final wording for these conditions to be agreed in consultation with the Chairman and the Labour Lead.**

140. **THE NAGS HEAD PH, FALLING LANE, YIEWSLEY - 43301/APP/2015/3538** (*Agenda Item 8*)

Change of use from public house (Use Class A4) to residential (Use Class C3), demolition of existing rear extensions, erection of full height infill rear extension and conversion of part of roof space, involving installation of 3 front dormers, 3 rear dormers and 4 side dormers, to create 5 x 2 bed flats and 1 x 1 bed flat with 5 associated parking spaces including car port to rear and double stack car parking, alteration of vehicular crossover and installation of bin and cycle stores.

Officers introduced the report and provided the Committee with an overview of the application.

In accordance with the Council's Constitution, a representative of the petitioners supporting the proposal addressed the meeting and made the following points:

- Although the applicant had been persuaded to install velux roof lights, their preference had been for a total of ten dormers even though there were bungalows within the vicinity with front facing dormer windows;
- It was noted that the existing buildings on the opposite side of the road were different and, although the proposal was of a different size and scale to those around it, so too was Stockley Academy (which was sited a little way along the same road); and
- There were a number of properties on the Cowley Mill site which had odd front dormers which illustrated the fact that these could be agreed for one-off situations.

In relation to the application, the Committee was aware that this building was a former public house that was sited next to a parade of shops. It was agreed that the use of the building for flats was an acceptable idea but that dormers in the roof would unacceptably change the scale of the building.

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

RESOLVED: That the application be refused for the reasons set out in the officer's report.

	CHAIRMAN LEFT THE ROOM. VICE CHAIRMAN TOOK THE CHAIR.
141.	<p>70 YEW AVENUE, YIEWSLEY - 3068/APP/2015/2821 (<i>Agenda Item 9</i>)</p> <p>Single storey detached outbuilding to rear for use as a gym and playroom with associated landscaping (Part Retrospective).</p> <p>Officers introduced the report and provided the Committee with an overview of the application and advised that the officer's recommendation for refusal was on the same grounds as had been put forward in relation to the previous application.</p> <p>In accordance with the Council's Constitution, a representative of the petitioners objecting to the proposal addressed the meeting and made the following points:</p> <ul style="list-style-type: none"> • The outbuilding overlooked 16 Poplar Avenue and, as such, petitioners opposed the building being permitted to stay; • Petitioners' objections applied the same now as they had previously; and • It was noted that an obscure window from a shower room on the side of the outbuilding overlooked 16 Poplar Avenue, enabling those at 70 Yew Avenue to look over a 6ft fence into the neighbouring garden. <p>In relation to the application, the Committee believed that residents would not expect a habited room at the bottom of a neighbour's garden and that the height difference caused these neighbours a loss of privacy. It was noted that this had not previously been included in the reasons for refusal as the ground floor was permitted development. Members requested that the reason for refusal 1 include a reference to overlooking and loss of privacy for the properties in Popular Avenue.</p> <p>The recommendation for refusal, subject to an amendment to refusal 1, was moved, seconded and, on being put to the vote, was unanimously agreed. The final wording for the amended refusal reasons would be agreed in consultation with the Chairman and the Labour Lead.</p> <p>RESOLVED: That, subject to the amendment of refusal 1, the application be refused for the reasons set out in the officer's report.</p>
	CHAIRMAN RETURNED TO THE ROOM AND TOOK THE CHAIR.
142.	<p>JUNCTION OF BOTWELL LANE/BARRA HALL CIRCUS, HAYES - 65881/APP/2015/3748 (<i>Agenda Item 10</i>)</p> <p>Replacement of existing 14m high telecommunications street pole with a new 16m high telecommunications street pole and removal of existing equipment cabinet (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance).</p> <p>Officers introduced the report giving a brief summary of the application. The recommendation for approval was moved, seconded and, on being put to the vote, was unanimously agreed.</p>

	<p>RESOLVED: That the application be approved subject to the conditions and informatives set out in the officer's report.</p>
143.	<p>103 PARK LANE, HAYES - 54558/APP/2015/3207 (<i>Agenda Item 11</i>)</p> <p>Car port to side/rear.</p> <p>Officers introduced the report giving a brief summary of the application and advised that it was being considered by the Committee as the application had been submitted by a Hillingdon Councillor. The recommendation for approval was moved, seconded and, on being put to the vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved subject to the conditions and informatives set out in the officer's report.</p>
144.	<p>45A MIDHURST GARDENS, HILLINGDON - 365/APP/2015/3595 (<i>Agenda Item 12</i>)</p> <p>Two storey, 2-bed, attached dwelling with associated parking and amenity space and installation of crossover to front involving demolition of existing garage (Resubmission).</p> <p>Officers introduced the report giving a brief summary of the application and advised that applications on the site had previously been refused three times. It was noted that the size of the proposal did not comply with national standards and that the increased size closed the gap between the properties. The proposal impacted on size, scale and bulk.</p> <p>The recommendation for refusal was moved, seconded and, on being put to the vote, was unanimously agreed.</p> <p>RESOLVED: That the application be refused for the reasons set out in the officer's report.</p>
145.	<p>280 HIGH STREET, UXBRIDGE - 59263/APP/2015/3372 (<i>Agenda Item 13</i>)</p> <p>Installation of new shop front.</p> <p>Officers introduced the report giving a brief summary of the application which would see the removal of an unauthorised shop front. The recommendation for approval was moved, seconded and, on being put to the vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved subject to the conditions and informatives set out in the officer's report.</p>
146.	<p>LAND AT GRASS VERGE OPPOSITE COMET WAREHOUSE, CYGNET WAY, HAYES - 62224/APP/2015/3990 (<i>Agenda Item 14</i>)</p> <p>Replacement of existing 15m high telecommunications column with 17.5m high telecommunications column (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted</p>

	<p>Development) Order 2015 for determination as to whether prior approval is required for siting and appearance).</p> <p>Officers introduced the report giving a brief summary of the application. It was noted that, although there was currently no mast in situ, it was more difficult to refuse an application based on the cabinet alone. However, there were currently a large number of cabinets at the site being considered. The recommendation for approval was moved, seconded and, on being put to the vote, was unanimously agreed.</p> <p>RESOLVED: That the application be approved subject to the conditions and informatives set out in the officer's report.</p>
147.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>RESOLVED: That:</p> <ol style="list-style-type: none"> 1. the enforcement action, as recommended in the officer's report, be agreed; and 2. the Committee releases its decision, and the reasons for it outlined in this report, into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
148.	<p>ENFORCEMENT REPORT (<i>Agenda Item 16</i>)</p> <p>RESOLVED: That:</p> <ol style="list-style-type: none"> 1. the enforcement action, as recommended in the officer's report, be agreed; and 2. the Committee releases its decision, and the reasons for it outlined in this report, into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 9.21 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nikki O'Halloran on 01895 250472. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

Development: First floor extension to side and alterations to elevations

LBH Ref Nos: 69313/APP/2015/3137

Drawing Nos: PL/ASB/A/AMD2 received 26-11-2015
PL/ASB/A/AMD1 received 26-11-2015

Date Plans Received: 18/08/2015 **Date(s) of Amendment(s):**

Date Application Valid: 09/09/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the eastern side of Moorfield Road and is occupied by a detached bungalow. To the front of the property is a small paved area. At the rear there is a substantial garden (44 metres in length) which backs onto the designated Metropolitan Green Belt and a Nature Conservation Site of Borough Grade II of Local Importance.

No. 16, the neighbouring dwelling to the north is one of a terrace of three Victorian cottages, each with an L-shaped footprint and set within a narrow plot. The neighbouring property to the south (No. 12) is one of a pair of unaltered semi-detached inter-war period dwellings.

The surrounding area is primarily residential in character comprising of a mix of housing types including several bungalows, semi-detached and terraced two-storey dwellings. The application site thus forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan. Most of the site and the road lies within Flood Zones 2/3 of the River Pinn which flows to the south.

The site is also located within an area covered by an Article 4 Direction that removes permitted development rights for the conversion of residential properties to Houses in Multiple Occupation without planning consent.

1.2 Proposed Scheme

The application seeks permission for the raising of the roof to create a first floor extension and alterations to the front elevation.

The property would remain as a single unit of accommodation.

1.3 Relevant Planning History

69313/APP/2014/1561 14 Moorfield Road Cowley

Single storey detached outbuilding to rear for use as a gym/store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 02-07-2014 **Approved** **Appeal:**

69313/APP/2014/1566 14 Moorfield Road Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 16-06-2014 **Approved** **Appeal:**

69313/APP/2014/2335 14 Moorfield Road Cowley

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 11-08-2014 **Approved** **Appeal:**

69313/APP/2015/669 14 Moorfield Road Cowley

Raising of roof to create first floor

Decision Date: 21-04-2015 **Approved** **Appeal:**

Comment on Planning History

The planning history for the site is varied, with proposals for re-development of the site to dwellings (69313/APP/2014/2213) 2 x two storey, 3-bed semi detached dwellings with associated parking - refused 30-01-2015

34264/APP/2012/1322 - 3 x two storey, 3-bed terrace dwellings with habitable roofspace including associated parking and amenity space - refused 05-09-2012).

Extant permission granted for rear and side extensions to the existing dwelling, plus an outbuilding, falling within the current permitted development rights for the property including those introduced under the prior approval legislation from May 2013. These extensions have now been implemented.

A more recent approval 69313/APP/2015/669 for the raising of the roof to create first floor accommodation was approved by Committee and has been implemented. This has resulted in a Structural Survey being carried out and provided which gives evidence that the foundations and structural materials of the existing bungalow are not strong enough to withhold the building of the first floor. The existing building has been partially demolished in order to provide a strong enough basis for the first floor extensions.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The public consultation period ran from 10th September to 1st October 2015 and a site notice displayed adjacent to the site which expired on 16th October 2015. Objections have been received from both neighbouring properties and a petition with more than 20 signatures opposing the proposal has been submitted.

The local ward councillor has called in the application for a committee decision.

The main objections are over development of the site, flood risk, loss of parking, precedent, possible future sub-division and detriment to existing neighbouring properties.

Flood and Water Management Officer: has no objections as the ground floor rear extension has now been removed and therefore no additional flood risk.

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.EM6 (2012) Flood Risk Management

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 5.3 (2015) Sustainable design and construction
- LPP 5.12 (2015) Flood risk management
- LPP 7.4 (2015) Local character
- NPPF National Planning Policy Framework
- NPPF10 NPPF - Meeting challenge of climate change flooding costal

5. MAIN PLANNING ISSUES

The main issues relate to the impact the proposals may have on the character and appearance of the property and on the street scene in general, the impact the proposals may have on the adjacent neighbouring properties; the retention of private amenity space and parking are also discussed.

Hillingdon Local Plan: Part Two Policies BE13, BE15 and BE19 seek to resist any development which would fail to harmonise with the existing street scene or would not complement the character and amenity of the residential area in which it is situated.

The previous application approved the creation of a first floor extension with a new gable end roof on the application property, resulting in a two storey dwelling. It was considered that the angle of pitch of the roof, its design and overall height were consistent with the adjoining and surrounding residential properties.

This application seeks permission to add a further first floor extension above the garage thus providing a further bedroom on the first floor. The first floor extension on this side is set in 1.5m from the side boundary with the adjacent dwelling as per the guidelines within the HDAS: Residential Extensions.

With regard to the appearance of the enlarged dwelling, although the previous permission allowed for a first floor extension, this was to be built on top of the existing bungalow with the existing detached garage retained on the north side, thus leaving a gap of 5.37m between the north wall of the property and no 16 and a gap of 2.6m between the south side wall and the adjacent dwelling (no 12) to the south. The original footprint of the bungalow was not being extended. Although the application site is double the width of the other dwellings, ground floor extensions built under permitted development have now enlarged the ground floor footprint and the proposal is to build over the side extensions at first floor. The originally detached garage now forms an integral part of the dwelling and the first floor is proposed to extend over the garage so the gap between the north side wall and no 16 at first floor is now 1.57m. On the south side the original gap of 2.6m has been retained. The main entrance door has been relocated to the centre of the front elevation and is shown on the drawings as being a double door.

Taking into account the works on site, the proposed enlargement of the property still appears as relatively comfortable within the plot allowing 1.5m gap on the north side and 2.3m on the south side, the ridge height is similar to those adjacent and the enlarged dwelling remains compliant with Policies BE13, BE15 or BE19.

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

The proposal seeks to extend the first floor over the integral garage. A rear window would not give rise to any overlooking or loss of privacy to no 16. No 16 has a deep outrigger and the first floor extension would not extend beyond this. There would be no loss of residential amenity to the neighbour on the south side (no 12). In this regard the proposal is acceptable.

The Hillingdon Local Plan: Part Two Policy BE23 states that sufficient external amenity space should be retained to protect the amenity of existing and future occupants which is usable in terms of its shape and siting. The supporting text relating to this policy emphasises the importance of protecting private amenity space and considers it a key feature of protecting residential amenity.

Paragraph 3.13 of the SPD, the Hillingdon Design and Accessibility Statement: Residential

Extensions (July 2006) recommends that a dwelling with four bedrooms should have at least 100sq.m. The garden area retained as a consequence of the extension would be in excess of 400sq.m thus in accordance with both HDAS and Local Plan Policy BE23.

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Policy AM14 states the need for all development to comply with the Council's adopted parking standards. The Council's maximum parking requirement for off street parking (2 spaces per dwelling) would require two spaces in total.

The PTAL score for the site is 1b (low) and as a result it is considered that the maximum level of spaces should be provided.

Moorfield Road is regularly parked to capacity during the daytime. Currently the property is a 3 bedroom dwelling and the proposal would result in the provision of a 4 bedroom dwelling. The existing dwelling had a garage and the proposed drawing shows a garage incorporated on the north side of the dwelling and a parking space on the south side. The space between the side wall and the boundary fence with no 12 is 2.5m and a new wall has been demolished in order to provide adequate space for parking. The garage on the north side has been altered internally to 3m which complies with the dimensions required for a garage. Although there have been concerns raised as to how the garage is to be accessed as this has not yet been finished it is considered that the new floor will be adjusted to provide adequate access. A condition is to be imposed to prevent the use of the garage for any other purposes. The traffic generated in association with the proposal is unlikely to have a significant effect on general traffic conditions in the immediate vicinity or the parking requirements for the site and for this reason, the proposal is considered to comply with the aims of Policies AM7 and AM14 of the Local Plan.

The site lies within Flood zone 3. Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies relates to flood risk management and directs new development away from Flood Zones 2 and 3.

The Flood Management team originally raised an objection stating that no suitable evidence of flood proofing and resilience had been provided. However as the ground floor rear extension has subsequently been removed there is no additional risk of flooding and the objection has been removed.

In conclusion, the proposal accords with Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies and Policies AM7, AM14, BE13, BE15, BE19, BE20, BE21, BE23, BE24 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL/ASB/A/AMD1 and PL/ASB/A/AMD2 both received 26-11-2015.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 12 or 16 Moorfield Road.

REASON

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

5 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 HO8 Garage retention

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 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.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.EM6	(2012) Flood Risk Management

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.3	(2015) Sustainable design and construction
LPP 5.12	(2015) Flood risk management
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
NPPF10	NPPF - Meeting challenge of climate change flooding costal

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,

3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.

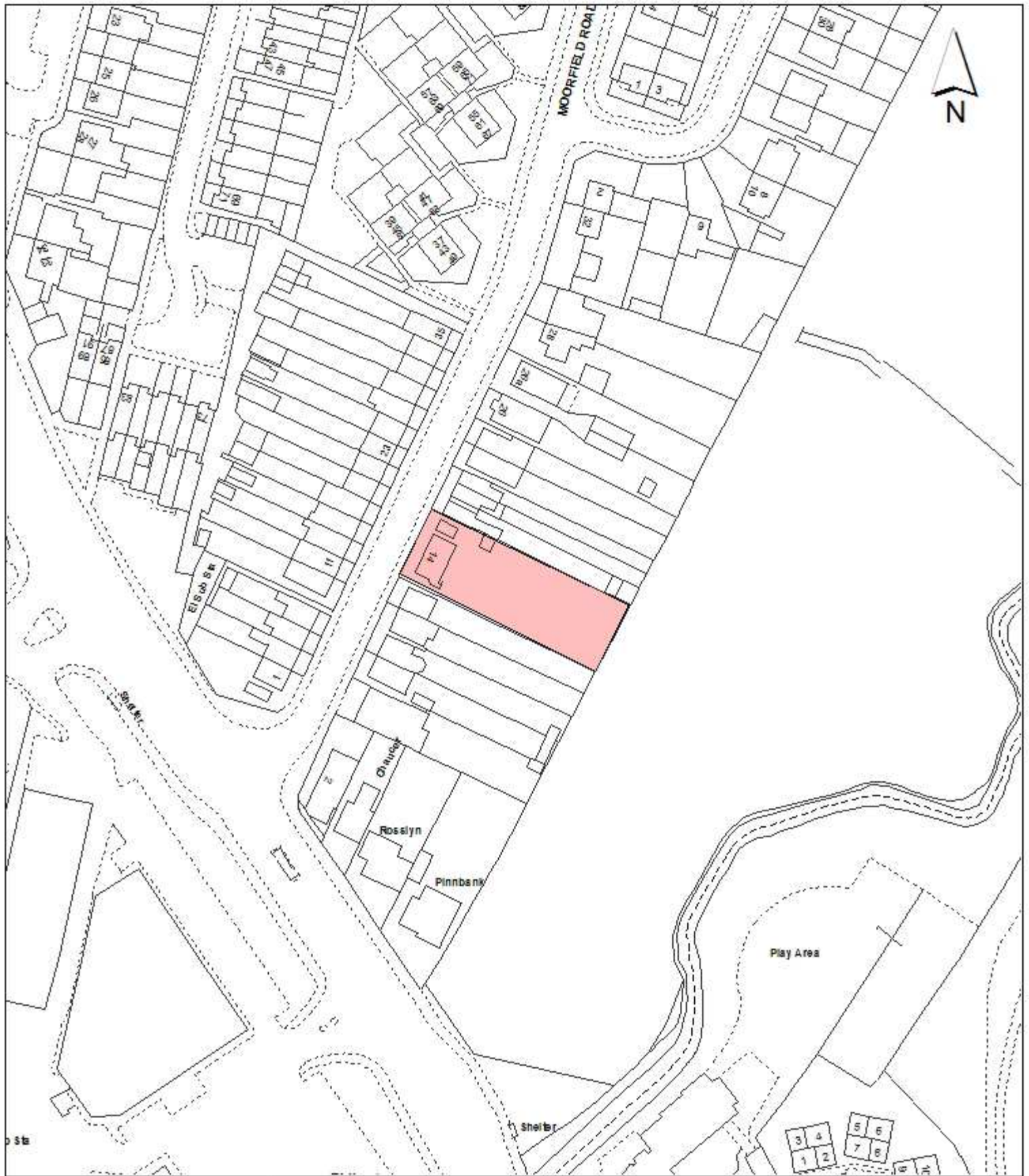
D) No bonfires that create dark smoke or nuisance to local residents.

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Carol Grant

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**14 Moorfield Road
Cowley**

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

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

Planning Application Ref:

69313/APP/2015/3137

Scale:

1:1,250

Planning Committee:

Central and South

Date:

January 2016



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 203 WEST END LANE HARLINGTON

Development: Two storey side extension, 2 x dormer windows, 5 x new rooflights and installation of vehicular crossover

LBH Ref Nos: 34605/APP/2015/3019

Drawing Nos: 088WES/11 Rev. I
088WES/13 Rev. C
088WES/12 Rev. I
088WES/15 Rev. H
088WES 10 Rev. J
088WES/01 Rev. F
088WES/02 Rev. F
088WES/03 Rev. F
088WES/04 Rev. F
088WES/05 Rev. F

Date Plans Received: 10/08/2015

Date(s) of Amendment(s): 10/08/2015

Date Application Valid: 13/08/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey detached property located on the western end of West End Lane, Harlington. The property, which has not previously been extended, is constructed of yellow stock brick with red London Stock brick banding, and covered by a gable end roof.

The property is located in a prominent location, at the intersection of Field Close, Raywood Close and West End Lane. No.19 Field Close, which is the last property in a terrace of four, neighbours the application property to the north. To the south of the site there is an access lane which leads to a large area of public open space which is within the Green Belt. 29 Raywood Close is located to the south of this access lane, acting as the neighbouring property to the application property.

The surrounding area is residential in character, with the surrounding properties displaying a high level of consistency in scale and design. The property is located within a 'Developed Area' as identified within the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for a two storey side extension, including the installation of 5 new rooflights, two dormer windows and the installation of a vehicular crossover to the front of the application property.

The proposed side extension would have a width of 3.75m, set back from the front building

line of the host property by 0.5m. The extension would be covered by a hipped roof with the eaves height being 4.5m and a maximum height of 6.7m. The roof would be set down from the ridge of the host property by 0.85m.

A dormer window would project from both the front and rear roof slopes of the extension. Both dormers would have a flat roof, set down from the ridge of the proposed extension by 1.75m, and set in from the eaves margin by 0.7m. The dormer windows would have a width of 1.75m.

The extension would provide an extended dining and living area on the ground floor, with an additional two en-suite bathrooms on the first floor. The development would result in the application property becoming a five bedroom property. The installation of the vehicular crossover would provide two off-street parking spaces within the curtilage of the application property.

1.3 Relevant Planning History

34605/PRC/2014/76 203 West End Lane Harlington

Conversion of a house to 2 one bedroom flats

Decision Date: 03-10-2014 OBJ **Appeal:**

68869/APP/2013/573 Land Adjacent To 203 West End Lane Harlington

Two storey, 3-bed, attached dwelling with associated parking amenity space involving installation of vehicular crossover to front (Resubmission)

Decision Date: 13-08-2013 Refused **Appeal:**

68869/PRC/2015/8 Land Adjacent To 203 West End Lane Harlington

Erection of a new 1 bed house with amenity space and parking

Decision Date: 13-04-2015 OBJ **Appeal:**

Comment on Planning History

Application reference no: 68869/APP/2013/573 refused planning permission for a two storey, 3-bed dwelling attached to the application property, as the proposal did not provide an adequate amount of internal floor space, would result in a deficient amount of private amenity space for the occupiers of no.203 West End Lane, and would also not satisfy the lifetime home standards.

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

The occupiers of the following four neighbouring properties were consulted on the application by a letter dated the 17th of August 2015:

- 1 Raywood Close;
- 29 Raywood Close;
- 19 Field Close; and

- 27 Field Close.

Following the receipt of revised plans, the occupiers of the above properties were also re-consulted on the application by a letter dated the 6th of October and the 13th November.

By the close of the consultation period, four neighbour objections, in addition to a petition of 26 signatures received.

Objections received included the following comments:

1. The property would become a multi-let property in a residential area comprising of family properties.
2. Insufficient car parking provision at the application property at present, with current occupiers parking on the grass verge. Extension would add further to the problem.
3. There is already a lot of noise coming from the property, which would be increased as a result of the development.
4. The crossover is in a dangerous position, in close proximity to the junction.
5. Minimal private amenity space would be retained.
6. No refuse storage at the property.
7. No storage for bicycles indicated on submitted plans.
8. Occupancy of a multi-let property is already a cause of disturbance to occupiers of surrounding properties, which would be exacerbated as a result of the proposed extension.

OFFICER COMMENT: The above concerns will be addressed within the main body of the report.

Heathrow Aerodrome Safeguarding:

Given the nature of the proposed development it is possible that a crane may be required during its construction. We would, therefore, draw the applicant's attention to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome.

Thames Water:

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water will be required. Thames Water would advise that with regard to sewerage infrastructure capacity, we would not have any objection to the above planning application.

Internal Consultee:

Highways - No objection to the development, following the receipt of revised plans.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5 (2015) Quality and design of housing developments
LPP 5.3 (2015) Sustainable design and construction

5. MAIN PLANNING ISSUES

The primary issues for consideration within the determination of the application relates to the impact of the proposed development upon the visual amenity of the application property, the character and appearance of the surrounding street scene, in addition to any impact which may be conferred upon the residential amenity of occupiers of neighbouring properties. The proposed car parking provision at the application property must also be addressed.

Design

Paragraph 5.0 of the Council's adopted supplementary planning document acknowledges that applications for two storey side extensions 'will be considered in terms of their setting, with particular reference to the character and quality of the overall street scene'. Given the visually prominent siting of the application property, highly visible within the surrounding street scene, the impact of the proposed development upon the surrounding street scene is of particular importance.

Paragraph 5.1 of the HDAS Residential Extensions guidance recognises that the Council requires all 'residential extensions of two or more storeys in height to be set back a minimum of 1.0m from the side boundary of the property for the full height of the building'. The application has adhered to this requirement, which maintains a minimum separation distance of 3.0m from the south facing side boundary which neighbours no.29 Raywood Close, and is in accordance with Policy BE22 of the Hillingdon Local Plan (November

2012).

Paragraph 5.7 of the adopted HDAS guidance acknowledges that 'two storey side extensions should be integrated with the existing house. There is no specific requirement for a set back from the front of the house'. Whilst the extension would project to the original rear wall of the property, the extension would be set back from the primary building line of the property by 0.5m.

In order to ensure that the proposed side extension appears subordinate to the host property, guidance recognises that the 'width of the extension should be considerably less than the width of the original house, being between half and two thirds of the original width'. The width of the proposed extension, of 3.75m represents two thirds of the original width, and therefore accords with paragraph 5.10 of the HDAS: Residential Extensions guidance.

For a proposed two storey side extension, guidance recommends that the design of the roof follows that of the existing roof. The application property is the only gable ended property within the surrounding street scene, which together with its siting forward from the neighbouring properties within Raywood Close and Field Close, results in the application property occupying a visually distinct position within the surrounding street scene.

Whilst revised plans have been provided within the application in an attempt to allow the proposed roof to integrate with the original host property, ultimately, the proposed roof design of a two storey side extension in this position fails to integrate with the distinct character and original appearance of the application property. Whilst the proposed roof would be lower than the ridge height of the original property, owing to the variation in roof types on the application property which would result, the contrasted orientation of both hipped roofs, results in the proposed side extension failing to reflect the established character and appearance of the host property.

In addition, the Council's Supplementary Planning Document HDAS: Residential Extensions states that front dormers will not be acceptable unless this is an original character of the area. The area within which the application property is set is not characterised by front dormers and, in fact, this would be the only property with such a feature. The proposed dormer windows, and in particular the front dormer, would appear as an over-dominant addition to the proposed roof, failing to reflect the symmetry originally afforded to the original application property and the character of the surrounding area.

Considering the variation in roof types which would result from the proposed side extension, the proposed side extension is not considered to harmonise with the scale, form, architectural composition and proportions of the original host property, in conflict with Policy BE15 of the Hillingdon Local Plan (November 2012).

As acknowledged, the property occupies a visually prominent location within the surrounding street scene, therefore the failure of the proposed extension to integrate fully with the host property, is detrimental not only to the visual amenity of the application property but also to the quality and character of the surrounding street scene. Furthermore, dormer windows in such a prominent position appear as an incongruous addition to the application property, alien to the character of the surrounding street scene. The development is therefore viewed to be in conflict with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan (November 2012).

Residential Amenity

In assessing the impact of the proposed development upon the residential amenity of occupiers of neighbouring properties, reference must be made to Policy BE20 of the Hillingdon Local Plan (November 2012), which states; 'buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded'. In addition, Policy BE21 of the Local Plan (November 2012) recognises that 'planning permission will not be granted for extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity'.

Particular reference must be made to the impact which the proposed development would have upon the neighbouring property to the south, no.29 Raywood Close. Owing to the contrast in orientation between the application property and no.29 Raywood Close, the positioning of extension would largely present the single storey side garage attached to no.29 Raywood Close and the rear garden of the neighbouring property. Towards the front of the application property, the proposed extension would maintain a separation distance of 6.4m from the garage attached to the side of no.29 Raywood Close, which would then increase to a maximum separation distance of 7.75m where the rear of the proposed extension would adjoin the side boundary of no.29 Raywood Close. In addition, the maximum height of the extension would only be site 0.4m above the ridge height of no.29 Raywood Avenue.

Considering the separation distance which the proposed extension would maintain from the neighbouring property to the south, the proposed extension is not considered to result in any loss of outlook, loss of daylight, over-shadowing or over-dominance to the occupiers of no.29 Raywood Close, in accordance with Policies BE20 and BE21 of the Hillingdon Local Plan (November 2012).

Similarly, sufficient separation distance would be maintained from the application property and no. 1 Raywood Close, whilst the extension would not be visible from the neighbouring properties to the north within Field Close.

In addition to the above, Policy BE24 of the Hillingdon Local Plan (November 2012) seeks to ensure that a proposed development would protect the level of privacy enjoyed by occupiers of neighbouring properties. Whilst two first floor windows would be included within the first floor flank elevation facing no.29 Raywood Close, these windows would be obscure glazed, therefore ensuring the level of privacy would not be affected.

As these windows would not be the primary windows to the proposed first floor bedrooms, the proposed development would ensure that those habitable rooms altered by the proposal would be in receipt of adequate daylight and outlook, in accordance with Policy 3.5 and 5.3 of the London Plan (2015).

Submitted plans also indicate that over 100sqm of private amenity space would be retained as a consequence of the development, which is sufficient in respect to the Garden Space Standards and Policy BE23 of the Hillingdon Local Plan (November 2012).

Car Parking

The proposed development would provide two off-street car parking provisions within the curtilage of the application property. The proposed car parking layout has been considered acceptable by the Council's Highways Officer in respect to Policies AM7 and AM14 of the Hillingdon Local Plan (November 2012), subject to a condition which would ensure

adequate visibility splays of 2.4m x 2.4m at either side of the car parking area.

Other

It was a common concern raised within the neighbour objections received, that the application property would be multi-let in a residential area comprising primarily of single family occupied dwellings. However it is to be acknowledged that the principle of the development, to further extend a residential dwelling within its current use is considered acceptable, and if the design of the proposed development was considered appropriate, an extension to the property would have been considered acceptable.

Similarly, whilst objections were raised in regards to refuse storage and provision at the property, as the application seeks to extend the property within its current use, such considerations did not materially alter the recommendation of this application.

Conclusion

Having considered the above, the proposed two storey side extension, by reason of its siting, scale and design, including the variation in roof types which would result on the application property, would fail to integrate with the distinct appearance of the host property, failing to reflect the original scale, design and symmetry afforded to the visually prominent property. The proposed development is therefore viewed as being detrimental to the visual amenity of the application property and the character and appearance of the surrounding street scene, of which it occupies a highly prominent position.

The development would therefore fail to accord with 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 Council's adopted Supplementary Planning Document HDAS: Residential Extensions. The application is therefore recommended for refusal.

6. **RECOMMENDATION**

The application is recommended for refusal.

1 **NON2** Non Standard reason for refusal

The proposed two storey side extension and dormer windows, by reason of its siting, scale, and design, including the proposed roof design, fails to reflect the original design, composition and symmetry of the application property. The proposed extension would thus appear as an incongruous addition to the host property, to the detriment of the character and appearance of the existing property and the visual amenity of the street scene and the surrounding area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two- Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential 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 (2015). 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

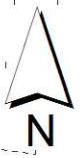
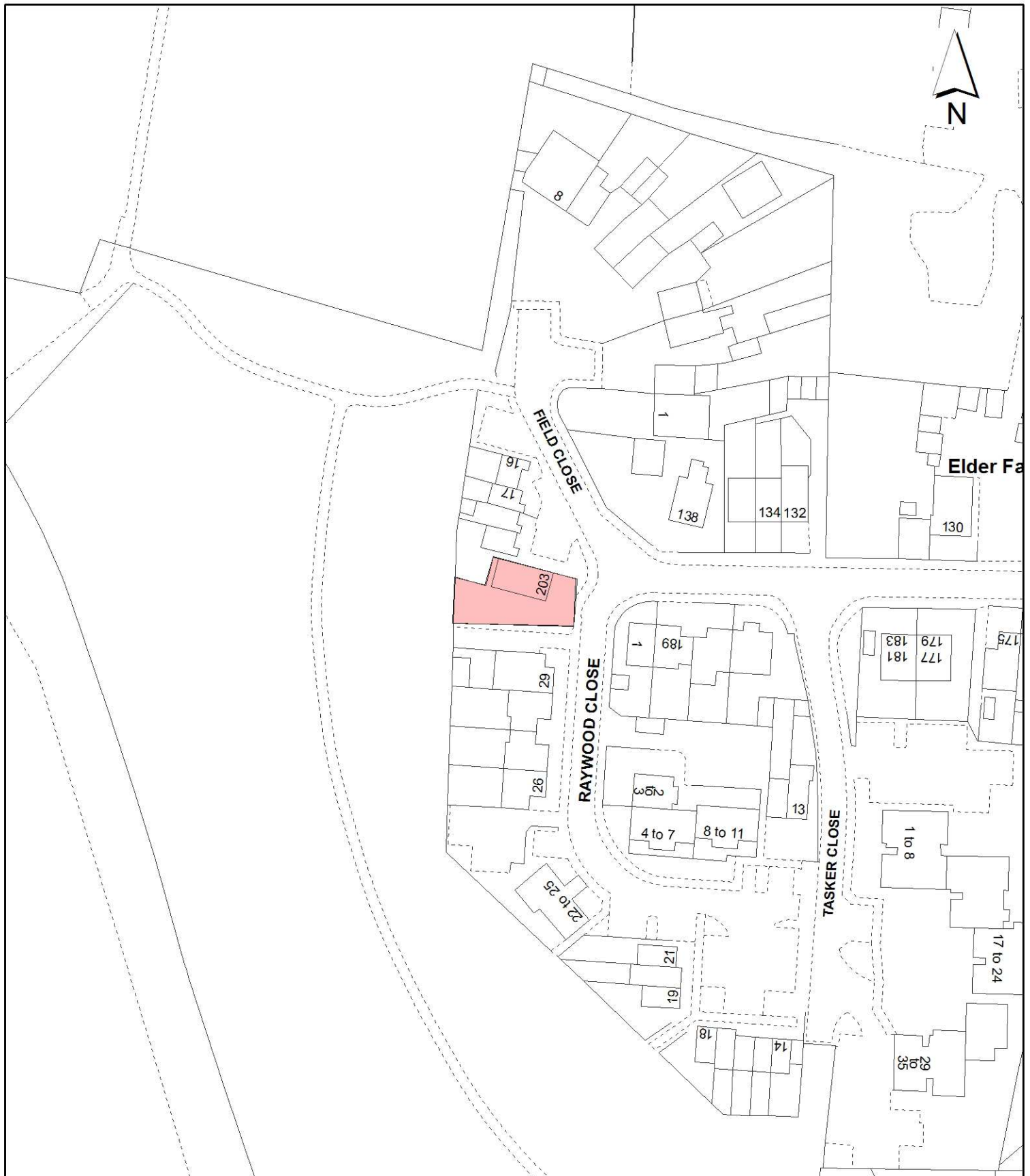
Part 2 Policies:

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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

LPP 5.3 (2015) Sustainable design and construction

Contact Officer: Karen Mckernan

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**203 West End Lane
 Harlington**

**LONDON BOROUGH
 OF HILLINGDON**

**Residents Services
 Planning Section**
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111

Planning Application Ref:

34605/APP/2015/3019

Scale:

1:1,000

Planning Committee:

C&S Page 50

Date:

January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 27A & 27B DALEHAM DRIVE HILLINGDON
Development: Retention of 2 semi-detached dwelling houses (Retrospective Application)
LBH Ref Nos: 67783/APP/2015/4003
Drawing Nos: Location Plan (1:1250)
P08/06/130 (For Information Only)
CL/15/213/GFFD
CL/15/213/ED
CL/15/213/LRD
P08/06/110 Rev. A (For Information Only)
P08/06/120 Rev. A (For Information Only)
Design and Access Statement
CL/15/213/PSP

Date Plans Received: 28/10/2015 **Date(s) of Amendment(s):** 02/11/2015

Date Application Valid: 28/10/2015

1. **SUMMARY**

This application seeks retrospective consent for the retention of two semi detached dwellings at 27A and 27B Daleham Drive. During the construction of the dwellings, a number of alterations were made to the approved scheme, which included alterations to the roof form, changes to the fenestration locations, materials used in the construction of the buildings, location of the entrances and a reduction in the amount of soft landscaping to the front.

The alterations to the approved scheme have been considered in the context of the site and surrounding street scene, and are considered unacceptable. The addition of gable end roofs to each of the dwellings and all of the elevation alterations combined, result in a development that appears visually at odds and incongruous to the established character and pattern of development within Daleham Drive. The scheme thereby fails to comply with the adopted policies and guidance.

Refusal is therefore recommended.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Refusal - Bulk, scale design**

The dwellings as proposed to be retained include gable end features to their roof design which are uncharacteristic and add unacceptable bulk; centrally located front entrances that are visually at odds with the established local character; and external materials, finishes and fenestration that are uncharacteristic of the local character. The development as built appears wholly incongruous in its setting and fails to harmonise or complement the character, appearance, design, form and finish of the surrounding built environment and street scene. Further, the amount of hard landscaping to the front area of the dwellings, results in a scheme dominated by hard surfacing and built form, which would be uncharacteristic in the context of the site and surrounding area. Overall, it is

considered for the reasons given, that the proposed development would be contrary to the National Planning Policy Framework, Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan(2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
H4	Mix of housing units
H5	Dwellings suitable for large families
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located at the far end of Daleham Drive, to the rear of 22, 22A and 24 Dickens Avenue. Prior to its redevelopment with two dwellinghouses, the land was last used as a residential garden for properties on Dickens Avenue.

The surrounding area consists mainly of two storey semi detached dwellinghouses, although the properties immediately to the west of the site are semi detached bungalows.

3.2 Proposed Scheme

This application seeks retrospective consent for the retention of two semi detached properties at 27A and 27B Daleham Drive. During construction, a number of alterations were made to the approved scheme (reference 67783/APP/2011/1077), which are as follows:

1. The number of bedrooms within the dwelling has increased from 2 to 3;
2. The roof form has been altered on both dwellings from a hip to gable end;
3. The eaves of both buildings have increased by 400mm from the approved scheme and the overall height of the buildings to the ridge has increased by 300mm;
4. Four rooflights have been added in the front roof slope of the building;
5. The height and design of the rear addition to both buildings has altered from a glazed conservatory style structure to brick/render addition;
6. The materials used in the construction of the dwelling are not as approved;
7. The location of the front doors to both properties has moved to a central location instead of the outer edges of the buildings;
8. The internal layout of both buildings has been altered and this has resulted in alterations to the size and location of the fenestration on all elevations of the buildings;
9. The landscaping to the front has not been implemented in accordance with the approved details.

As a result of the above alterations to the approved scheme, the applicant has sought to regularise these changes through the submission of this application, and consent is now sought to retain the buildings as constructed on site.

3.3 Relevant Planning History

67783/APP/2011/1077 Land Rear Of 22, 22a & 24 Dickens Avenue Hillingdon

2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover

Decision: 13-12-2011 Approved

67783/APP/2012/284 Land Rear Of 22, 22a & 24 Dickens Avenue Hillingdon

Approval of details reserved by conditions 3, 4, 5, 8, 9, 20, 22 and 25 of application reference 67783/APP/2011/1077 dated 15/12/2011 (2 x two storey, 2-bed, semi-detached dwellings with associated parking and amenity space and installation of vehicular crossover).

Decision: 05-04-2012 Approved

Comment on Relevant Planning History

67783/APP/2011/1077 - Planning permission was granted for the erection of two semi-detached, two-bedroom dwellings fronting Daleham Drive. Two off-street parking spaces and 1 cycle space per dwelling were provided.

67783/APP/2012/284 - This application approved details of the materials, boundary treatments, tree protection, construction management and levels.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

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

H4 Mix of housing units

H5 Dwellings suitable for large families

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary

Planning Document, adopted July 2006

LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

29 residents were notified of the application and a site notice was displayed at the entrance to the site.

6 objections were submitted and a petition was also received with 33 signatories.

