



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 16 FEBRUARY
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: Monday, 8 February 2016

Contact: Alex Quayle
Tel: 01895 250692
democratic@hillingdon.gov.uk

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,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Useful information for residents and visitors

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short walk away. Limited parking is available at the Civic Centre. For details on availability and how to book a parking space, please contact Democratic Services. Please enter from the Council's main reception where you will be directed to the Committee Room.

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.

Please note that the Council may also record or film this meeting and publish this online.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt. Lifts must not be used unless instructed by a Fire Marshal or Security Officer.

In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



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 the meetings taking place on 15 December 2015 and 6 January 2016 1 - 14
- 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	95 Wood End Green Road, Hayes 32/APP/2015/4360	Botwell	Replacement roof involving increasing ridge height, first floor rear extension and 2 dormers to the rear. Recommendation: Approval	15 - 28 151 - 162
7	27A & 27B Daleham Drive, Hillingdon 67783/APP/2015/4003	Yiewsley	Retention of 2 semi-detached dwelling houses (Retrospective Application). Recommendation: Refusal	29 - 42 163 - 172

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	Land forming part of 92 Pield Heath Road, Hillingdon 12504/APP/2015/3703	Brunel	Erection of a three storey building to create 3 x 1-bed self contained flats and 3 x studio flats with associated cycle parking. Recommendation: Approval	43 - 60 173 - 180
9	61 Adelphi Crescent, Hayes 60953/APP/2015/3750	Charville	First floor side extension. Recommendation: Refusal	61 - 70 181 -188
10	Land forming part of 155 Granville Road, Hillingdon 71395/APP/2015/4307	Hillingdon East	Two storey, 2-bed, end of terrace dwelling with associated parking and amenity space. Recommendation: Refusal	71 - 82 189 - 193
11	Tamara Lounge, 5 Byron Parade, Uxbridge Road, Hillingdon 61362/APP/2016/146	Hillingdon East	New proposed canopy to terrace at rear of smoking area of restaurant. Recommendation: Approval	83 - 92 194 - 201
12	Tamara Lounge, 5 Byron Parade, Uxbridge Road, Hillingdon 61362/ADV/2016/3	Hillingdon East	Display of illuminated sign on front elevation (Advertisement Consent). Recommendation: Approval	93 - 98 202 - 208
13	Footpath fronting Quality Foods, Uxbridge Road, Hayes 71391/APP/2015/4296	Townfield	Installation of 15m street furniture pole with lancaster cabinet with 1 slimline meter cabinet and ancillary development thereto. Recommendation: Approval	99 - 108 209 - 213

14	184 High Street, Uxbridge 42966/APP/2015/3977	Uxbridge North	Change of use from retail (Use Class A1) to a mixed use of restaurant/hot food takeaway (Use Class A3/A5) involving installation of extraction fan and ductwork to rear and provision of outdoor seating to front. Recommendation: Refusal	109 - 118 214 - 224
15	65 Misbourne Road, Hillingdon 21508/APP/2015/4174	Uxbridge North	Single storey rear extension and first floor rear extension involving demolition of existing extension. Recommendation: Refusal	119 - 126 225 - 232

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.

16	ENFORCEMENT REPORT	127 - 140
17	ENFORCEMENT REPORT	141 - 150

PART I - Plans for Central and South Planning Committee 151 - 232

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

15 December 2015



HILLINGDON
LONDON

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Jazz Dhillon (Labour Lead), Janet Duncan, Manjit Khatra, Brian Stead, Duncan Flynn (substituting in place of Alan Chapman), Edward Lavery (substituting in place of David Yarrow)</p> <p>LBH Officers Present: James Rodger (Head of Planning and Enforcement), Meg Hirani (Planning Team Manager), Syed Shah (Principal Highway Engineer), Nicole Cameron (Legal Advisor), Alex Quayle (Democratic Services Officer).</p>
<p>149.</p>	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>) Apologies had been received from Councillors Alan Chapman and David Yarrow with Councillors Duncan Flynn and Edward Lavery substituting.</p>
<p>150.</p>	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Dhillon declared a non-pecuniary interest in Agenda Item 6 (Branden, The Greenway) and left the room.</p>
<p>151.</p>	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all business marked Part 1 would be considered in public and all items marked Part 2 would be considered in private.</p>
<p>152.</p>	<p>BRANDEN THE GREENWAY UXBRIDGE - 15243/APP/2015/3392 (<i>Agenda Item 6</i>)</p> <p>Councillor Dhillon declared a non-pecuniary interest and left the room.</p> <p>Officers introduced the report and provided the committee with an overview of the application.</p> <p>The petitioner made the following points:</p> <ul style="list-style-type: none"> • As they wished to increase the living space, the petitioner believed they would be doing so in a way that mirrored the adjoining house. • The house to the rear was some distance away with little visibility of the proposed extension, meaning that it had a very low impact on their amenity. • The proposed extension would have only been visible to the direct neighbours on either side. It would be the same as the adjoining

house and not as deep as that of the neighbour on the other side.

- The proposed extension would not be detrimental to the character of the house, of the street or the area.
- Responding to a point raised within the report, that the house had a steeper roof pitch, the petitioner responded that it would be similar to the adjoining house.
- The petition submitted reflected the fact that neighbours were in agreement that it would not be detrimental to the street, and as the petition had been signed by the neighbours on either side they too were not concerned by the impact on their amenity.

The agent made the following points:

- The application in general terms complied with policy and guidance of the council.
- There was a question of what was actually being protected within the conservation area. The front of the house is an attractive 1930s build, but the street has no specific character itself.
- There was no pattern on the street in how extensions had been built, and it was therefore difficult to ascertain a specific character that the house should retain.
- The proposed extension was not visible from the front, and from the rear houses on the street have no specific character.
- The conservation officer had cited the profile of the pitch of the roof as an issue, but this would not be visible from the front. The officer had described this as an awkward detail, which the agent disagreed that it would be, and instead argued it would meet neatly with the existing building.
- In conclusion, the application complied with size and scale guidelines, and at the rear there was nothing to preserve in terms of conservation.

A member of the committee clarified that they believed from the plans that the roof would be of a steeper pitch than that of the adjoining house. The agent confirmed that it would be, but very minor and not visible from the street. A member of the committee then asked how the roof would be drained. In response, the agent answered that the pitched roof was to have an internal drainage system, based on existing drainage.

Councillor Cooper was unable to attend in her capacity as Ward Councillor, but submitted a statement in advance in support of the application:

I am very disappointed that Officers are recommending refusal. The Applicants have done their best to address the issues that had been previously raised by Planning Officers, only to be refused on new and different grounds from the original reasons.

This modest development of a modest semi-detached family home is more in keeping with the adjoining neighbour than the present arrangement. It is very similar to other extensions in the vicinity and it is barely visible from the road. I concede that it is not the most attractive configuration, but the applicants were trying to accommodate the expressed concerns of Planning Officers, so it seems particularly harsh to refuse the application on the grounds given.

If the Committee are not convinced by the supporters here to-night

that this is a very small and contained development which it is perfectly reasonable to approve I suggest they visit the site and see for themselves.

The committee discussed adherence to conservation guidance given that the extension would not be visible from the front and the character of the houses on the street to the rear is not uniform.

Officers confirmed to the committee that the extension would only be visible to the rear, and that the proposed extension would have similar height but greater depth than that of the adjoining property. As the difference in height between the application and the existing extension of the adjoining property was considered to be visible but minor, members concluded that this would have a negligible visual impact if the tiles of the roof matched as proposed in the application.

A motion for approval, subject to the choice of roof tiles being approved by the planning authority in advance, was moved, seconded and, on being put to the vote, was unanimously agreed.

RESOLVED - That, subject to the approval of the choice of roof tiles by planning officers, the application be approved.

153. **6 CHURCHILL AVENUE - 71202/APP/2015/3325** (*Agenda Item 8*)

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

The petitioner made the following points:

- The reason for the application is to accommodate a relative in need of accommodation due to health and financial reasons.
- Other options for accommodation had been considered but had been found to be unaffordable.
- The plans indicated a kitchen, but this was in reality just an area of work surface, cupboards and a kettle.
- The application would require a shower and a toilet due to the proposed occupant's difficulty using those in the house.
- There was no intention to provide separate, rear access to the property, nor the long-term aim of letting the building.
- The applicant stated that they were prepared to work with planning and make changes to the application where necessary.

The Committee enquired as to the extent the petitioners were aware of discussions between the agents and planning officers, to which the petitioner responded that they had only been informed that the application may be approved if it was made smaller.

Officers stated that they had attempted to guide the application, but as currently designed was a standard 'bed in shed' arrangement. However, the committee did have the option of deferral in order to allow amendment of the application, to which a motion for deferral was moved, seconded and, on being put to the vote, was unanimously agreed.

RESOLVED - That the application be deferred to allow further guidance

	and negotiation on the content of the application.
154.	<p>LANZ FARM 33 HARMONDSWORTH LANE, HARMONDSWORTH - 44185/APP/2015/1729 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report and provided the committee with an overview of the application. It was noted that though the application was situated in the green belt, it was only a change in access to the site. The committee were asked to note the addendum and the additional requirement to obtain a legal obligation under s106 to secure the appropriate design and construction of the access.</p> <p>A motion 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</p> <ol style="list-style-type: none"> 1. receipt of a s106 agreement or unilateral undertaking to secure the provision of an associated agreement under Section 278 of the Highways Act 1980 to ensure the appropriate design and construction of the new access, including associated works to the public highway and a provision for the costs of all these works.
155.	<p>57 MIDHURST GARDENS - 5455/APP/2015/3399 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided the committee with an overview of the application. Officers requested delegated powers to the Head of Planning for rights to ensure an outbuilding could not be reinstated at a later date. In addition, officers withdrew a condition for controlled landscaping as this would only affect the rear of the property.</p> <p>A motion 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:</p> <ol style="list-style-type: none"> 1. removal of condition 3 2. addition of condition removing Permitted Development rights for extensions, outbuildings etc.
156.	<p>63 COLDHARBOUR LANE, HAYES - 26433/APP/2015/3829 (<i>Agenda Item 10</i>)</p> <p>Change of use from shop (use class A1) to restaurant/cafe/hot food takeaway (use call A3/A5) and single rear extension.</p> <p>Officers introduced the report and provided the committee with an overview of the application. Officers requested delegated powers to the Head of Planning to ensure relevant food and hygiene legislation was conditioned.</p> <p>A motion 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</p> <p>1. relevant food and hygiene legislation being conditioned.</p>
157.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>RESOLVED - That the enforcement action be deferred.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.55 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Alex Quayle on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

This page is intentionally left blank



Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

6 January 2016

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

	<p>Committee Members Present: Councillors Ian Edwards (Chairman) Roy Chamdal Alan Chapman Jazz Dhillon (Labour Lead) Janet Duncan Manjit Khatra Brian Stead Peter Davis (substituting for Shehryar Ahmad-Wallana) Edward Lavery (substituting for Alan Chapman) Raymond Graham (substituting for David Yarrow)</p> <p>LBH Officers Present: Alex Chrusciak (Planning Service Manager), Meg Hirani (Planning Team Leader), Syed Shah (Principal Highway Engineer), Sarah White (Principal Lawyer) and Alex Quayle (Democratic Services Officer)</p>
1.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies had been received from Councillors Ahmad-Wallana, Chapman and Yarrow, with Councillors Davis, Lavery and Graham substituting.</p>
2.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
3.	<p>TO SIGN AND RECEIVE THE MINUTES OF MEETINGS HELD ON 14 OCTOBER 2015, 3 NOVEMBER 2015 AND 26 NOVEMBER 2015 (<i>Agenda Item 3</i>)</p> <p>Minutes to the Central & South Planning Committee Meetings taking place on 14 October 2015, 3 November 2015 and 26 November 2015 were agreed.</p>
4.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all business marked Part 1 would be considered in public and all items marked Part 2 would be considered in private.</p>
5.	<p>14 MOORFIELD ROAD, COWLEY - 69313/APP/2015/3137 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report, and provided an overview of the application.</p>

A petitioner spoke in objection to the application, and raised the following point:

- The application featured a single-story outbuilding that was not included in the original plan which had previously been approved.

In response, officers explained that the outbuilding was determined not to require planning permission, and instead received a certificate for lawful development.

A Ward Councillor for Brunel spoke in objection to the application, and raised the following points:

- The applicant had submitted a large number of applications, making it difficult for residents to know what had been proposed and what had been approved. Residents had found the continuing process very unsettling.
- The developers continued to add more to the building without an apparent plan.
- The design was of poor quality for the street scene.
- The development was being undertaken on a flood plain.
- No site visit had been undertaken by officers.
- The building was only 80cm from the neighbouring property.

In clarification, officers responded that a site visit had in fact been undertaken by officers, reflected in the photos in the presentation. Though the ground floor of the property was 0.8m from the neighbouring property, this had already been approved and was not a part of the current decision. The first floor, which was a part of the application under consideration, was set back 1.6m from the neighbouring property.

A Member commented that the development was listed as a single unit, and asked how this would be monitored. Officers responded that this would be conditioned as a term of approval, and monitoring took the form of a site visit following a report.

Officers clarified that in the report it mentioned that a ground floor extension had been removed, but this had only been removed from the application following consultation with planning officers, and had not been physically built and demolished. For this reason, there could be no consideration of flood risk as the ground floor had already been deemed acceptable and approved.

Members questioned whether the proposed development was in-keeping with the street scene or whether it represented over-development. Officers responded that the urban grain, the proportion of land in the area built upon, indicated an area of high development. This application would actually cover comparatively little of the overall plot compared to neighbouring properties, and not be out of keeping with the area.

The officer recommendation for approval was moved, seconded, and upon being put to a vote was agreed by 7 Members with 1 abstention.

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

6.	<p>203 WEST END LANE, HARLINGTON - 34605/APP/2015/3019 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report, and provided an overview of the application.</p> <p>Though a petition had been received, the petitioner did not attend the meeting.</p> <p>The agent for the applicant attended, circulated images of houses in the surrounding area with the agreement of the Chairman, and raised the following points:</p> <ul style="list-style-type: none"> • The sole reason for refusal given was the roof form. However, a front dormer exists at 124 West End Lane. • Though the front dormer of this application is prominent, it was an attempt to make the design architecturally interesting. • The application is an attempt to expand the house in a large plot. <p>Members stated their belief that the dormer proposed for 203 West End Lane was too prominent, and that the example given of 124 West End Lane did not look like an extension, but that the dormer was part of the original construction. In the case of 203 West End Lane, members were not encouraged to think the dormer was in-keeping or subservient to the original property.</p> <p>The officer recommendation for refusal was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the officers' report.</p>
7.	<p>27A AND 27B DALEHAM DRIVE, HILLINGDON - 67783/APP/2015/4003 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report, and provided an overview of the application.</p> <p>A petitioner spoke in objection to the application, and raised the following points:</p> <ul style="list-style-type: none"> • The development had a larger footprint than the previously approved applications, and was oversized and unsightly. • The privacy of neighbours was compromised by the deviations from the original plans. Lights to the rear of the development caused a disruption to the amenity of neighbouring properties. • The 2 front entrances to the development are positioned in the middle of the building, and not in the middle of each unit as situated in the original application. • The front of the plot has been fully concreted, with no landscaping. • The development is 3 stories, and not 2 as set out in the original application. • The development is 4 bedrooms, and not 2 as set out in the original application. • The roof was oversized and included an end gable containing the Master bedroom and a skylight in contrast to the original plans. • The development had been constructed with the wrong colour of bricks. • The original application had been limited to 2 bedrooms per unit due

to safety concerns, which the new construction compromised.

- The petitioner requested that the property be demolished, as the bricks themselves were unacceptable and could not be changed.
- Further, the petitioner questioned why the property had not been inspected early in the building process to notice problems and deviations from the approved application.

The agent for the application attended and raised the following points:

- The property did in fact not have a larger footprint.
- Each unit had 3 bedrooms with a study, and not 4 bedrooms as claimed by the petitioner.
- The officer report stated that the height of the eaves had been raised, but this was incorrect - the gabled roof changed the shape of the roof.
- The agent disputed the statement in the officer's report that the roof was out of keeping, and circulated photos of nearby houses with the permission of the chairman, which indicated varying styles of roofs in the vicinity. Properties in nearby roads had gabled roofs, and in some roads all properties had gabled roofs.
- The entrance doors to each unit are in the wrong place. The builder decided that this would reduce the impact of noise between adjoining walls.
- The brick is a different colour to that approved in the application, but there are a number of red brick properties on Daleham Drive and in surrounding streets.
- The lack of front landscaping could be rectified by a condition.

Prior to discussion, officers clarified that all the changes from the original approved application were listed in the report. A change was not in itself reason for rejection of the application, and that Members should assess the building as it now was.

Members enquired as to whether permitted development rights were conditioned in the original application, and whether other properties in Daleham Drive with hipped roofs could that change this to gabled under permitted development. Officers clarified that permitted development rights were not removed for other properties in the road to change roofs under lawful development certificates, but the question remained as to whether the development was in-keeping with the neighbourhood. Members were within their rights to give weight to the changing characteristic of the road in their decision, or to reject the application if it was decided that the development was not sufficiently in-keeping with the street scene.

Officers indicated the public vantage point from aerial images, and said it was a question of how far from the development in question Members decided to include properties in their decision for whether the roof was in-keeping. The chairman indicated that given the complexity of this point, Members of the Committee may benefit from a site visit to inform their decision.

A motion to defer the application pending a site visit was moved, seconded, and upon being put to a vote was unanimously agreed.

Resolved - That the application be deferred pending a site visit from members.