The comments received by residents to the application are summarised as follows:

- Permission was granted for 2 x 2 bed properties, however 2 x 4 bed properties were constructed, windows were also added where not approved and landscaping not carried out in accordance with approved details. The scheme has therefore not been implemented in accordance with the approved plans.

The objections raised within the petition are as follows:

- The properties contravene the planning application and retrospective consent be rejected;
- The consent was for 2 x 2 bed properties, not the 4 bed properties that have been constructed;
- The builder has removed/damaged protected trees within the boundary of the site;
- The completed houses had no sewerage or water drainage initially;
- There are many things wrong with the application and the petitioners demand the Council refuse the retrospective consent.

Internal Consultees

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of using this site for residential development has been established through the previous applications on this property.

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

7.04 Airport safeguarding

There are no airport safeguarding issues associated with this application.

7.05 Impact on the green belt

Not applicable to the consideration of this application as the site is not located within the green belt.

7.07 Impact on the character & appearance of the area

The National Planning Policy Framework (NPPF) advises the Government to attach great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. The NPPF advises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

Policy BE1 of the Hillingdon local Plan: Part One - Strategic Policies states that the Council will require all new development to improve and maintain the quality of the built environment. This policy seeks to ensure that all new development achieves a high quality of design which enhances the local distinctiveness of the area, are designed to be appropriate to the identity and context of the buildings, and make a positive contribution to the local area in terms of layout, form, scale and materials, and seek to protect the amenity of surrounding land and buildings.

Policy BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved Policies state that development will not be permitted if the appearance fails to harmonise, complement or improve the existing street scene or other features of the area that the Local Planning Authority considers it desirable to retain or enhance.

The existing approval (reference 67783/APP/2011/1077) sets a baseline of a form of development that the Council has found to be acceptable for this site. The main issues for consideration of this application are whether the proposed alterations to the approved scheme, which include the addition of gable ends, increase in the height of the dwellings, centrally located entrances and materials that contrast with the surrounding built form, would be appropriate in the context of the surrounding area.

The surrounding area is predominantly residential in character and consists mainly of two storey semi detached dwellinghouses, with hipped roofs, brick facades and entrances located adjacent to the edges of the building. The approved scheme (67783/APP/2011/1077) was for two dwellinghouses, which in terms of their detailed design and form, complemented the built form, character and appearance of the surrounding street scene. In terms of the alterations to the detailed design of the dwellings with the addition of gable ends, centrally located entrances and red brick construction, these are considered wholly unacceptable in the context of the surrounding street scene.

Within Daleham Drive, gable end roofs are not a specific characteristic or feature of the street scene. Part of the established character and appearance of this road, is the largely uniform and modest proportions, design and form of the dwellings. Similarly, the altered location of the entrance to both properties, so that this is central, rather than sited at the edges of each dwelling, is at odds with the predominant design and appearance of the dwellings in the road.

In respect of the alterations to the roofs of each dwelling, it is noted that reference has been made to properties within adjoining streets that have gable ends, specifically those in Dickens Avenue to the south and Craig Drive to the north. However, given the siting of the dwelling, and main entrance to these properties being from Daleham Drive, the building is read more within the context and setting of the dwellings within Daleham Drive rather than the adjacent roads. The alterations to the two dwellinghouses, introducing gable ends to both and centrally locating the entrances, appears wholly incongruous and visually at odds with the established character of development, and adds unacceptable massing to each. The dwellings that have been constructed are considered to present a development that fails to harmonise or complement the character, appearance and form of the surrounding built environment.

The incongruous nature of the dwellings is further emphasised through their design and finish, and alterations to the elevations. Application 67783/APP/2012/284 approved materials for the development, and it was proposed for the dwellings to be constructed from Weinerberger 'Hurstwood Multi', which was similar to the bricks used within the construction of the other houses within the surrounding roads. The 'as built' properties are constructed from a red/orange brick, which contrasts to the subdued and neutral palette of the road, and therefore fails to match any property within the surrounding area. The windows in the elevations have also been reduced in size and altered in their location, with most of the brick detailing that was previously proposed, deleted. To the rear, the alterations to the rear addition and siting/size of the windows result in an extension which appears to dominate this elevation to an unacceptable degree. All of these alterations to the approved scheme only serve to highlight the unacceptable bulk, scale, massing and uncharacteristic nature of the alterations to the approved development.

With regards to the increase in the eaves and ridge height of the building, when considered on their own merits, the modest increases in both are not considered unacceptable. However, when considered in relation to all of the other alterations to the dwellings as built, such as the siting of the fenestration within the elevations and alterations to the brick work, such increases only serve to emphasise the unacceptable scale and design of the buildings, and emphasise the incongruous nature of the altered elements.

Overall, the application fails to comply with the Councils adopted Policies and Guidelines.

7.08 Impact on neighbours

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. Generally,

15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

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

The siting of the dwellings as constructed has not altered from the approved scheme, and therefore in terms of the separation distances, these remain acceptable and as consented previously. The development is sited approximately 22 metres from front windows of 29 Daleham Drive, 26 metres from rear windows of 27 Daleham Drive, 20 metres from the rear of 24 Dickens Avenue and 21 metres from the rear of 22A Dickens Avenue.

7.09 Living conditions for future occupiers

INTERNAL FLOOR SPACE

In terms of the size of the units, it is noted that the completed houses have been marketed as 4 bed units. Notwithstanding such, the London Plan classifies a room above 7.5sqm as a single bedroom and 11.5sqm as a double room. The room sizes within the dwellings have been measured and three of the rooms on the first and second floors exceed 7.5sqm. These are therefore counted as bedrooms within the buildings as could be used for such, and include the two rooms labelled as 'bedrooms' on the first floor and the 'playroom' on the second floor, which has a floor area of 31sqm.

The London Plan (March 2015) in Policy 3.5 sets out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. This scheme provides 2 x three storey 3 bed houses. The London Plan standards for the accommodation proposed is as follows:
3-bed 5-person - 102 sq.m

The gross internal floorspace of both dwellings would be in excess of these requirements at 121.7 sq.m. In terms of the internal layout of the proposed units, these are generally considered acceptable and therefore the level of residential amenity provided for future occupiers would be considered to be in accordance with Policy 3.5 of the London Plan.

EXTERNAL AMENITY SPACE

The Hillingdon Local Plan: Part Two Policy BE23 states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is useable in terms of its shape and siting. 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 units and character of the area.

In terms of the garden space requirements, these units would require 60 sq.m of amenity space to be provided. The development provides a private garden area of approximately 197 sq.m and 104 sq.m respectively. The amenity space for both houses is in line with Council's minimum standard of 60 sq. m.

It is noted that one of the garden areas would be partially covered with protected trees and the number and size of the trees would mean that a significant amount of this garden would be taken up with tree trunks (i.e. not useable) and that much of it would be shaded. Having reviewed the previous application, it was considered that the garden space would be attractive, and on balance given that there is a desire to keep the protected trees, it is considered that the compromise in terms of the functionality of the garden in this instance would on balance not cause such harm to the future residential amenity of occupiers as to warrant refusal.

The amenity space detailed is therefore considered to comply with the Council's adopted policies and guidance.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

London Plan policy 6.1 seeks to ensure that the need for car use is reduced and Table 6.2 sets out the parking requirements for developments.

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

Given the PTAL of the site, the development would be expected to provide two off street parking spaces for each unit. Little alteration has been made to the size of the front garden area and the parking is as approved to which no objection was raised within the previous scheme.

7.11 Urban design, access and security

See section 7.07.

7.12 Disabled access

The dwellings have been constructed in accordance with the relevant standards.

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, landscaping and Ecology

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

There are several trees on and close to the site, including four with Tree Preservation Orders. As the buildings have been constructed, and this application seeking to retain the alterations to the approved scheme, the proposals are not considered to have a detrimental impact on the trees within the site.

Notwithstanding such, there are concerns with the lack of landscaping present, particularly within the parking area to the front, which is dominated by hardstanding. The approved scheme and subsequent details submitted and approved as part of the discharge of conditions application for the site, included a comprehensive hard and soft landscaping proposal. The proposed landscaping for the site included the addition of soft landscaping to an area adjacent to the western boundary at the front of the site and a large area of planting along the front of the dwelling, specifically between the two front doors. The revised layout and design of the buildings is such that the landscaping proposed to the front of the

dwellings cannot be implemented and no revised proposals have come forward as part of this application. Further, the area along the front boundary of the site, has been paved with no soft landscaping introduced.

The result of the altered design of the development is a site dominated by hard landscaping to the front, which does little to soften or enable the development to harmonise with the surrounding street scene.

7.15 Sustainable waste management

Not applicable to the consideration of this application.

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application. This as addressed within the original consent for the site.

7.17 Flooding or Drainage Issues

The site is not located with in a flood risk zone area. There are no flooding issues relating to the site. A condition was added to the previous consent to secure Sustainable Urban Drainage and this was discharged within application 67783/APP/2012/284.

7.18 Noise or Air Quality Issues

The site is located within a largely residential area. It was considered within the approval for the site that the addition of two dwellinghouses would not give rise to noise over and above that which would be expected from a typical residential use. The addition of one further bedroom in each unit is not considered to create a significant increase in noise or disturbance sufficient to justify refusal.

7.19 Comments on Public Consultations

The comments raised by residents have been addressed within the main body of the report.

7.20 Planning obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

The relevant enforcement action will be considered by the Council separately.

7.22 Other Issues

There are no other issues for consideration with this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to the consideration of this application.

10. CONCLUSION

The alterations to the approved scheme have been considered in the context of the site and surrounding street scene, and are considered unacceptable. The addition of gable end roofs to each of the dwellings and all of the elevation alterations combined, result in a development that appears visually at odds and incongruous to the established character and pattern of development within Daleham Drive. The scheme thereby fails to comply with the adopted policies and guidance.

11. Reference Documents

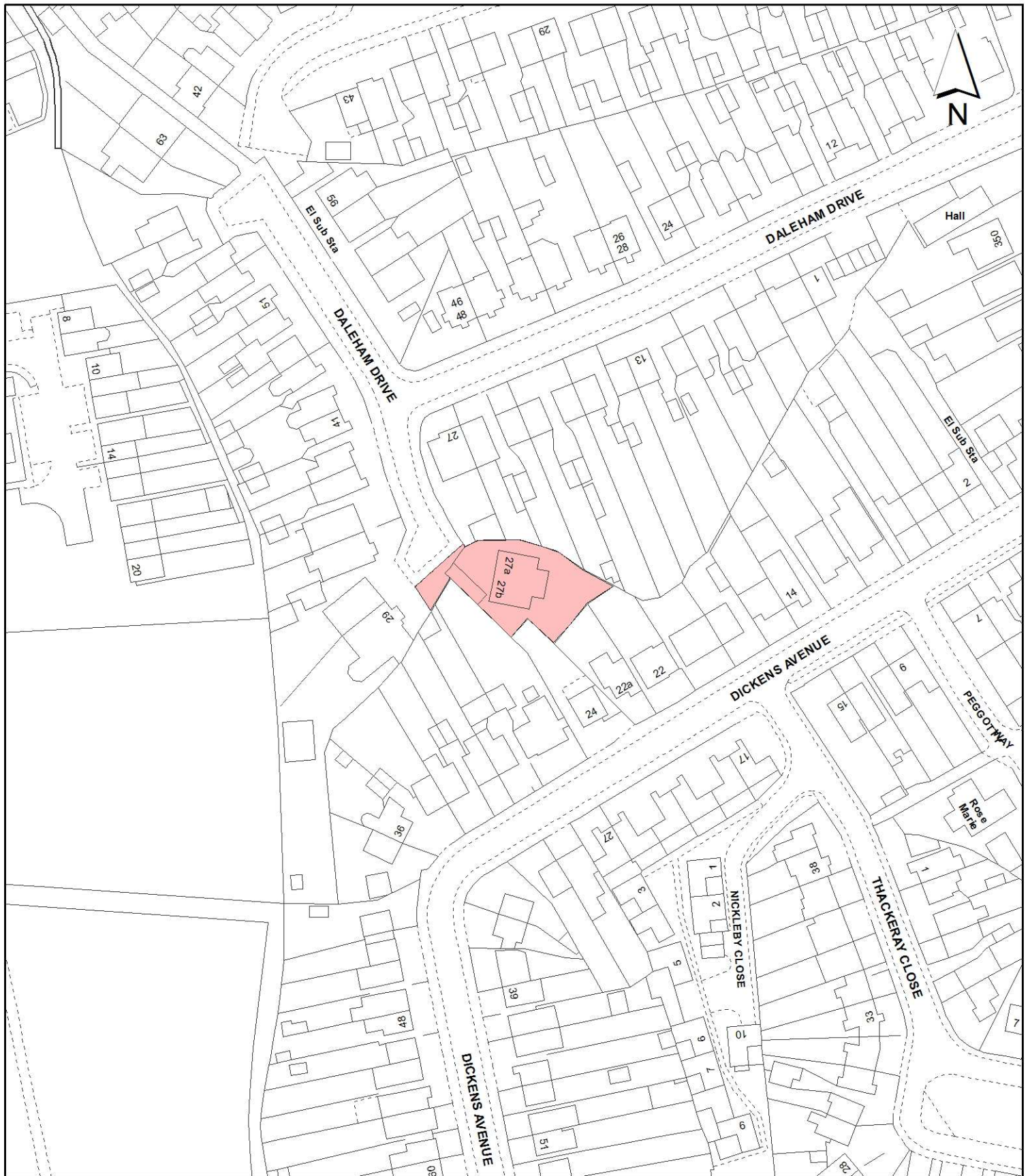
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

HDAS: Residential Layouts
The London Plan 2015
The Mayor's London Housing Supplementary Planning Document
National Planning Policy Framework

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**27A and 27B Daleham Drive
 Hillingdon**

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

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

Planning Application Ref:

67783/APP/2015/4003

Scale:

1:1,250

Planning Committee:

Central and South

Date:

January 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 35 SHAKESPEARE AVENUE HAYES

Development: First floor side extension and loft extension incorporating rear dormer window to dwellinghouse

LBH Ref Nos: 29765/APP/2015/3825

Drawing Nos: 01A
02A
Street Scene

Date Plans Received: 15/10/2015 **Date(s) of Amendment(s):**

Date Application Valid: 15/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the northwest side of Shakespeare Avenue at its junction with Spencer Avenue. It comprises a two storey semi-detached house which has recently been extended by way of a first floor side and rear extension and conversion of the original roof to habitable accommodation to include a hip to gable extension and insertion of a large box dormer in the rear elevation.

It is noted that the applicant has merged an approval from a Lawful Development Certificate and a Planning Permission in order to undertake the proposed development, resulting in a development which does not benefit from consent.

To the northeast of the application property and sited on the opposite side of Spencer Avenue is 37 Shakespeare Avenue. To the northwest of the application site is 1 Spencer Avenue. The street scene is residential in character and appearance comprising two storey semi-detached houses. The application site is located within the Developed Area as identified in the Hillingdon Local Plan.

1.2 Proposed Scheme

The extensions erected on this property include a hip to gable and dormer roof extension and two storey side extension, which are all unauthorised at present (see planning history).

Notwithstanding such, this application seeks to make amendments to the unauthorised extensions, in order to bring these in line with previous consents for the property, requirements of the enforcement notice and others within the surrounding area. It is proposed to make the following alterations to the 'as built' works:

1. Revert the unauthorised gable-end extension back to a hip-end;
2. Amend the first floor side extension so that this adjoins with the amended hipped roof;
3. Reduce the size of the rear dormer (3.6 metres in width, 1.6 metres in height and 2.5 metres in depth).

It is noted that this scheme is similar in part to previous applications which have been approved/refused on the site. The relevant planning history is set out in the following section of this report and the differences between this submission and the planning history discussed.

1.3 Relevant Planning History

29765/APP/2000/2101 35 Shakespeare Avenue Hayes
ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION

Decision Date: 11-12-2000 Refused **Appeal:**

29765/APP/2001/1064 35 Shakespeare Avenue Hayes
ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION

Decision Date: 19-11-2001 Approved **Appeal:**

29765/APP/2003/1142 35 Shakespeare Avenue Hayes
ERECTION OF A TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION

Decision Date: 30-06-2003 Refused **Appeal:**

29765/APP/2004/2525 35 Shakespeare Avenue Hayes
ERECTION OF A TWO STOREY AND SINGLE STOREY SIDE EXTENSION

Decision Date: 02-11-2004 Refused **Appeal:**15-JUN-05 Dismissed

29765/APP/2004/3186 35 Shakespeare Avenue Hayes
ERECTION OF SINGLE-STOREY DETACHED SELF-CONTAINED OUTBUILDING/PLAYROOM IN THE REAR GARDEN (APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision Date: 22-12-2004 Refused **Appeal:**

29765/APP/2005/525 35 Shakespeare Avenue Hayes
ERECTION OF A SINGLE STOREY DETACHED OUTBUILDING/PLAYROOM AT BOTTOM OF GARDEN (INVOLVING DEMOLITION OF EXISTING GARAGE)(APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR A PROPOSED USE OR DEVELOPMENT)

Decision Date: 31-03-2005 Refused **Appeal:**

29765/APP/2005/711 35 Shakespeare Avenue Hayes
ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSIONS

Decision Date: 28-06-2005 Approved **Appeal:**

29765/APP/2006/2397 35 Shakespeare Avenue Hayes
CONVERSION OF SINGLE STOREY DETACHED GARAGE AT THE BOTTOM OF THE REAR GARDEN TO HABITABLE ACCOMMODATION FOR DISABLED PERSON INCLUDING A DISABLED RAMP AND CONVERTED WAY

Decision Date: 10-10-2006 Refused **Appeal:**

29765/APP/2006/3 35 Shakespeare Avenue Hayes
ERECTION OF A SINGLE STOREY SIDE EXTENSION TO USE AS GRANNY ANNEX (INVOLVING DEMOLITION OF SINGLE STOREY SIDE EXTENSION/PORCH)

- Decision Date:** 28-02-2006 Refused **Appeal:**
29765/APP/2007/182 35 Shakespeare Avenue Hayes
CONVERSION AND EXTENSION OF EXISTING DETACHED GARAGE TO FORM A
SUMMERHOUSE WITH EXTERNAL ALTERATIONS FOR A DISABLED PERSON (INVOLVING
PARTIAL DEMOLITION OF GARAGE AND REPLACEMENT PARKING)
- Decision Date:** 16-03-2007 Approved **Appeal:**
29765/APP/2009/448 35 Shakespeare Avenue Hayes
Erection of a first floor side/part rear extension
- Decision Date:** 30-04-2009 Approved **Appeal:**
29765/APP/2010/2080 35 Shakespeare Avenue Hayes
First floor side/rear extension and conversion of roofspace to habitable use to include 1 dormer to
rear and two rooflights to front.
- Decision Date:** 06-12-2010 Refused **Appeal:**
29765/APP/2011/144 35 Shakespeare Avenue Hayes
First floor side and part rear extension, conversion of roofspace into habitable use with rear
dormer and 1 rooflight to front.
- Decision Date:** 18-03-2011 Approved **Appeal:**
29765/APP/2012/2256 35 Shakespeare Avenue Hayes
Erection of a double storey side extension above existing single storey side extension - Part
double storey rear extension above existing rearsingle storey extension.
- Decision Date:** 17-10-2012 NFA **Appeal:**
29765/APP/2013/2094 35 Shakespeare Avenue Hayes
Conversion of roof space to habitable use to include a rear dormer and conversion of roof from hip
to gable end (Application for a Certificate of Lawful Development for a Proposed Development)
- Decision Date:** 08-08-2013 Approved **Appeal:**
29765/APP/2013/466 35 Shakespeare Avenue Hayes
First floor side/rear extension
- Decision Date:** 10-06-2013 Approved **Appeal:**
29765/APP/2014/169 35 Shakespeare Avenue Hayes
Conversion of two storey and single storey extension roof from hip to gable end
- Decision Date:** 21-03-2014 Refused **Appeal:**
29765/APP/2015/3240 35 Shakespeare Avenue Hayes
Alterations to as built scheme for 2 storey side and loft extension to dwellinghouse.
- Decision Date:** 27-08-2015 NFA **Appeal:**

Comment on Planning History

There has been an extensive planning history at the site for various forms of extensions which are listed above.

The most relevant applications to the consideration of this submission are as follows:

29765/APP/2010/2080 - First floor side/rear extension and conversion of roofspace to habitable use to include 1 dormer to rear and two rooflights to front. This application was refused on the basis that the size and scale of the dormer would dominate the rear elevation of the building. The dormer proposed was approximately 5.1 metres in width, 2.2 metres in height and 3.6 metres in depth, therefore much larger than that proposed within this current application. No objection was raised to the addition of a first floor side and rear extension, which matches that proposed within this application.

29765/APP/2011/144 - Approval for the erection of a first floor side and part rear extension, conversion of roof space into habitable use with rear dormer and 1 rooflight to front. The first floor side and rear extension is identical to that proposed within this application. The dormer approved within this application was 2.4 metres in width, 1.9 metres in height and 3.3 metres in depth.

29765/APP/2013/466 - This application granted consent for the erection of a first floor side and rear extension. The plans approved as part of this application were an extension to the original hipped roof property. The current application proposes a first floor extension of a similar depth to that approved within this application, however the width of the extension approved within this application at the rear was 5.6 metres. This current application seeks consent for a first floor extension that is only 3.3 metres front and rear, and which does not wrap around the rear wall of the dwelling.

29765/APP/2013/2094 - This was an application for a certificate of lawful development for the conversion of the roof of the original dwelling involving a hip to gable extension and insertion of a large box dormer within the rear roof slope. It was certified on the 9th August 2013 that the proposed development as submitted would be permitted development.

During 2013, work was carried out to alter and extend the house. However the development as constructed included the conversion of the sloped hip-end roof to a flat gable-end roof and the construction of the dormer window in the rear roof slope, which were not shown on the approved plans of application 29765/APP/2013/466. Given the sequence of construction on site, the works detailed above were all carried out as part of one building operation and as such, neither of the works benefit from a planning consent.

In order to regularise the situation, an application was submitted in January 2014 reference 29765/APP/2014/169. This application was refused on the 21st March 2014 on the basis that the gable roof design would unbalance the pair of semi detached properties and appear as an incongruous addition.

Of relevance within the history for the site is the enforcement appeal. An enforcement notice was issued on the 19th November 2014 identifying the alleged breach of planning control as being the erection without planning permission of a two storey side/rear extension incorporating a hip to gable loft conversion with rear dormer. The notice was appealed by the applicant (appeal reference APP/R5510/C/3001517). The enforcement notice was upheld and varied to require the applicant to either demolish the two storey side/rear extension and hip to gable loft conversion with rear dormer or demolish the hip to

gable loft conversion with rear dormer and comply with the terms of application 29765/APP/2013/466.

This appeal was on grounds (a), (c) and (f) of Section 174(2) of the Town and Country Planning Act and provided conclusions relevant to the consideration of this current application which are summarised as follows:

- Ground (c)

The appellant asserted that the hip to gable and rear dormer construction were lawful as the works were completed before the 2013 planning permission was implemented.

The Inspector stated that in the case where works are being implemented under permitted development and planning permission, it is not enough to simply commence the development permitted under the GPDO rights; the works must be substantially completed in accordance with those rights. Therefore if there is a change which takes the development outside the GPDO rights, puts into question whether the development remains lawful.

In the case of No.35, there was insufficient evidence submitted to demonstrate that the conversion of the hip end roof to a gable end roof and construction of a dormer was substantially completed in accordance with the GPDO rights, before other works to enlarge and alter the house were commenced. The appeal therefore failed on these grounds.

- Ground (a)

The Inspector examined under this part whether planning permission should be granted for the hip to gable, dormer and two storey side extension.

The Inspector considered that the extensions "disrupted the design and proportions of the host building" and given its prominent corner location, the development was deemed to have an "intrusive and discordant effect on the street scene". The Inspector considered the presence of other extensions within the area, however concluded that many of these had been done to the "detriment of their aesthetic quality" and failed to provide a strong case for approving the extensions at No. 35.

- Ground (f)

The Inspector amended the requirements of the notice to provide two options. These are set out above.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

4 residents were notified of the application and a site notice displayed. No comments were received to this consultation.

4. UDP / LDF Designation and London Plan

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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.

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

LPP 3.5 (2015) Quality and design of housing developments

LPP 7.4 (2015) Local character

NPPF National Planning Policy Framework

5. MAIN PLANNING ISSUES

This application seeks consent for amendments to the unauthorised 'as built' development to revert the gable-end roof back to a hip-end, retain a first floor side extension and reduce the size of the dormer on the rear roof slope.

The main issues for consideration with this application are whether the proposed works overcome the concerns and comments of the Planning Inspector, and propose a scheme which is acceptable in the context of the surrounding area and extensive planning history for the site.

The National Planning Policy Framework (NPPF) advises the Government to attach great importance to the design of the built environment stating that developments should be visually attractive as a result of good architecture. The NPPF advises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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

Policy BE1 of the Hillingdon local Plan: Part One - Strategic Policies states that the Council will require all new development to improve and maintain the quality of the built environment. This policy seeks to ensure that all new development achieves a high quality of design which enhances the local distinctiveness of the area, are designed to be appropriate to the identity and context of the buildings, and make a positive contribution to the local area in terms of layout, form, scale and materials, and seek to protect the amenity of surrounding land and buildings.

Policy BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies state that development will not be permitted if the appearance fails to harmonise, complement or improve the existing street scene or other features of the area that the Local Planning Authority considers it desirable to retain or enhance.

GABLE-END TO HIP-END

The property forms one half of a semi-detached pair and the Council's HDAS 'Residential Extensions' guidance states that unbalancing a semi detached pair with one converting the roof to a gable-end, is generally not supported. In its current form, the 'as built' extensions to No. 35 unbalance the semi-detached pair to an unacceptable degree and create an extension which is unduly dominant in terms of its scale and massing. The proposed reversion of the gable-end to a hip-end, which reverts the roof back to its original form is supported, as this will help to ensure that the pair is balanced. The reversion of the roof is also compliant with the steps required by the Enforcement Notice for the site and therefore no objection is raised to such an alteration.

FIRST FLOOR SIDE EXTENSION

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies and sections 5.0 and 6.0 of the HDAS 'Residential Extensions' seek to ensure that first floor extensions are set back a minimum of 1.5 metres from the side boundary where an existing single storey extension exists, and 1 metre set back from the front elevation of the dwellinghouse. The width of such extensions should be considerably less than that of the original house and between half and two thirds of the main house width.

The extension is set back 1 metre from the main front wall of the house and 2 metres in from the side wall of the existing single storey extension, which complies with the Council's policies and guidance. Further the extension at 3.3 metres in width, projecting 1.7 metres from the rear wall of the dwellinghouse and set down approximately 300mm from the main ridge, is considered to appear as a subordinate addition. The size and scale of the first floor extension is identical to that approved within application 29765/APP/2011/144 and given that the Council's and National Policies and Guidance have not changed considerably since this consent and therefore no objection is raised to this addition.

REAR DORMER

The 'as built' dormer on the rear roof slope is to be retained but reduced.

The Council's HDAS 'Residential Extensions' states that dormer extensions should appear secondary to the size of the roof face within which they are set. They should be set at least 0.3 metres below the ridge level, 0.5 metres above the eaves and at least 0.5 in from the sides of the roof.

Whilst the dormer proposed is set only 0.3 metres down from the main ridge (extends out at the same height as the first floor side/rear extension), it is set in 0.5 metres from the party boundary and approximately 0.7 metres from the eaves and 2.7 metres from the hipped roof of the first floor extension. Within application 29765/APP/2011/144, the dormer approved was located in a similar location on the roof, to which no objection was raised.

Therefore, whilst the roof extension would be visible as a result of the corner location of this site, the presence of a first floor extension, siting of the dormer proposed and its modest size and scale, it is considered that this complies with the Council's policies and guidance and no objection is therefore raised to the retention and alteration of this addition.

IMPACT TO NEIGHBOURS

In terms of the impact of the proposals on the amenities of the neighbouring occupiers, given the location of the site and distance of the extensions to its immediate neighbours (Nos. 33 and 37 Shakespeare Avenue and 1 Spencer Avenue), the proposals by reason of their acceptable, design, size, scale and siting are not considered to appear unduly overbearing or visually intrusive to these occupants, or to result in an unacceptable loss of privacy or overshadowing.

Overall, when all of the alterations to the 'as built' scheme are considered, the alterations proposed are deemed to comply with Policies BE13, BE15, BE19, BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved Policies, Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies and HDAS: Residential Extensions. The alterations to ensure that the works proposed broadly comply with the requirements deemed acceptable by the Planning Inspector and previous approvals for the property are supported and approval of this application is recommended.

6. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

Within two calendar months of the date of this decision, the approved alterations and works to the dwellinghouse, shall be carried out and completed in strict accordance with the approved plans, or in accordance with a timetable to be submitted to the Local Planning Authority within one calendar month of the date of this decision.

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

REASON

To ensure that the unauthorised extensions and alterations are rectified, and to preserve and enhance the visual amenities of the locality in compliance with Policies BE1 of the Hillingdon Local Plan: Part One - Saved Policies and BE13 and BE15 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 02A and shall

thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building unless otherwise agreed in writing with the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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 (2015). 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 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A

completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

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

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**35 Shakespear Avenue
 Hayes**

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

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

Planning Application Ref:

29765/APP/2015/3825

Scale:

1:1,250

Planning Committee:

Central and South

Date:

January 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 12 MARLBOROUGH PARADE UXBRIDGE ROAD HILLINGDON

Development: First and second floor side extensions and conversion of existing first and second floors to provide 2 x 2 bed and 3 studio flats and creation of roof terrace to first floor involving internal alterations to ground floor

LBH Ref Nos: 6674/APP/2015/3389

Drawing Nos: 887/RDP/PA01 Rev. C
887/RDP/PA04 Rev. C
Design and Access Statement
887/RDP/FIG01
887/RDP/PA02
887/RDP/PA03
887/RDP/PA07
887/RDP/PA08
887/RDP/PA05
887/RDP/PA06 Rev. B

Date Plans Received: 07/09/2015 **Date(s) of Amendment(s):** 24/09/2015
Date Application Valid: 25/09/2015 07/09/2015

1. SUMMARY

The application site relates to a building occupying a corner position. The main building is three storey, with a parapet wall and chamfered corner element. There is a single storey flat roof side extension and car park to the rear. To the front of the unit is a busy distributor road (Uxbridge Road), but the unit is set back from the main highway by a service road which provides limited on-street parking for the parade. The street scene is commercial in character and appearance. The application seeks full planning permission for first and second floor side extensions to provide 2 x 2 bed and 3 x studio flats and creation of roof terrace to first floor involving internal alterations to ground floor.

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 4 off street parking spaces is acceptable in this location subject to the submission of a revised plan to secure improvements and an extension of the existing crossover. As such the application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 887/RDP/PA01 Rev. C, 887/RDP/PA03, 887/RDP/PA04 Rev. C, 887/RDP/PA06 Rev. B and 887/RDP/PA05 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

Notwithstanding the submitted drawing reference 887/RDP/P01 Rev. C, no development shall take place until a revised plan detailing the extension to the existing crossover has been submitted to and approved in writing by the Local Planning Authority and the development shall not be occupied until this approved layout is implemented.

Reason: to ensure that adequate facilities are provided in accordance with Policies AM14, AM7 and parking standards as set out in the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

The development hereby approved shall not commence until full details of the car parking layout, including the allocation of the car parking spaces, have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved layout is implemented. The car parking spaces shall remain for residential use only, and in accordance with the approved scheme, thereafter.

REASON

To ensure that adequate facilities are provided in accordance with Policies AM14, AM7 and parking standards as set out in the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

5 NONSC Non Standard Condition

No building or use hereby permitted shall be occupied until details of cycle parking for the occupiers of the development have been submitted to and approved in writing by the Local Planning Authority. The area to include a minimum of 5 cycle parking spaces, accessed through an automatic access door at least 1000mm in width. Thereafter, the development shall not be occupied or brought into use until the approved cycling parking spaces and facilities have been implemented in accordance with the approved plan, with the facilities being permanently retained for storing cycles.

REASON

To ensure the provision and retention of facilities for cyclists in accordance with Policy AM9 of the Hillingdon Local plan - Saved UDP Policies (November 2012).

6 RES7 Materials (Submission)

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

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

photographs/images.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 RES17 Sound Insulation

Development shall not begin until a scheme for protecting the proposed development from road traffic noise has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be fully implemented before the development is occupied and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To ensure that the amenity of the occupiers of the proposed development is not adversely affected by (road traffic) (rail traffic) (air traffic) (other) noise in accordance with policy OE5 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 7.15.

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

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

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

the London Plan (2015) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
NPPF	National Planning Policy Framework

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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

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

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

5 12 **Encroachment**

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

6 15 **Party Walls**

The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

in some circumstances, carry out groundworks within 6 metres of an adjoining building.

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

7 16 **Property Rights/Rights of Light**

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

8 115 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of the Uxbridge Road and comprises the end unit in Marlborough Parade with Pole Hill Road on the eastern flank boundary. The application site relates to a building occupying a corner position. The main building is three storey, with a parapet wall and chamfered corner element with its attractive traditional corner door remaining. There is a single storey flat roof side extension and car park to the rear. To the front of the unit is a busy distributor road (Uxbridge Road), but the unit is set back from the main highway by a service road which provides limited street parking for the parade. The street scene is commercial in character and appearance. The application site lies within the Hillingdon Heath Local Centre as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks full planning permission for first and second floor side extensions and conversion of existing first and second floors to provide 2 x 2 bed and 3 x studio flats and creation of roof terrace to first floor involving internal alterations to ground floor. The gross internal floor area (GIA) for each unit is as follows:

- 1 1P Studio (37m²)
- 2 1P Studio (39m²)
- 3 3P 2Bed (61m²)
- 4 3P 2Bed (61m²)
- 5 1P Studio (39m²)

3.3 Relevant Planning History

6674/PRC/2014/103 12 Marlborough Parade Uxbridge Road Hillingdon
Change of use from A2 to D1 (Islamic Community Centre)

Decision:

6674/PRC/2015/85 12 Marlborough Parade Uxbridge Road Hillingdon
Extension of first, second and roof floors and conversion into 5 flats

Decision: 11-08-2015 OBJ

Comment on Relevant Planning History

The application follows an application for pre-application advice under application reference 6674/PRC/2015/85. The pre-application advice concluded that the principle of development was acceptable. However, in its previous form the scale and design of the proposal was considered unacceptable. The proposed extensions appeared bulky and incongruous additions to the wider street scene, which would be detrimental to the character and appearance of the original building and the amenities of the wider area. The pre-application advice also required one parking space per residential flat and for a future planning application to demonstrate that the amenities of the occupiers of the first floor flats would not be unduly compromised.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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

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

LPP 3.3 (2015) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2015) Quality and design of housing developments

LPP 3.8 (2015) Housing Choice

LPP 7.2 (2015) An inclusive environment

LPP 7.4 (2015) Local character

LPP 7.15 (2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 Neighbouring properties were consulted by letter dated 29.9.15 and a site notice was displayed to the side of the site which expired on 29.10.15. No responses have been received.

The application has been called to committee by the Ward Councillor.

Internal Consultees

Highways Officer:

No objection subject to conditions to secure car parking allocation, secure cycle storage and amended crossover details.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accord with the development plan."

Policy H4 of the Hillingdon local plan states that wherever practicable a mix of housing units of different sizes should be provided including in particular, units of one or two bedrooms.

The site is located in a sustainable location with commercial on the ground floor with residential above. The provision of additional units is considered, in principle, acceptable subject to the application demonstrating compliance with all of the above criteria and relevant Development Plan policies.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2015) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals which compromise this policy should be resisted.'

The site has a Public Transport Accessibility Level (PTAL) of 2. The London Plan range for sites with a PTAL of 2-3 in a suburban area is 150-250 habitable rooms per hectare and 35-65 units per hectare. Based on a total site area of 0.03ha the proposal would result in a residential density of approximately 166 units per hectare and 433 habitable rooms per hectare.

The proposed development would exceed the residential densities stated above. However, density is only an indicator of whether development is appropriate or not and other considerations such as impact to the character of the area, internal floor areas and external amenity space are more relevant considerations in this case.

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

Policy BE1 of the the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the

character and biodiversity of suburban areas and increase flood risk.

The proposal follows pre-application advice and seeks to address the concerns raised at this stage by reducing the overall bulk and roof form of the extension. The application site is situated on the corner of Uxbridge Road and Pole Hill Road with the main access to the flats from Pole Hill Road. The existing small crown roof is set behind a parapet wall and matches that at the other end of the row of terraces. The proposed roof would be flat roofed and would appear subordinate and sympathetic to the host building on this prominent corner site. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The Council's policies BE20 and BE21 seek to protect the residential amenity of adjacent neighbouring properties through spaces between them to allow for adequate sunlight and daylight. Furthermore Policy BE24 seeks to ensure that occupants of neighbouring properties do not suffer any loss of privacy.

New development needs to protect the amenities of surrounding residential occupiers and in the case of residential development, needs to provide accommodation of a suitable standard. The Council's Supplementary Planning Document HDAS: Residential Layouts provides further clarification in that it advises that buildings of two or more storeys should maintain at least a 15m separation distance from adjoining properties to avoid appearing over-dominant and a minimum 21m distance between windows and private amenity space.

The originally submitted layout resulted in a bedroom window to Flat 3 being less than 15m from the kitchen window serving flat 1. Amended plans have since been submitted which re-organise the internal layout of the accommodation within flat 3 to ensure that the rear facing window does not serve a habitable room which would ensure that the future occupants of both flats 1 and 3 do not suffer an unacceptable outlook or loss of privacy.

The proposed side extension, in view of its location at some distance from the nearest residential properties, would not result in a loss of light, outlook or privacy. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The statement requires a 2 bedroom (3 person) flat to have a minimum internal floor area of 61m², a one person studio flat (with a shower) to have a minimum internal floor area of 37m². The submitted plans confirm each of the three smaller flats would be intended for

occupation as a one person dwelling. The proposed layout would accord with the London Plan requirements and as such it is considered that the future residents of the flats would enjoy a satisfactory level of residential amenity in accordance with Policy 3.5 of the London Plan (2015).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

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

This site is fronted on one side by Uxbridge Road, which is part of the Borough's main distributor A road including the Strategic Road network and carries a greater importance in terms of traffic movements, with Marlborough Parade positioned parallel to this road. In addition, part of this site is fronted by Pole Hill Road which links through a narrow private path with Marlborough Road.

The highways officer has advised that the site is not within a controlled parking zone. Nevertheless, there are parking restrictions along some sections of Marlborough Parade and Pole Hill Road, restricting parking Monday to Saturday from 8AM to 6:30PM. Along the Pole Hill Road there are several crossovers along the street, facilitating off-street car parking. This is indicative that car ownership and reliance on a private car, as a mode of transport is high in this area.

The PTAL output for 2011 (Base year) for this site is 2, which is described as poor. When calculating the PTAL score, four bus routes were taken in consideration, that is route 427, 607, U7 and U2. The existing site includes a total of 3 residential units, (2 x 1 bed and 1 studio) and a commercial unit, under financial and professional services use of approximately 190 sqm.

The proposal is to provide 5 flats in total, consisting of 2 x 2 bed and 3 x studio flats and minor alteration on the ground floor involving the loss of 17sqm of commercial space.

The London Borough of Hillingdon (LBH) parking standards for the proposed residential flats are: each flat to provide 1.5 car parking spaces. To comply with these standards a proposal with 5 residential units should provide 7 car parking spaces. The existing residential units, if to comply with the Council's Local Plan Part 2 policies, should accommodate a total of 4 car parking spaces. In terms of the ground floor use, the car parking standards are a minimum of 1 space per 50 sqm. The existing with 190sqm requires a minimum of 4 car parking spaces.

With regards to the car parking provision, The Highways officer has advised that in essence the increase is only two residential units, which is considered as a material change. It is accepted that existing land uses cannot increase the car parking stress in the area.

The PTAL score in this location is considered poor and occupiers will probably rely on a car as a mode of transport. The Highways Officer has advised that it is accepted that changes from existing to proposed, are minor in terms of impact that could potentially

cause harm. As a result this proposal is considered acceptable.