8.	<p>35 SHAKESPEARE AVENUE, HAYES - 29765/APP/2015/3825 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report, and, noting the addendum supplied, provided an overview of the application. An addendum had been included as it was deemed unrealistic to ask for completion of the development within a set timescale, and had been amended to state that works must commence within a set time, and alteration to aspects deemed harmful be completed within a set time, unless prior agreement was made with officers of the planning department.</p> <p>Members requested clarification of how the development matched the design of the house constructed opposite the junction. Officers responded that the roof shape was the same, which had been agreed on appeal.</p> <p>The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report, subject to the amended conditions, relating to implementation and timescale for the completion of certain elements of the works, as listed in the tabled addendum.</p>
9.	<p>12 MARLBOROUGH PARADE, UXBRIDGE ROAD, HILLINGDON - 6674/APP/2015/3389 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report, and, noting the addendum supplied, provided an overview of the application. Due to set back from the road, officers proposed the condition that prior to construction commencing, officers of the planning department could approve the arrangement for cars crossing highway land to access the property. The Legal Advisor had agreed that in this instance a Grampian condition was the best way to proceed.</p> <p>Members enquired about whether there was an expectation that current informal parking would be displaced elsewhere. Officers clarified that the area was not a controlled parking zone, and that the current footway parking would be displaced to nearby roads. The ground floor of the development would remain class A2. Parking was not officially in use by the bank on the ground floor of the development, but many retail units on Uxbridge Road do not have parking and are instead served by buses.</p> <p>The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report, subject to:</p> <ol style="list-style-type: none"> 1. the removal of condition 3 as set out in the published agenda report 2. the addition of the following new condition (listed in the tabled addendum) <p><i>No development shall take place until a dropped kerb has been</i></p>

	<i>installed and markings have been provided in the ground to secure a route from the carriageway of the adjacent public highway to the parking spaces shown on the approved plan reference 887/RDP/PA01 Rev C. The dropped kerb and surface markings shall be installed in full accordance with details that have been first submitted to and approved in writing by the Local Planning Authority and thereafter shall be retained in perpetuity.</i>
10.	<p>LAND AT JUNCTION ADJACENT WITH FALLING LANE AND ROYAL LANE - 70600/APP/2015/4266 (<i>Agenda Item 11</i>)</p> <p>Officers introduced the report, and provided an overview of the application. The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved - That the application be approved as per the officers' report.</p>
11.	<p>PLOT 5, 91 PARK VIEW ROAD - 20207/APP/2015/2987 (<i>Agenda Item 12</i>)</p> <p>Officers introduced the report, and, noting the addendum supplied, provided an overview of the application.</p> <p>The officer recommendation for refusal was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the officers' report.</p>
12.	<p>PLOT 3, 91 PARK VIEW ROAD - 20207/APP/2015/2988 (<i>Agenda Item 13</i>)</p> <p>Officers introduced the report, and, noting the addendum supplied, provided an overview of the application.</p> <p>The officer recommendation for refusal was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the officers' report.</p>
13.	<p>PLOT 4, 91 PARK VIEW ROAD - 20207/APP/2015/2989 (<i>Agenda Item 14</i>)</p> <p>Officers introduced the report, and, noting the addendum supplied, provided an overview of the application.</p> <p>The officer recommendation for refusal was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved - That the application be refused as per the officers' report.</p>
14.	<p>ENFORCEMENT REPORT (<i>Agenda Item 15</i>)</p> <p>Resolved - That the decision on enforcement action be deferred.</p>
	The meeting, which commenced at 7.00 PM, closed at 8.36 PM.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Alex Quayle on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 95 WOOD END GREEN ROAD HAYES

Development: Replacement roof involving increasing ridge height, first floor rear extension and 2 dormers to the rear

LBH Ref Nos: 32/APP/2015/4360

Drawing Nos: 14/95/WERH/201
14/95/WERH/202
14/95/WERH/203
14/95/WERH/204
15/95/WERH/505
15/95/WERH/506
15/95/WERH/507
15/95/WERH/508
Location Plan (1:1250)

Date Plans Received: 26/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 26/11/2015

1. SUMMARY

Planning permission is sought for a replacement roof with an increased ridge height, two dormer windows and a first floor rear extension.

The proposed scheme is considered to be acceptable in regards to bulk and scale and would not have a detrimental impact on the character and appearance of the property or on the visual amenity of the street scene and the wider area. The proposal would not have a detrimental impact on residential amenity.

The proposal complies with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore 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 15/95/WERH/506, 15/95/WERH/505, 15/95/WERH/508 and 15/95/WERH/507 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 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 NONSC Clarity with plans

Notwithstanding any details shown to the contrary on the approved plans, the planning permission hereby granted does not extend to the 'additional shop storage' shown on drawing numbers 14/95/WERH/201 and 15/95/WERH/505. Prior to the commencement of any works on site, 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.

REASON

In accordance with the Policies of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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.
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

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 south side of Wood End Green Road at its junction with Cromwell Road, in Hayes. The site is bordered to the east by 93A Wood End Green Road and a parking area. 85 and 87 Wood End Green Road are located south-east of the site. 2 Cromwell Road is located south of the site whilst 97A Wood End Green Road and 3 Cromwell Road are located to the west.

The property is in part residential use and part commercial use. Part of the ground floor is used as a shop with the external walled rear yard ancillary to this. The residential property is partly situated on the ground floor and the first floor. An extension has recently been added to the rear of the building to contain a WC, shop store and cold store. A small yard is retained between the original shop and the L-shaped extensions which project along the side and rear boundary of the site. It is important to note that the L-shaped extensions along the side and rear boundaries are unauthorised and the subject of an enforcement notice.

3.2 Proposed Scheme

Planning permission is sought for a replacement roof with an increased ridge height, the addition of two dormers, and a first floor rear extension.

The first floor rear extension would be 2m deep and 8.38m wide, extending across the full width of the property. Two new windows would be located on the rear elevation and two new windows would be installed on the Cromwell Road elevation; no windows are proposed on the side elevation facing 93A Wood End Green Road. The existing roof is part pitched, with a ridge height of 6.80m, and part flat roof; the existing roof would be replaced with a pitched roof measuring 7.73m high at the roof ridge and 5.08m high at the eaves. The proposal would involve the provision of a pitched roof over the existing flat roof area and the proposed extension.

Two dormers are proposed to be erected in the extended roof that would be approximately 2.02 metres in width, 1.13 metres in height and extend 2.3 metres in depth.

3.3 Relevant Planning History

32/APP/2013/3494 95 Wood End Green Road Hayes
First floor rear extension, raising of roof to create habitable roofspace to include installation of 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof

Decision: 22-01-2014 Refused

32/APP/2014/1909 95 Wood End Green Road Hayes
First floor rear extension and raising of roof to create habitable roofspace to include installation of 1 rear dormer and 3 front rooflights

Decision: 29-07-2014 Refused

32/APP/2014/4137 95 Wood End Green Road Hayes
First floor rear extension and raising of roof to create habitable roofspace to include installation of 2 rear dormers

Decision: 20-01-2015 Refused **Appeal:** 07-10-2015 Dismissed

32/APP/2014/4139 95 Wood End Green Road Hayes
First floor rear extension

Decision: 20-01-2015 Refused

32/APP/2015/3039 95 Wood End Green Road Hayes
Part first floor rear extension and two rear dormer windows to upper floor flat

Decision: 03-11-2015 Refused

32/APP/2015/3040 95 Wood End Green Road Hayes
Replacement roof involving increasing ridge height and first floor rear extension

Decision: 03-11-2015 Approved

Comment on Relevant Planning History

There is an extensive planning history associated with this site. The most relevant applications are as follows:

Planning application ref: 32/APP/2013/3494, for a first floor rear extension, raising of roof to create habitable roofspace with 1 rear dormer, 4 side and 1 front rooflights and conversion of roof from gable ends to a crown roof, was refused in January 2014. The scheme was considered to be detrimental to the character and appearance of the original property and 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. 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.

Planning application ref: 32/APP/2014/1909, for a first floor rear extension and raising of roof to create habitable roofspace with 1 rear dormer and 3 front rooflights, was refused in July 2014. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to size, scale, bulk, design and position of the first floor extension and dormer.

Planning application ref: 32/APP/2014/4137, for a first floor rear extension and raising of roof to create habitable roofspace with 2 rear dormers, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the first floor extension. The application was dismissed at appeal in October 2015 (Planning Inspectorate Appeal Ref: APP/R5510/W/15/3009503); the Appeal Inspector concluded that the proposal would fail to respect the character of the host building and the surrounding area.

Planning application ref: 32/APP/2014/4139, for a first floor rear extension, was refused in January 2015. The scheme was considered to be detrimental to the character and appearance of the original property and the visual amenity of the street scene and the wider area, due to the size, scale, flat roofed design, position and bulk of the extension.