The site has an existing hardstanding area to one side, accessed from Pole Hill Road and used for car parking. The applicant has confirmed there are no allocated space/s for the ground floor use and the 3 flats share the car parking spaces available on a first come first served basis. The available space is reduced due to the existing staircase, allowing up to three cars to park in a random manner. The photos attached on the Design and Access statement show that overhanging onto the public Highway is occurring.

The applicant has confirmed that all 4 proposed parking spaces will be used by the residential units on a first come first served basis. The Highways Officer has advised that a drawing must be approved by the Local Planning authority and the spaces to be in use only in connection with the residential units of this development which can be required by way of a condition.

The proposed scheme includes a narrower staircase thus facilitating 4 car parking spaces within the same hardstanding area, 3 of which have slightly substandard length of 4.7m. The applicant has provided an amended plan which demonstrates that the stairs would not impinge on the parking spaces.

Regarding the crossover the applicant has submitted a revised plan showing the existing and proposed widened crossover. The Highways Officer considers that the revised plan is not acceptable, but that a widened crossover of 13m could be achieved serving the site and the adjoining access road. Although the width of the crossover is not in line with the Council's maximum standards, considering that there is an adjoining redundant crossover which will need to be reinstated, overall there would not be a significant increase in dropped kerbs along this section of Pole Hill Road and thus no objection is raised on this aspect of the proposals. The Highways officer has suggested that notwithstanding the submitted revised plan, a condition be imposed to secure the submission of a plan showing the existing and proposed crossovers and reinstatement of the adjoining redundant crossover. As such, subject to conditions, the proposal is considered acceptable in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The proposal includes internal alterations on the ground floor, to facilitate cycle parking and bin stores. On the submitted proposed drawing, the enclosed area is shown, indicating that in total 5 cycle stands will be provided for this development. The LBH cycle parking standards require one to two cycle spaces per each residential unit, depending on the size of the units. To comply with standards for 5 residential units of this size a minimum of 5 cycle parking spaces should be provided. These details could be secured by condition.

7.11 Urban design, access and security

The HDAS requires communal amenity space to be provided for flats at a rate of 20m² per 1 bedroom unit and 25m² per two bedroom unit. Defensible space should be provided where the communal space abuts the ground floor flats. The plans show a shared amenity space in the form of a terrace garden on the first floor level measuring 40m² with landscaping and sitting areas. A cedar wood timber privacy fence is proposed at the party wall. It is considered, on balance, that the future occupants of the flats would enjoy a satisfactory level of external amenity space in accordance with Policy BE23 of the UDP saved policies November 2012.

7.12 Disabled access

Technical Housing Standards as prescribed in Approved Document M to the Building Regulations 2010 (2015 edition) as reinforced by the Housing Standards Transition

Statement require minimum width of hallways and other circulation spaces inside the home to comply with Part M4(2). The Council's Access Officer has not raised any concerns in respect of this application.

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

No details have been submitted to demonstrate that adequate sound insulation could be provided however these details could be conditioned if all other aspects of the development were considered acceptable.

7.19 Comments on Public Consultations

No comments were received in respect of this application.

7.20 Planning obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for residential developments is £95 per square metre of additional floorspace. This is in addition to the Mayoral CIL charge of £35 per sq metre.

The proposal would attract a CIL Liability of: £10,128.27

Mayoral Cil = £2374.35

CIL = £7753.92

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal is not considered have a negative impact upon the visual amenity of the site or the surrounding area, would not result in a loss of residential amenity to neighbouring occupiers and would provide a satisfactory level of residential amenity to future occupiers. It is considered that the provision of 4 off street parking spaces is acceptable in this location subject to the submission of a revised plan to secure improvements and an extension of the existing crossover. As such the application is recommended for approval.

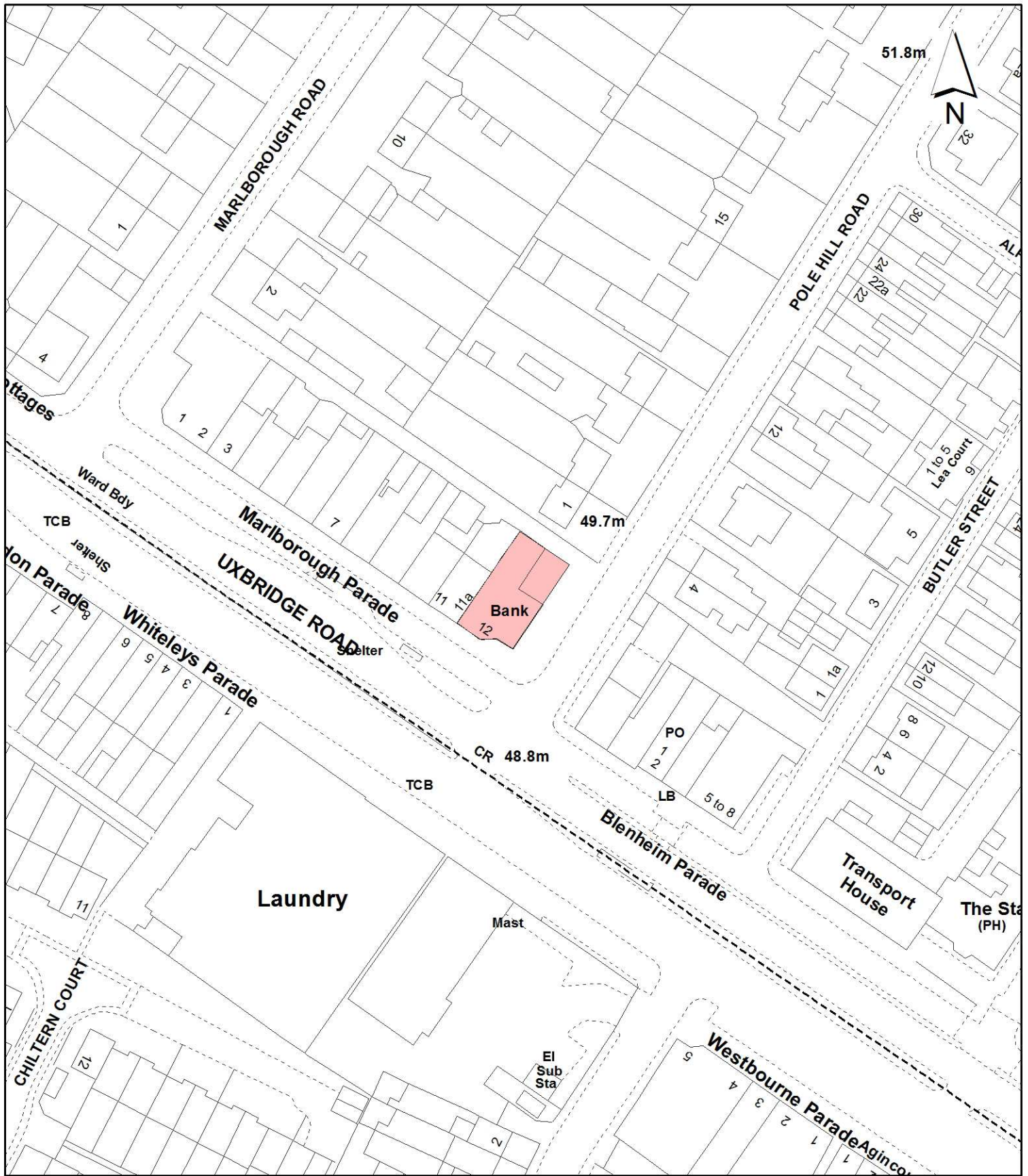
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework
The London Plan Housing Policy Transition Statement (May 2015)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**12 Marlborough Parade
 Uxbridge Road**

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

Planning Application Ref:
6674/APP/2015/3389

Scale:
1:1,000

Planning Committee:
C&S Page 93

Date:
January 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND AT JUNCTION ADJACENT WITH FALLING LANE AND ROYAL LANE YIEWSLEY

Development: Installation of a 12.5m high telecommunications column (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance)

LBH Ref Nos: 70600/APP/2015/4266

Drawing Nos: 100 Issue D
200 Issue G
General Background Information for Telecommunications Development
Supplementary Information
300 Issue G
Developer's Notice to Highways

Date Plans Received: 19/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 19/11/2015

1. **SUMMARY**

The applicant seeks prior approval for a telecommunications installation under Schedule 2, Part 16 to the Town and Country Planning (General Permitted Development) Order 2015. The proposed installation would provide 2G, 3G and 4G services for Telefonica and Vodafone.

The proposed scheme involves the installation of a 12.5m high telecommunications column. An equipment cabinet would also be provided. It is considered that the proposed column would be acceptable in terms of its location and height, and along with the associated equipment cabinet, would not result in a significantly detrimental increase in street clutter. The proposed telecommunications installation would have an acceptable impact on the character and appearance of the street scene and the surrounding area. The proposal would not cause harm to pedestrian and highway safety.

The proposed development therefore complies with Policies AM7, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

It is therefore recommended that prior approval be required in this instance and that permission is approved.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 100 Issue D, 200 Issue G and 300 Issue G and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to GRANT details of siting and design has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
NPPF5	NPPF - Supporting high quality communication infrastructure

3 I47 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will

require to be made good to the satisfaction of the Council and at the applicant's expense.

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an area of grass verge located on the north-western side of the junction of Falling Lane and Royal Lane. The Nags Head PH is located on the opposite side of the road. 18-41 Frankswood Avenue is located north-west of the grass verge. A footpath runs between the grass verge and the tree-lined boundary with 18-41 Frankswood Avenue.

3.2 Proposed Scheme

The applicant seeks prior approval for a telecommunications installation under Schedule 2, Part 16 to the Town and Country Planning (General Permitted Development) Order 2015. The proposed installation would provide 2G, 3G and 4G services for Telefonica and Vodafone.

The proposed scheme involves the installation of a 12.5m high telecommunications column and an equipment cabinet. It should be noted that the equipment cabinet, whilst being Permitted Development, would not be required without the proposed telecommunications column.

The telecommunications column and equipment cabinet would be located at the back of the grass verge facing onto the rear footpath.

3.3 Relevant Planning History

70600/APP/2015/348 Land At Junction Adjacent With Falling Lane And Royal Lane Yiewsle
Installation of a 15 metre high telecommunications monopole (Application under Part 24 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order for determination as to whether prior approval is required for siting and appearance)

Decision: 11-03-2015 Refused

Comment on Relevant Planning History

70600/APP/2015/348 - Installation of a 15m high telecommunications monopole; Four equipment cabinets provided under Permitted Development Rights - Refused in March 2015 due to increased street clutter detrimentally impacting on the character and appearance of the immediate street scene and surrounding area, failing to specify why the development is required in this area, and not fully investigating other potential solutions.

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.

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

NPPF5 NPPF - Supporting high quality communication infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 32 local owners/occupiers and a site notice was displayed. No responses were received.

Internal Consultees

Highways:

No objection raised on highways matters.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

(i) there is a need for the development in that location;

(ii) no satisfactory alternative means of telecommunications is available;

(iii) there is no reasonable possibility of sharing existing facilities;

(iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and

(v) the appearance of the townscape or landscape is not seriously harmed.

The proposed installation would provide 2G, 3G and 4G services for Telefonica and Vodafone. The applicant has carried out a study of alternative sites within the area and has demonstrated that no preferable alternative locations are available or acceptable.

The proposed telecommunications column would be 12.5m high which is 2.5m lower than the column previously refused (application ref: 70600/APP/2015/348). The number of Permitted Development equipment cabinets has been reduced from four cabinets to one cabinet.

The reduced height of the proposed telecommunications column and the reduction in the number of proposed equipment cabinets are considered to be acceptable and would not result in a significant increase in street clutter at the junction. As such, the proposed scheme would not cause harm to the character and appearance of the immediate and surrounding area.

It is therefore considered that the proposal would comply with Policy BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance.

The application site is located on a fairly prominent grass verge at the junction of Falling Lane and Royal Lane. A footpath runs between the grass verge and the tree-lined boundary with 18-41 Frankswood Avenue. The proposed mast, along with one equipment cabinet which benefits from Permitted Development Rights, would be located at the back of the grass verge facing onto the footpath.

The design of the proposed telecommunications column would be in keeping with surrounding street light columns and would be at an acceptable height. The proposed column and associated equipment cabinet would not lead to a significant increase in street clutter on this grass verge next to the junction of Falling Lane and Royal Lane. The proposal would therefore not have a detrimental visual impact on the character and appearance of the immediate street scene and surrounding area, thereby complying with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed telecommunications site backs onto the rear amenity space of 18-41 Frankswood Avenue. There are a number of trees along the site boundary which would provide adequate screening of the proposed development. It is considered that the proposal would not have a detrimental impact on neighbours.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed telecommunications site is located on a grass verge at the junction of Falling

Lane and Royal Lane. Two footpaths are located either side of the grass verge, one alongside the road and the other at the back of the grass verge. The proposed telecommunications mast is located at the back of the grass verge facing the rear footpath. Whilst there would be some encroachment onto the footpath when the cabinet doors are open for maintenance, sufficient space on the footpath would be retained to allow for use of the footpath during maintenance of the cabinet.

The proposed installation would be located 9.70m away from the highway junction of Falling Lane and Royal Lane and so would not impact on visibility sightlines for vehicles driving in and out of this junction. As such, there would be no impact on pedestrian and highway safety from the proposed telecommunications installation.

The Council's Highways Engineer raises no objection to the proposal on highway grounds. It is therefore considered that the proposed scheme complies with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The telecommunications column would be 12.5m high and would hold six antennae at the top within a 0.25m diameter shroud. The mast would be constructed from steel and coloured grey, and is considered to be acceptable in design terms.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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

No responses were received during the public consultation.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Health:

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

8. Observations of the Borough Solicitor

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 applicant seeks prior approval for a telecommunications installation under Schedule 2, Part 16 to the Town and Country Planning (General Permitted Development) Order 2015. The proposed installation would provide 2G, 3G and 4G services for Telefonica and Vodafone.

The proposed scheme involves the installation of a 12.5m high telecommunications column. An equipment cabinet would be provided under Permitted Development Rights. It is considered that the proposed column would be acceptable in terms of its location and height, and along with the associated equipment cabinet, would not result in a significantly detrimental increase in street clutter. The proposed telecommunications installation would have an acceptable impact on the character and appearance of the street scene and the surrounding area. The proposal would not cause harm to pedestrian and highway safety.

The proposed development therefore complies with Policies AM7, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012).

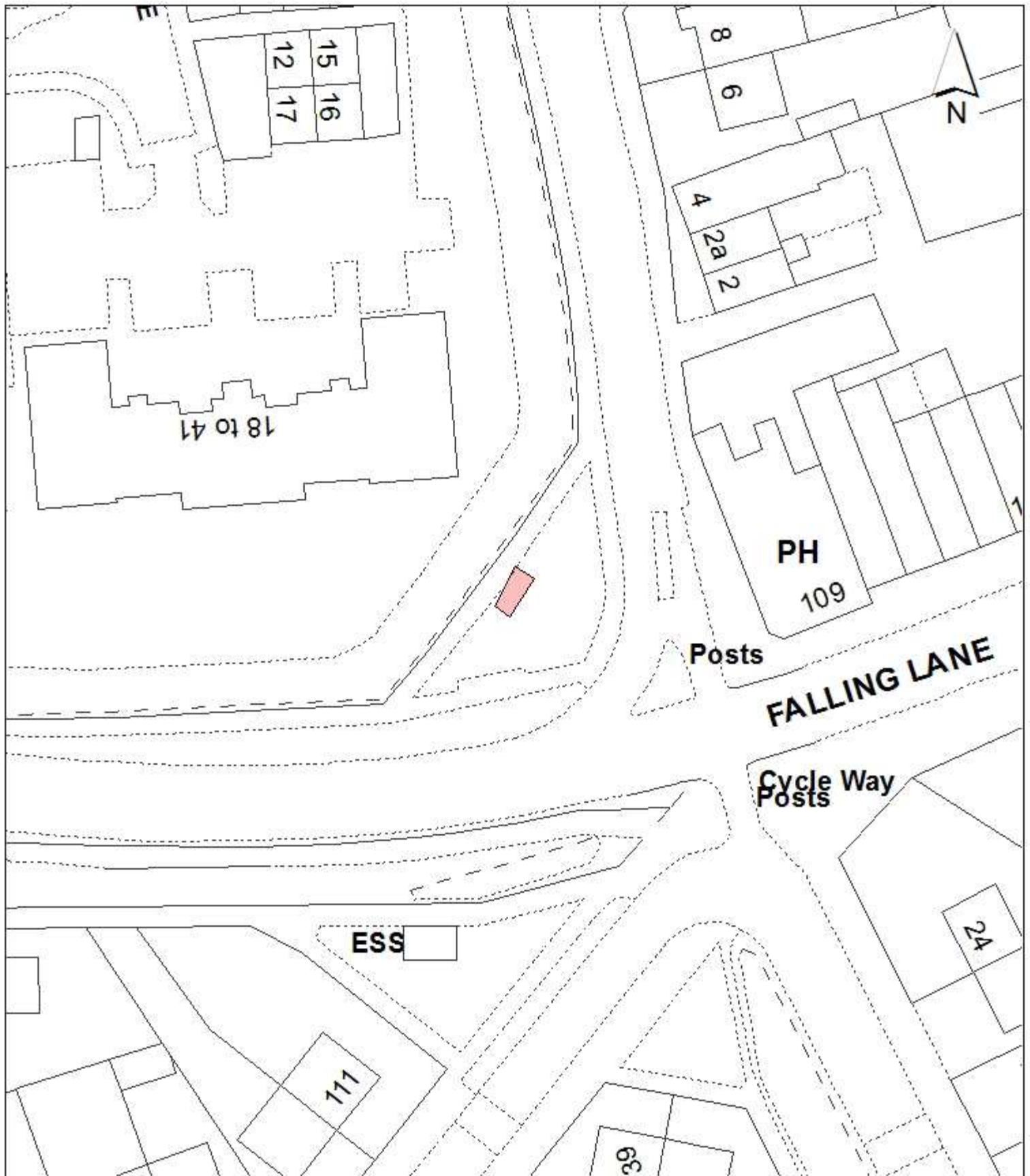
It is therefore recommended that prior approval be required in this instance and that permission is approved.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

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Site Address:

Land at Junction Adjacent with Falling Lane and Royal Lane

Planning Application Ref:

40600/APP/2015/4266

Planning Committee:

C&S Page 103

Scale:

1:500

Date:

January 2016

LONDON BOROUGH OF HILLINGDON

Residents Services
Planning Section

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



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Report of the Head of Planning, Sport and Green Spaces

Address PLOT 5, 91 PARK VIEW ROAD HILLINGDON

Development: Change of use from storage (Use Class B8) to car sales (Sui Generis) (Retrospective)

LBH Ref Nos: 20207/APP/2015/2987

Drawing Nos: Plot 5 (Location Plan - 1:1250)

Date Plans Received: 07/08/2015 **Date(s) of Amendment(s):**

Date Application Valid: 11/09/2015

1. SUMMARY

Full planning permission is sought for the Change of Use from storage to car sales (Sui Generis).

The site is situated on the edge of the Green Belt and comprises of a small subdivided area of land consisting of a whole area of hardstanding, portacabins and parking of vehicles across the site.

The site is located within the Green Belt where the only acceptable uses of open land are for agriculture, horticulture, forestry and nature conservation, open air recreational facilities and cemeteries.

As such the use of land for car sales is considered contrary to Policy OL1 of the Hillingdon Local Plan Part Two: Saved UDP Policies. Furthermore, insufficient information has been provided on the traffic and highway safety impact of the use.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The development represents inappropriate development within the Green Belt, which is, by definition, harmful to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the use, which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt, contrary to the National Planning Policy Framework, Policy 7.16 of the London Plan (March 2015), Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed development by virtue of the loss of all the soft landscaping, the creation of an open hardstanding parking area and emphasising the appearance of a hard surfaced area, is considered detrimental to the character, appearance and visual amenity of the Green Belt. The proposal is therefore contrary to the National Planning Policy Framework, Policy 7.16 of the London Plan (March 2015), Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon

Local Plan: Part Two - Saved UDP Policies (November 2012).

3 NON2 Non Standard reason for refusal

In the absence of a transport assessment, it has not been demonstrated that the traffic generation in relation to the proposed use, car parking provision, pedestrian and cycling provisions and arrangements for segregation of vehicular and pedestrian movement would not have adverse impacts on the operation of the adjoining highway network and vehicular and pedestrian safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP 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), the London Plan Policies (2015). 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 comprises a subdivided plot within a large area of land within the Green Belt. The site is set back from the main road and is sited along the rear boundary walls of the neighbouring dwellings along Chestnut Avenue.

The larger site consists of a number of commercial businesses such as car sales, garage, and scrap yards.

3.2 Proposed Scheme

Retrospective Planning Permission is sought for the change of use from storage to car sales (Sui Generis).

3.3 Relevant Planning History

20207/APP/2015/2650 91 Park View Road Hillingdon

Use of plot 1 as a scrap metal/recycling centre (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 01-10-2015 Refused

20207/APP/2015/2988 Plot 3, 91 Park View Road Hillingdon

Change of use from storage (Use Class B8) to recycling centre (Sui Generis) (Retrospective)

Decision:

20207/APP/2015/2989 Plot 4, 91 Park View Road Hillingdon

Change of use from storage (Use Class B8) to car sales (Sui Generis) (Retrospective)

Decision:

20207/C/90/0922 Drayton Tyres West Drayton Road Hillingdon

Erection of replacement building to accommodate vehicle tyre and exhaust system centre with associated car parking

Decision: 12-06-1992 Approved

20207/D/91/1591 Drayton Tyres West Drayton Road Hillingdon

Use of land for retail sale and fitting of new and part worn tyres and vehicular exhaust systems and open storage of tyres (Application for Established Use Certificate)

Decision: 18-03-1992 Refused

Comment on Relevant Planning History

The application states change of use of land from storage to Car Sales. It is clear from historical photographs of the site that it previously comprised of soft landscaping and trees.

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

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE13 New development must harmonise with the existing street scene.

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

OL1 Green Belt - acceptable open land uses and restrictions on new development

LPP 7.16 (2015) Green Belt

NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 12 external consultees were consulted via letter on 14.09.15 including the Whitethorn Residents Association.

A site notice was also attached to the front of the site on 16.09.15.

One objection was received from the occupier of No. 35 Chestnut Avenue stating the use of the land is not suitable on Green Belt.

Internal Consultees

The Environmental Protection Unit and The Highways Authority were also consulted on 14.09.15.

Environmental Protection Unit:

Further to this application I wish to make the following comments:

EPU wish to object to this application as there is no information provided regarding any welfare facilities, garages, any plant or machinery in use, merely the provision of a plan and opening hours.

A s.80 notice for noise has already been served on the current occupiers of the site, restricting the activities within the boundary area outlined in red on this application.

If the committee are minded to approve the application, I would recommend the following conditions:

1) Car sales shall only take place within the area outlined in red. No car repairs or breaking shall take place anywhere on the site unless specifically agreed with the Planning Department.

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

2) The site shall not be used outside the hours of 09:00 and 18:00, Monday to Friday, and between the hours of 09:00 and 13:00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

3) The site shall not be used for delivery and the loading or unloading of goods outside the hours of 09:00 and 18:00, Monday to Friday, and 09:00 and 13:00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

5) No plant or machinery shall be utilised on the site without first providing information to the Environmental Protection Unit regarding noise levels to ensure that the noise emitted from the site shall be at least 5dB below background levels. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

The Highways Authority:

- i) The application should be supported by a transport assessment report.
- ii) Details of number of cars for sale and provision of parking for staff and visitors should be provided.
- iii) Details of provision for cyclist and pedestrians should be provided.
- iv) Information regarding previous use in terms of parking and movement should be provided. The site would benefit from some form of segregation of vehicular and pedestrian movements for safety reasons.
- v) The site has very poor public transport accessibility.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The whole of the application site is designated as Green Belt and there are currently no proposals to remove this land from its Green Belt designation. The main policy issue in relation to this development is therefore considered to be the principle of the development within the Green Belt and its impact on the character and appearance of the Green Belt.

The National Planning Policy Framework (NPPF) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para 88. states:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

Para. 89 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- 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;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in

terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

In terms of local policy, Part 1 of the Local Plan continues to give strong protection to Green Belt land. The relevant policy in the Local Plan is EM2 which makes clear that:

"The Council will seek to maintain the current extent, "Any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test".

The policies of Part 2 of the Hillingdon Local Plan - Unitary Development Plan Saved Policies are also relevant. Planning policy on Green Belt land is set out at Policies OL1, OL2 and OL4. These policies give strong emphasis to not normally permitting new building/uses in the Green Belt, reflecting overarching national and London wide policies.

Of particular relevance is Saved Policy OL1 of the Hillingdon Local Plan Part 2, which endorses both national and London Plan guidance. Policy OL1 states 'Within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt'.

The change of use from a storage yard to car sales has resulted in the intensification of the whole site being characterised by a hardstanding area which has resulted in the loss of trees, vegetation and soft landscaping, and replaced with a large area of hardstanding littered with cars and portacabins giving the site a more commercial/industrial appearance. This is considered to have a significant impact on the openness of the Green Belt and therefore, by definition, the proposal is inappropriate development in the Green Belt. In light of paragraph 87 of the NPPF, the onus is therefore placed upon the applicant to demonstrate 'very special circumstances' under which planning permission should be granted and that "very special circumstances will not exist unless the harm by reason of inappropriateness and any other harm is clearly outweighed by other considerations".

The applicant has not submitted any form of statement to indicate that there is a compelling need for the development or cited any very special circumstances.

IMPACT ON THE GREEN BELT

The most important attribute of Green Belts is their openness and the aim of preserving the openness of Green Belt land which is reiterated in the NPPF and Local Plan Part 2 Policy OL1.

Paragraph 89 of the NPPF, which states the LPA should regard the construction of new buildings as inappropriate in the Green Belt with certain exceptions which are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- 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;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Paragraph 89 states exceptions to inappropriate development in the Green Belt is the construction of new buildings/use on previously developed sites (brownfield land) whether redundant or in continuing use and would not have a greater impact on the openness of the Green Belt.

The definition of previously developed sited(brownfield land) is land which is or was occupied by a permanent structure and fixed surface infrastructure.

Aerial photographs show Plot 5 was characterised by open land consisting of trees, bushes and soft landscaping. The current use has changed the character and appearance of the site, being littered with cars and portacabins giving it a far more commercial/industrial appearance and therefore having a far greater impact on the openness of the Green Belt.

Thus, it is considered that the use as a car sales area of this Green Belt land would no longer effectively fulfil its function of checking unrestricted urban sprawl, assist in safeguarding the countryside from encroachment, or preserve its setting and special character and openness of the Green Belt and is contrary to Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), London Plan Policy 7.16 and the provisions of the NPPF.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

See Section 7.01.

7.07 Impact on the character & appearance of the area

See Section 7.01.

7.08 Impact on neighbours

Policy OE1 relates to other environmental considerations and states that 'planning permission would not normally be granted for uses or associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area, because of, amongst other things, siting and appearance'.

The site abuts the rear boundary wall of the properties along Chestnut Avenue, however the site proposes to be used as a car dealership. It is considered the parking and selling of motor vehicles would not result in an adverse impact on the residential amenity of the neighbouring dwellings, by virtue of the existing businesses on site and noise generated.

The Environmental Protection Unit were also consulted and state the site should only be used for the sale of cars between working hours from Monday to Friday, and half day on Saturday with no additional use of machinery or plant without the submission of further information.

The application site consists solely of cars for sale, and is considered not to result in the creation of excessive noise, dust and pollution and therefore would be in accordance with Policy OE1 of the Hillingdon Local Plan Part Two Saved UDP Policies.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 relates to traffic generation of new development with (ii) particularly relating to highway and pedestrian safety. AM14 states the need for all development to comply with the Council's adopted parking standards.

Comments from Highways officer consider that further information regarding a transport assessment, car parking provisions, pedestrian and cyclist provisions, previous traffic movement for B8 use, and arrangements for segregation of vehicular and pedestrian movement should be requested.

As it stands the amount of information submitted with reference to car parking and layout is insufficient to comply with Policies AM7 (ii) and AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The use has resulted in a loss of trees and soft landscaping and this forms part of the reason for refusal.

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

These issues are covered in section 7.08.

7.19 Comments on Public Consultations

Issues raised have been covered within the main report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The matter is under investigation by the Council's enforcement section and should the application be refused a further enforcement report will be forwarded for consideration by the committee.

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 site is situated on the edge of the Green Belt and comprises of a small subdivided area of land consisting of a whole area of hardstanding, portacabins and parking of vehicles across the site.

The site is located within the Green Belt where the only acceptable uses of open land are for agriculture, horticulture, forestry and nature conservation, open air recreational facilities and cemeteries.

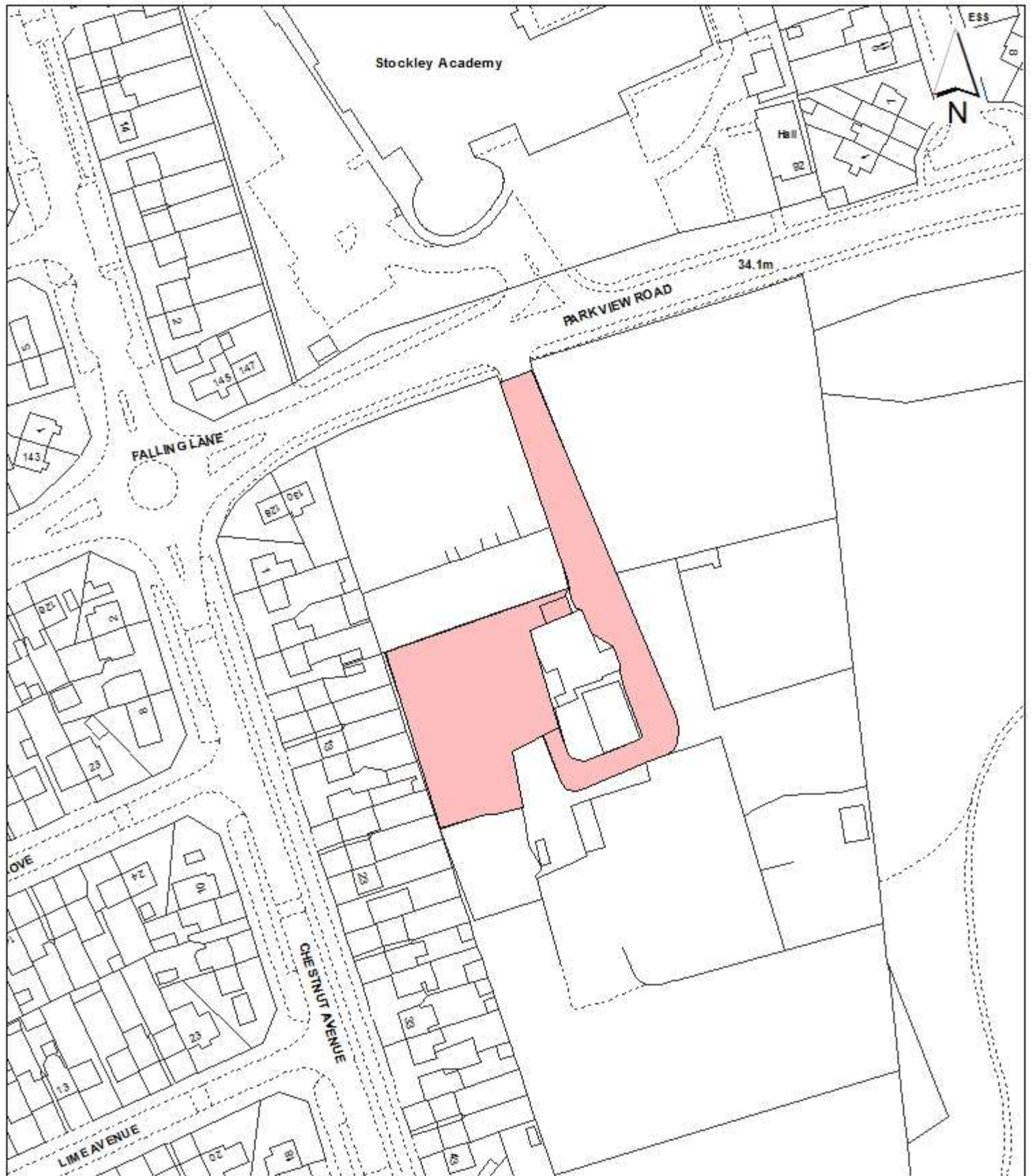
As such the use of land for car sales is considered contrary to Policy OL1 of the Hillingdon Local Plan Part Two: Saved UDP Policies. Furthermore, insufficient information has been provided on the traffic and highway safety impact of the use and is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
National Planning Policy Framework

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

Plot 5, 91 Park View Road

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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

Planning Application Ref:

20207/APP/2015/2987

Scale:

1:1,250

Planning Committee:

C&S Page 115

Date:

January 2016



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address PLOT 3, 91 PARK VIEW ROAD HILLINGDON
Development: Change of use from storage (Use Class B8) to recycling centre (Sui Generis) (Retrospective)
LBH Ref Nos: 20207/APP/2015/2988
Drawing Nos: Plot 3 (Location Plan - 1:1250)

Date Plans Received: 07/08/2015 **Date(s) of Amendment(s):**

Date Application Valid: 11/09/2015

1. SUMMARY

Full planning permission is sought for the change of use from storage of cars to recycling centre (Sui Generis).

The site is situated on the edge of, but within the Green Belt and comprises of a small subdivided area of land comprising single storey prefabricated buildings, machinery, a caravan and skips along the western boundary and large area of hardstanding and the parking/storage of vehicles.

The site is located within the Green Belt where the only acceptable uses of open land are for agriculture, horticulture, forestry and nature conservation, open air recreational facilities and cemeteries.

As such the use of land as a recycling centre is considered contrary to National and local policies protecting the Green Belt. Furthermore, the use is considered to impact on the residential amenity of adjoining occupiers and insufficient information has been provided on the traffic and highway safety impacts of the use.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The development represents inappropriate development within the Green Belt, which is, by definition, harmful to its open character and appearance. Furthermore, there are no very special circumstances provided or which are evident which either singularly or cumulatively justify the use, which would overcome the presumption against inappropriate development in the Green Belt. The development is therefore harmful to the Green Belt, contrary to the National Planning Policy Framework, Policy 7.16 of the London Plan (July 2015), Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies OL1 and OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

In the absence of a transport assessment, it has not been demonstrated that the traffic generation in relation to the proposed use, car parking provision, pedestrian and cycling provisions and arrangements for segregation of vehicular and pedestrian movement would not have adverse impacts on the operation of the adjoining highway network and

vehicular and pedestrian safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 NON2 Non Standard reason for refusal

In the absence of additional information in regards to the types and numbers of machinery in relation to the existing use as a recycling centre and measures taken to demonstrate that the use would not result in neighbouring and environmental impacts by reason of noise, vibration, dust and pollution, the proposal is considered contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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 (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LPP 7.16	(2015) Green Belt
NPPF9	NPPF - Protecting Green Belt land

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). 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 occupies a plot along Park View Road which is subdivided into smaller plots that are occupied by a number of different businesses such as car sales, garages, scrap metal and recycling yards. The plot in question measures approximately 00.09 hectares and falls within the boundaries of the Metropolitan Green Belt.

3.2 Proposed Scheme

Retrospective Planning Permission is sought for the change of use from storage of cars to recycling centre (Sui Generis).

3.3 Relevant Planning History

20207/APP/2015/2650 91 Park View Road Hillingdon

Use of plot 1 as a scrap metal/recycling centre (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 01-10-2015 Refused

20207/APP/2015/2987 Plot 5, 91 Park View Road Hillingdon

Change of use from storage (Use Class B8) to car sales (Sui Generis) (Retrospective)

Decision:

20207/APP/2015/2989 Plot 4, 91 Park View Road Hillingdon

Change of use from storage (Use Class B8) to car sales (Sui Generis) (Retrospective)

Decision:

20207/C/90/0922 Drayton Tyres West Drayton Road Hillingdon

Erection of replacement building to accommodate vehicle tyre and exhaust system centre with associated car parking

Decision: 12-06-1992 Approved

20207/D/91/1591 Drayton Tyres West Drayton Road Hillingdon

Use of land for retail sale and fitting of new and part worn tyres and vehicular exhaust systems and open storage of tyres (Application for Established Use Certificate)

Decision: 18-03-1992 Refused

Comment on Relevant Planning History

The application site's previous use was for the storage of cars, however the plot has been unlawfully used as a recycling centre.

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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

OE3 Buildings or uses likely to cause noise annoyance - mitigation measures

OL1 Green Belt - acceptable open land uses and restrictions on new development

OL4 Green Belt - replacement or extension of buildings

LPP 7.16 (2015) Green Belt

NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 4 adjoining occupiers were consulted via letter on 14.09.15, including the Whitethorn Residents Association. A site notice was also attached to the front of the site on 16.09.15.

Two objections were received from the occupiers of 29 and 35 Chestnut Avenue objecting on the following grounds:

- i) The scrapyard prevents us from living in our home as result of excessive noise, dust and smoke.
- ii) We cannot open our windows and doors or make use of our garden.
- iii) As a result of the operations the noise is deafening and causes the house to shake.
- iv) Work is carried out from 6.30am and goes on all day, with workmen shouting and screaming.
- v) The site was previously occupied by trees and horses and not storage.
- vi) Cars are being crushed causing pollution.
- vii) Not a suitable use for Green Belt land.

Internal Consultees

EPU:

EPU wish to object to this application as there is no information provided regarding any welfare facilities, garages, any plant or machinery in use, merely the provision of a plan and opening hours.

If the committee are minded to approve the application, I would recommend the following conditions:

- 1) Car sales shall only take place within the area outlined in red. No car repairs or breaking shall take

place anywhere on the site. unless specifically agreed with the Planning Department

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

2) The site shall not be used outside the hours of 09:00 and 18:00, Monday to Friday, and between the hours of 09:00 and 13:00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

3) The site shall not be used for delivery and the loading or unloading of goods outside the hours of 09:00 and 18:00, Monday to Friday, and 09:00 and 13:00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

4) no plant or machinery shall be utilised on the site without first providing information to the Environmental Protection Unit regarding noise levels to ensure that the noise emitted from the site shall be at least 5dB below background levels. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Highways Officer:

- i) The application should be supported by a transport assessment report.
- ii) Details of provision of parking for staff and visitors should be provided.
- iii) Details of provision for cyclist and pedestrians should be provided.
- iv) Information regarding previous use in terms of parking and movement should be provided. The site would benefit from some form of segregation of vehicular and pedestrian movements for safety reasons.
- v) The site has very poor public transport accessibility.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The whole of the application site is designated as Green Belt and there are currently no proposals to remove this land from its Green Belt designation. The main policy issue in relation to this development is therefore considered to be the principle of the development within the Green Belt and its impact on the character and appearance of the Green Belt.

The National Planning Policy Framework (NPPF) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para 88. states:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

Para. 89 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- 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;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

In terms of local policy, Part 1 of the Local Plan continues to give strong protection to Green Belt land. The relevant policy in the Local Plan is EM2 which makes clear that:

"The Council will seek to maintain the current extent, "Any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test".

The policies of Part 2 of the Hillingdon Local Plan - Unitary Development Plan Saved Policies are also relevant. Planning policy on Green Belt land is set out at Policies OL1, OL2 and OL4. These policies give strong emphasis to not normally permitting new building/uses in the Green Belt, reflecting overarching national and London wide policies.

Of particular relevance is Saved Policy OL1 of the Hillingdon Local Plan Part 2, which endorses both national and London Plan guidance. Policy OL1 states "Within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the

Green Belt'.

Very special circumstances

It is accepted that Plot 3 was previously used for the storage of motor vehicles. However, the use as a metal recycling has resulted in a considerable intensification which results in the site being littered with scrap metal, skips and machinery giving it a far more industrial appearance than the previous use. This is considered to have a significant impact on the openness of the Green Belt and therefore, by definition, the proposal is inappropriate development in the Green Belt. In light of paragraph 87 of the NPPF, the onus is therefore placed upon the applicant to demonstrate 'very special circumstances' under which planning permission should be granted and that "very special circumstances will not exist unless the harm by reason of inappropriateness and any other harm is clearly outweighed by other considerations".

The applicant has not submitted any form of statement to indicate that there is a compelling need for the development or cited any very special circumstances.

IMPACT ON THE GREEN BELT

The most important attribute of Green Belts is their openness and the aim of preserving the openness of Green Belt land which is reiterated in the NPPF and Local Plan Part 2 Policy OL1.

Paragraph 89 of the NPPF, which states the LPA should regard the construction of new buildings as inappropriate in the Green Belt with certain exceptions which are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- 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;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

It is accepted that the application site was hardstanding on which cars were parked. However, it was mainly open in character. The current use has changed the character and appearance of the site, being littered with scrap metal, skips and machinery giving it a far more industrial appearance and therefore having a far greater impact on the openness of the Green Belt.

Thus, it is considered that the use as a recycling centre of this Green Belt land would no longer effectively fulfil its function of checking unrestricted urban sprawl, assist in safeguarding the countryside from encroachment, or preserve its setting and special character and openness of the Green Belt and is contrary to Policy OL1 of the Hillingdon

Local Plan: Part Two - Saved UDP Policies (November 2012), London Plan Policy 7.16 and the provisions of the NPPF.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

See Section 7.01.

7.07 Impact on the character & appearance of the area

See Section 7.01.

7.08 Impact on neighbours

Policy OE1 relates to other environmental considerations and states that 'planning permission would not normally be granted for uses or associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area, because of, amongst other things, siting and appearance.'

Policy OE3 states "Buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact is mitigated within acceptable levels by engineering, layout or administrative measures."

The application site, Plot 3 is sited to the far side of the wider plot and positioned approximately 70m from the rear gardens of the neighbouring dwellings along Chestnut Avenue. In normal circumstances the separation gap between the site and neighbouring properties would be considered adequate to avoid a detrimental impact on the amenity of the adjoining neighbours. However, given the objections raised by neighbours in regards to excessive noise, dust and pollution, and a lack of information submitted by the applicant regarding the types and numbers of machinery on site, it is considered the proposed use as a recycling centre does have a harmful impact on the residential amenities of the neighbouring properties.

Given the lack of information in regards to the type and numbers of machinery on site, and any subsequent measures taken to mitigate any impact on the neighbouring properties, the use of the site as a recycling centre is considered contrary to Policy OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies November 2012.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 relates to traffic generation of new development with (ii) particularly relating to highway and pedestrian safety. AM14 states the need for all development to comply with the Council's adopted parking standards.

Comments from Highways officer consider that further information regarding a transport assessment, car parking provisions, pedestrian and cyclist provisions, previous traffic movement for B8 use, and arrangements for segregation of vehicular and pedestrian movement should be requested.

As it stands the amount of information submitted with reference to car parking and layout is

insufficient to comply with Policies AM7 (ii) and AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The proposal would not result in a loss of trees and soft landscaping.

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

These issues are covered in section 7.08.

7.19 Comments on Public Consultations

Issues raised have been covered within the main report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The matter is under investigation by the Council's enforcement section and should the application be refused a further enforcement report will be forwarded for consideration by the committee.

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 proposed use is considered as an inappropriate form of land use within the Green Belt as stated within Policy OL1 of the Hillingdon Local Plan Part Two, and although the site occupies a previously developed site, it is considered the use as a recycling centre has a far greater impact on the Green Belt than its use as a storage yard for cars. The site consists of heavy machinery, large skips and a litter of scrap metal which is considered to have a detrimental impact on the openness of the Green Belt. Further information regarding the parking and access arrangements of the site were not submitted, as requested, and is therefore also considered contrary to Policy AM7 and AM14 of the Hillingdon Local Plan Part Two and is therefore recommended for refusal.

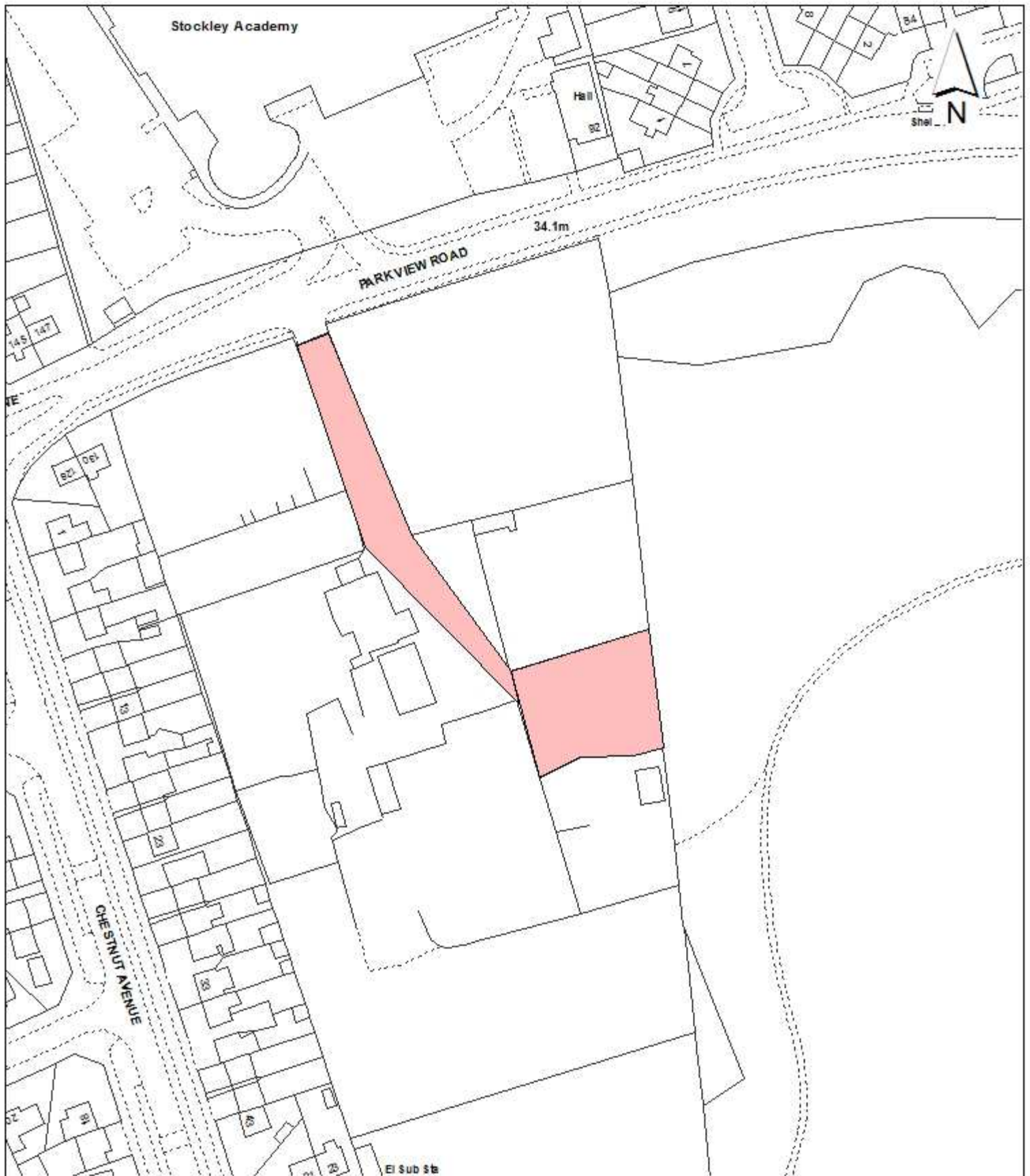
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
National Planning Policy Framework

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

Plot 3, 91 Park View Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

20207/APP/2015/2988

Scale:

1:1,250

Planning Committee:

C&S Page 128

Date:

January 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address PLOT 4, 91 PARK VIEW ROAD HILLINGDON
Development: Change of use from storage (Use Class B8) to car sales (Sui Generis) (Retrospective)
LBH Ref Nos: 20207/APP/2015/2989
Drawing Nos: Plot 4 (Location Plan - 1:1250)

Date Plans Received: 07/08/2015 **Date(s) of Amendment(s):**
Date Application Valid: 11/09/2015

1. **SUMMARY**

Full planning permission is sought for the Change of Use from Use Class B8 (Storage) to car sales (Sui Generis).

The site is situated on the edge of the Green Belt and comprises of a small subdivided area of land consisting of single storey portacabins along the western boundary and large area of hardstanding and the parking/storage of vehicles. The land was previously in use as a storage yard, but has been in use for car sales.

The site is located within the Green Belt where the only acceptable uses of open land are for agriculture, horticulture, forestry and nature conservation, open air recreational facilities and cemeteries.

The site occupies an area of previously developed land, and is therefore viewed as an exception to inappropriate development within the Green Belt, however insufficient information has been provided on the traffic and highways safety impacts of the use.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

In the absence of a transport assessment, it has not been demonstrated that the traffic generation in relation to the proposed use, car parking provision, pedestrian and cycling provisions and arrangements for segregation of vehicular and pedestrian movement would not have adverse impacts on the operation of the adjoining highway network and vehicular and pedestrian safety. The proposal is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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).

2 153 **Compulsory Informative (2)**

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
LPP 7.16	(2015) Green Belt
NPPF9	NPPF - Protecting Green Belt land

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 (2015). 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 occupies a plot along Park View Road which is subdivided into smaller plots that are occupied by a number of different businesses such as car sales, garages, scrap metal and recycling yards. The plot in question measures approximately 00.10 hectares and falls within the boundaries of the Metropolitan Green Belt.

3.2 **Proposed Scheme**

Retrospective Planning Permission is sought for the Change of Use from Use Class B8 (Storage) to Sui Generis to be used to sell cars.

3.3 **Relevant Planning History**

20207/APP/2015/2650 91 Park View Road Hillingdon

Use of plot 1 as a scrap metal/recycling centre (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 01-10-2015 Refused

20207/APP/2015/2987 Plot 5, 91 Park View Road Hillingdon

Change of use from storage (Use Class B8) to car sales (Sui Generis) (Retrospective)

Decision:

20207/APP/2015/2988 Plot 3, 91 Park View Road Hillingdon
Change of use from storage (Use Class B8) to recycling centre (Sui Generis) (Retrospective)

Decision:

20207/C/90/0922 Drayton Tyres West Drayton Road Hillingdon
Erection of replacement building to accommodate vehicle tyre and exhaust system centre with associated car parking

Decision: 12-06-1992 Approved

20207/D/91/1591 Drayton Tyres West Drayton Road Hillingdon
Use of land for retail sale and fitting of new and part worn tyres and vehicular exhaust systems and open storage of tyres (Application for Established Use Certificate)

Decision: 18-03-1992 Refused

Comment on Relevant Planning History

The application sites official use of land is for B8 use (storage), however the plot has been unlawfully used for the sale of cars.

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

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

OL1 Green Belt - acceptable open land uses and restrictions on new development

LPP 7.16 (2015) Green Belt

NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 4 external consultees were consulted via letter on 14.09.15 including the Whitethorn Residents Association.

A site notice was also attached to the front of the site on 16.09.15.

Two objections were received from the resident of No. 35 Chestnut Avenue stating:

- i) too much industrial development on the site.
- ii) the plan has been amended to an area used for a metal recycling yard.
- iii) the site is situated within the Green Belt and not suitable for its current use.
- iv) also within a residential area and causes extreme stress and nuisance to nearby residents.

Internal Consultees

The Environmental Protection Unit and The Highways Authority were also consulted on 14.09.15.

Environmental Protection Unit:

EPU wish to object to this application as there is no information provided regarding any welfare facilities, garages, any plant or machinery in use, merely the provision of a plan and opening hours.

If the committee are minded to approve the application, I would recommend the following conditions:

1) Car sales shall only take place within the area outlined in red. No car repairs or breaking shall take place anywhere on the site. unless specifically agreed with the Planning Department

REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

2) The site shall not be used outside the hours of 09:00 and 18:00, Monday to Friday, and between the hours of 09:00 and 13:00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

3) The site shall not be used for delivery and the loading or unloading of goods outside the hours of 09:00 and 18:00, Monday to Friday, and 09:00 and 13:00 on Saturdays. The site shall not be used on Sundays or Bank Holidays.

REASON: To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Unitary Development Plan.

4) No plant or machinery shall be utilised on the site without first providing information to the Environmental Protection Unit regarding noise levels to ensure that the noise emitted from the site shall be at least 5dB below background levels. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance with British

Standard 4142 "Method for rating industrial noise affecting mixed residential and industrial areas".
REASON: To safeguard the amenity of the surrounding area in accordance with policy OE1 of the Hillingdon Unitary Development Plan.

Highways Officer:

- i) The application should be supported by a transport assessment report.
- ii) Details of number of cars for sale and provision of parking for staff and visitors should be provided.
- iii) Details of provision for cyclist and pedestrians should be provided.
- iv) Information regarding previous use in terms of parking and movement should be provided. The site would benefit from some form of segregation of vehicular and pedestrian movements for safety reasons.
- v) The site has very poor public transport accessibility.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The whole of the application site is designated as Green Belt and there are currently no proposals to remove this land from its Green Belt designation. The main policy issue in relation to this development is therefore considered to be the principle of the development within the Green Belt and its impact on the character and appearance of the Green Belt.

The National Planning Policy Framework (NPPF) is relevant. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. Nevertheless, the document states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para 88. states:

"When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations".

Para. 89 of the NPPF states that local planning authorities should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- 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;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose

of including land within it than the existing development.

The London Plan strongly supports the protection, promotion and enhancement of London's open spaces and natural environments. Policy 7.16: Green Belt states that in terms of planning decisions:

"The strongest protection should be given to London's Green Belt, in accordance with national guidance. Inappropriate development should be refused, except in very special circumstances. Development will be supported if it is appropriate and helps secure the objectives of improving the Green Belt as set out in national guidance".

In terms of local policy, Part 1 of the Local Plan continues to give strong protection to Green Belt land. The relevant policy in the Local Plan is EM2 which makes clear that:

"The Council will seek to maintain the current extent...of the Green Belt". "Any proposals for development in the Green Belt and Metropolitan Open Land will be assessed against national and London Plan policies, including the very special circumstances test".

The policies of Part 2 of the Hillingdon Local Plan - Unitary Development Plan Saved Policies are also relevant. Planning policy on Green Belt land is set out at Policies OL1, OL2 and OL4. These policies give strong emphasis to not normally permitting new building/uses in the Green Belt, reflecting overarching national and London wide policies.

Of particular relevance is Saved Policy OL1 of the Hillingdon Local Plan Part 2, which endorses both national and London Plan guidance. Policy OL1 states 'Within the Green Belt, as defined on the Proposals Map, the following predominantly open land uses will be acceptable:

- Agriculture, horticulture, forestry and nature conservation;
- Open air recreational facilities;
- Cemeteries

The Local Planning Authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the Green Belt'.

Very special circumstances

The proposed use is defined as inappropriate development within the Green Belt, and should not be approved unless very special circumstances exist. The proposed use for the selling of motor vehicles, would occupy an area of land previously used for the storage of motor vehicles. The proposed use is therefore not considered significantly different to the storage of motor vehicles and would not result in an intensification of the site, as well as the proposed use now occupying a smaller area of land as a result of the subdivision of the wider plot.

By virtue of the previous occupation of the site, and the similarities between the previous and existing use, it is considered there would be no greater impact on the openness of the Green Belt and would be an exception to inappropriate development within the Green Belt.

IMPACT ON THE GREEN BELT

The most important attribute of Green Belts is their openness and the aim of preserving the openness of Green Belt land which is reiterated in the NPPF and Local Plan Part 2 Policy

OL1.

Paragraph 89 of the NPPF, which states the LPA should regard the construction of new buildings as inappropriate in the Green Belt with certain exceptions which are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
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- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development

The proposed use would be considered as an exception to inappropriate development within the Green Belt as result of the previous occupation of the site, and the similarities between the previous and existing use, it is considered there would be no greater impact on the openness of the Green Belt and would be an exception to inappropriate development within the Green Belt.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

See section 7.01.

7.07 Impact on the character & appearance of the area

See section 7.01.

7.08 Impact on neighbours

Impact on Neighbours

Policy OE1 relates to other environmental considerations and states that 'planning permission would not normally be granted for uses or associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area, because of, amongst other things, siting and appearance'.

The application site is located to the western side of the wider plot and positioned approximately 70m from the rear gardens of the neighbouring properties. The selling of motor vehicles is considered not to have an adverse impact on the residential amenities of the neighbouring dwellings, by virtue of its proposed use and the existing businesses on site and the levels of noise currently generated.

The Environmental Protection Unit were also consulted who stated, the site should only be

used for the sale of cars between working hours from Monday to Friday, and half day on Saturday with no additional use of machinery or plant without the submission of further information.

The application site consists solely of cars for sale, and is considered not to result in the creation of excessive noise, dust and pollution and therefore would be in accordance with Policy OE1 of the Hillingdon Local Plan Part Two Saved UDP Policies.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 relates to traffic generation of new development with (ii) particularly relating to highway and pedestrian safety. AM14 states the need for all development to comply with the Council's adopted parking standards.

Comments from Highways officer consider that further information regarding a transport assessment, car parking provisions, pedestrian and cyclist provisions, previous traffic movement for B8 use, and arrangements for segregation of vehicular and pedestrian movement should be requested.

As it stands the amount of information submitted with reference to car parking and layout is insufficient to comply with Policies AM7 (ii) and AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The proposal would not result in a loss of trees and soft landscaping.

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

These issues are covered in section 7.08.

7.19 Comments on Public Consultations

Issues raised have been covered within the main report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The matter is under investigation by the Council's enforcement section and should the application be refused a further enforcement report will be forwarded for consideration by the committee.

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 site is situated on the edge of the Green Belt and comprises of a small subdivided area of land consisting of single storey portacabins along the western boundary and large area of hardstanding and the parking/storage of vehicles. The land was previously in use as a storage yard, but has been in use for car sales.

The site is located within the Green Belt where the only acceptable uses of open land are for agriculture, horticulture, forestry and nature conservation, open air recreational facilities and cemeteries.

The site occupies an area of previously developed land, and is therefore viewed as an exception to inappropriate development within the Green Belt, however insufficient information has been provided on the traffic and highways safety impacts of the use.

The application is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
National Planning Policy Framework

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Plot 4, 91 Park View Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

20207/APP/2015/2989

Scale:

1:1,250

Planning Committee:

C&S Page 139

Date:

January 2016



HILLINGDON
LONDON

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

Document is Restricted

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Plans for Central & South Applications Planning Committee

Wednesday 6th January
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

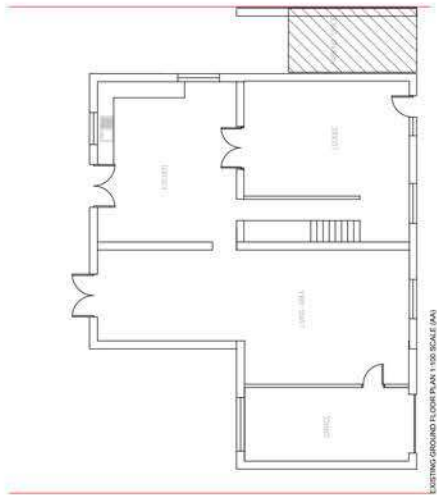
Development: First floor extension to side and alterations to elevations

LBH Ref Nos: 69313/APP/2015/3137

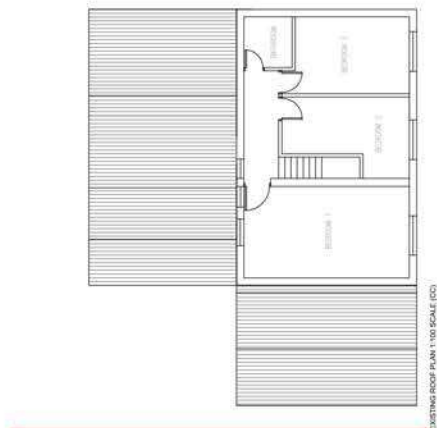
Date Plans Received: 18/08/2015

Date(s) of Amendment(s):

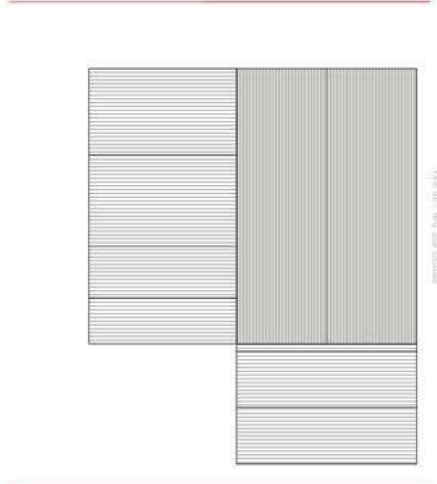
Date Application Valid: 09/09/2015



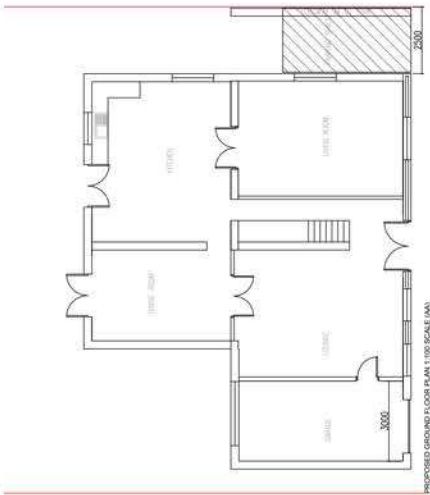
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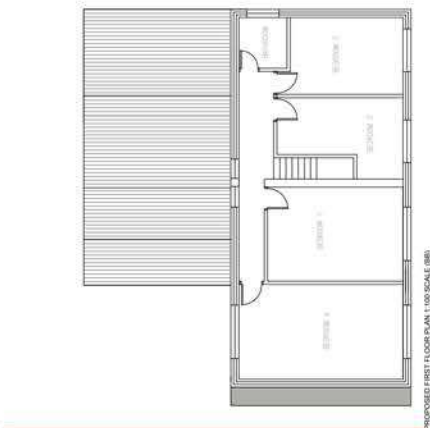
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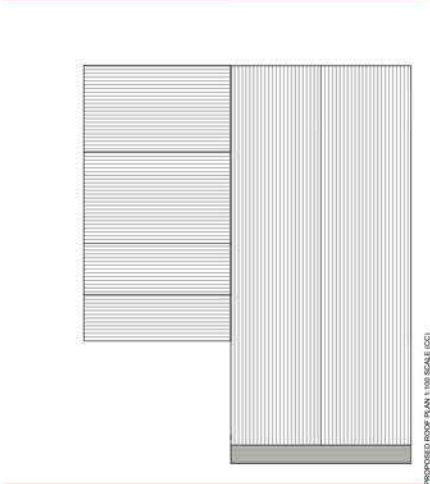
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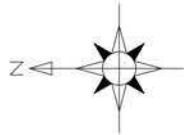
PROPOSED GROUND FLOOR PLAN 1:100 SCALE (EB)



PROPOSED FIRST FLOOR PLAN 1:100 SCALE (EB)



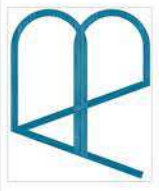
PROPOSED ROOF PLAN 1:100 SCALE (EC)



1:100 scale bar
 0m 1m 2m 3m 4m 5m 6m 7m 8m 9m 10m
 0ft 10ft 20ft 30ft

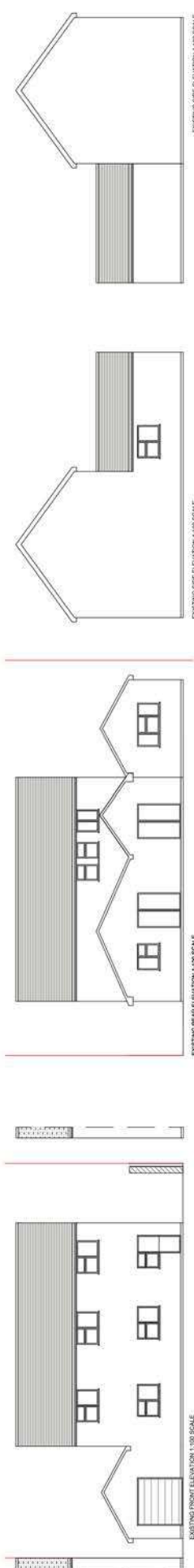
DESCRIPTION:
 PROPOSED FIRST FLOOR AND PROPOSED
 AND SINGLE STOREY TREATMENT EXTENSION

CLIENT: MR SINGH
 SITE ADDRESS:
 14 MOOREFIELD ROAD
 URBIDGE
 WBS 35L
 SCALE: 1:100 @A1
 DRAWING NUMBER: PLASB1/10/AM/D2
 DATE: 28 NOV 2015
 REVISIONS: 28 NOV 2015



e-mail: ab@urbanedgeps@gmail.com
 Tel: 0770 2167000

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 MEASUREMENTS TO BE TAKEN ON SITE.
 PARTY WALL/CT ACT 1997 TO BE
 APPLIED TO ALL PARTY WALLS BY
 CLIENT BEFORE COMMENCING WORKS.
 ALL WORKS INCLUDING FOUNDATIONS
 TO BE WITHIN
 BOUNDARY LINES OF SITE.

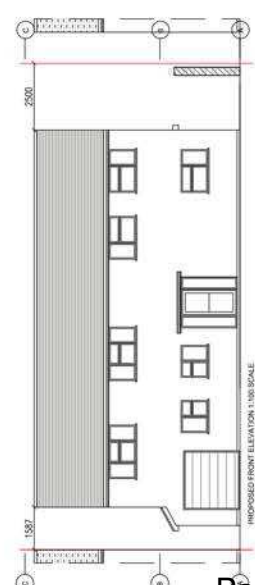


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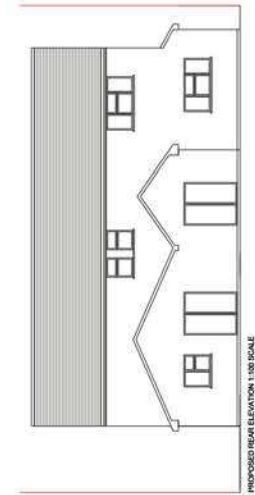
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EXISTING SIDE ELEVATION 1:100 SCALE

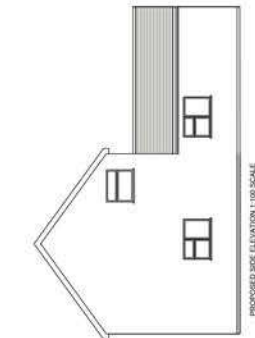
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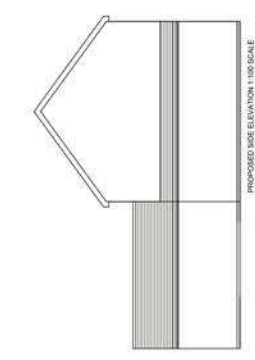
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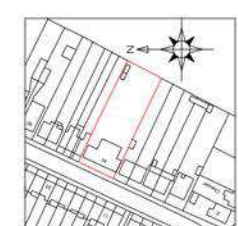
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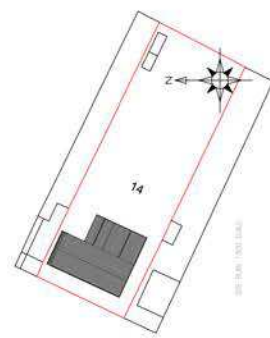
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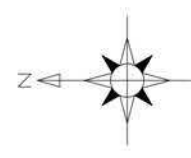
PROPOSED SIDE ELEVATION 1:100 SCALE



Site Plan 1:100 Scale



Site Plan 1:100 Scale



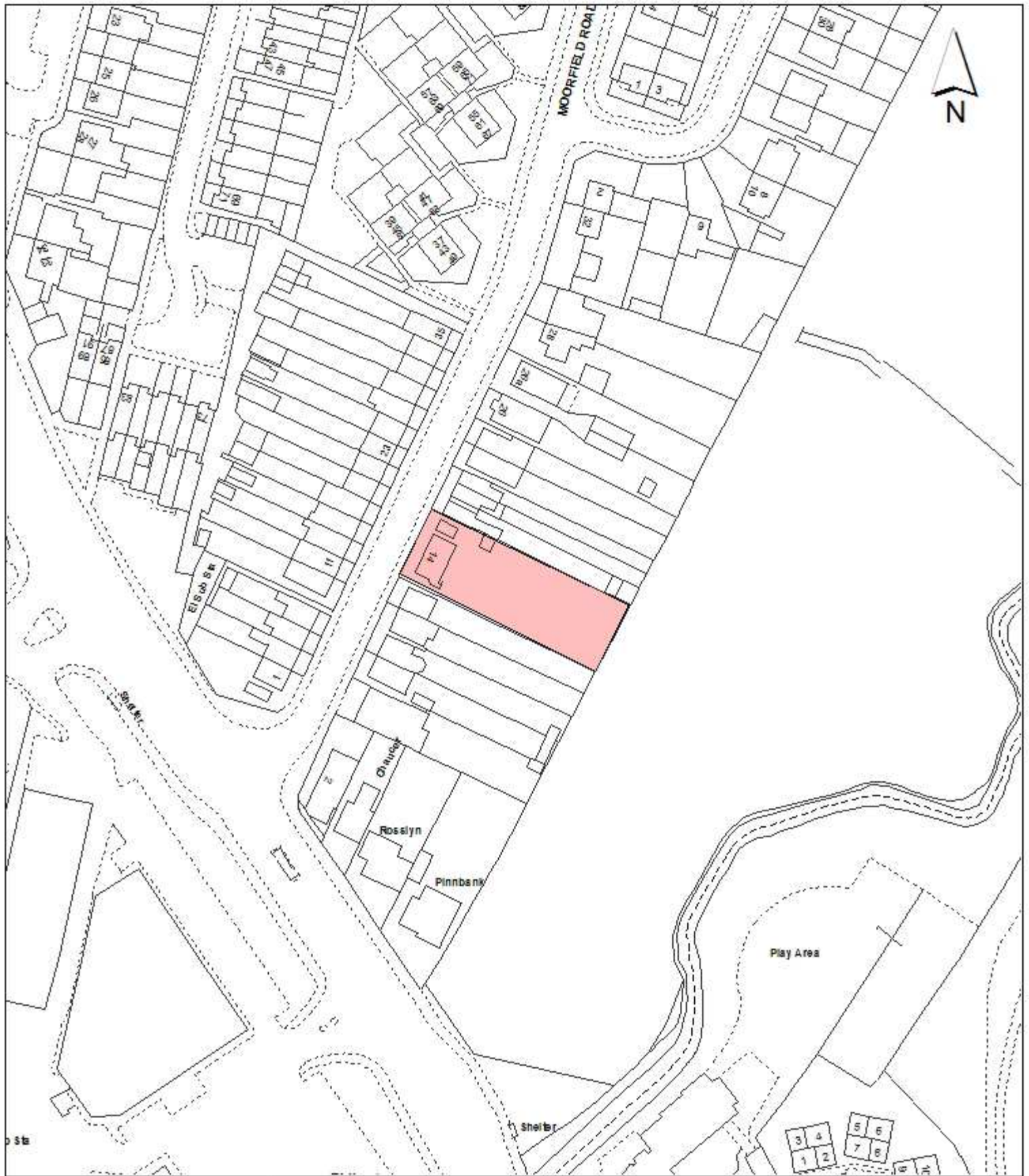
DESCRIPTION:
 PROPOSED FIRST FLOOR AND PROPOSED
 AND SINGLE STOREY REAR EXTENSION

CLIENT: MR SINGH
SITE ADDRESS:
 14 MOOREFIELD ROAD
 UXBIDGE
 UB8 3SL

SCALE: 1:100 @A1
DRAWING NUMBER: PLSB/14/MD/1
DATE: 28 NOV 2015
REVISIONS: 28 NOV 2015

AB
 e-mail: abdrawings@btinternet.com
 Tel: 0770 2167000

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 PARTY WALL/CTY ACT 1997 TO BE
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Notes:

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Site Address:

**14 Moorfield Road
Cowley**

Planning Application Ref:

69313/APP/2015/3137

Planning Committee:

Central and South

Scale:

1:1,250

Date:

January 2016

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

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 203 WEST END LANE HARLINGTON
Development: Two storey side extension, 2 x dormer windows, 5 x new rooflights and installation of vehicular crossover
LBH Ref Nos: 34605/APP/2015/3019

Date Plans Received: 10/08/2015 **Date(s) of Amendment(s):** 10/08/2015
Date Application Valid: 13/08/2015



1 Site Plan
1 : 1250



2 Existing Block Plan
1 : 200

PROJECT NAME 203 West End Lane, UB3 5LY		FIRST ISSUE 07/08/2015		1.50		0 0.5 1 1.5 2 2.5m		PLANNING	
DRAWING NAME 01 Existing Site & Block Plan		REV. ISSUE 30/06/15		1:100		0 0.5 1 1.5 2 2.5m		Unit 18 Deane House 9 Studios The Deane Place London NW5 1LB	
PROJECT NO. 088WES		DRAWING NO. 01		1:1250		0 1 2 3 4 5m		SHA Architecture • Design	
REVISION F		SCALE As indicated		PAPER SIZE A3		0 10 20 30 40 50m			

Note: All dimensions to be checked on the site before commencement of the work. It may be necessary to amend the quantities in any event to conform with the actual site conditions. Any variations from these drawings should be approved by the contract prior to commencement. This drawing is copyright.



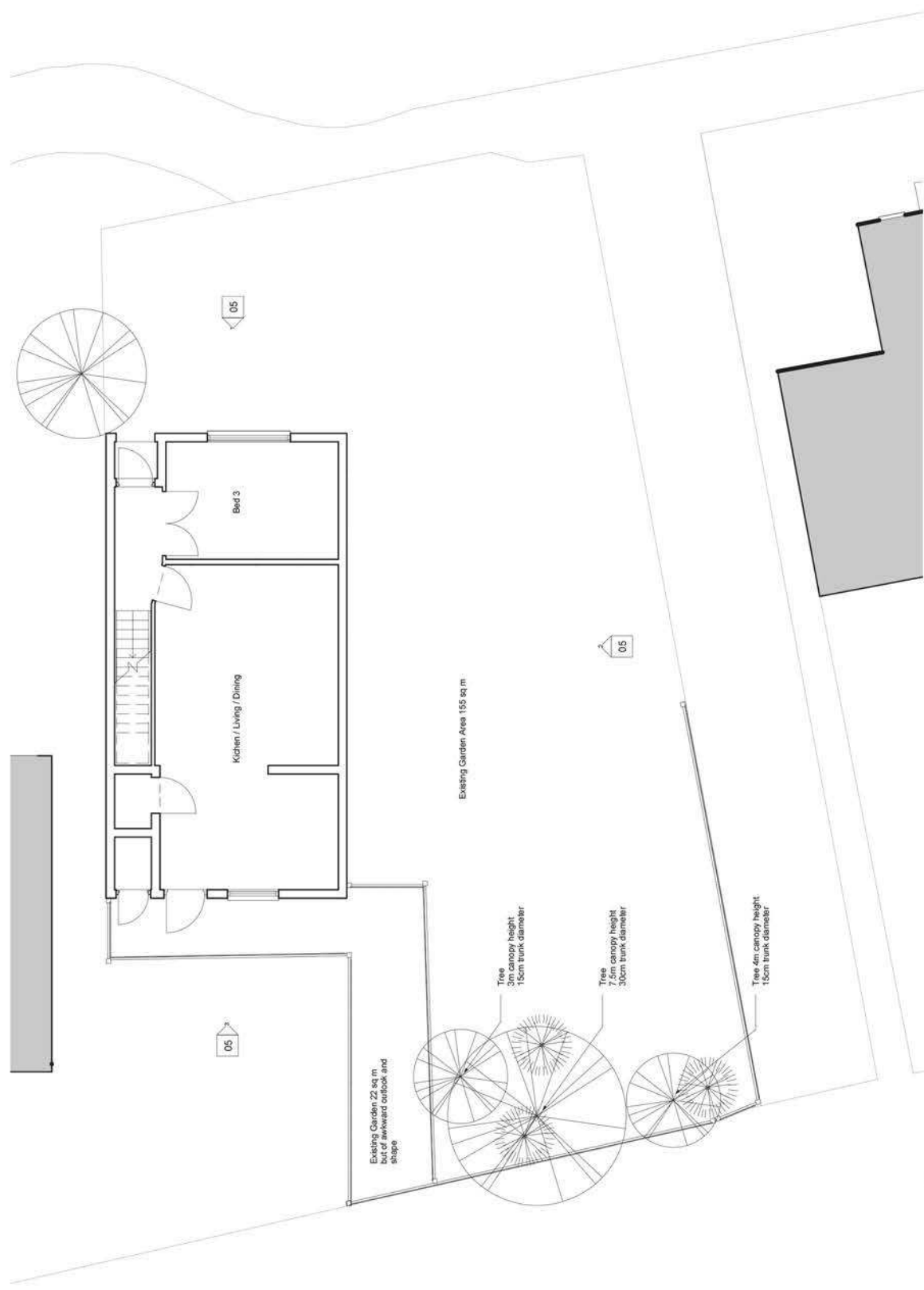
1 PR Proposed Block Plan
1 : 200

PROJECT NAME 203 West End Lane, UB3 6LY		FIRST ISSUE 07/08/2015		SCALE 1 : 200	
DRAWING NAME 13 Proposed Block Plan		REV. ISSUE 06/11/15		PAPER SIZE A3	
PROJECT NO. 088WES		DRAWING NO. 13		REVISION C	

0	0.5	1	1.5	2	2.5m
0	1	2	3	4	5m
0	10	20	30	40	50m

PLANNING
SHA Unit 18 Deane House
 5 Studios
 13 Proposed Place
 London NW5 1LB
 Architecture + Design

Note: All dimensions to be checked on the site before commencement of the work. If the drawing includes the quantities in any schedule, they shall be taken as approximate quantities only. The contractor shall be responsible for any variations. More than three drawings should be approved by the Architect prior to commencement. This drawing is copyright.