Planning application ref: 32/APP/2015/3039 for a part first floor extension to the rear and a rear dormer to the upper floor flat was refused in November 2015. The scheme was considered by reason of the size, design, position and bulk, of the flat roof extension proposed, to be harmful to the character and appearance of the original property and the visual amenity of the street scene and the wider area.

Planning application ref: 32/APP/2015/3040 for a replacement roof involving increasing ridge height and first floor rear extension was approved in November 2015. The size and scale of the extensions proposed are the same as that proposed within this current application. The main difference is the addition of two dormers on the extended roof.

The application site is also subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an

unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit. The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

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.

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

16 properties were notified of the application and one response was received to this consultation. This raised the following concerns:

- Raising concerns about the unauthorised extensions to the rear of the property;
- The extensions will overlook the bedrooms and lounges of the flats to the south east of the site;
- Concerns raised in respect of the litter caused by the shop.

A petition has been received, with 20 signatories, and objects to the application on the following grounds:

- The building work has been ongoing for over 3 years and quality is poor;
- Rubbish from the shop accumulates around Cromwell Road;
- The flat roof is poorly installed and rainwater drips onto the street below;

- A refrigeration unit has been installed on the rear extension, this should be hidden;
- Concern over safety as the rear extension attaches to the substation.

OFFICER RESPONSE: The unauthorised works to the site are solely the ground floor extensions to the site, and these are currently the subject of an enforcement notice served as part of an enforcement investigation. The removal of building materials is covered under the enforcement notice. This application relates solely to extensions at first floor and roof level, and no alterations are proposed to the unauthorised ground floor extensions or the existing shop.

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of development is acceptable subject to compliance with relevant policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) relating to the impact of the proposal on the character and appearance of the building and the street scene, and the impact on residential amenity, discussed elsewhere in this report.

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) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

There are a variety of roof types within the immediate locality including a first floor flat roofed element to the application property. The application site occupies a very prominent location on the corner of Wood End Green Road and Cromwell Road.

The proposal seeks to provide a pitched roof to replace the existing part pitched, part flat roof. In terms of roof height, the proposed replacement pitched roof would be 7.73m high at the roof ridge and 5.08m high at the eaves. The proposed ridge height would be 0.93m higher than the existing ridge height. It is important to note that both 97 and 97A Wood End Green Road have pitched roofs measuring 5.2m high at the eaves and 7.95m high at the ridge (planning permission ref: 61585/APP/2009/2672, dated 28-04-10).

It is considered 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.

The Council's HDAS 'Residential Extensions' guidance seeks to ensure that dormers on detached properties are set in at least 1m and be of a scale subordinate to the main dwellinghouse. The proposed dormers are of a similar size, design and positioning as the proposed dormers which formed part of the previous planning applications (ref: 32/APP/2014/4137, refused January 2015 and 32/APP/2015/3039 refused November 2015). At the time of the application, the proposed dormers were considered to be acceptable and were not a reason for refusal. It is therefore considered that given the adequate set in of the dormers and their modest size and scale, that the two proposed dormers would not appear as dominant features within the extended rear roof slope and would not cause harm to the character and appearance of the original building.

The proposed first floor rear extension would be acceptable in terms of its bulk and scale. In 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 does not appear as a discordant addition to the property.

The proposed replacement pitched roof and first floor rear extension therefore complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.08 Impact on neighbours

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for extensions by reason of their siting, bulk and proximity, if they would result in a significant loss of residential amenity. Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the proposal should protect the privacy of the occupiers and their neighbours.

The proposed first floor extension would extend approximately 1.2m out from the rear elevation of the neighbouring property (93A Wood End Green Road). The proposed extension would not breach the 45 degree line of sight from the rear windows of the neighbouring property. No windows are proposed on the side elevation facing 93A Wood End Green Road. Due to the separation distances between the application site and the neighbouring properties to the south and south-east, the proposed first floor rear extension would comply with the 21m separation distances between habitable room windows.

The proposed scheme would include two additional windows on the side elevation facing Cromwell Road; one on the original building and one on the proposed extension. There are two existing windows on this elevation that face onto the side of 97 and 97A Wood End Green Road. It is considered that the proposed windows on this side elevation would be acceptable and would not result in a significant loss of privacy to existing and future occupiers given that they face the public highway.

Overall it is considered that the proposed scheme would be acceptable in regards to residential amenity and would not result in a loss of privacy to the application property and its neighbouring properties, in accordance with Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

7.09 Living conditions for future occupiers

The proposal would create 51.96sq.m of additional floor space to the existing two-bed residential unit on the first floor which would comprise of a bathroom, kitchen and bedroom. One of the bedrooms would be converted to a dining room. The scheme would increase the

internal floor space from 58.71sqm to 110.13sq.m, thereby complying with the recommended floor space standards set out in Policy 3.5 of the London Plan (2015).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The proposed scheme would not result in an increase in traffic generation. The existing property does not benefit from any off-street parking and no parking would be provided as part of this development. There are no parking restrictions within the immediate area and the proposed scheme would not result in a significant increase in parking demand.

7.11 Urban design, access and security

URBAN DESIGN: See paragraph 7.2 'Impact on Street Scene'

7.12 Disabled access

No changes are proposed to the existing access to the building.

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

The comments raised through the public consultations have been addressed within the report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The application site is subject to an on-going enforcement investigation and an enforcement notice was served in July 2015. The enforcement notice related to an unauthorised single storey building at the rear of the site and a corridor linking it to the existing rear extension to the retail unit.

The applicant has appealed against the enforcement notice (Planning Inspectorate ref: APP/R5510/C/15/3132031).

A condition is recommended to request amended plans to showing the removal of the unauthorised structure.

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 proposed scheme is considered to be acceptable in regards to bulk and scale, and would not have a detrimental impact on the character and appearance of the property or on the visual amenity of the street scene and the wider area. The proposal would not have a detrimental impact on residential amenity.

The proposal complies with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore recommended for approval.

11. Reference Documents

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

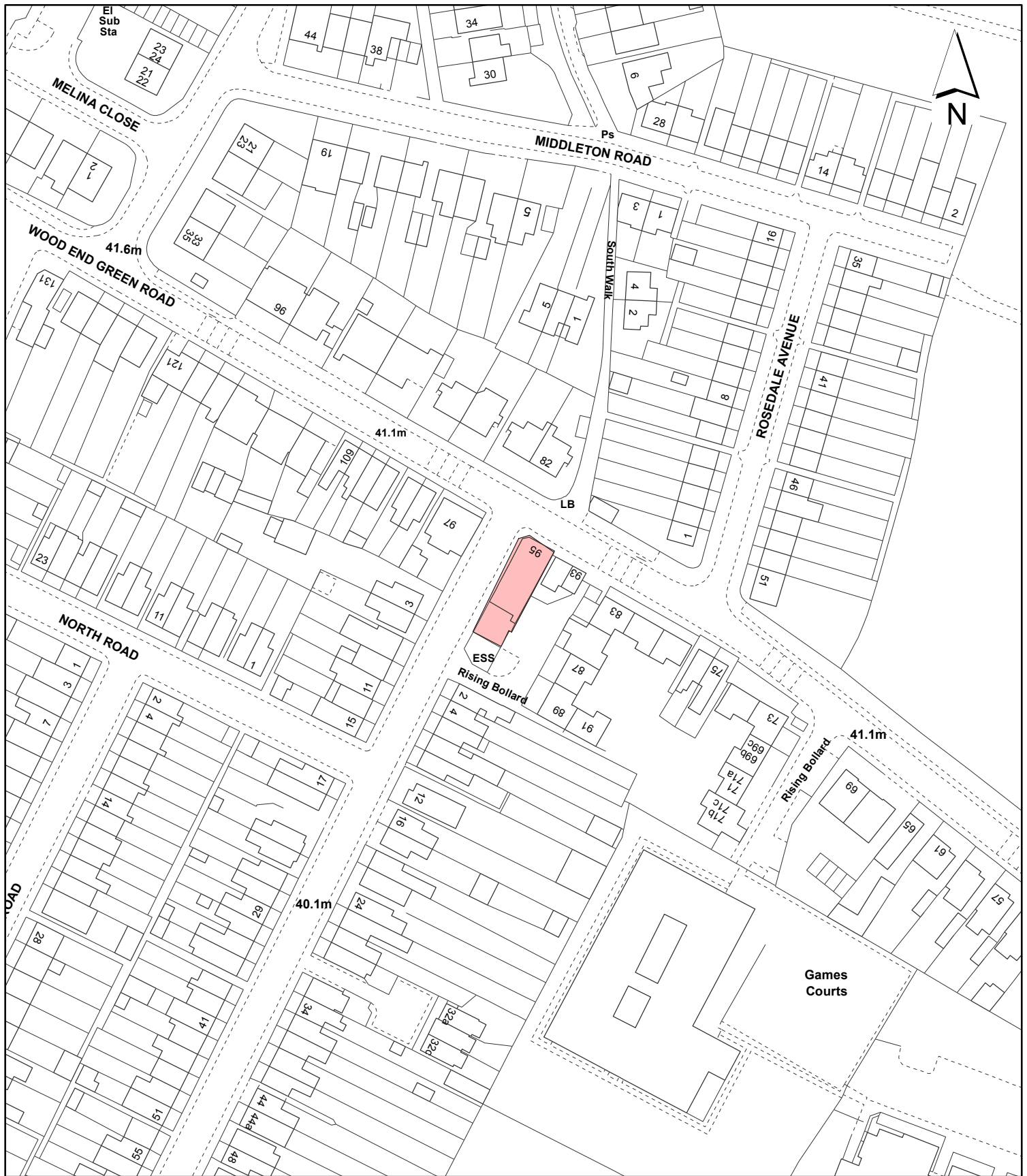
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

HDAS: Residential Extensions

London Plan (2015)

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**95 Wood End Green Road
 Hayes**

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

Planning Application Ref:
32/APP/2015/4360

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON

This page is intentionally left blank

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 Statemen
CL/15/213/PSP

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

DEFERRED ON 6th January 2016 FOR SITE VISIT .