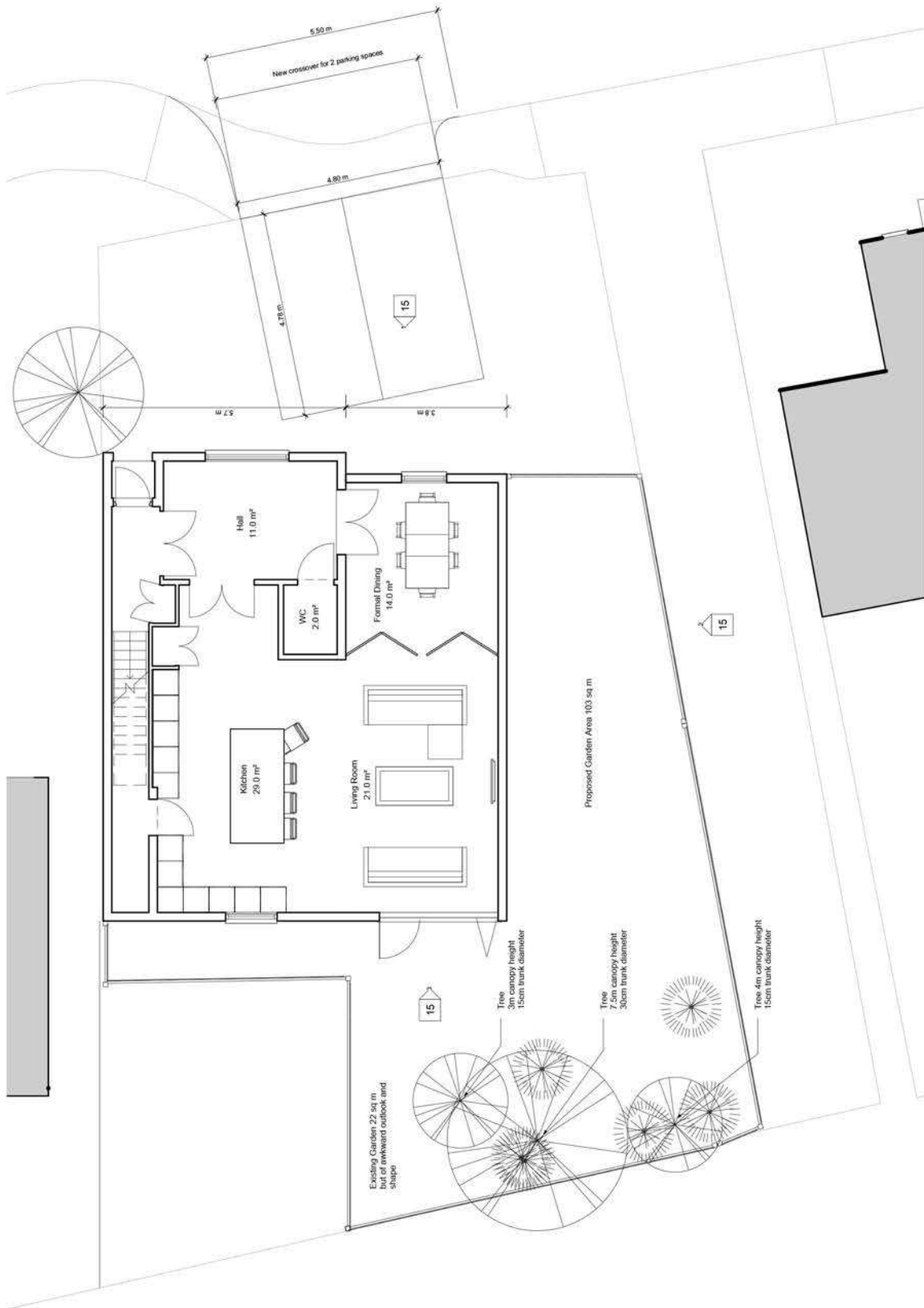


Existing Ground Plan

1 : 100

1

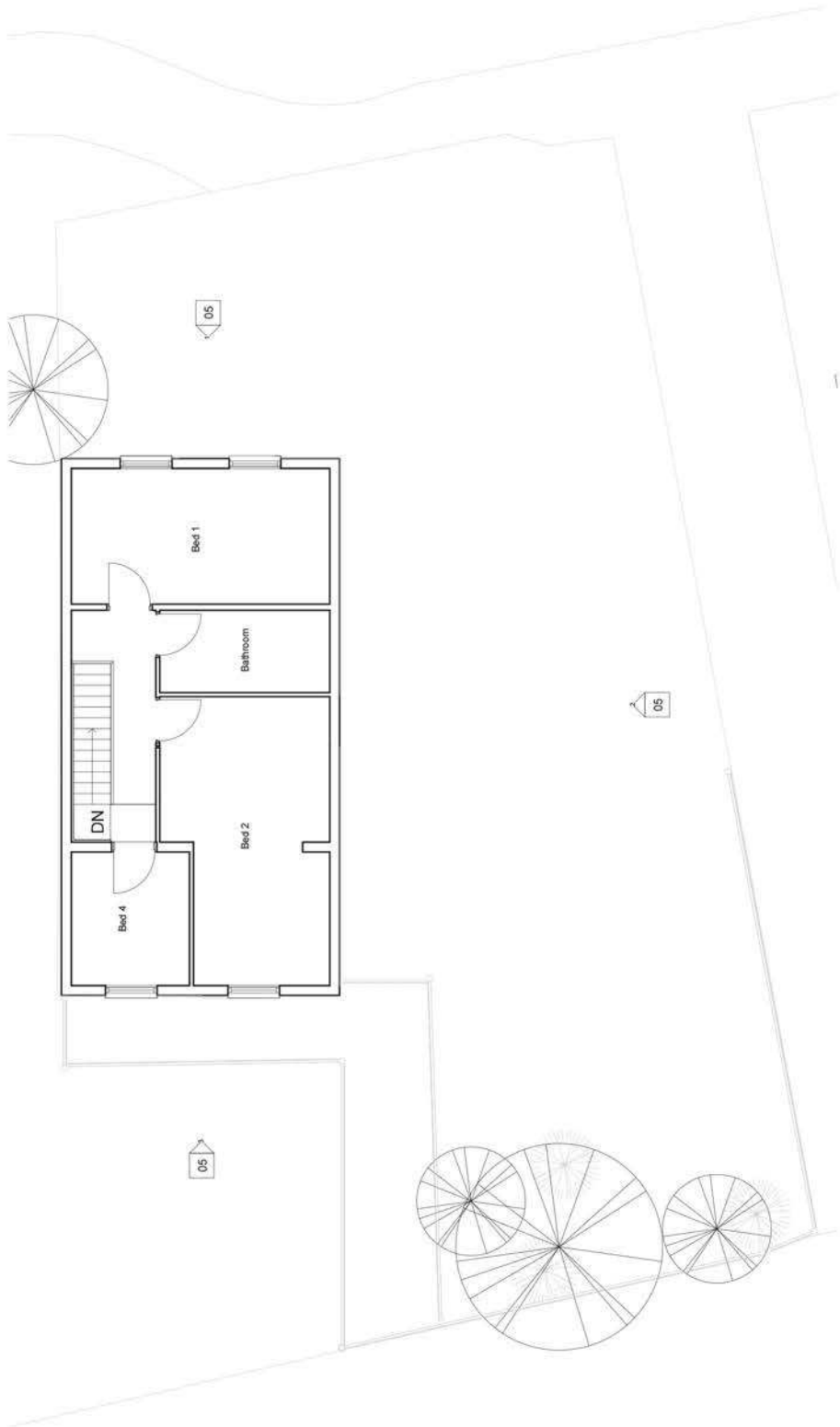
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PROJECT NO. 088WES		DRAWING NO. 02		1:1250		SHA Architecture + Design	
REVISION F		SCALE 1 : 100		PAPER SIZE A3		0 0.5 1 1.5 2 2.5m 0 1 2 3 4 5m 0 10 20 30 40 50m	
Note: All dimensions to be checked on the site before commencement of the work. SHA drawing accepts the quantities in any form of contract. The drawings are for information only and do not constitute a contract. Any variations from these drawings should be approved by the contract prior to commencement. This drawing is copyright.							



Proposed Ground Plan
1 : 100

1

PROJECT NAME 203 West End Lane, UB3 5LY		FIRST ISSUE 07/08/2015		PLANNING	
DRAWING NAME 10 Proposed Ground Plan		REV. ISSUE 06/11/15		Unit 18 Deane House 5 Studios 500m ² Proposed Place London NWS 1LB Architecture + Design	
PROJECT NO. 088WES		DRAWING NO. 10		1:50 0 0.5 1 1.5 2 2.5m 1:100 0 1 2 3 4 5m 1:1250 0 10 20 30 40 50m	
REVISION J		SCALE 1 : 100		Note: All dimensions to be checked on the site before commencement of the work. If the drawing includes the quantities in any form, they shall be taken as approximate only. Any variations from these drawings should be approved by the Architect prior to commencement. This drawing is copyright.	



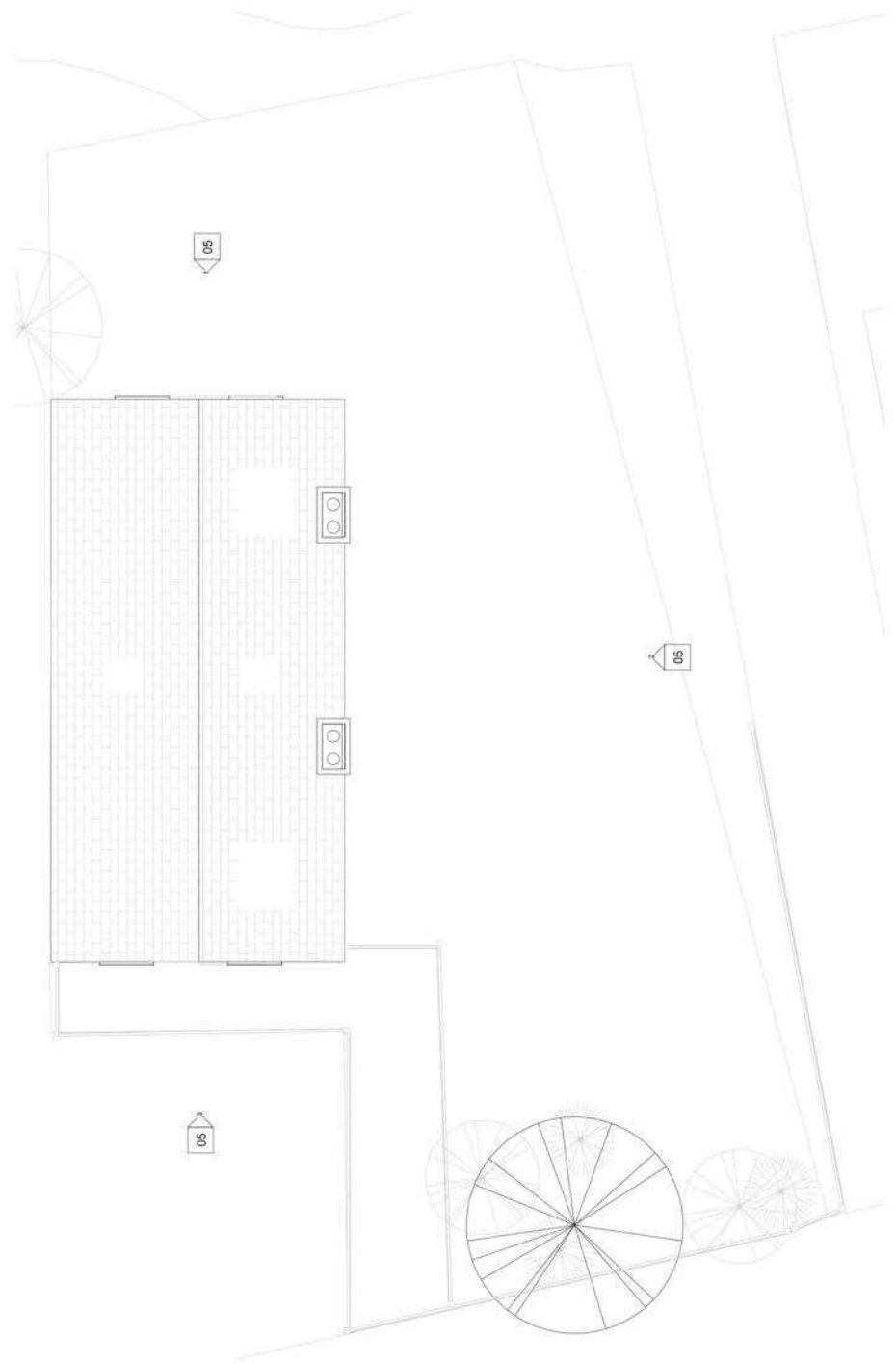
1 Existing 1st Plan
1 : 100

PROJECT NAME 203 West End Lane, UB3 5LY		FIRST ISSUE 07/08/2015		PLANNING Unit 18 Deane House 9 Studios The Woodland Place London NWS 1LB Architecture • Design	
DRAWING NAME 03 Existing 1st Plan		REV. ISSUE 30/06/15		1:50 0 0.5 1 1.5 2 2.5m 1:100 0 0.5 1 1.5 2 2.5m 1:1250 0 10 20 30 40 50m	
PROJECT NO. 088WES		DRAWING NO. 03		PAPER SIZE A3	
SCALE 1 : 100		REVISION F		Note: All dimensions to be checked on the site before commencement of the work. It may be necessary to amend the quantities in any part of this drawing to conform with the actual site conditions. Any variations from these drawings should be approved by the architect prior to commencement. This drawing is copyright.	



1 Proposed 1st Plan
1 : 100

PROJECT NAME 203 West End Lane, UB3 6LY		FIRST ISSUE 07/08/2015		PLANNING	
DRAWING NAME 11 Proposed 1st Plan		REV. ISSUE 06/11/15		Unit 18 Deane House 9 Studios The Deane Place London NW5 1LB	
PROJECT NO. 088WES		DRAWING NO. 11		SHA Architecture + Design	
REVISION I		SCALE 1 : 100		1:50 0 0.5 1 1.5 2 2.5m 1:100 0 0.5 1 1.5 2 2.5m 1:1250 0 10 20 30 40 50m	
PAPER SIZE A3		Note: All dimensions to be checked on the site before commencement of the work. If the drawing includes the quantities in any form, they shall be taken as approximate only. No liability shall be accepted for any errors or omissions. All drawings should be approved by the Architect prior to commencement. This drawing is copyright.		11 1:100	



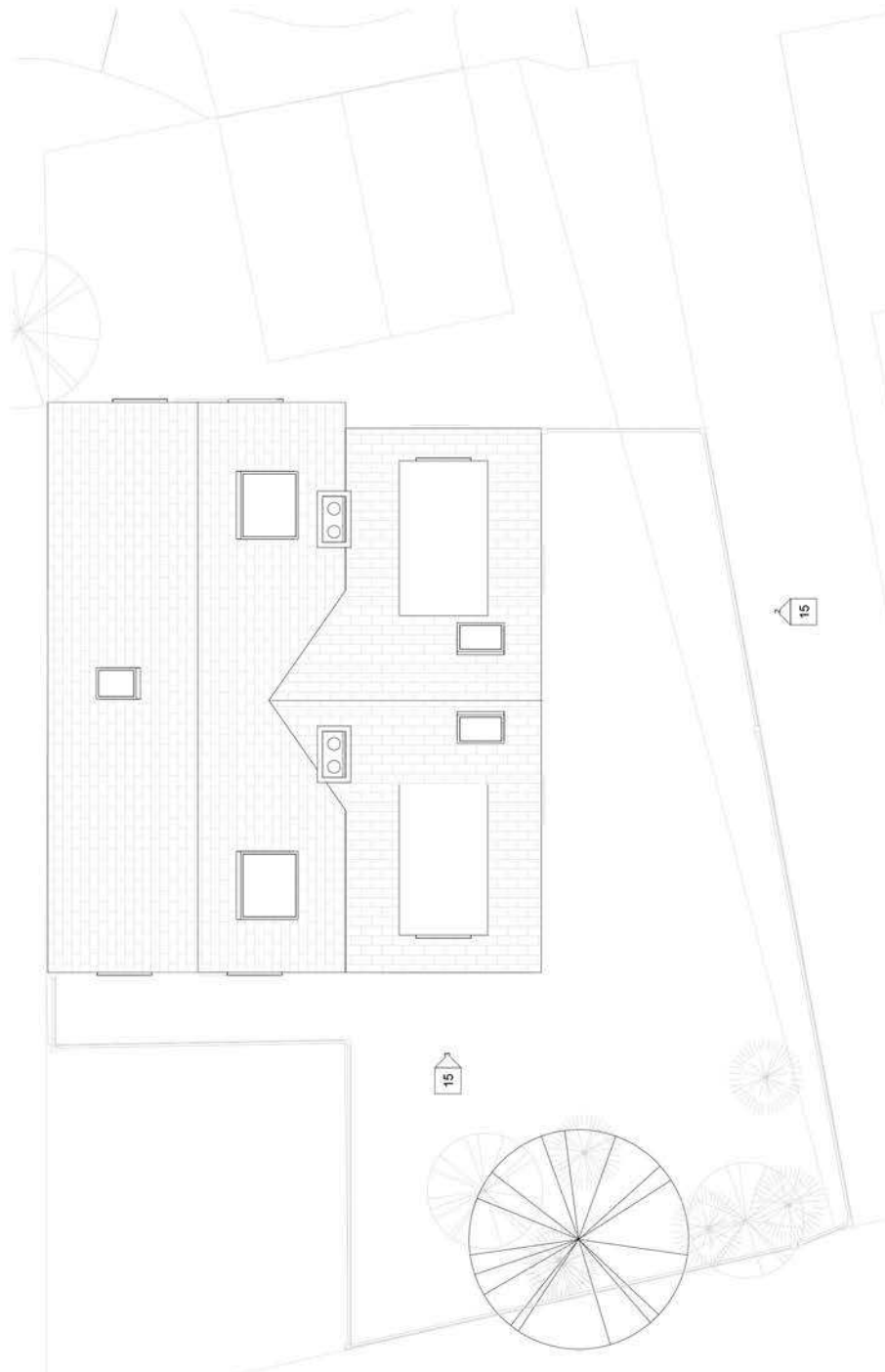
1 Existing Roof Plan
1 : 100

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DRAWING NAME 04 Existing Roof Plan		REV. ISSUE 30/06/15		1:100	
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				0 10 20 30 40 50m	


PLANNING

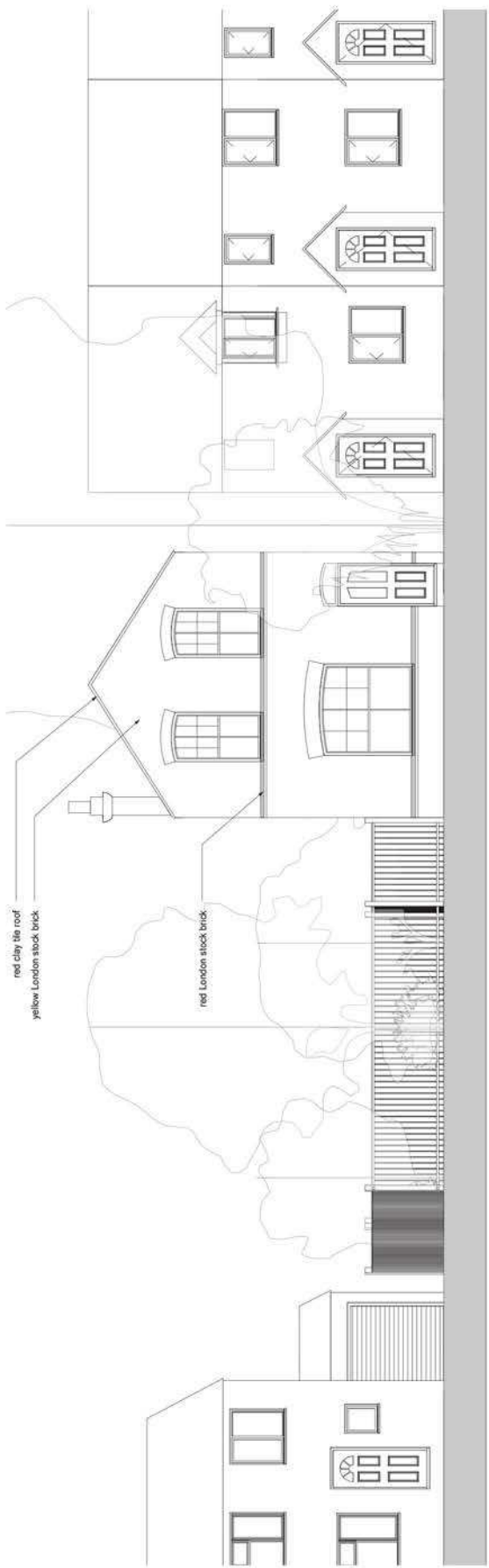
SHA Unit 18 Deane House
9 Studios
The Deane Road
London NWS 1LB
Architecture • Design

Note: All dimensions to be checked on the site before commencement of the work. SHA drawing accepts the quantities in any drawing as shown and does not constitute an offer of any services. Any variations from these drawings should be approved by the contract prior to commencement. This drawing is copyright.



1 Proposed Roof Plan
1 : 100

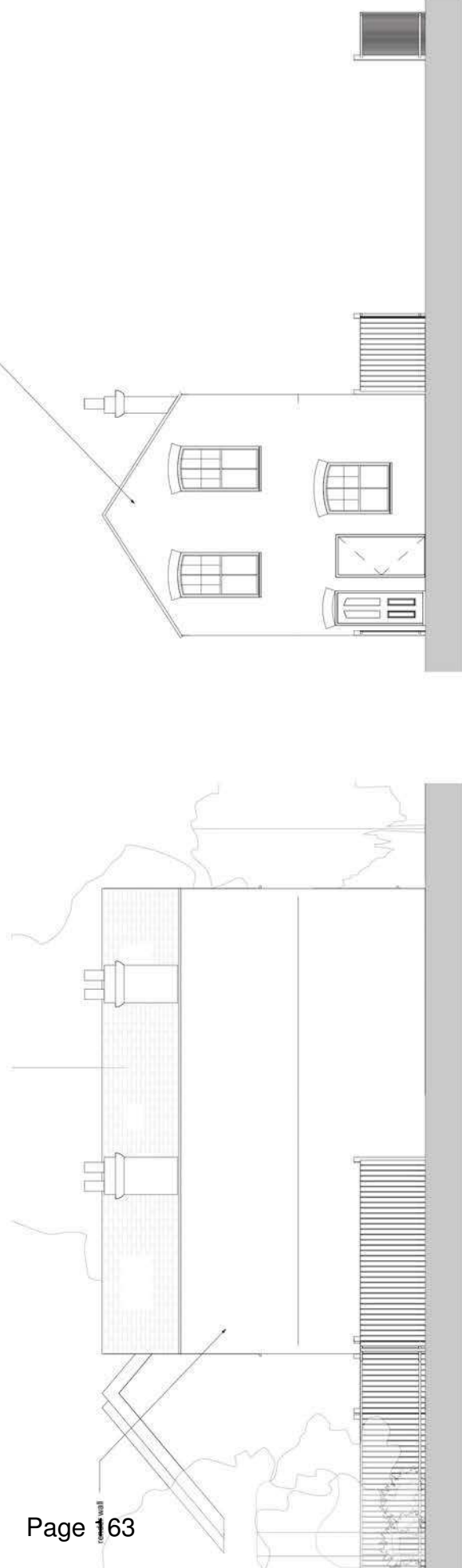
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DRAWING NAME 12 Proposed Roof Plan		REV. ISSUE 06/11/15		1:100 0 1 2 3 4 5m		
PROJECT NO. 088WES		DRAWING NO. 12		PAPER SIZE A3		<small>Note: All dimensions to be checked on the site before commencement of the work. If the drawing includes the quantities in any schedule, these shall be taken as approximate only. Any variations from these drawings should be approved by the Architect prior to commencement. This drawing is copyright.</small>
REVISION 1		SCALE 1 : 100		1:1250 0 10 20 30 40 50m		



Existing East Elevation

1 1 : 100

render wall



Existing South Elevation

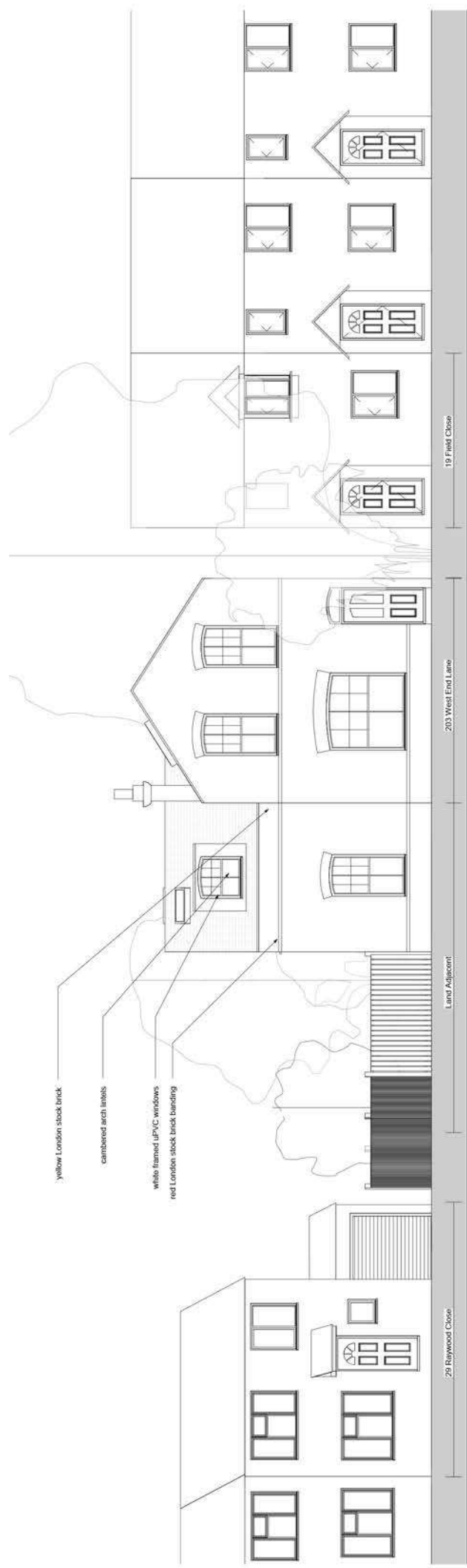
2 1 : 100

Existing West Elevation

3 1 : 100

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DRAWING NAME 05 Existing Elevations	REV. ISSUE 30/08/15	1:100	0	1	2	3	4	5m
PROJECT NO. 088WES	DRAWING NO. 05	1:1250	0	10	20	30	40	50m
REVISION F	SCALE 1 : 100	PAPER SIZE A3	<p>SHA Unit 18 Deane House 9 Studios The Deans Road London NWS 1LB Architecture + Design</p> <p>PLANNING</p>					

Note: All dimensions to be checked on the site before commencement of the work. It may be necessary to adjust the quantities in any part of this drawing to suit the actual conditions on site. Any variations from these drawings should be approved by the architect prior to commencement. This drawing is copyright.



Proposed East Elevation

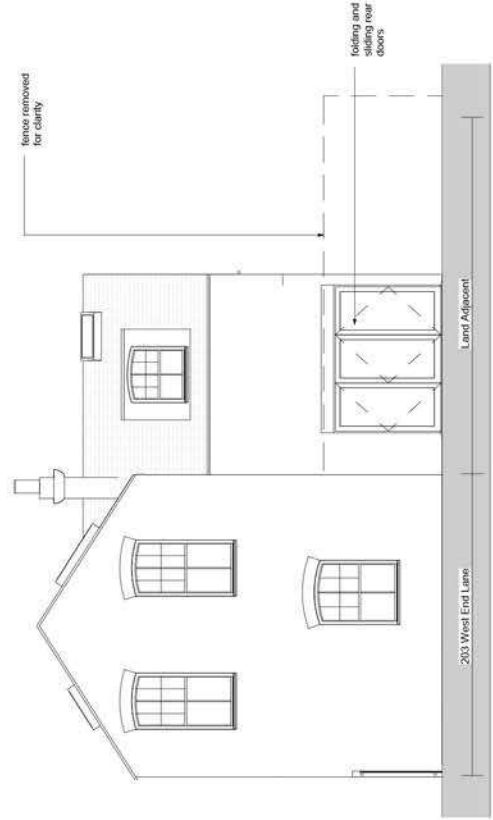
1 : 100

1

concrete post and timber fence hidden for clarity

red clay tile pitched roof

obscured glass



Proposed South Elevation

1 : 100

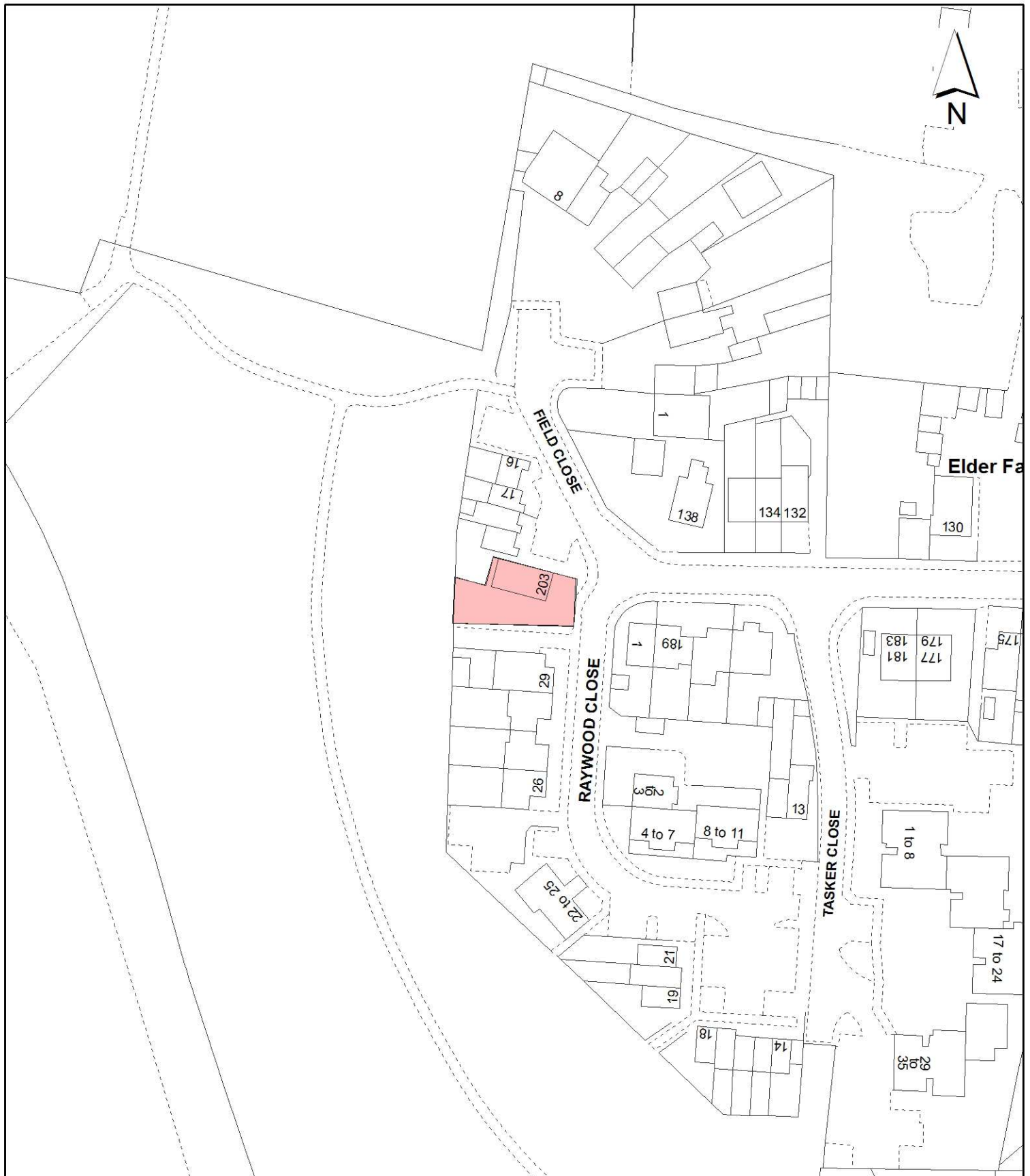
2

Proposed West Elevation

1 : 100

3

PROJECT NAME 203 West End Lane, UB3 6LY		FIRST ISSUE 07/08/2015		SCALE 1 : 100	
DRAWING NAME 15 Proposed Elevations		REV. ISSUE 06/11/15		REVISION H	
PROJECT NO. 088WES		DRAWING NO. 15		PAPER SIZE A3	
PLANNING Unit 18 Deane House Studios 59 West End Place London NW5 1LB				Note: All dimensions to be checked on the site before commencement of the work. It is the client's responsibility to ensure that the site conditions are suitable for the proposed development. Any variations from these drawings should be approved by the architect prior to commencement. This drawing is copyright.	



Notes:

 Site boundary

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Site Address:

**203 West End Lane
 Harlington**

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

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

Planning Application Ref:

34605/APP/2015/3019

Scale:

1:1,000

Planning Committee:

C&S Page 165

Date:

January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 27A & 27B DALEHAM DRIVE HILLINGDON
Development: RETROSPECTIVE APPLICATION FOR THE RETENTION OF 2 SEMI
DETACHED DWELLING HOUSES AT 27A & 27B DALEHAM DRIVE
LBH Ref Nos: 67783/APP/2015/4003

Date Plans Received: 28/10/2015 **Date(s) of Amendment(s):**
Date Application Valid: 28/10/2015

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 507756, 181303



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London Borough of Hillingdon
RECEIVED

28 OCT 2015

Planning
Residents Services



Key	
	Interlocking roof tiles
	Hardstanding driveway
	Hardstanding pathway
	Timber decking
	Grassed area



Proposed Project
New build houses

Drawing Title
Proposed Site Plan

Address
27A & 27B Daleham Drive
Uxbridge
Middlesex
UB8 3HW

Drawing No.
CL/15/213/PSP

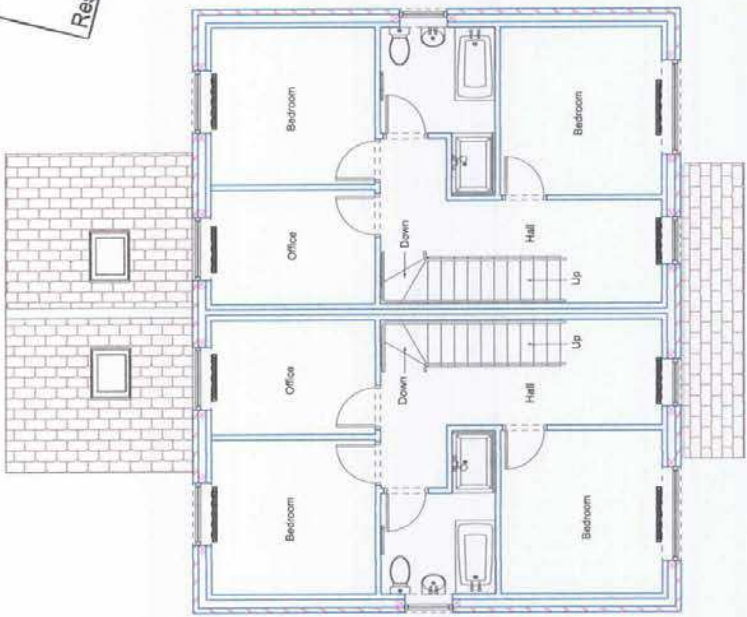
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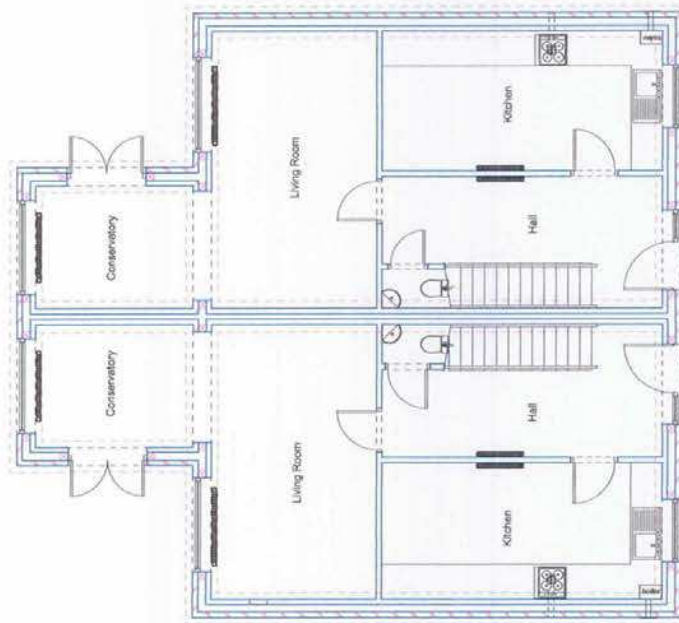
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020 8902 3464 info@courthomes.co.uk

London Borough of Hillingdon
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Planning
Residents Services



AS BUILT FIRST FLOOR PLANS



AS BUILT GROUND FLOOR PLANS



Proposed Project
New build houses

Drawing Title
Floor Designs

Address
27A & 27B Daleham Drive
Uxbridge
Middlesex
UB8 3HW

Drawing No.
CL/15/213/GFFD

Scale
1:100

Date
17/09/15

Page Size
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23 Wembley Hill Road, Wembley Middlesex, HA9 8AS
020 8902 3464 info@courthomes.co.uk



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 This drawing is to be read in conjunction with all the relevant consultations, suppliers and manufacturers drawings and information.

FLOOR AREAS (GROSS INTERNAL)

Plot 1:	
Ground Floor:	52.89m ² (569.9 sqft)
First Floor:	45.22m ² (486.7 sqft)
Total:	98.10m² (1055.9 sqft)
Plot 2:	
Ground Floor:	52.89m ² (569.2 sqft)
First Floor:	45.22m ² (486.7 sqft)
Total:	98.10m² (1055.9 sqft)



London Borough of Hillingdon
 RECEIVED
 2 8 OCT 2015
 Planning
 Residents Services

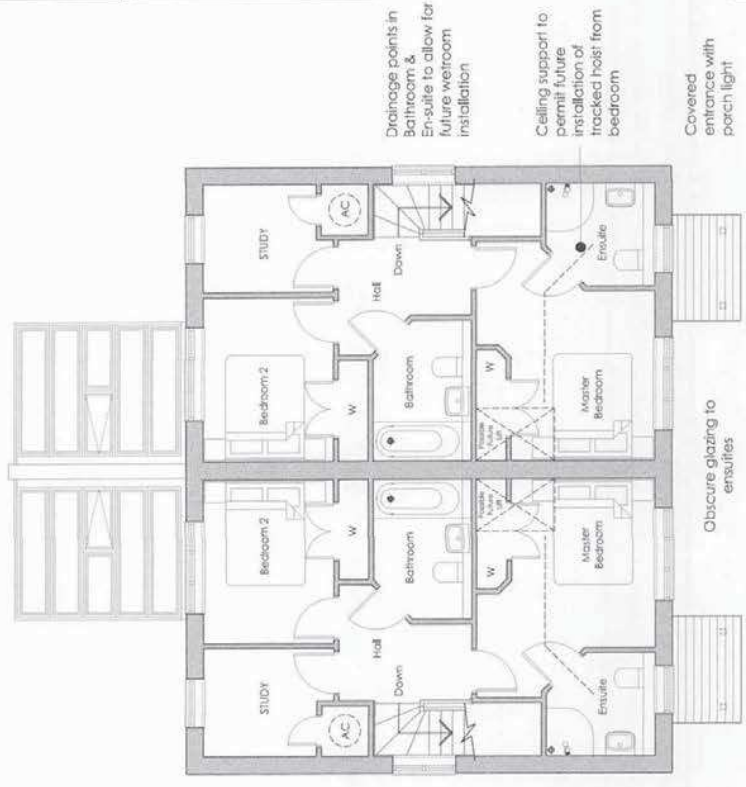
Rev	Date	Details
A	03/07/11	Lifetime homes standards updated and plans amended to full lifetime homes requirements and citation.