This application was deferred at the Committee meeting of the 6 January 2016 for members to visit the site. The site visit took place on the 2 February 2016.

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

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site 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 within 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

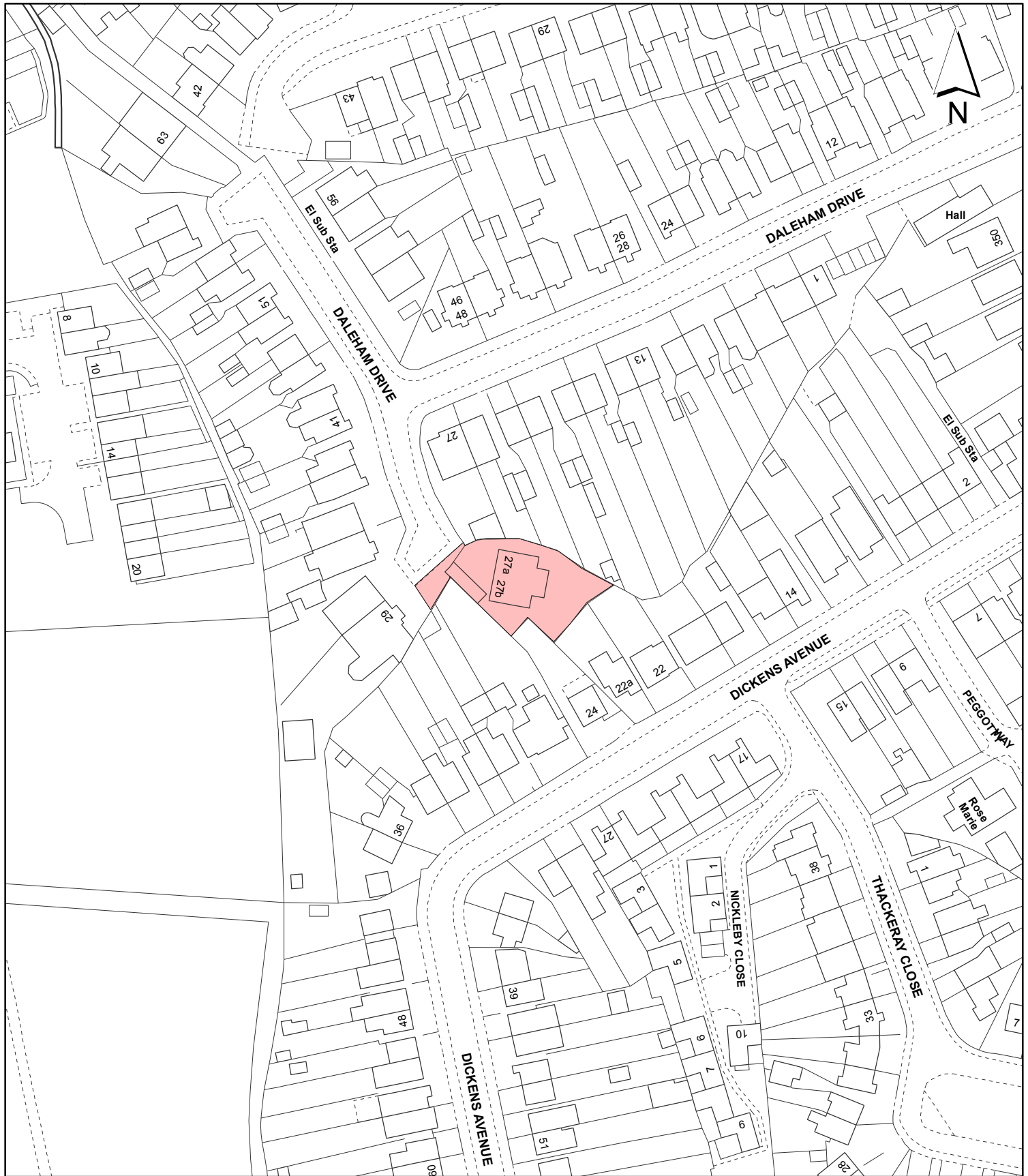
surrounding street scene, and are considered unacceptable. The addition of gable end roofs to each of the dwellings and all of the elevation alterations combined, result in a development that appears visually at odds and incongruous to the established character and pattern of development within Daleham 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

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

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:
February 2016



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 92 PIELD HEATH ROAD HILLINGDON

Development: Erection of a three storey building to create 3 x 1-bed self contained flats and :
x studio flats with associated cycle parking

LBH Ref Nos: 12504/APP/2015/3703

Drawing Nos: PL/003 Rev. B
PL/002 Rev. B
PL/004 Rev. A
PL/005 Rev. A
PL/006 Rev. A
PL/001 Rev. A
Supporting Statement

Date Plans Received: 06/10/2015 **Date(s) of Amendment(s):** 06/10/2015
Date Application Valid: 19/10/2015 19/10/2015

1. SUMMARY

The proposal seeks planning permission for a three-storey block of flats to provide 3 x studio units and 3 x 1 bed units.

The proposal has been assessed against current policies and guidance for new housing development in terms of the potential effects of the design, scale and site layout on the character of the surrounding area, the potential impact on the residential amenities of adjoining and nearby occupiers, and on highways related matters including access, traffic/pedestrian safety and parking in the vicinity.

In summary, the proposal is considered to relate satisfactorily to the character and appearance of the locality and would comply with policies BE13, BE15, BE19, BE20 and BE21 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts. It is recommended that planning permission be granted subject to conditions and on completion of an agreement under Section 106 to prevent residents of the scheme and No. 92a Pield Heath Road from seeking a car park permit within the Controlled Parking Zone.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

1. That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

A) That the Council enter into a Section 106 Agreement or other appropriate legislation to ensure:

i) that a restriction is in place on all residents of the development such that parking permits are not granted to such residents within the controlled parking zone.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and any abortive work as a result of the agreement not being completed

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be attached:

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 PL/003 Rev. B, PL/002 Rev. B, PL/004 Rev. A, PL/005 Rev. A, PL/006 Rev. A and PL/001 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

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

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2015).

4 RES7 Materials (Submission)

No development shall take place until details of all materials and external surfaces, including details of balconies 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)

5 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

iv. provide details of water collection facilities to capture excess rainwater;

v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2015) Policy 5.12.

6 NONSC Non Standard Condition

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8, is achieved and maintained.

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.

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street

	furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(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
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

The applicant is advised that the site has moderate public transport accessibility (PTAL=3). It is located within the Hillingdon Hospital Parking Management Zone. The proposal does not include provision for any car parking and the development is only be acceptable subject to a restriction on all resident's eligibility to apply for parking permits within the parking zone. The applicant is requested to draw any potential occupiers attention to the fact that they will not be able to secure a parking permit

6

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

7 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.

8 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.

9 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.

10 I15 **Control of Environmental Nuisance from Construction Work**

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is irregular in shape and comprises a vacant/unused parcel of land located to the west of 92 Pield Heath Road, a betting office on the ground floor with residential above, known as 92A Pield Heath Road. There is a roundabout to the west with Colham Road and a residential block comprising key worker accommodation associated with Hillingdon Hospital beyond, and to the north lies 51 Colham Road, a detached two storey house. This part of Colham Road and Pield Heath Road comprises a mix of commercial and residential uses and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The site has a Public Transport Accessibility (PTAL) Level of 3 (on a scale where 6 represents the highest level of accessibility).

3.2 Proposed Scheme

The proposal involves the erection of a three storey building to provide 3 x 1-bed self contained flats and 3 x studio flats with associated cycle parking.

The proposal would be of a modern design and measure 8.6m high with a flat roof, 10m deep at its deepest x 18m at its widest. It would have an internal footprint of 104 sqm. The accommodation provided would be as follows:

Ground floor:

Flat 1 - 1 bedroom = 53 sq m
Flat 2 - studio apartment = 38 sq m

First floor:

Flat 3 - 1 bedroom = 53 sq m
Flat 4 - studio apartment = 38 sq m

Second floor:

Flat 5 - 1 bedroom = 53 sq m
Flat 6 - studio apartment = 38 sq m

The total area of usable amenity space, including balconies at first and second floor levels will be approximately 72sq m. The two ground floor properties will each have designated amenity space fronting onto Colham Road, enclosed with picket fencing. Individual balconies for the upper floor flats would each measure 3sqm

Six cycle storage units will be provided to the rear of the proposed development. There is no parking proposed for the development. The planning permission granted under Ref: 12504/APP/2010/263 provided a formal arrangement for car parking space for 92a Pield Heath Road. This will be lost as a result of the proposal (See highways comments below).

3.3 Relevant Planning History

12504/APP/2009/1280 92 Pield Heath Road Hillingdon
Fencing to boundary.

Decision: 15-09-2009 Approved

12504/APP/2010/1009 92 Pield Heath Road Hillingdon

Details in compliance with condition 3 (sustainable urban drainage) of planning permission ref:12504/ APP/2010/263 dated 20/04/2010: Installation of 1.8m high close boarded fence with vehicular gate and hardstanding for use as parking on the Colham Road frontage and fence and gate on the Pield Heath Road frontage.

Decision: 10-08-2010 Approved

12504/APP/2010/263 92 Pield Heath Road Hillingdon

Installation of 1.8m high close boarded fence with vehicular gate and hardstanding for use as parking on the Colham Road frontage and fence and gate on the Pield Heath Road frontage.

Decision: 20-04-2010 Approved

12504/E/88/0934 92 Pield Heath Road Hillingdon

Erection of single storey side extension to betting office

Decision: 03-08-1988 Approved

12504/PRC/2015/5 92 Pield Heath Road Hillingdon

Development to provide 3 x 1 bed and 3 x 2 bed flats

Decision: 01-07-2015 OBJ

Comment on Relevant Planning History

Planning permission was granted under Ref: 12504/APP/2010/26 for installation of 1.8m high close boarded fence with vehicular gate and hardstanding for use as parking on the Colham Road frontage and fence and a gate on the Pield Heath Road frontage. The car parking space within the site was for 92a Pield Heath Road. This will be lost as a result of the development and if approved, it is considered that the Section 106 needs to include a requirement that the occupiers of the residential units cannot apply for a car parking permit for the CPZ.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
 - (i) Dial-a-ride and mobility bus services
 - (ii) Shopmobility schemes
 - (iii) Convenient parking spaces
 - (iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE18 Design considerations - pedestrian security and safety
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(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
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

6 adjoining occupiers were consulted by letter dated 20/10/2015 a site notice was displayed on 29/10/2015. No comments were received.

Internal Consultees

Highways Officer:

- a. The site has moderate public transport accessibility (PTAL=3).
- b. The site is located within the Hillingdon Hospital Parking Management Zone.
- c. The proposal does not include provision for any car parking. This would only be acceptable subject to a restriction on all resident's eligibility to apply for parking permits within the parking zone.
- d. The proposal will result in the loss of off-street parking for 92A Pied Heath Road, that was approved under 12504/APP/2010/263.

Subject to the above, there are no highway objections.

OFFICER NOTE: It is considered that a condition to prevent eligibility to apply for parking permits would not be enforceable under planning legislation. Therefore, it will be necessary for a Section 106 to be completed in order to secure this. The applicant is aware of and agreeable to secure this restriction

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is within the development area. It is open vacant land which currently has very limited beneficial use, specifically the formal parking of a single vehicle. The site is not considered to be garden land, for which there are policies which may prevent its

development. The site is within a sustainable location. The construction of a flattened scheme on this site would increase housing supply of the Borough and make use of what is otherwise vacant brownfield site. The proposal should be not considered as an inappropriate form of development in this locality and thus accords with the objectives of the NPPF and London Plan Policy 3.5. As such, the principle of residential development in this location is considered acceptable.

7.02 Density of the proposed development

Paragraph 4.1 of the HDAS states that site densities are of only limited value when considering the suitability of smaller housing schemes, although they can provide a useful initial tool. Specific density standards are set out in the UDP/LDF and the London Plan, although the ranges set out in the London Plan are more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units. This proposal is for six units and therefore the provisions of paragraph 4.1 does not apply.

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

The site is not within an area of archaeological interest, within a Conservation Area or an Area of Special Character. There are no listed buildings on the site or in the vicinity.

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 Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Paragraph 4.27 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts states that building lines within a scheme should relate to the street pattern, although in some instances varied building lines can achieve diversity and interest. In this case, as a corner site, the development has to successfully address two frontages. The proposed building is set back between 2.5m and 4m from the back edge of the footpath on the Colham Road frontage and just under 2 metres on the Field Heath Road frontage. This allows an opportunity for landscaping to soften the development at pedestrian level. On Colham Road the development is generally on the same building line as the adjoining properties. On Field Heath Road the development is set back further than the buildings to the north, which front directly onto the back edge of the footpath. Given this, the siting of the development is considered to be acceptable.

This area is not characterised by any single design approach and contains a wide variety of buildings, in terms of their design and scale, including two storey 1920's-1930's style development adjoining the site to the east, and further along bungalows and more recent 1990's development opposite the site to the west, with 1970's flat roofed three storey flats further along. In this context the modern approach taken to the design of the building is considered acceptable, particularly given that its overall scale and height is comparable to

other properties in the immediate locality.

The proposal is considered to relate satisfactorily to the character and appearance of the locality, the development would be in scale with the surrounding buildings and the proposal would thus comply with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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 dominance (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the SPD HDAS: Residential Layouts advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to mitigate the negative impacts of overbearing and overshadowing. Furthermore, it explains that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

The proposal follows a similar building line to the adjoining property 51 Colham Road and would be set 1.5 metres from the common boundary. There are no flank windows proposed and there is only a single secondary window at first floor level in that property.

In relation to 92A Field Heath Road, there are no habitable rooms from this property facing the proposed building and the proposal would not be within a 45 degree angle of sight from habitable rooms on the rear elevation of this property.

It is considered that the development will not result in a material loss of amenity for occupiers of the adjoining flats and is appropriate under Policies BE20, BE21 and BE24.

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 Housing Standards Transition Statement requires a 1 person unit to be a minimum of 37 sqm if the flat has a shower room (39 sqm with a bathroom) with an additional 1m² of built in storage and for 1 bed 2 person units the standard is 50 sqm. with an additional 1.5m² of built in storage. The proposal involves provision of 3 x studio flats of 38sqm and 3 x 1 bed flats of 53sqm. The proposed development accords with these standards and as such would provide the future occupants with an acceptable standard of residential amenity in

accordance with Policy 3.5 of the London Plan 2015.

Whilst the proposal is compliant with the overall space standards and the standard of accommodation, in terms of outlook, levels of light etc is generally acceptable, the outlook for the ground floor one bedroom flat, and in particular from the bedroom and kitchen could be considered to be limited as the only bedroom window would be a distance of 7m from the boundary and the only kitchen window has an outlook through a 1.1m gap between the proposed development wall and the existing wall of 92A Pield Heath Road. However, it should be noted that the kitchen is not of a size such that it would be classed as a habitable room and a refusal based only on the outlook from the bedroom would not be considered to be sufficiently robust that it would succeed at appeal. The main habitable room serving the ground floor flat would be the lounge/diner which is served by a large opening patio door and an addition separate window providing good levels of light and outlook.

In relation to amenity space, the council's Supplementary Planning Document HDAS: Residential Layouts, at Paragraph 4.17, sets out a requirement of 20sq.m for each studio and one bed flat. The proposal would thus require the provision of a minimum of 120m² for the development. Amenity space is provided to the rear of the site, which is considered usable. Individual balconies of approximately 3sqm for each of the 4 upper floor units are also provided. The applicants also state that the two ground floor properties will each have private amenity space fronting onto Colham Road, enclosed with picket fencing. However, given the lack of privacy, its location fronting a highway and its limited size, your officers do not consider this to be 'usable' amenity space.

The total area of amenity space for this development, including balconies at first and second floor levels will thus be some 72sq m, which is some distance short of the required 120sqm. However, in mitigation, given the location of the site and the fact that there is a sizeable area of public open space (Colham Green) within a short distance (200m) of the site, it is considered that the shortfall in amenity space should be considered acceptable in this instance.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal does not include any provision for on-site parking. The Council's Highway officer has suggested this would only be acceptable subject to a restriction on all resident's eligibility to apply for parking permits within the parking zone. Therefore, it will be necessary for a Section 106 to be completed in order to secure this. The applicant is aware of and agreeable to this restriction. Thus, subject to the provision of a S106 agreement restricting future residents eligibility to apply for parking permits within the parking zone, the proposal is considered acceptable in highway terms.

Provision for secure cycle storage is provided to the rear.

7.11 Urban design, access and security

See Section 7.07.

7.12 Disabled access

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 issues relating to disabled access are to be addressed under the Building Regulations.