PLANNING

ark|tec
 Architectural Consultancy
 1 Farnham Road
 Guildford
 GU2 4RG
 T: 01483 549 047
 F: 01483 549 100
 E: info@ark|tec.co.uk
 W: www.ark|tec.co.uk

Client: MR WARREN JONES
 Project: LAND TO R/O
 22-24 DICKENS AVE, UXBRIDGE
 Drawing: PROPOSED FLOOR PLANS
 Scale: 1:100 @ A3
 Date: 28/04/11

Drawing Number: **P08/06/110**
 Revision: **A**

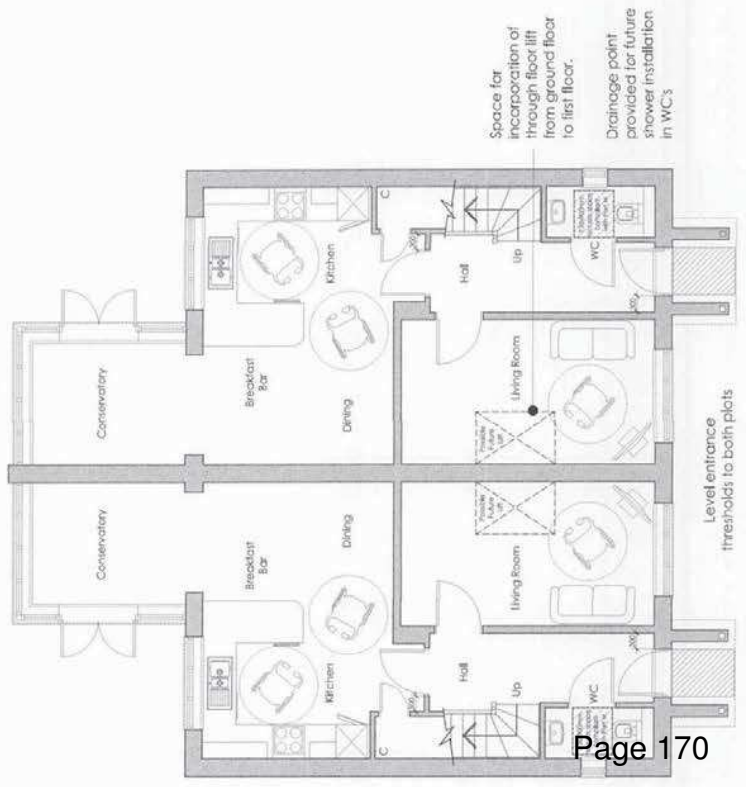


PLOT 02

PLOT 01

FIRST FLOOR

Drainage points in Bathroom & En-suite to allow for future wetroom installation
 Ceiling support to permit future installation of tracked hoist from bedroom
 Covered entrance with porch light



PLOT 02

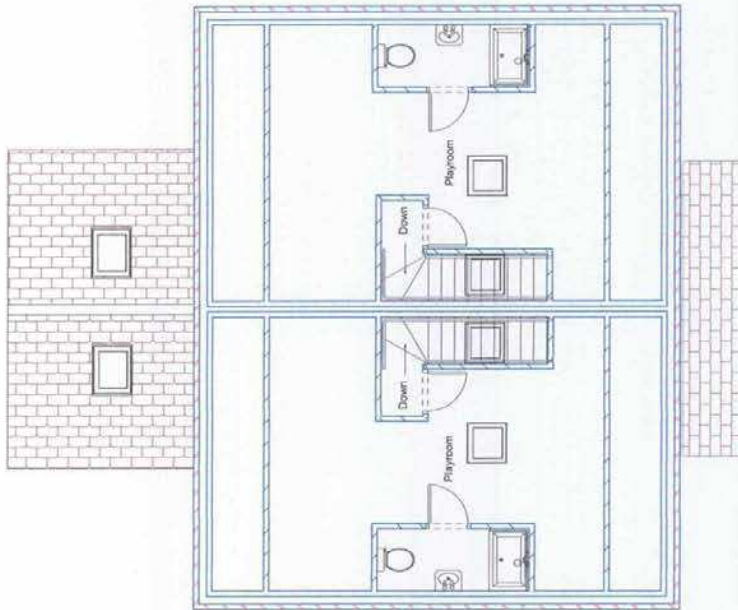
PLOT 01

GROUND FLOOR

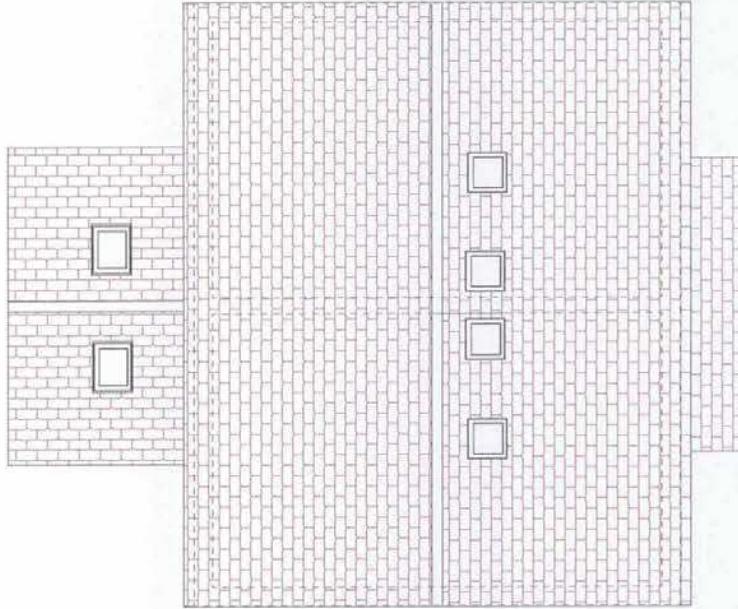
Space for incorporation of through floor lift from ground floor to first floor.
 Drainage point provided for future shower installation in WC's

Level entrance thresholds to both plots

- LIFETIME HOMES CONSIDERATIONS**
- The car parking area is directly adjacent to the homes and capable of enlargement to attain 3300mm.
 - The distance from the car parking to the home is minimal and is level.
 - The approach to the entrances is also level.
 - The front entrance is illuminated and covered, and has level access over the threshold in compliance with Part M.
 - There are no communal stairs or lifts.
 - The width of the internal doorways and hallways conforms to Part M. There is an allowance for 300mm of wall space to the side of the leading edge of the doors on the entrance level.
 - There is ample turning space for a wheelchair in the Dining Area and Living Room and adequate circulation space for wheelchairs elsewhere.
 - The Living Room is at entrance level.
 - There is ample space in the Living Room that could be used as a convenient bed space.
 - There is a toilet at entrance level that conforms to Part M. (This is a small two bedroom dwelling)
 - All walls in the Bathroom and WC are capable of taking handrail adaptations.
 - The design allows for the incorporation of a future through floor lift from the ground floor to the first floor.
 - The design provides a reasonable route for a potential hoist from a Bedroom to the Bathroom.
 - The Bathroom is designed for ease of access to the bath, WC and wash basin.
 - Habitable room glazing is easy to open/operate.
 - All switches, sockets, ventilation and service controls are to be fitted in accordance with Part M.



AS BUILT LOFT FLOOR PLANS



AS BUILT ROOF PLANS

London Borough of Hillingdon
RECEIVED
28 OCT 2015
Planning
Residents Services



Proposed Project
New build houses

Drawing Title
Loft & Roof Design

Address
27A & 27B Daleham Drive
Uxbridge
Middlesex
UB8 3HW

Drawing No.
CL/15/213/LRD

Scale 1:100

Date
17/09/15

Page Size A3

Court Home Extensions Co
23 Wembley Hill Road, Wembley Middlesex, HA9 8AS
020 8902 3464 info@courthomes.co.uk

0 2 4 6 8 10
10000mm

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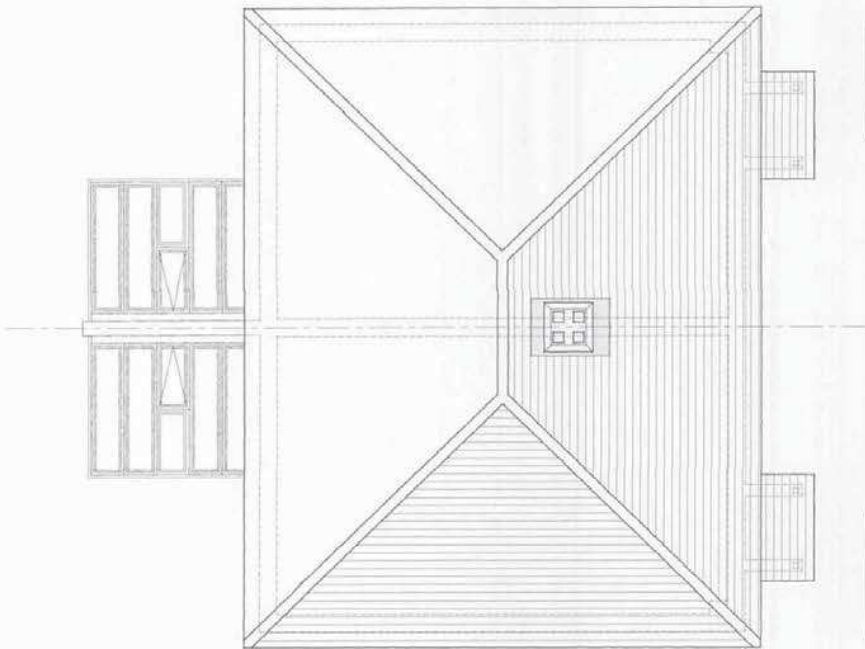
FLOOR AREAS (GROSS INTERNAL)

Plot 1	
Ground Floor:	52.88m ² (569.2 sqft)
First Floor:	45.22m ² (486.7 sqft)
Total:	98.10m² (1055.9 sqft)
Plot 2	
Ground Floor:	52.88m ² (569.2 sqft)
First Floor:	45.22m ² (486.7 sqft)
Total:	98.10m² (1055.9 sqft)



London Borough of Hillingdon
RECEIVED
28 OCT 2015
Planning
Residents Services

Rev	Date	Details



PLOT 02

PLOT 01

ROOF PLAN

PLANNING

ark|tec

Architectural Consultancy

1 Farnham Road
Crowthorne
Surrey
GU2 4RG

T: 01483 549 047
F: 01483 549 100
E: info@arktec.co.uk
W: www.arktec.co.uk

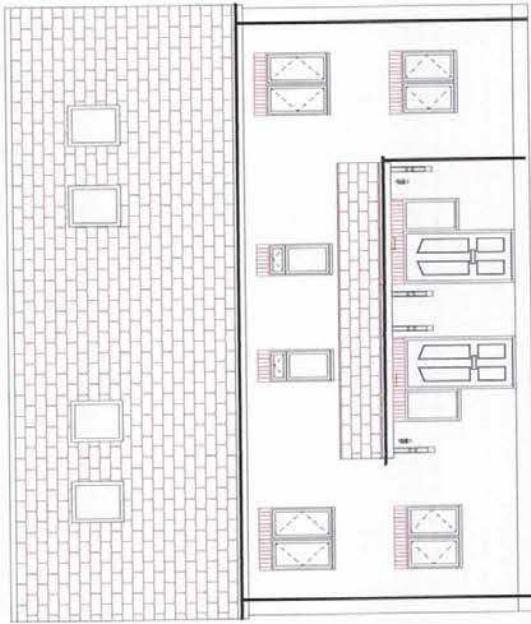
Client: MR WARREN JONES
Project: LAND TO R/O
22-24 DICKENS AVE, UXBRIDGE
Drawing: PROPOSED ROOF PLAN

Scale: 1:100 @ A3
Date: 28/04/11

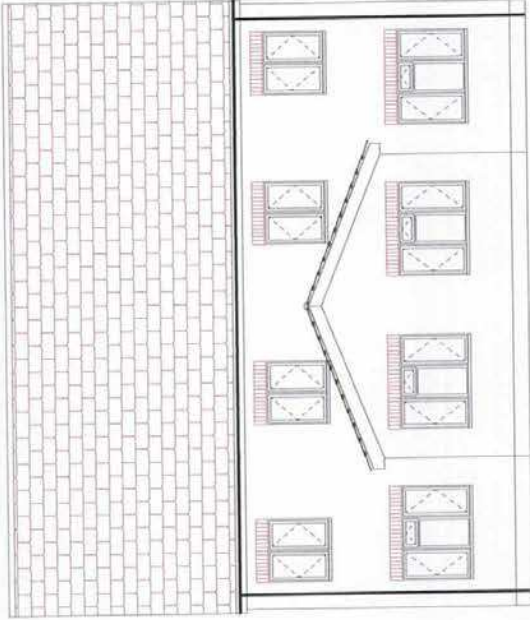
Drawing Number:

Revision:

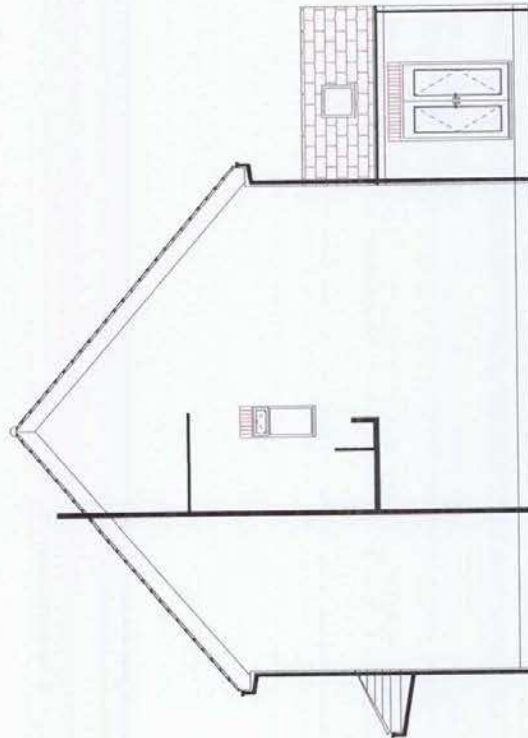
P08/06/130 -



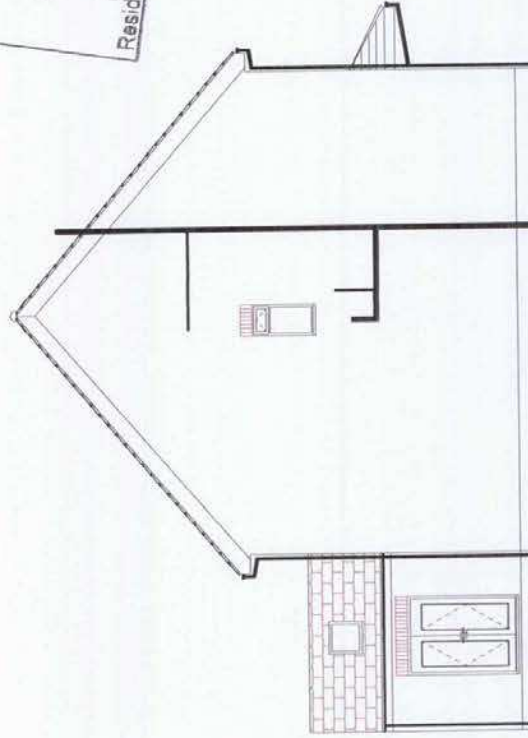
AS BUILT FRONT ELEVATION



AS BUILT REAR ELEVATION



AS BUILT SIDE ELEVATION



AS BUILT SIDE ELEVATION

London Borough of Hillingdon
RECEIVED
28 OCT 2015
Planning
Residents Services



Proposed Project
New build houses

Drawing Title
Elevations Design

Address
27A & 27B Daleham Drive
Uxbridge
Middlesex
UB8 3HW

Drawing No.
CL/15/213/ED

Scale
1:100

Date
17/09/15

Page Size
A3

Court Home Extensions Co
23 Wembley Hill Road, Wembley Middlesex, HA9 8AS
020 8902 3464 info@courthomes.co.uk



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 Planning
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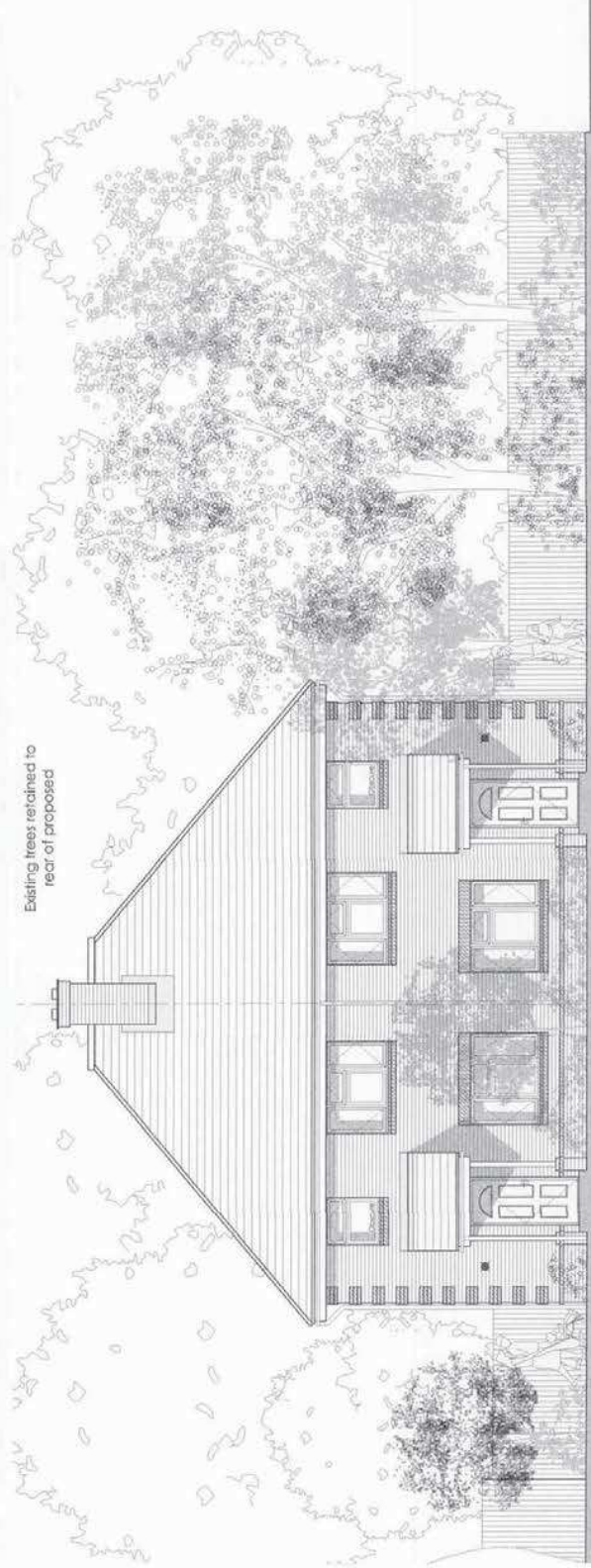
Rev	Date	Details
A	05/07/11	Level entrance threshold noted to both plots

PLANNING

ark|tec
 Architectural Consultancy
 1 Fernham Road
 Guildford
 GU2 4RG
 t: 01483 549 047
 f: 01483 549 100
 e: info@arktec.co.uk
 w: www.arktec.co.uk

Client: MR WARREN JONES
 Project: LAND TO R/O
 22-24 DICKENS AVE, UXBRIDGE
 Drawing: PROPOSED ELEVATIONS
 Scale: 1:100 @ A3
 Date: 28/04/11

Drawing Number: **P08/06/120**
 Revision: **A**



Level entrance thresholds to both plots

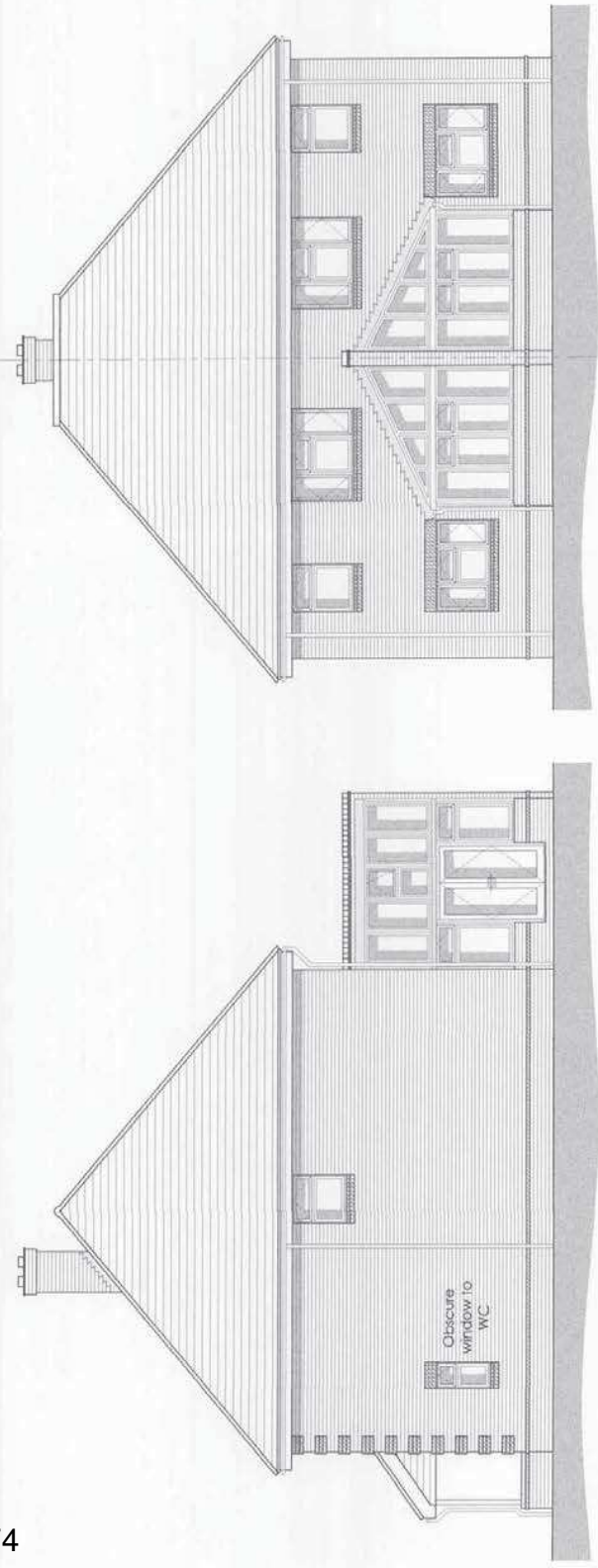
Existing foliage retained as per proposed site plan

Proposed planting to front elevation

Level entrance thresholds to both plots

Driveways to No. 29 and 31 Daleham Drive

FRONT ELEVATION AND STREET SCENE



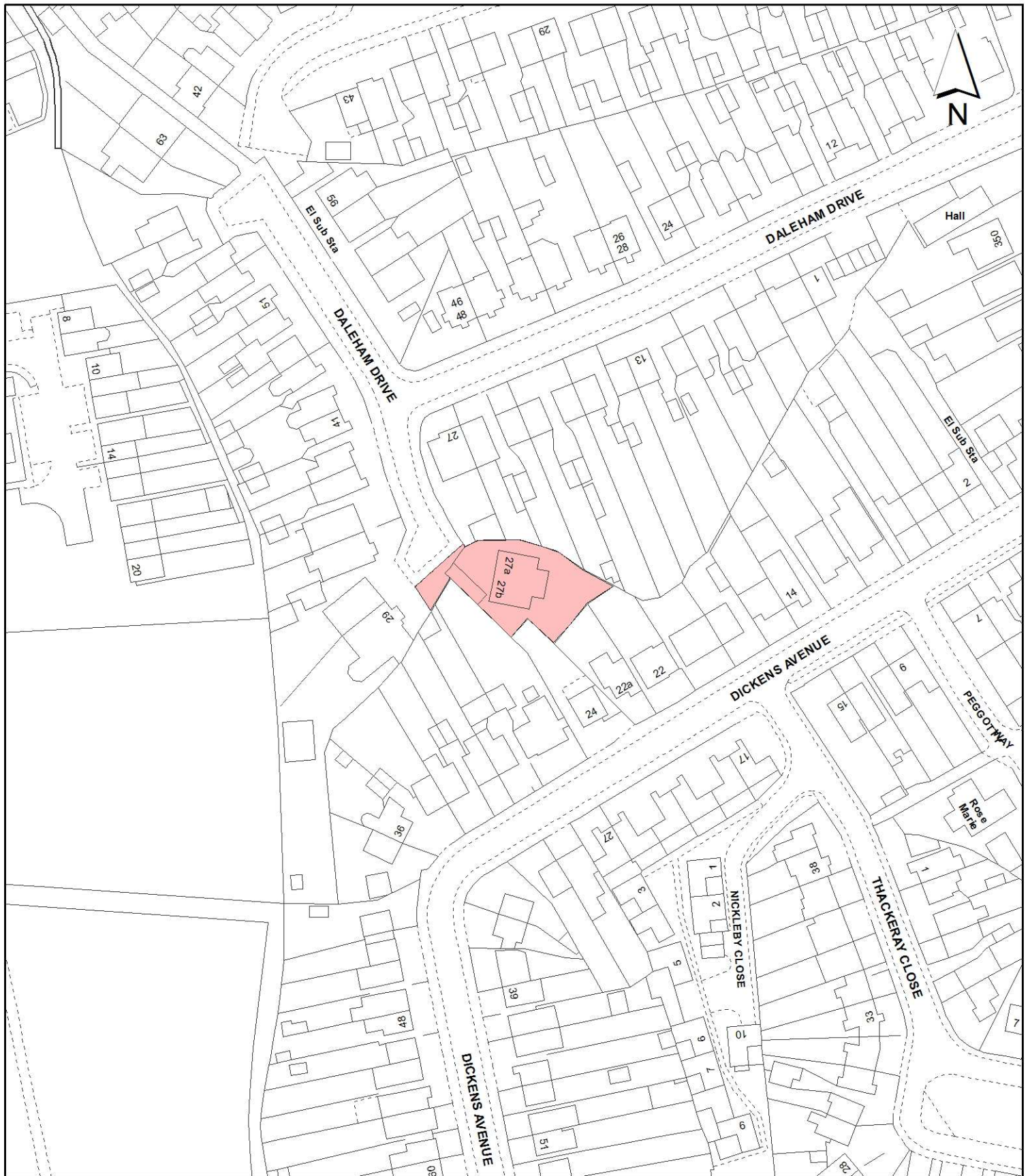
PLOT 01

PLOT 02

PLOT 02 (PLOT 1 OPP)

REAR ELEVATION

SIDE ELEVATION



Notes:

 Site boundary

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Site Address:

**27A and 27B Daleham Drive
 Hillingdon**

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

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

Planning Application Ref:

67783/APP/2015/4003

Scale:

1:1,250

Planning Committee:

Central and South

Date:

January 2016



HILLINGDON
 LONDON

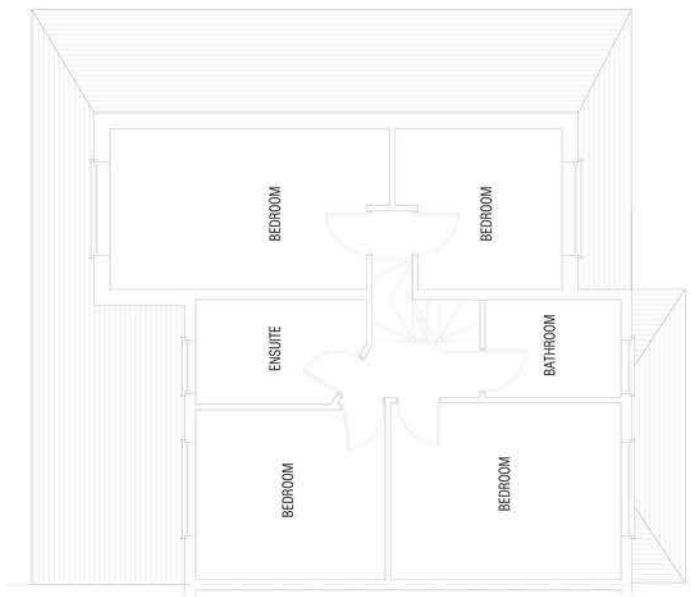
Report of the Head of Planning, Sport and Green Spaces

Address 35 SHAKESPEARE AVENUE HAYES
Development: 2 storey side extension and loft extension incorporating rear dormer window to dwellinghouse
LBH Ref Nos: 29765/APP/2015/3825

Date Plans Received: 15/10/2015 **Date(s) of Amendment(s):**
Date Application Valid: 15/10/2015



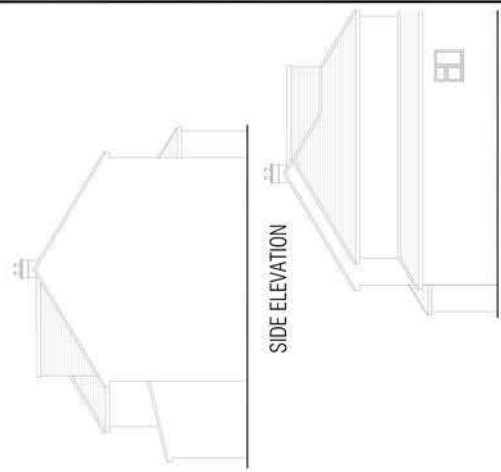
LOCATION PLAN
scale 1:1250



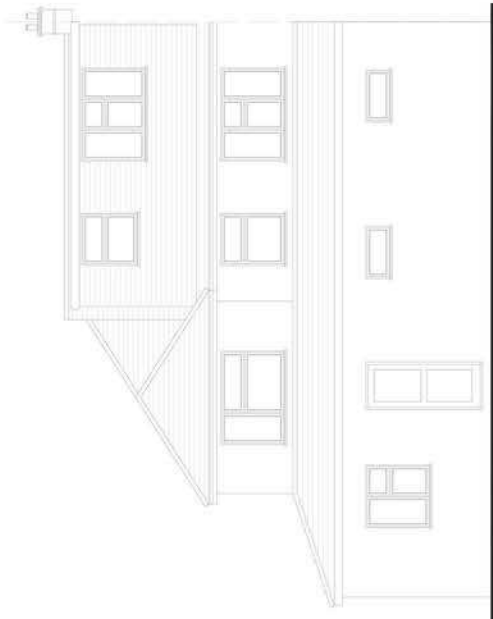
FIRST FLOOR PLAN



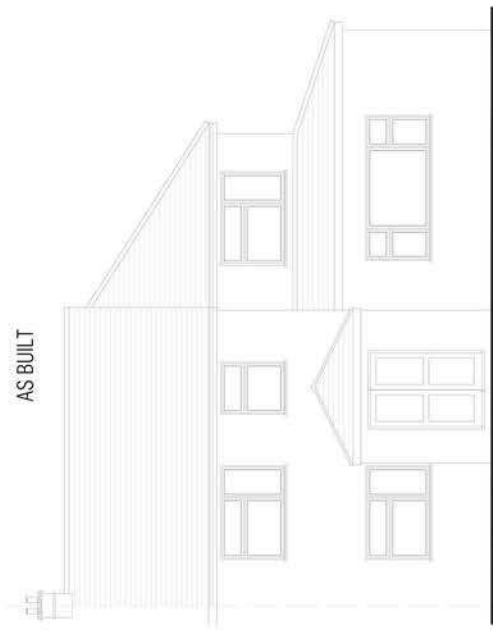
LOFT PLAN



SIDE ELEVATION



REAR ELEVATION



FRONT ELEVATION



MANN ASSOCIATES
Town Planning & Development
"Sally Krupp", 45 Palmer Drive, Genseth Creek,
Bridgeton, NJ 08040, Tel: 856.683.1100

Client: **MR A S JHEETA**

Drawn: **AS BUILT**

Project: **ALTERATIONS TO EXISTING ROOF
EXTENSION TO DWELLINGHOUSE**

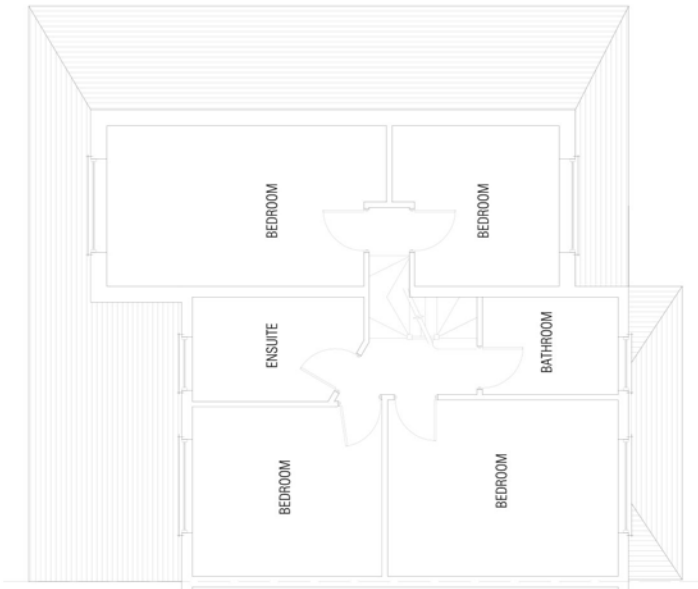
Address: **35 SHAKESPEARE AVENUE
HAYES
MIDDLESEX
UB8 0BB**

Date: **OCT 2015**

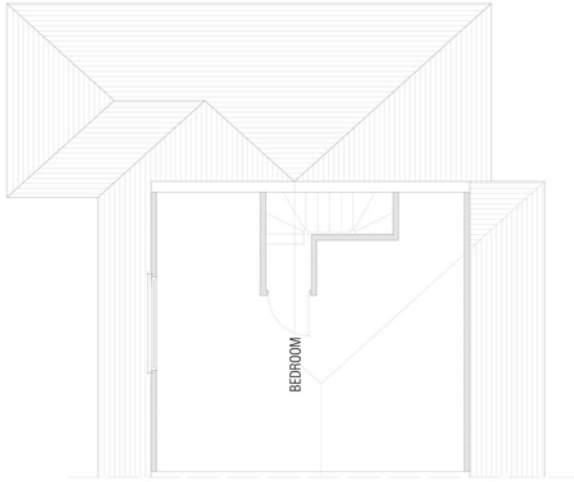
Drawn: **01A**

Scale: **1:100 & 1:200**

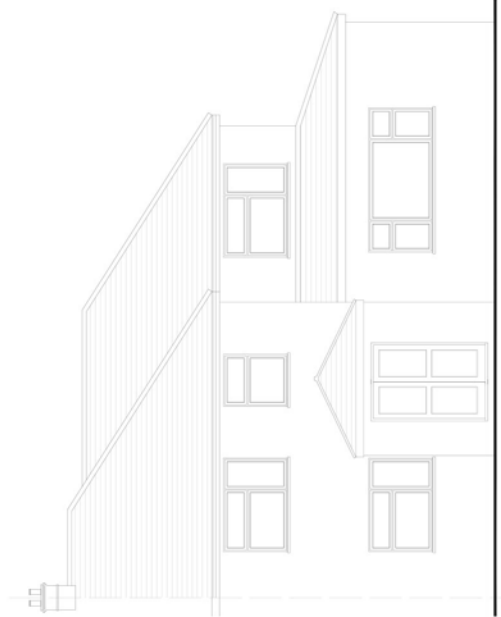




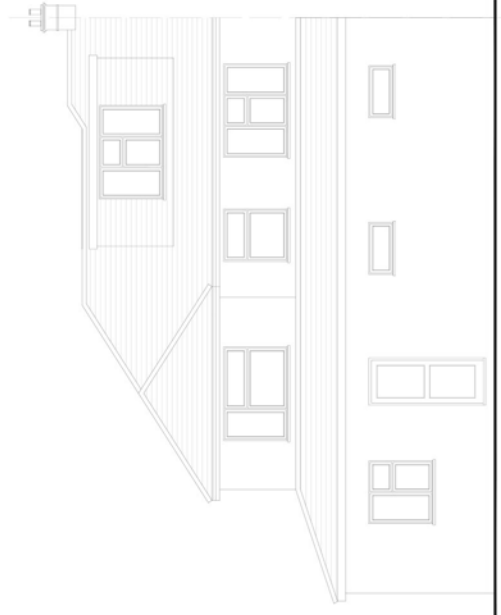
FIRST FLOOR PLAN



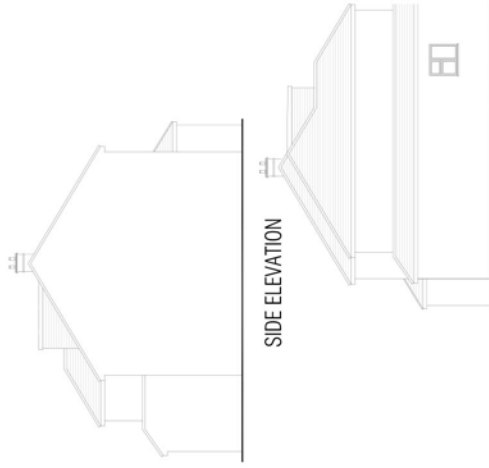
LOFT PLAN



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



MANN ASSOCIATES
Town Planning & Development
"South Knopp", 45 Palmer Drive, Garside Cross,
Buckinghamshire, MK7 7HG. Tel: 07956 48733

Client	MR A S JHEETA	Details	PROPOSED PLANS AND ELEVATIONS
Job Title	35 SHAKESPEARE AVENUE HAYES MIDDLESEX UB8 0BB	Drawing	ALTERATIONS TO EXISTING ROOF EXTENSION TO DWELLINGHOUSE
Date	OCT 2015	Drawn By	02A
Scale	1:100 & 1:200		



existing



No 37. allowed on appeal

street view from Spencer Avenue

proposed



street view from Spencer Avenue



Notes:

 Site boundary

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Site Address:

**35 Shakespear Avenue
 Hayes**

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

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

Planning Application Ref:

29765/APP/2015/3825

Scale:

1:1,250

Planning Committee:

Central and South

Date:

January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 12 MARLBOROUGH PARADE UXBRIDGE ROAD HILLINGDON

Development: First and second floor side extensions to create 2 x 2 and 3 x 1 person studio flats and creation of roof terrace to first floor involving internal alterations to ground floor

LBH Ref Nos: 6674/APP/2015/3389

Date Plans Received: 07/09/2015

Date(s) of Amendment(s):