The building regulations now contains optional elements. The Government has issued guidance that for those areas where authorities have existing policies on access (like London) that planning permissions can be granted subject to conditions requiring compliance with the optional elements of the Building Regulations.

London Plan (March 2015), Policy 3.8(c), requires all new homes to be built to lifetime homes standards. From October 2015 the Mayor's Housing Standards: Transition Policy Statement confirms that this should be interpreted as homes should meet building regulation M4 (2) 'accessible and adaptable dwellings' and this is secured by condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees will be lost as a result of the development. The site contains no significant landscape. The proposal indicates landscaping to the edges of the site. This matter can be dealt with by condition.

7.15 Sustainable waste management

The applicant has provided no details of the sustainability of the proposed building. However, this could be secure by way of a suitable condition in order to ensure the development would comply with Policies 5.1, 5.2 & 5.3 of the London Plan (2015).

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 comments received.

7.20 Planning Obligations

It is recommended that planning permission be granted subject to conditions and on completion of an agreement under Section 106 to prevent residents from seeking a car park permit within the Controlled Parking Zone.

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:

CIL £31,015.70

Mayoral CIL £12,144.22

Total CIL £43,159.92

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposal has been assessed against current policies and guidance for new housing development in terms of the potential effects of the design, scale and site layout on the character of the surrounding area, the potential impact on the residential amenities of adjoining and nearby occupiers, and on highways related matters such as access, traffic/pedestrian safety and parking in the vicinity.

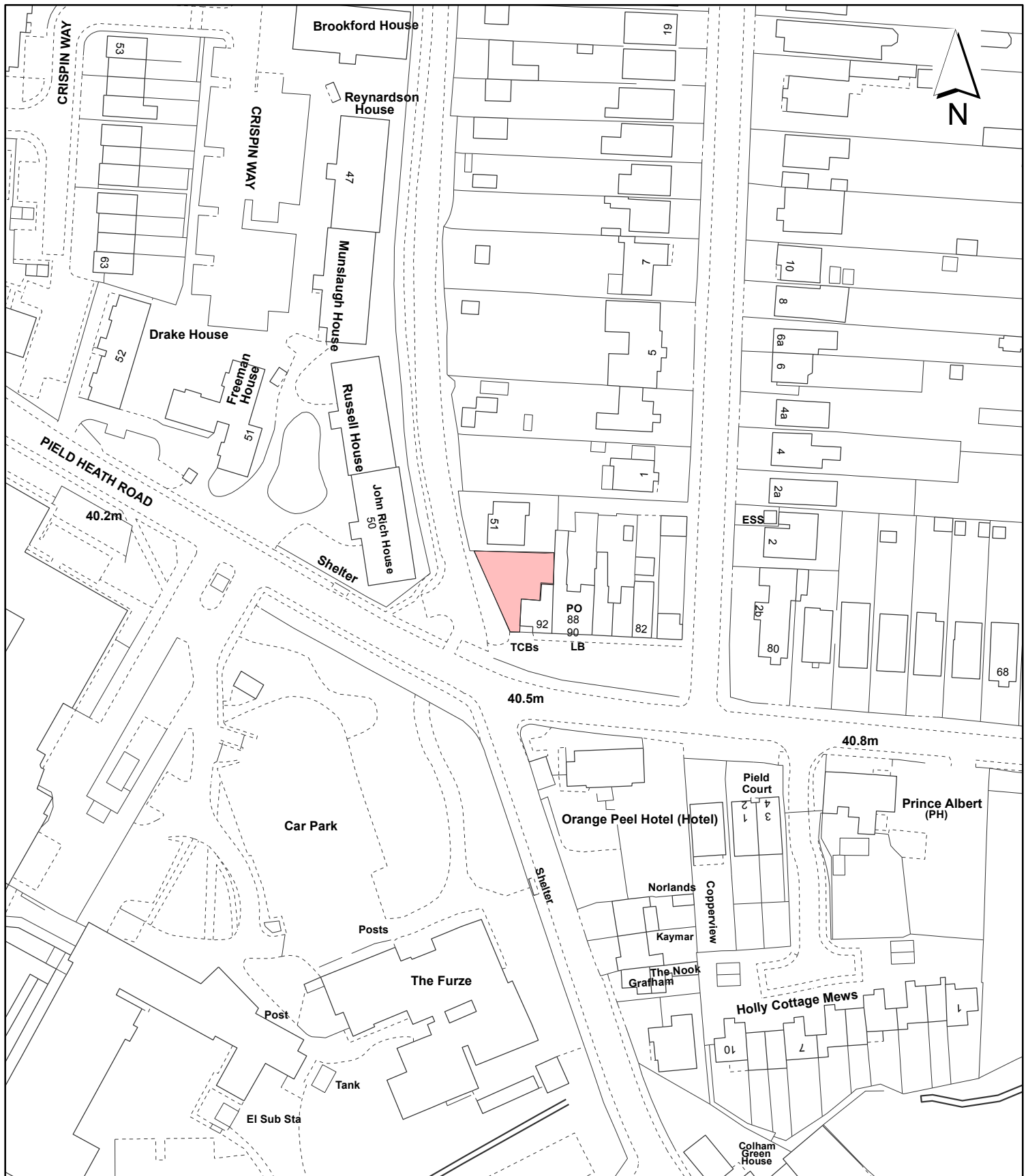
The proposal is considered to relate satisfactorily to the character and appearance of the locality and would comply with policies BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts. It is recommended that planning permission be granted subject to conditions and on completion of an agreement under Section 106 to prevent residents of the proposal from seeking a car park permit within the Controlled Parking Zone.

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: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

Land forming part of 92 Pield Heath Road Hillingdon

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

Planning Application Ref:
12504/APP/2015/3703

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 61 ADELPHI CRESCENT HAYES

Development: First floor side extension

LBH Ref Nos: 60953/APP/2015/3750

Drawing Nos: 04
05
Location Plan (1:1250)
01
02
03

Date Plans Received: 08/10/2015

Date(s) of Amendment(s):

Date Application Valid: 11/12/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the south side of Adelphi Crescent at its junction with Adelphi Way and comprises a two storey semi-detached house which is currently in the process of being extended by way of a single storey side extension, a loft extension including a hip to gable extension and rear dormer and a rear extension. The attached house, 59 Adelphi Crescent, has a hipped roof and lies to the west and has a single storey rear extension. To the south east lies 3 Adelphi Way, a two storey terraced house with a single storey detached double garage and a single storey rear extension. The street scene is characterised by similarly designed two storey semi-detached houses and the application site lies within the 'developed area' as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application site is covered by TPO 24, however, there are no protected trees within the application site.

1.2 Proposed Scheme

The application seeks planning permission for a first floor side extension. The extension is proposed to sit above the single storey side extension which has been recently constructed as permitted development. The extension would be set back 0.5m behind the front wall of the host dwelling and would have a gabled roof to match that on the host dwelling. The extension would provide a bedroom and study.

1.3 Relevant Planning History

60953/APP/2005/2071 61 Adelphi Crescent Hayes

ERECTION OF TWO-STOREY SIDE AND SINGLE-STOREY REAR EXTENSION AND FRONT PORCH (INVOLVING DEMOLITION OF EXISTING DETACHED GARAGE)

Decision Date: 27-09-2005

Withdrawn

Appeal:

60953/APP/2005/3129

61 Adelphi Crescent Hayes

ERECTION OF PART SINGLE STOREY AND PART TWO STOREY SIDE EXTENSION, PART SINGLE STOREY AND PART TWO STOREY REAR EXTENSION (INVOLVING DEMOLITION OF THE EXISTING DETACHED GARAGE).

Decision Date: 01-08-2006 Refused **Appeal:**

60953/APP/2006/2483 61 Adelphi Crescent Hayes

ERECTION OF A PART SINGLE, PART TWO STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION WITH A PART FIRST FLOOR ADDITION ABOVE (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision Date: 07-11-2006 Refused **Appeal:**21-SEP-07 Dismissed

60953/APP/2007/3280 61 Adelphi Crescent Hayes

ERECTION OF A PART SINGLE, PART TWO STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision Date: 26-02-2008 Refused **Appeal:**10-OCT-08 Allowed

60953/APP/2010/93 61 Adelphi Crescent Hayes

Conversion of dwelling to 1 one-bedroom and 1 two- bedroom flats, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front.

Decision Date: 23-04-2010 Refused **Appeal:**

60953/APP/2011/1214 61 Adelphi Crescent Hayes

Conversion of dwelling to 1, two-bedroom flat and 1 studio flat, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front.