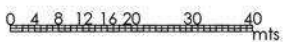
24/09/2015


Date Application Valid: 25/09/2015

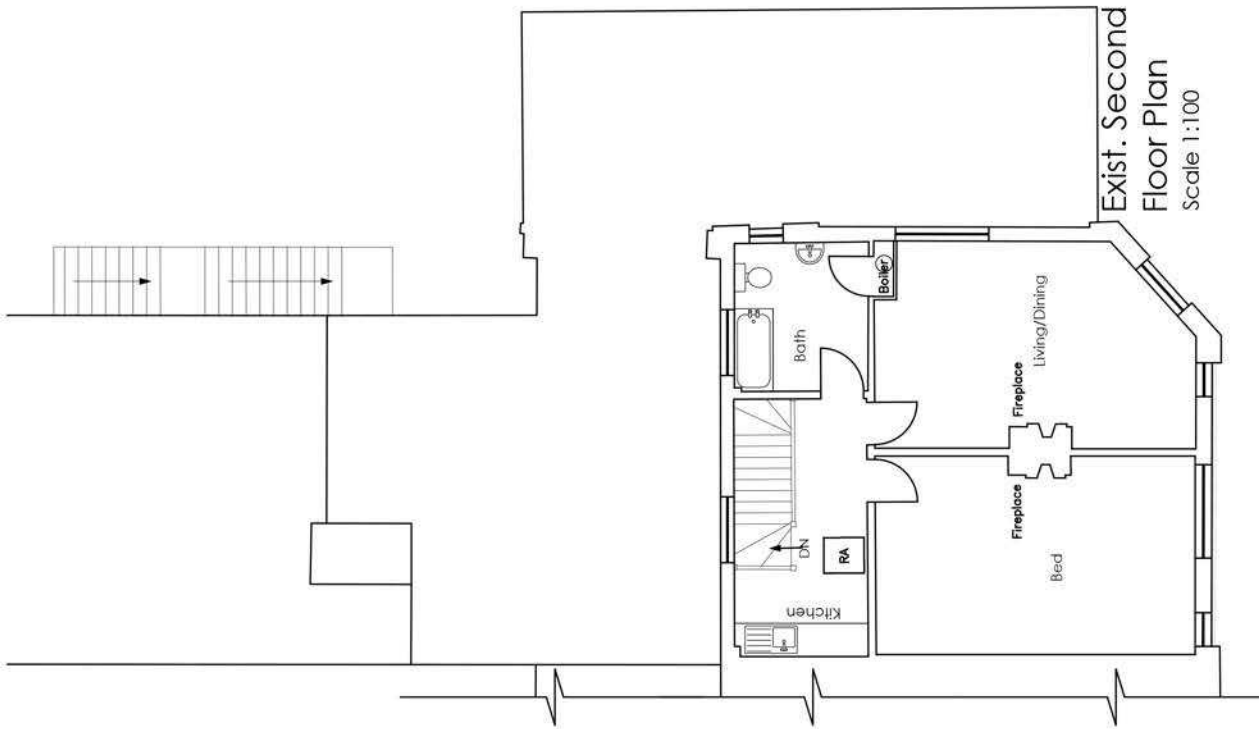
07/09/2015



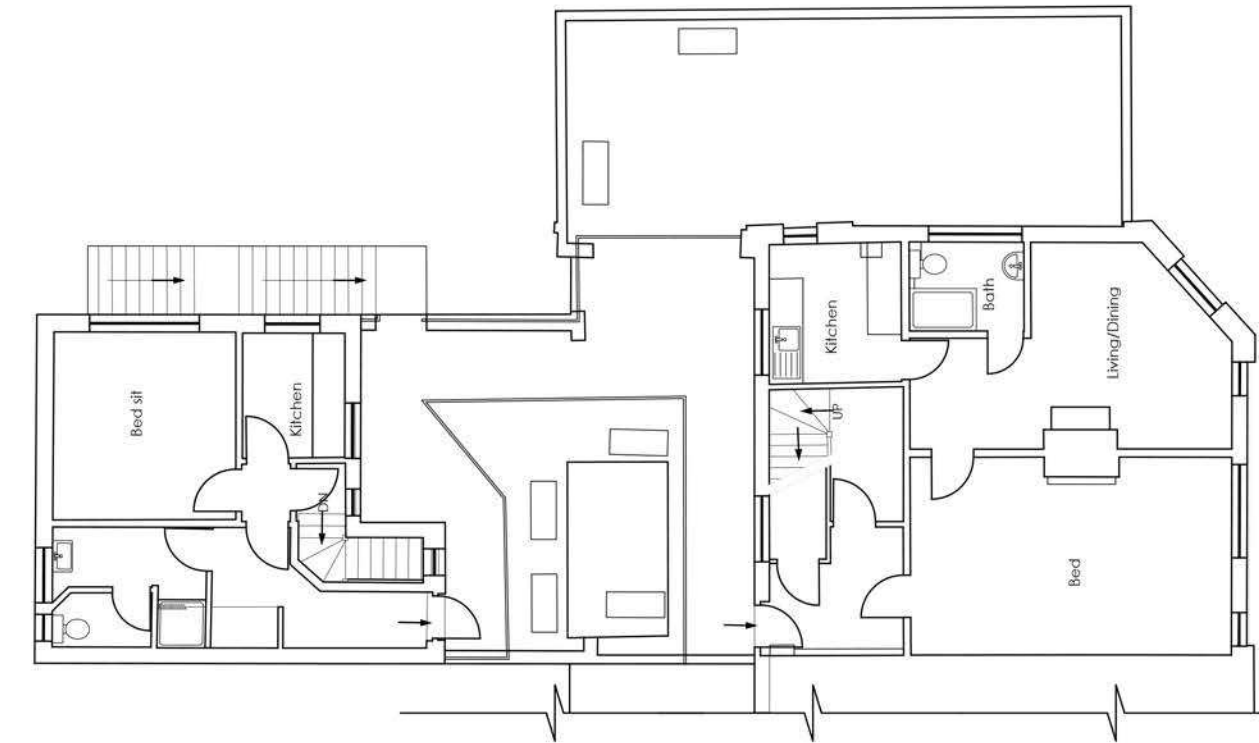
LOCATION PLAN
SCALE 1:1250



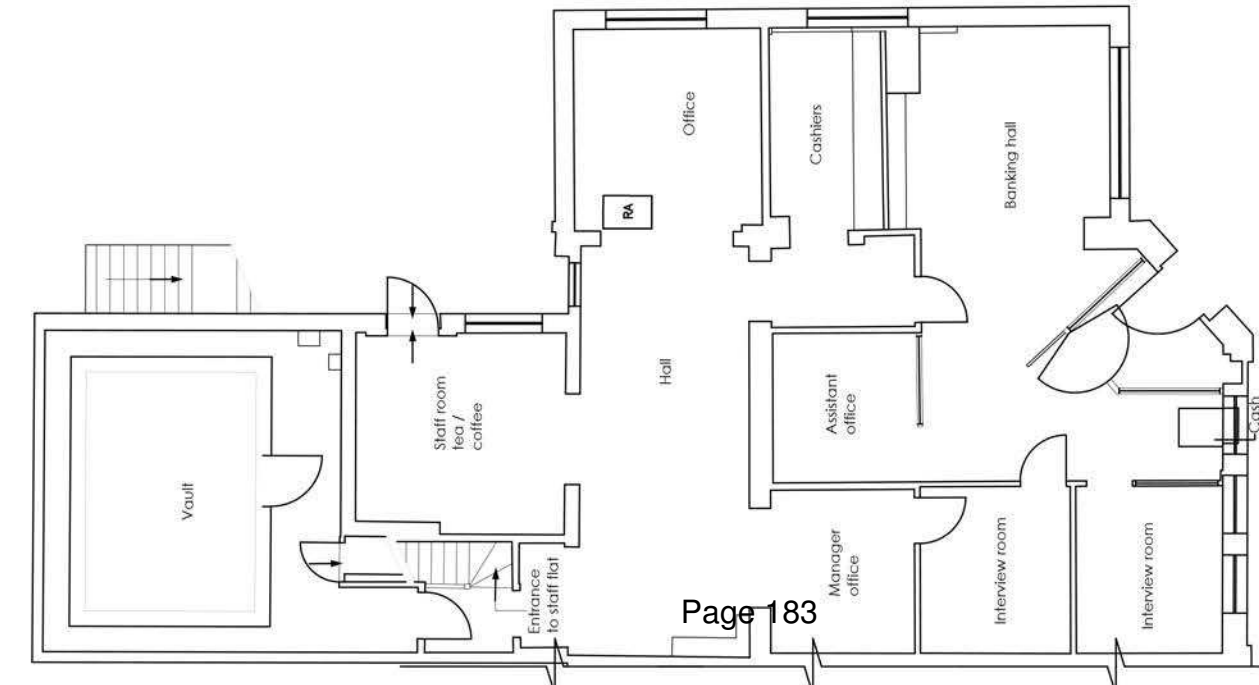
REV.	DATE	DESCRIPTION
PROJECT: 12 Marlborough parade Uxbridge Road, UB10 0LP		
DRAWING TITLE: Location Plan		
SCALE: 1:1250		
DATE: June 2015		DRAWING No. 887/RDP/FIG01
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 RDP ARCHITECTS DESIGNING FOR DIVERSITY		



Exist. Second Floor Plan
Scale 1:100



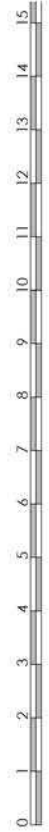
Exist. First Floor Plan
Scale 1:100



Exist. Ground Floor Plan
Scale 1:100

A 116.09.15 Rooms, label added

REV.	DATE	DESCRIPTION
1		12 Marlborough parade Uxbridge Road, UB10 0LP
DRAWING TITLE: Existing Floor Plans		
SCALE:	1:100	DRAWING No: 887/RDP/PA02
		DATE: A3 June 2015



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TW/Act. 020 8570 2548
Fax: 020 8570 2747



Note:
1P X 3 Studio flats
3P x 2 Bed flats

Proposed First Floor Plan
Scale 1:100

Proposed Ground Floor Plan
Scale 1:100

C 19.12.15 Flat 3 layout amended
B 12.11.15 Built in storage shown
A 16.09.15 The roof garden amended

PROJECT: 12 Marlborough parade
Uxbridge Road, UB10 0LP

DRAWING TITLE: Proposed Floor Plans

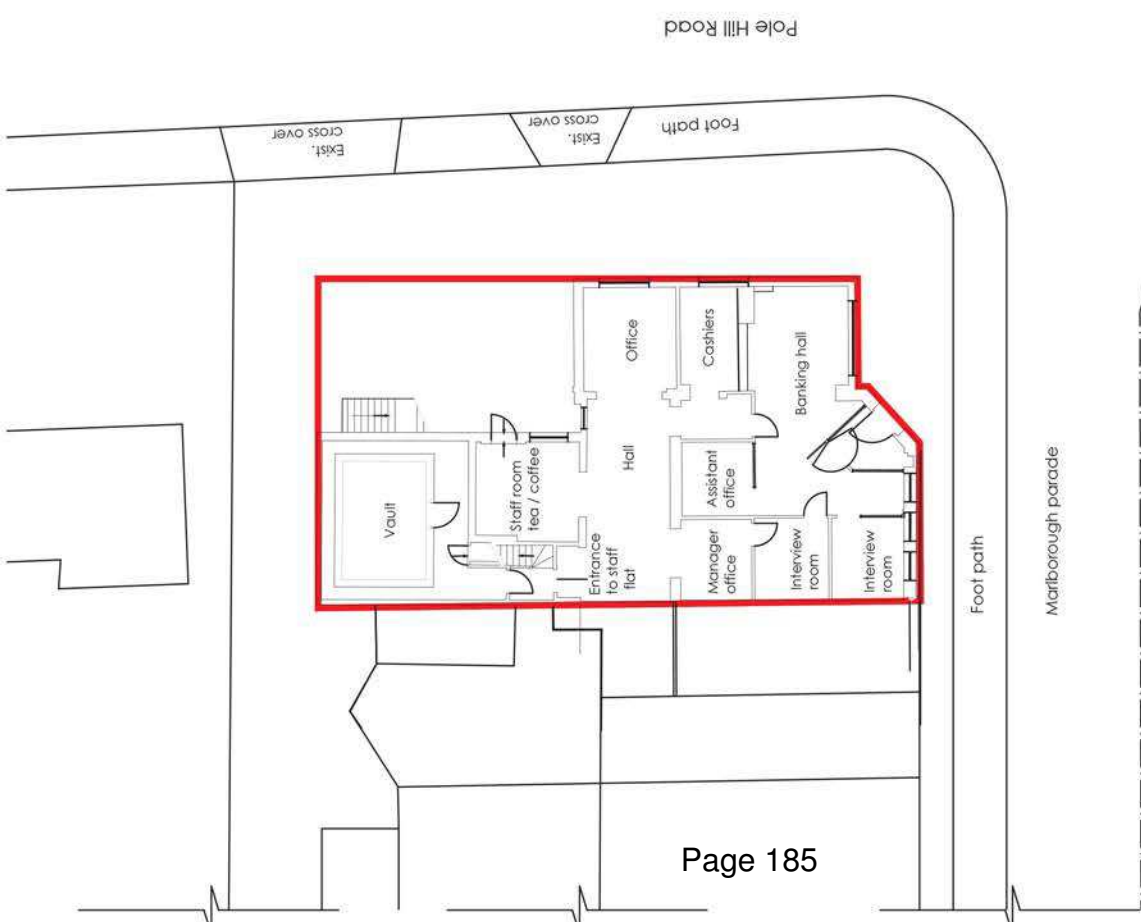
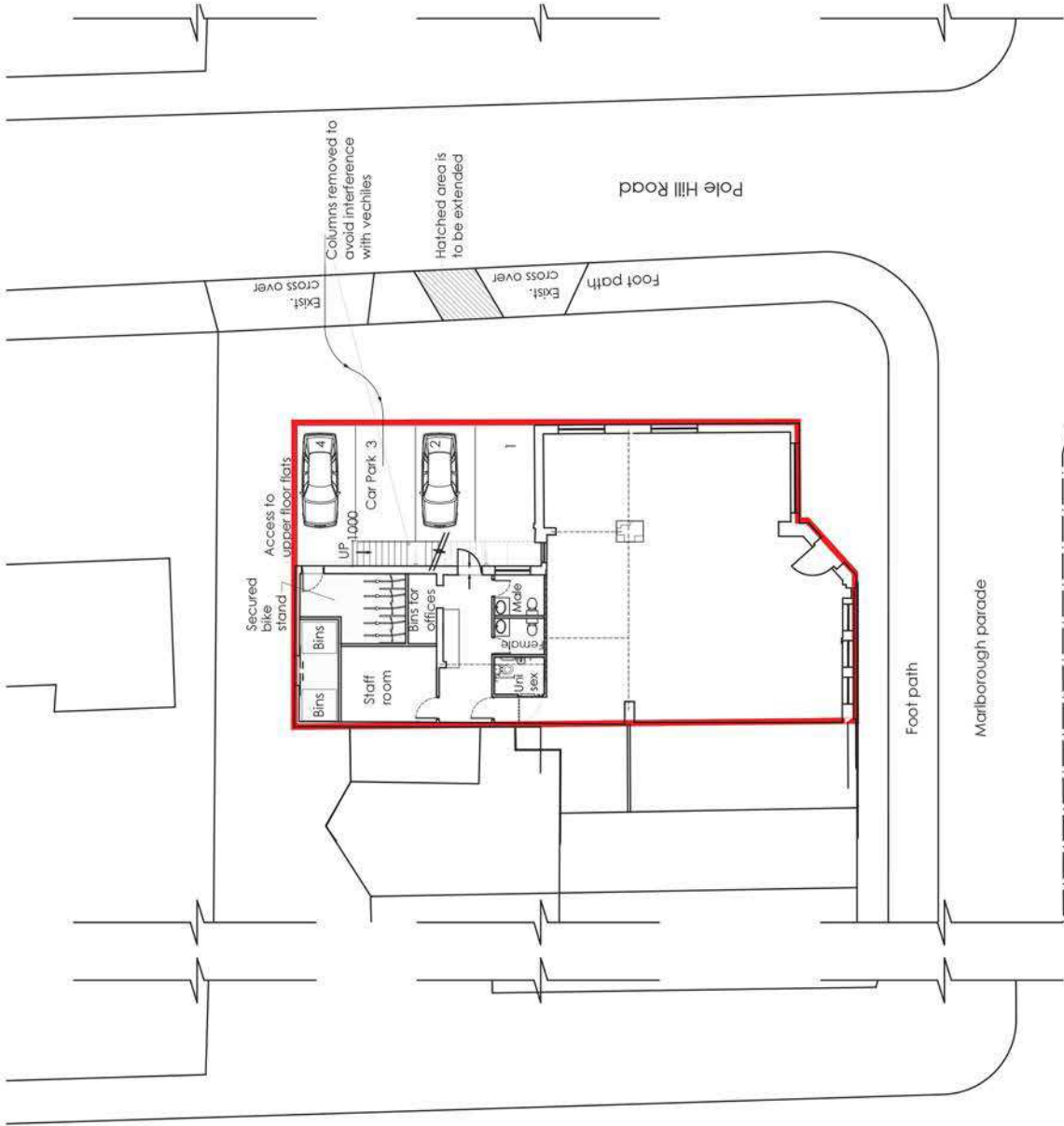
SCALE: 1:100

DATE: A3 June 2015

DRAWING No: 887/RDP/PA04



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London W1B 6AH
Email: rdp@rdparchitects.com



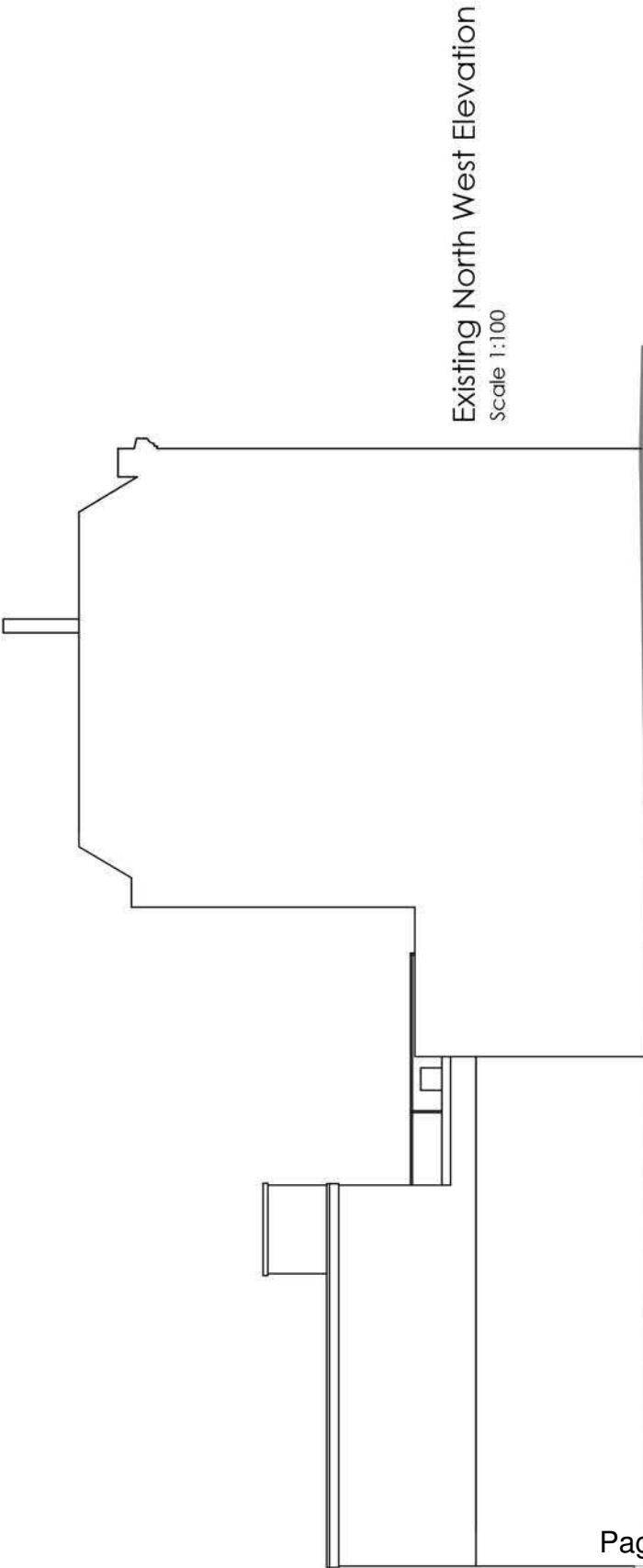
C 20.11.15	Crossover amended	
B 12.11.15	Crossover & parking amended	
A 16.09.15	Rooms label added	
REV	DATE	DESCRIPTION
PROJECT: 12 Mariborough parade Uxbridge Road, UB10 0LP		
DRAWING TITLE: Existing & Proposed Site Plans		
SCALE: 1:200	DATE: A3 June 2015	DRAWING No: 887/RDP/PA01



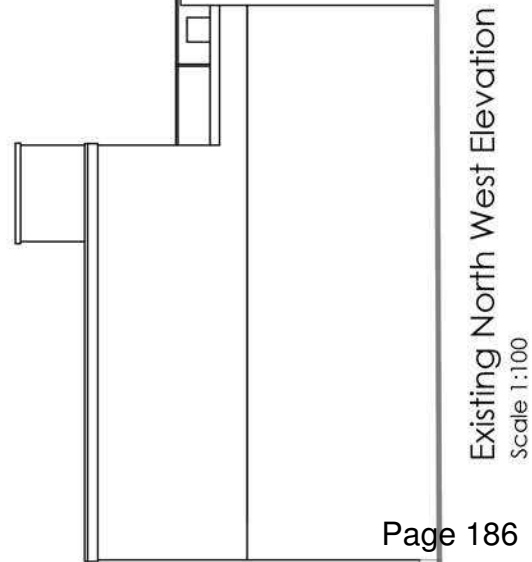
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20 Mariborough High Street
London SE10 1JH
Email: info@rdp-architects.com

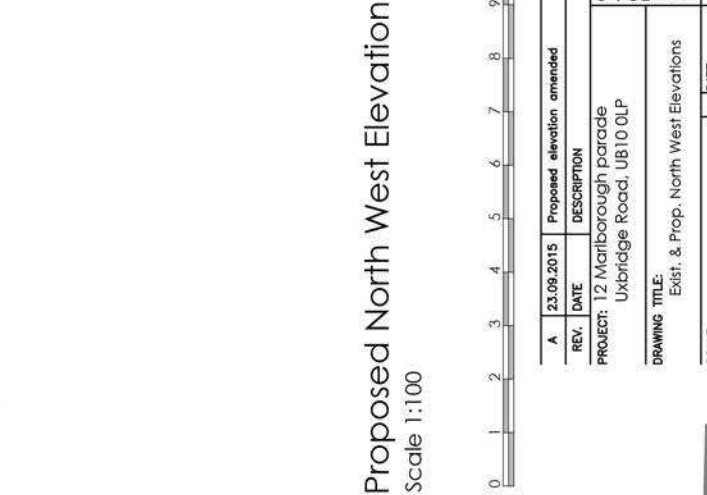
ROBINSON DESIGN PRACTICE



Existing North West Elevation
Scale 1:100



Existing North West Elevation
Scale 1:100



Proposed North West Elevation
Scale 1:100



A 23.09.2015 Proposed elevation amended

REV.	DATE	DESCRIPTION
A	23.09.2015	Proposed elevation amended

PROJECT: 12 Marlborough parade
Uxbridge Road, UB10 0LP

DRAWING TITLE:
Exist. & Prop. North West Elevations

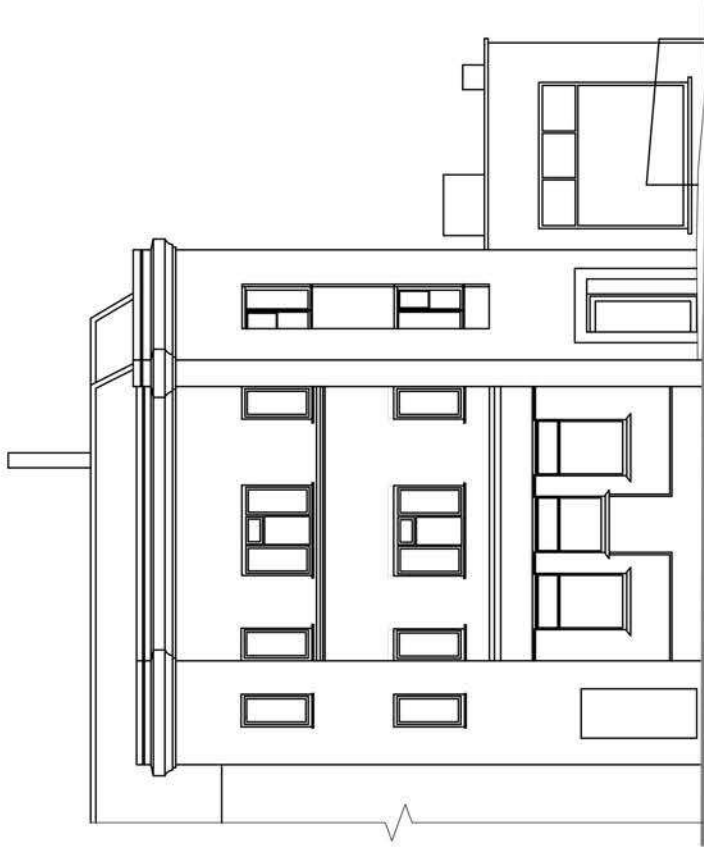
SCALE: 1:100 DATE: A3 Sep. 2015 DRAWING No. 887/RDP/PA08

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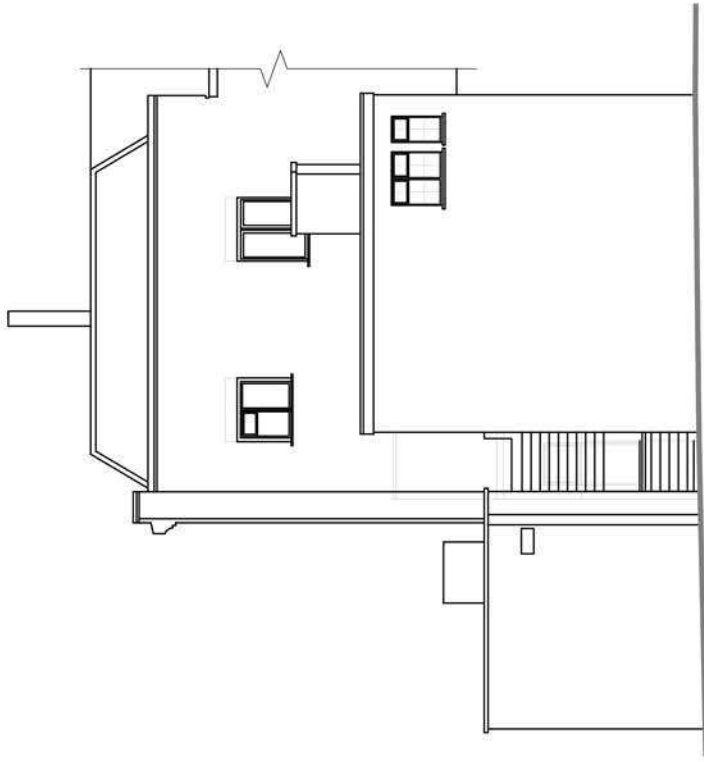
42 Ball Road Hounslow
Tel: 0181 820 2548
Fax: 0181 820 2747



RDP ARCHITECTS
ROBINSON DESIGN PRACTICE



Exist. South West Elevation
Scale 1:100



Exist. North East Elevation
Scale 1:100



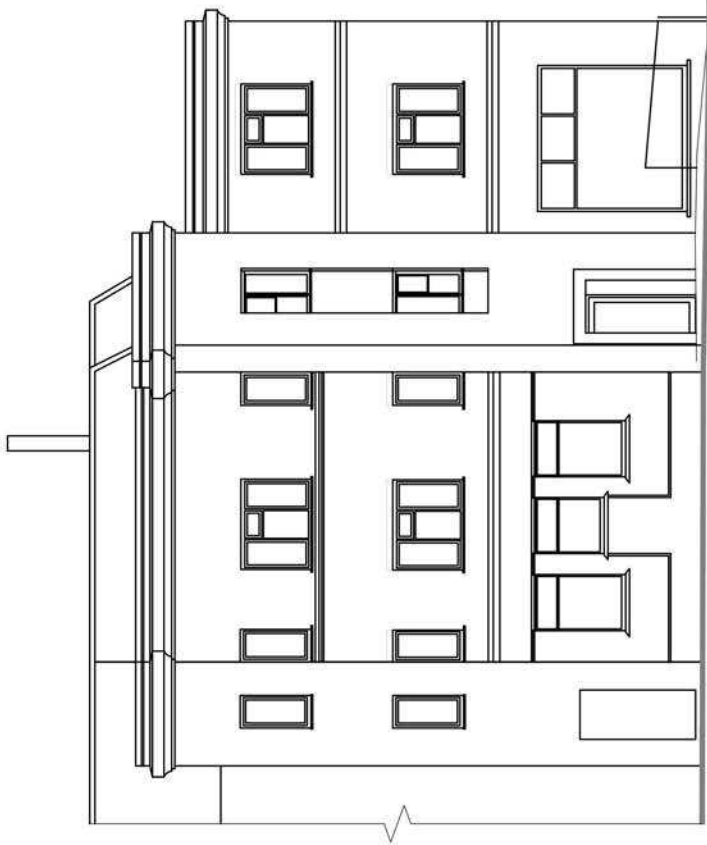
Exist. South East Elevation
Scale 1:100



REV.	DATE	DESCRIPTION
		PROJECT: 12 Marlborough parade Uxbridge Road, UB10 0LP
DRAWING TITLE: Existing Elevations		
SCALE:	1:100	DATE: A3 June 2015
DRAWING No: 887/RDP/PA03		

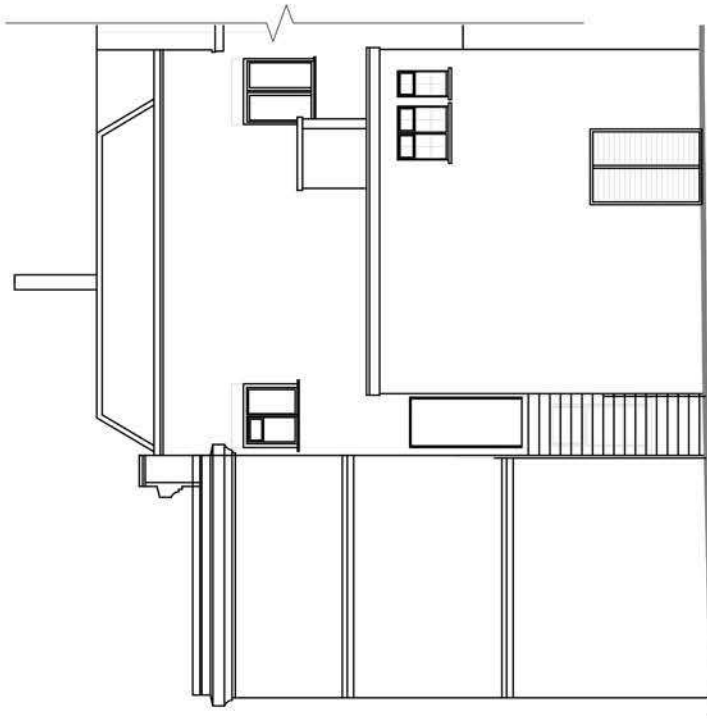


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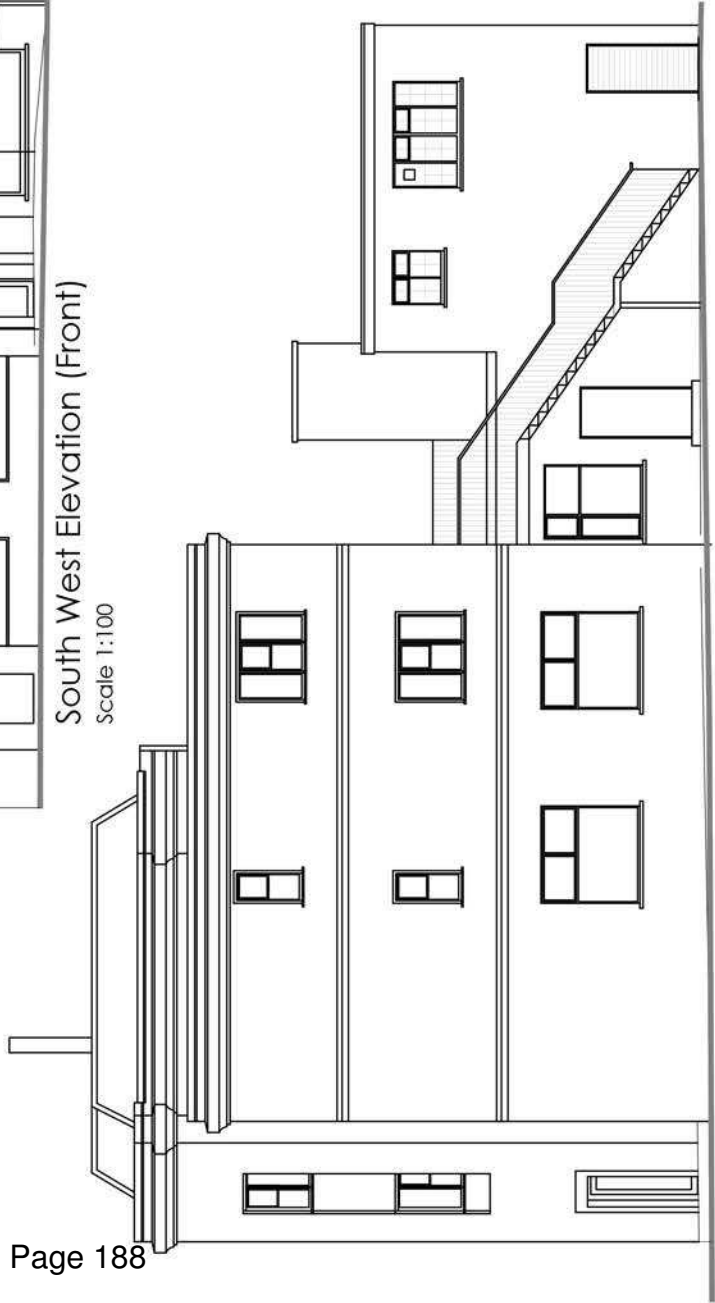
South West Elevation (Front)

Scale 1:100



North East Elevation (Rear)

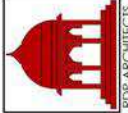
Scale 1:100

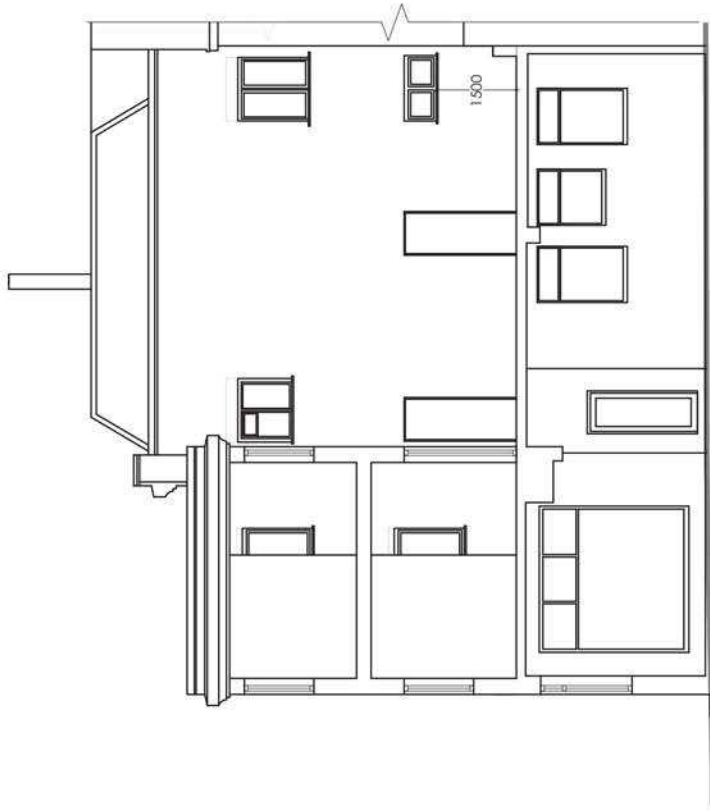


South East Elevation

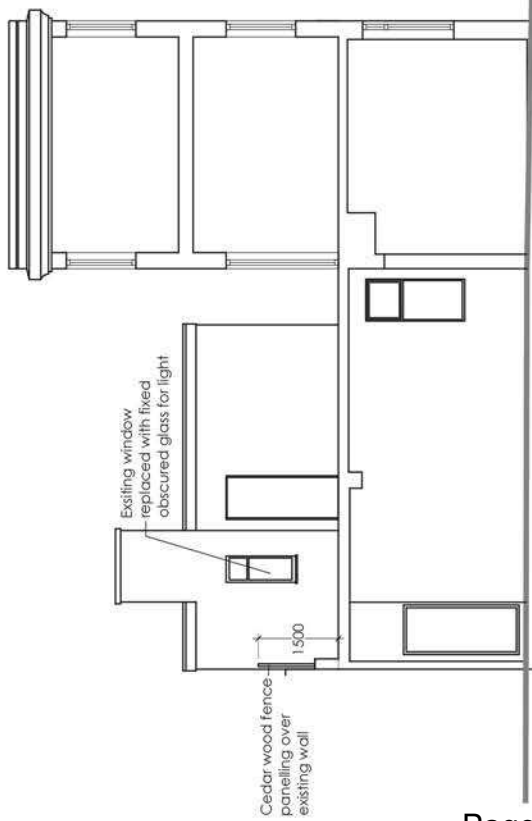
Scale 1:100



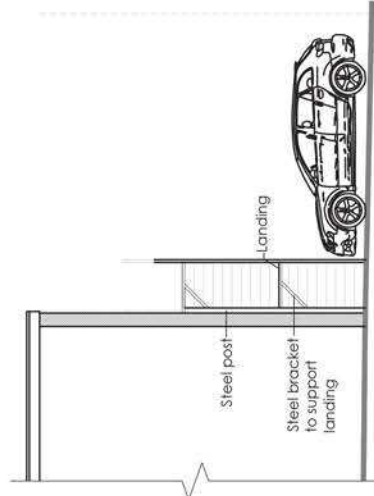
REV.	DATE	DESCRIPTION
C	23.09.2015	Door shown
B	16.09.2015	Doors amended
A	05.08.2015	Amended to suite PL OFF's comments
<p>PROJECT: 12 Marlborough parade Uxbridge Road, UB10 0LP</p> <p>DRAWING TITLE: Proposed Elevations</p>		
SCALE: 1:100		DRAWING No: 887/RDP/PA05
DATE: A3 June 2015		
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 <small>REGISTERED FOR ARCHITECTS</small>		



Sectional Elevation A-A
Scale 1:100



Sectional Elevation B-B
Scale 1:100



Section C-C
Scale 1:100



B 09.12.15 Section B-B amended to suit layout changes to flat 3
A 12.11.15 Section e-c added

REV DATE DESCRIPTION

PROJECT: 12 Marlborough parade
Uxbridge Road, UB10 0LP

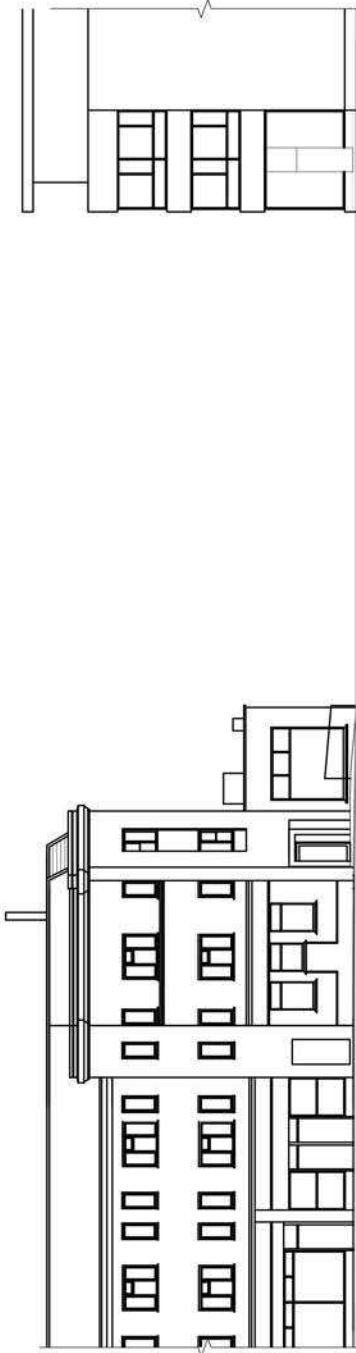
DRAWING TITLE:
Sectional Elevations A & B

SCALE: 1:100 DATE: A3 Aug. 2015 DRAWING No: 887/RDP/PA06

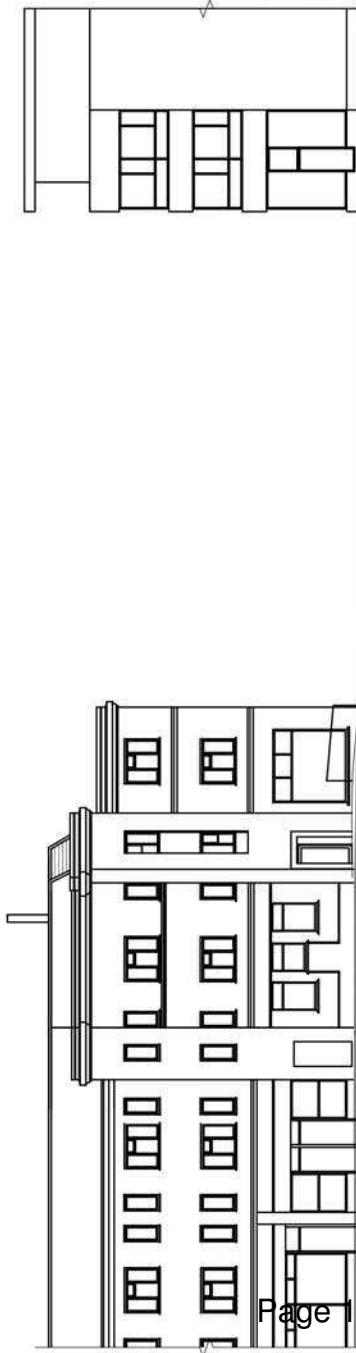
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London SE20 8JH 2014
Email: rdp@robinsondesign.com

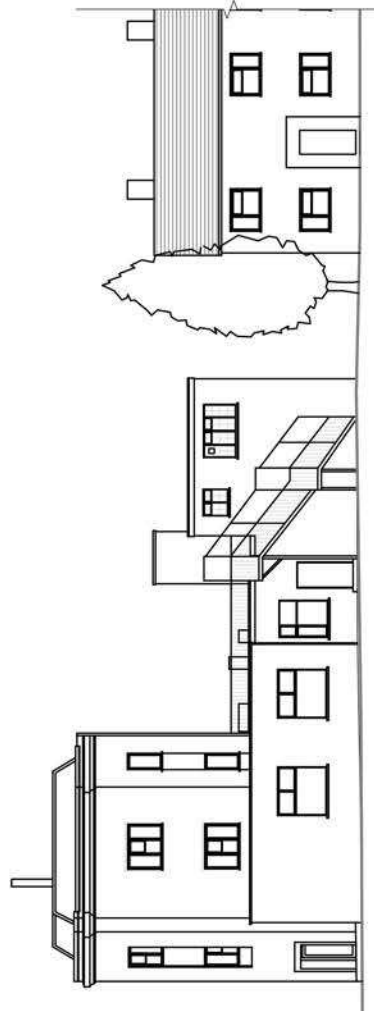




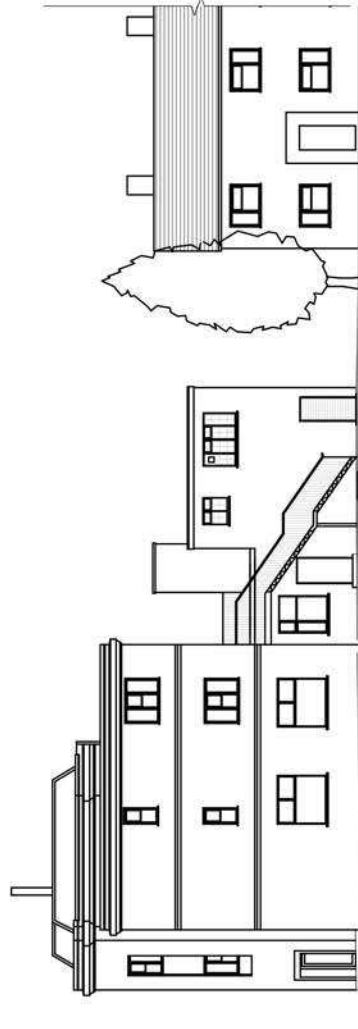
Contextual elevation - Existing
Marlborough Parade/Uxbridge Road
Scale 1:200



Contextual elevation - Proposed
Marlborough Parade/Uxbridge Road
Scale 1:200



Contextual elevation - Existing
Pole Hill Road
Scale 1:200



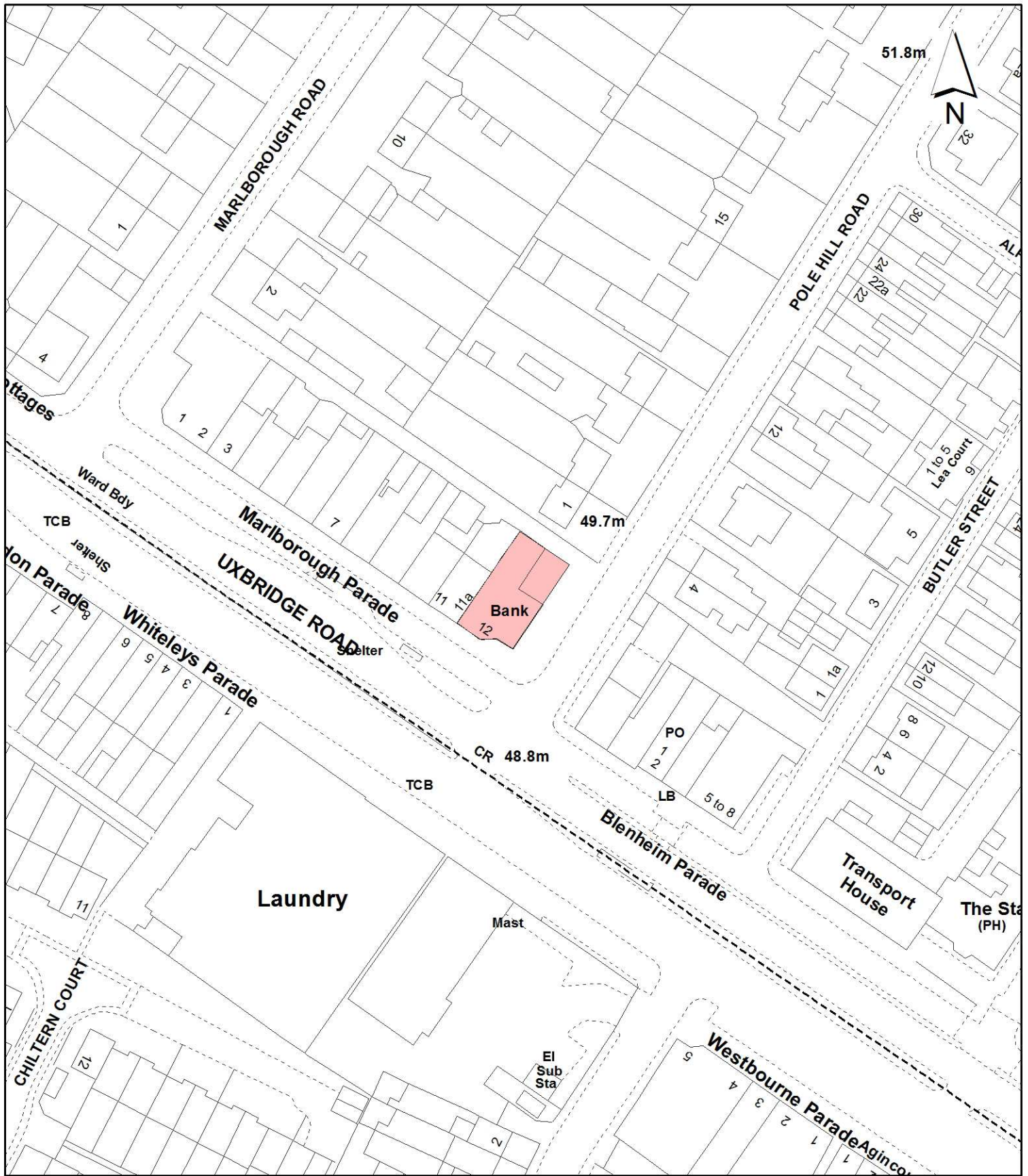
Contextual elevation - Proposed
Pole Hill Road
Scale 1:200

A		16.09.15	Scale bar amended
REV.	DATE	DESCRIPTION	
PROJECT: 12 Marlborough parade Uxbridge Road, UB10 0LP			
DRAWING TITLE: Street elevations			
SCALE: 1:200			DATE: A3/Sep. 2015
DRAWING No. 887/RDP/PA07			



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Site Address:

**12 Marlborough Parade
 Uxbridge Road**

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

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

Planning Application Ref:

6674/APP/2015/3389

Scale:

1:1,000

Planning Committee:

C&S Page 191

Date:

January 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND AT JUNCTION ADJACENT WITH FALLING LANE AND ROYAL LANE
YIEWSLEY



Development: Installation of a 12.5m high telecommunications column (Application under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015 for determination as to whether prior approval is required for siting and appearance).

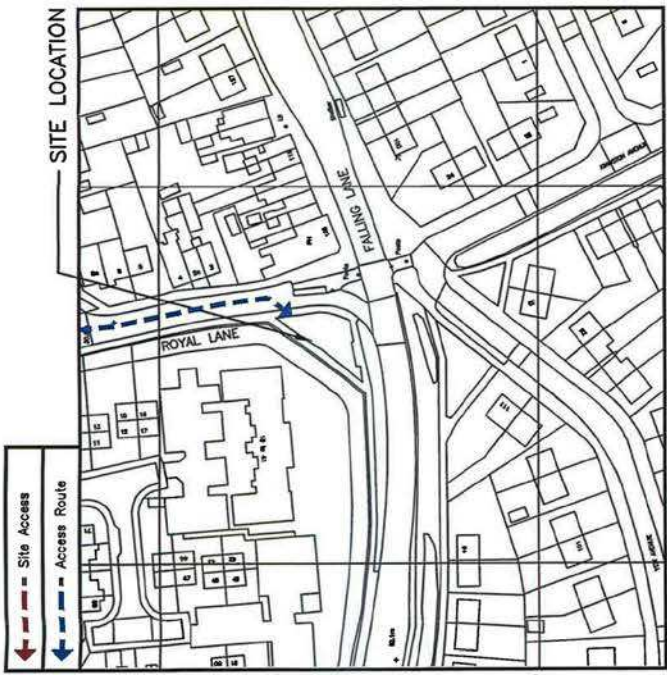
LBH Ref Nos: 70600/APP/2015/4266

Date Plans Received: 19/11/2015

Date(s) of Amendment(s):

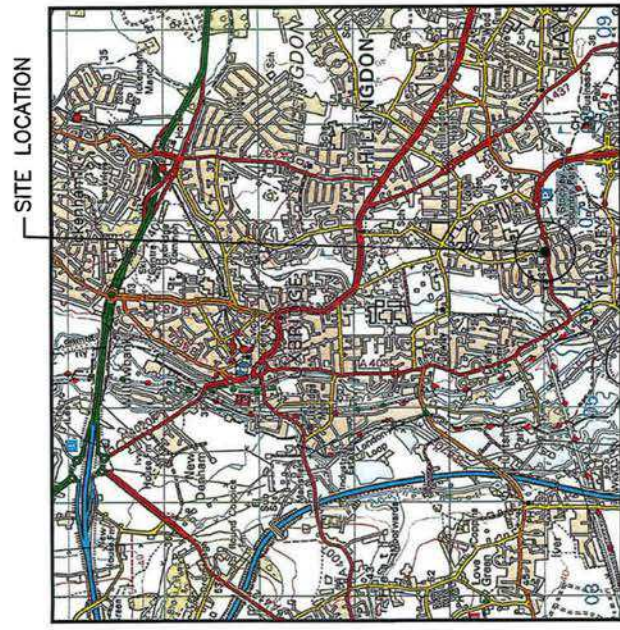
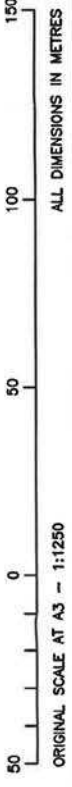
Date Application Valid: 19/11/2015

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE			
N.G.R. E: 506655 N: 180956	NO		
CONCESSION REQUIRED			
DIRECTIONS TO SITE: EXIT M4 AT JUNCTION 1809. TAKE THE 1ST EXIT ONTO ROUNDABOUT. TAKE THE 1ST EXIT ONTO A408. GO THROUGH 3 ROUNDABOUTS AND 3RD EXIT AT NEXT ROUNDABOUT ONTO APPLE TREE LANE. 1ST EXIT AT NEXT ROUNDABOUT. THEN 1ST EXIT AT ROUNDABOUT ONTO ROYAL LANE. THE DESTINATION WILL BE ON THE RIGHT HAND SIDE AT THE JUNCTION.			
NOTES:			
0	Issued for Planning	04.11.15	
0	Issued for Construction	17.03.16	
0	Issued for Construction	17.03.16	
A	Issued for Approval	04.07.14	
REV	MODIFICATION	BY/CHK	DATE
 WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 3JF Tel: +44 (0)1455 222929 Fax: +44 (0)1455 222758			
 CTIL			
Cell Name		Opt.	
FALLING LANE METROPOLIS PH 2		-	
Cell ID No		VF	
CTIL	TEF	VF	
150153	071958	87700	
Site Address / Contact Details			
FALLING LANE METROPOLIS PH 2			
LXBRIDGE			
MIDDLESEX			
UB7 8QR			
Drawing Title: SITE LOCATION MAPS			
Purpose of Issue: PLANNING			
Drawing Number: 100			
Surveyed By: NC	Original Scale: A3	Issue:	
Drawn: SC	Date: 04.07.14	Checked: JT	Date: 04.07.14
			D



DETAILED SITE LOCATION

(Scale 1:1250)
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SITE LOCATION

(Scale 1:50000)
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SITE PHOTOGRAPH

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N.G.R. E: 506658 N: 180956

CONCESSION REQUIRED NO

NOTES:

REV	MODIFICATION	BY	CHK	DATE
0	Coordinate and structure amended	CH	LS	04.11.18
1	Added 12.5m high cabinet	CH	LS	04.11.18
2	Added 2.0m high palisade fence	CH	LS	04.11.18
3	Added 2.0m high palisade fence	CH	LS	04.11.18
4	Added 2.0m high palisade fence	CH	LS	04.11.18
5	Added 2.0m high palisade fence	CH	LS	04.11.18
6	Added 2.0m high palisade fence	CH	LS	04.11.18
7	Added 2.0m high palisade fence	CH	LS	04.11.18
8	Added 2.0m high palisade fence	CH	LS	04.11.18
9	Added 2.0m high palisade fence	CH	LS	04.11.18
10	Added 2.0m high palisade fence	CH	LS	04.11.18

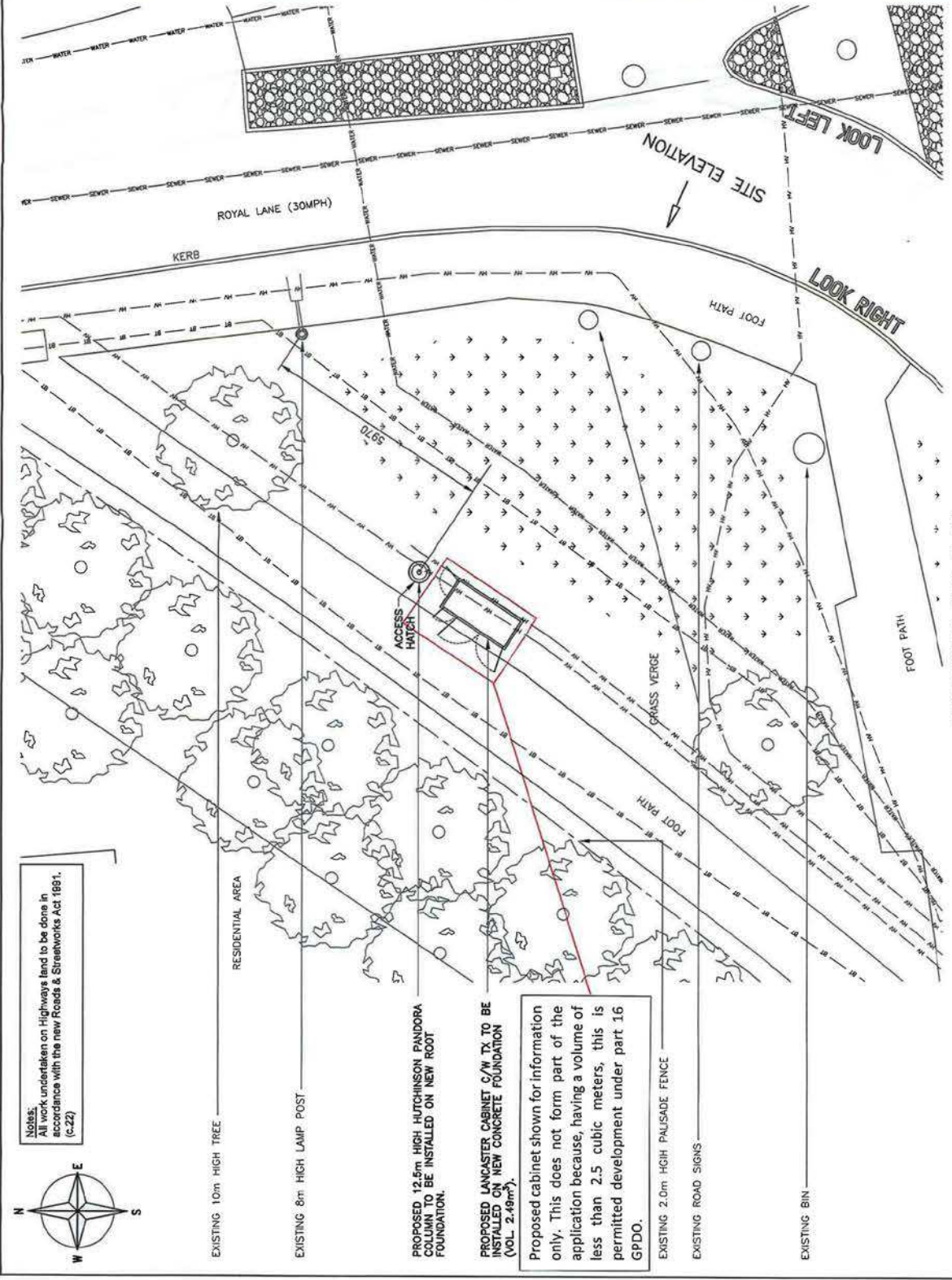
GallifordTry
 WOLVEY, HINCKLEY - LEICESTERSHIRE - LE10 3JF
 Tel: +44 (0)1455 222792 Fax: +44 (0)1455 222758

O₂
 CTIL

Cell Name	FALLING LANE METROPOLIS PH 2	Opt	-
Cell ID No	TEF	VF	
CTIL	150153	071958	87700

Site Address / Contact Details
 FALLING LANE METROPOLIS PH 2
 UXBRIDGE
 MIDDLESEX
 UB7 8QR

Drawing Title:	PROPOSED SITE PLAN
Purpose of Issue:	PLANNING
Drawing Number:	200
Surveyed By:	MC
Drawn:	SC
Check:	JT
Date:	04.07.14
Issue:	G
Date:	04.07.14



PROPOSED SITE PLAN
 (1:100)

ALL DIMENSIONS IN MILLIMETRES

ORIGINAL SCALE AT A3 - 1:100

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

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 506658 N: 180956
 CONCESSION REQUIRED NO

NOTES:

REV	MODIFICATION	BY	CHK	DATE
0	Contract and structure amended based on site visit	DL	MS	08.11.19
1	Proposed equipment amended based on consultation	DL	MS	12.03.20
2	Proposed equipment amended based on consultation	DL	MS	20.03.20
3	Comments amended	DL	MS	24.03.20
4	Comments amended	DL	MS	24.03.20
5	Comments amended	DL	MS	24.03.20
6	Comments amended	DL	MS	24.03.20
7	Comments amended	DL	MS	24.03.20
8	Comments amended	DL	MS	24.03.20
9	Comments amended	DL	MS	24.03.20
10	Comments amended	DL	MS	24.03.20

GallifordTry
 WOLVEY - HINCKLEY - LEICESTERSHIRE - LE10 2JF
 Tel: +44 (0)1455 227192 Fax: +44 (0)1455 227198

O₂
 CTIL

Cell Name
 FALLING LANE METROPOLIS PH 2

Cell ID No
 CTIL

CTIL
 TEF
 150153

VF
 87700

Site Address / Contact Details
 FALLING LANE METROPOLIS PH 2
 UNBRIDGE
 MIDDLESEX
 UB8 8QR

Drawing Title:
 PROPOSED SITE ELEVATION

Purpose of Issue:
 PLANNING

Drawing Number:
 300

Submitted By:
 MC

Date:
 04.07.14

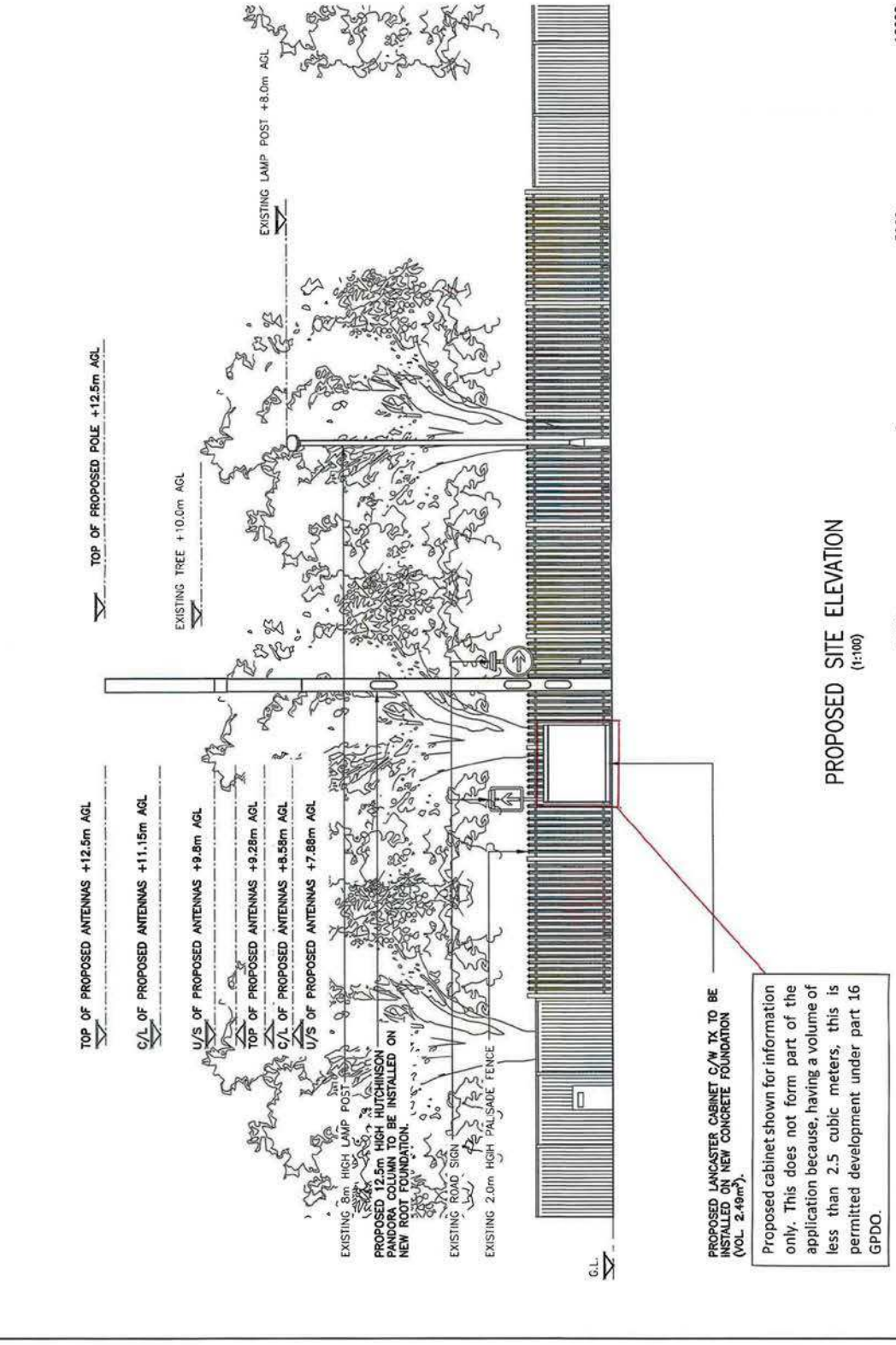
Checked:
 JT

Date:
 04.07.14

Drawn:
 SLC

Original Sheet Size:
 A3

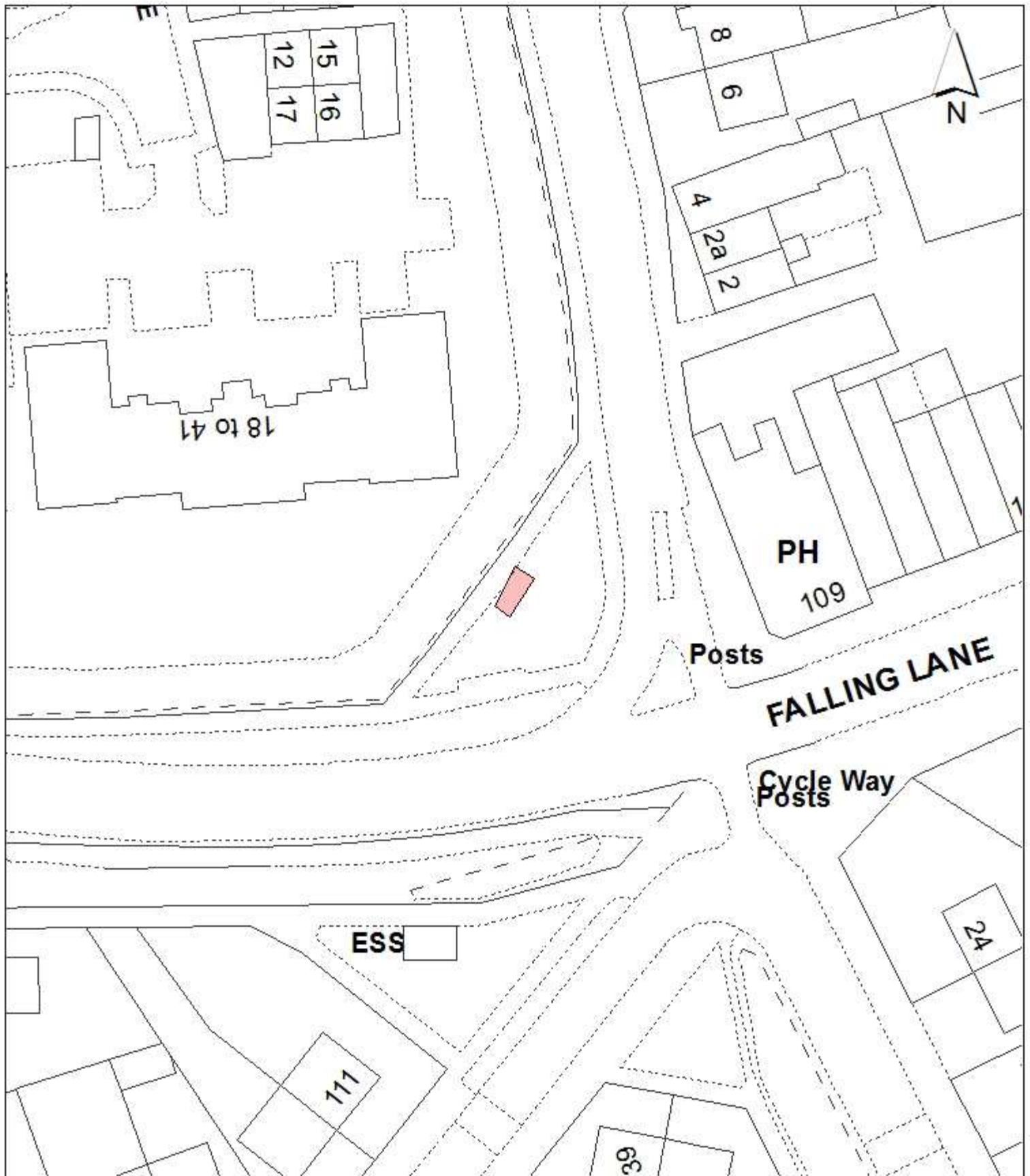
Issue:
 G



PROPOSED SITE ELEVATION
 (1:100)

5000 0 5000 10000
 ALL DIMENSIONS IN MILLIMETRES
 ORIGINAL SCALE AT A3 - 1:100

The drawings comply with CTIL Beacon Non-Standard ICNIRP guidelines.
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Site Address:

Land at Junction Adjacent with Falling Lane and Royal Lane

Planning Application Ref:

40600/APP/2015/4266

Planning Committee:

C&S Page 196

Scale:

1:500

Date:

January 2016

LONDON BOROUGH OF HILLINGDON

Residents Services
Planning Section

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



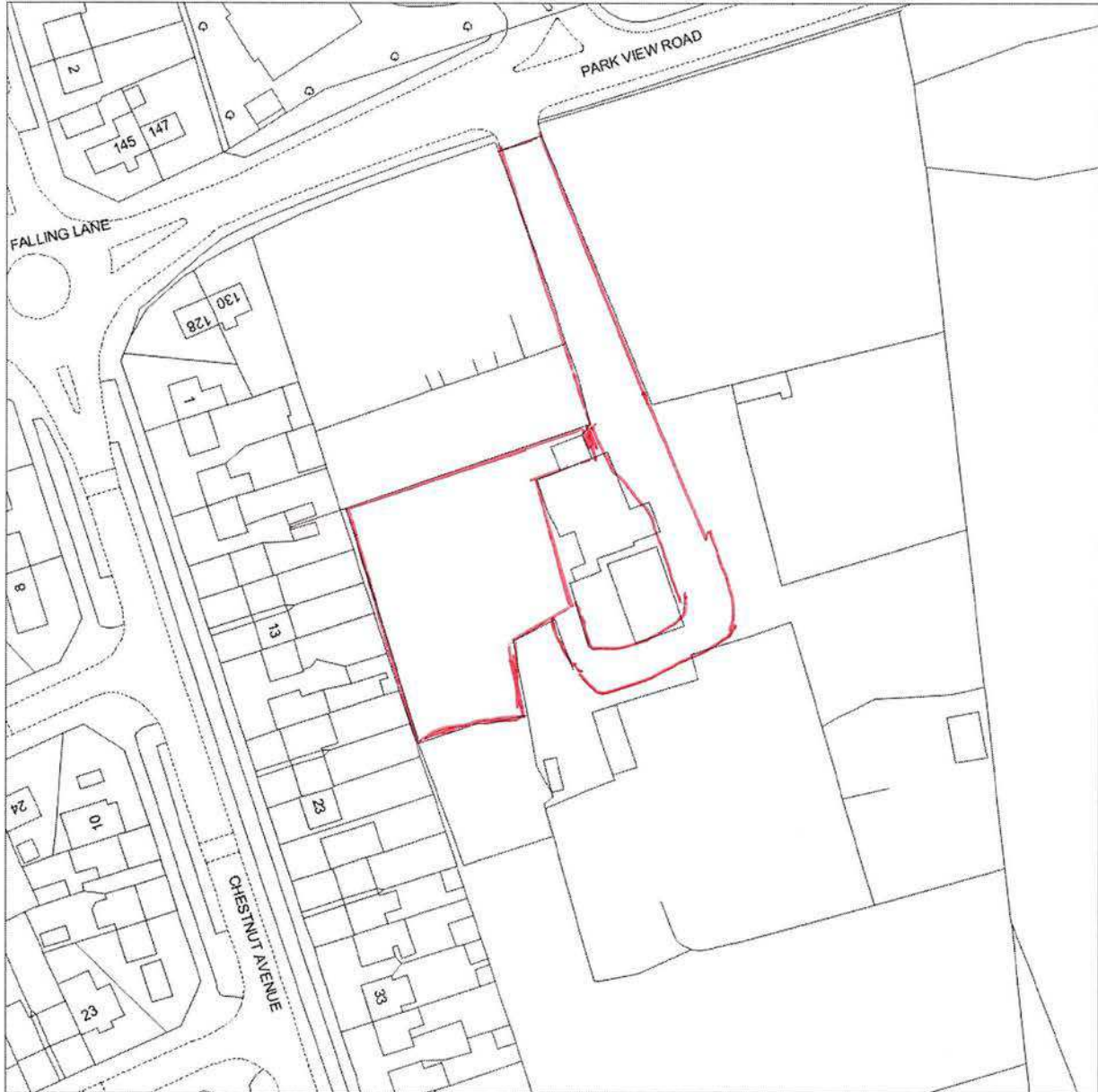
HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address PLOT 5, 91 PARK VIEW ROAD HILLINGDON
Development: Change of use from storage (Use Class B8) to car sales (Sui Generis)
(Retrospective)
LBH Ref Nos: 20207/APP/2015/2987

Date Plans Received: 07/08/2015 **Date(s) of Amendment(s):**
Date Application Valid: 11/09/2015

PLOT 5



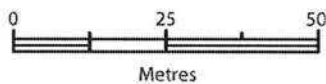
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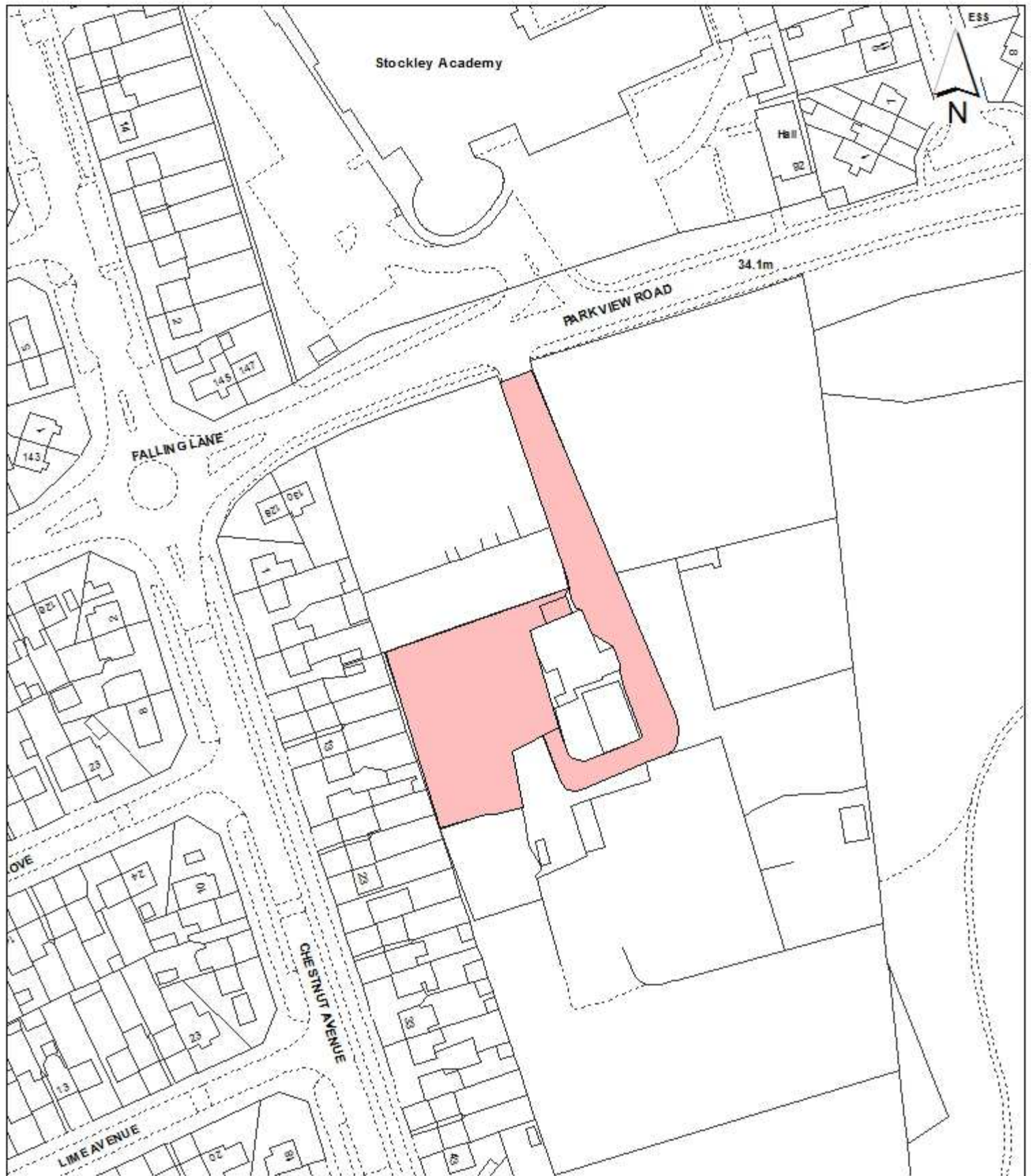
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The representation of features as lines is no evidence of a property boundary.

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Residents Services
Planning Section

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

Planning Application Ref:

20207/APP/2015/2987

Scale:

1:1,250

Planning Committee:

C&S Page 199

Date:

January 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address PLOT 3, 91 PARK VIEW ROAD HILLINGDON
Development: Change of use from storage (Use Class B8) to recycling centre (Sui Generis)
(Retrospective)
LBH Ref Nos: 20207/APP/2015/2988

Date Plans Received: 07/08/2015 **Date(s) of Amendment(s):**
Date Application Valid: 11/09/2015

PLOT 3



getmapping.com



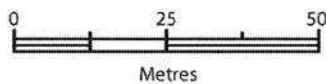
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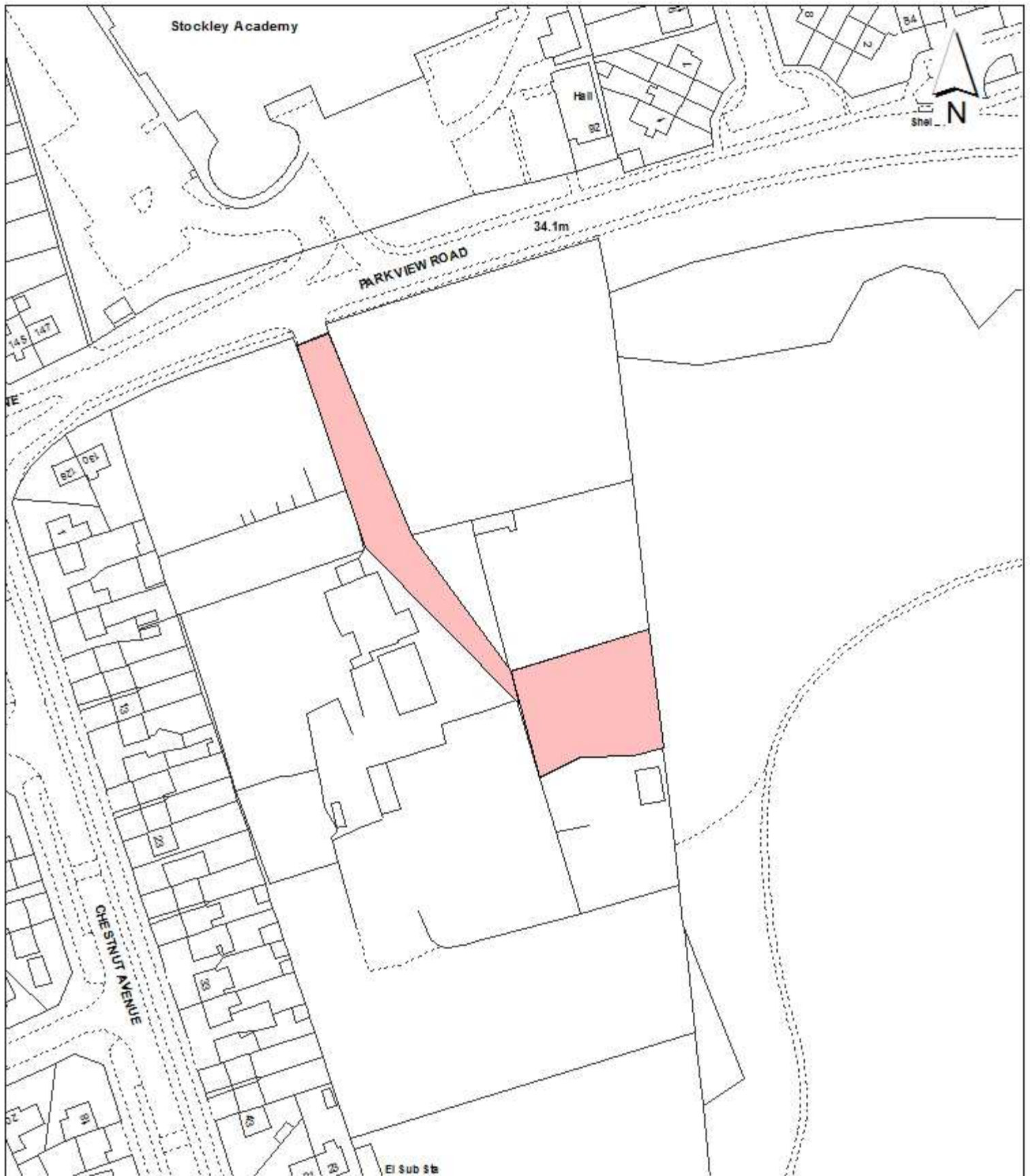
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Plot 3, 91 Park View Road

Planning Application Ref:

20207/APP/2015/2988

Planning Committee:

C&S Page 202

Scale:

1:1,250

Date:

January 2016

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



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Report of the Head of Planning, Sport and Green Spaces

Address PLOT 4, 91 PARK VIEW ROAD HILLINGDON
Development: Change of use from storage (Use Class B8) to car sales (Sui Generis)
(Retrospective)
LBH Ref Nos: 20207/APP/2015/2989

Date Plans Received: 07/08/2015 **Date(s) of Amendment(s):**
Date Application Valid: 11/09/2015

PLOT 4



getmapping.com



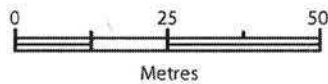
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Residents Services
Planning Section

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

Planning Application Ref:

20207/APP/2015/2989

Scale:

1:1,250

Planning Committee:

C&S Page 205

Date:

January 2016



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