Decision Date: 22-11-2011 Approved **Appeal:**

60953/APP/2012/2311 61 Adelphi Crescent Hayes

Details pursuant to conditions 4, 5, 7, 9, 10, 12 and 16 of Planning Permission 60953/APP/2011/1214 dated 29/11/2011 (Conversion of dwelling to 1, two-bedroom flat and 1 studio flat, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front)

Decision Date: 26-11-2012 Refused **Appeal:**

60953/APP/2015/1944 61 Adelphi Crescent Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3.7 metres, and for which the height of the eaves would be 2.9 metres

Decision Date: 01-07-2015 PRN **Appeal:**

60953/APP/2015/2015 61 Adelphi Crescent Hayes

Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 01-07-2015 Approved **Appeal:**

60953/APP/2015/466 61 Adelphi Crescent Hayes

Conversion of dwelling to 1 two-bedroom flat and 1 studio flat, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front

Decision Date: 17-03-2015

NFA

Appeal:

Comment on Planning History

There has been an extensive planning history at this site which is as follows:

60953/APP/2015/2015 - Conversion of roof space to habitable use to include a rear dormer, 2 front roof lights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development) APPROVED

60953/APP/2015/1944 - Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 3.5 metres, for which the maximum height would be 3.7 metres, and for which the height of the eaves would be 2.9 metres. APPROVED

60953/APP/2011/1214 - Conversion of dwelling to 1, two-bedroom flat and 1 studio flat, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front. APPROVED

60953/APP/2010/93 - Conversion of dwelling to 1 one-bedroom and 1 two-bedroom flats, part two storey, part single storey side extension and single storey rear extension, involving demolition of existing detached garage to side and alterations to front. Refused for the following reasons:-

1. The proposal does not provide direct and convenient access to the rear garden area, and would result in the occupants of the first floor level flat having to gain access to the rear amenity area, by walking past the habitable room windows of the ground floor unit. This would result in a loss of privacy to the occupants of the ground floor unit and would fail to provide a satisfactory standard of accommodation to the future occupants of the ground floor flat, contrary to policies BE19, BE24 and H7 of the adopted Hillingdon Unitary Development Plan (Saved policies September 2007) and section 4.12 of the Hillingdon Design & Accessibility Statement: Residential Layouts.

2. The proposal would result in the dining/living room and kitchen windows of the ground floor unit being overlooked from the communal garden when used by the future occupiers of the first floor flat resulting in an unacceptable loss of privacy. As such, the proposal fails to afford an acceptable standard of internal living conditions and residential amenity to the future occupiers of the ground floor unit contrary to policies BE19 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3. The floorspace of the proposed one bedroom first floor unit would be below the required 50sq.m for a one bedroom unit. As such, the internal size is inadequate and fails to provide an acceptable standard of amenity for future occupiers contrary to policy 4B.1 of the London Plan, policies BE19 and H7 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and section 4.6 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Layout.

4. The proposal fails to meet the requirements of lifetime homes and is thus contrary to London Plan policy 4B.5 and to the adopted Supplementary Planning Document Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

5. The proposal would result in inadequate provision for car parking which would be likely to cause on-street parking to the detriment of highway and pedestrian safety. As such, the proposal would be contrary to Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007), paragraph 4.33 of the Hillingdon Design & Accessibility Statement: Residential Layouts and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007)

60953/APP/2007/3280 - ERECTION OF A PART SINGLE, PART TWO STOREY SIDE EXTENSION, AND SINGLE STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE) was refused for the following reasons:

1. The proposed extensions, by reason of their scale, design and form, would fail to harmonise with the appearance of the original house including its characteristic roof form which includes large overhanging eaves and a flattening of the roof slope towards the edges and would not remain subordinate to it. As such, the accumulation of extensions would be detrimental to the appearance of the original house and the visual amenities of the area. The proposal is therefore contrary to Policies BE13, BE15 and BE19 of the Borough's adopted Unitary Development Plan and Design Principles 3.0, 4.0, 5.0 and 6.0 of the Council's Supplementary Planning Document: Residential Extensions.

2. The proposed first floor rear extension by reason of its siting, shallow mono-pitch roof profile and design would not harmonise with appearance of the rear elevation of the original house. It would detract from the appearance of the original house and the visual amenities of the area. The proposal is therefore contrary to policies BE13, BE15 & BE19 of the Borough's adopted Unitary Development Plan and design principles 6.6 and 6.7 of the Council's Supplementary Planning Document: Residential Extensions.

3. The proposal, having regard to the size of the enlarged accommodation, would fail to maintain an adequate amount of amenity space for the occupiers of the enlarged property, and as such would result in an overintensive use of the remainder of the garden to the detriment of the amenity of the neighbouring occupiers and character of the area. The proposal is therefore contrary to policies BE19 and BE23 of the Borough's adopted Unitary Development Plan and paragraph 3.13 of the HDAS Residential Extensions.

An Appeal was subsequently allowed. The Inspector advised that the roof of the extension would match that over the existing house, in terms of side hip, eaves height and materials but with a lower ridge height. The appellant has pointed out that the flared shape of the roof is not properly reflected in the submitted plans but emphasises that it would be the intention to replicate this in the roof over the extension. Subject to this detail being incorporated in the design the extension would harmonise well with the existing house and appear satisfactory in the street scene in compliance with Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan.

Prior to this appeal application reference 60953/APP/2006/2483 for the erection of a part single storey, part two storey side extension and single storey rear extension involving the

demolition of the garage was refused and dismissed at appeal.

The Inspector advised that the cumulative effect of the side extension, together with the rear extension and variety of roof forms, produce an awkward looking and overdeveloped property that would occupy too much of this prominent corner plot.

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

9 Neighbouring properties were consulted by letter dated 14.10.15 and a site notice was displayed which expired on 13.11.15. A second set of consultation letters was sent out on 14.12.15 after the application was re-validated.

3 letters of objection have been received raising the following concerns:

1. The retrospective nature of the development.
2. The loss of privacy resulting from the rear dormer
3. The 2011 planning permission has expired and the ground floor extension is therefore built without planning permission.
4. Possible HMO use and inadequate parking in a busy, congested area which has a busy bus route.
5. The first floor side extension would exacerbate the visual impact in combination with the loft conversion.
6. Loss of light resulting from rear extension

Officer note: The loft conversion benefits from a valid Certificate of Lawful Development and the overlooking resulting from this element is not a material planning consideration. The rear extension benefits from a Prior Approval and loss of light resulting from this is not a material planning consideration. Whilst the 2011 has expired, the single storey side extension is built as permitted development.

The application has been called to committee for consideration by a Ward Councillor.

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:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the amenities of adjoining occupiers, the reduction in size of the rear garden and car parking provision.

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene or would fail to safeguard the design of existing and adjoining sites.

It has been acknowledged by an appeal Inspector in 2006 that the site is located in a prominent corner plot. The scheme dismissed at appeal, which did not involve the loft conversion, was considered to be an over-development of the plot. Since that appeal was dismissed there have been a number of planning permissions, a certificate of lawful development and a prior approval for further additions to this this property (as detailed above). The extended property is at odds with the adjoining property at Number 59 Adelphi Crescent which has its original hipped roof. There is currently a lack of symmetry.

The addition of the first floor extension above the authorised ground floor extension would further unbalance this semi-detached property and appear as an incongruous over-development in this prominent corner position. This is exacerbated further by the fact that the extension is not set back at both levels by 1m in accordance with the Council's guidance contained within HDAS Residential Extensions. The purpose of the guidance is to ensure that extensions appear subordinate in appearance to the main house. Whilst it is acknowledged that the ground floor exists, the first floor is not set back by the required 1m and only has a very minimal set down from the main ridge of the roof. There is a lack of a meaningful visual break between the front face of the existing house and the front of the proposed extension which prevents it appearing sufficiently subordinate. As a result it is considered that it would have a negative impact upon the visual amenity of the site and the surrounding area in conflict with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13, BE15 and BE19 of the Hillingdon

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

The extension would be screened from the adjoining property at Number 59 Adelphi Crescent by the host dwelling and would not therefore give rise to a loss of residential amenity. Furthermore in view of the separation between the flank wall of the proposed extension and that at adjacent number 3 Adelphi Way, with the garages between, the proposed extension would not give rise to an unacceptable loss of light or outlook. No windows are proposed in the flank elevation and as such the extension would not give rise to an unacceptable loss of privacy. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012) and subsequent London Plan Housing Policy Transition Statement (May 2015).

The proposal would not give rise to a loss of garden space and is therefore considered acceptable in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

A number of concerns have been raised by neighbours regarding the possible HMO use and the increased demand for parking in an area which is heavily congested due to the nearby shops and bus routes. The application property is shown on the submitted plans as a single private dwelling which would require 2 car parking spaces to comply with the Council's parking standards. Two spaces are provided. As such the proposal would comply with Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

The application is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed first floor side extension, by reason of its siting in a visually prominent location, size, scale and design in combination with the existing extensions to the property, its inadequate set back from the main front and set down from the main ridge, would fail to harmonise with the appearance of the existing dwelling and would accentuate the imbalance in the symmetry of the pair of semi-detached houses of which it forms a part. As such, the accumulation of extensions would result in an over-development, detrimental to the appearance of the original and adjoining properties and the visual amenities of the street scene and the wider 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 - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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

Standard Informatives

- 1 The decision to 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:

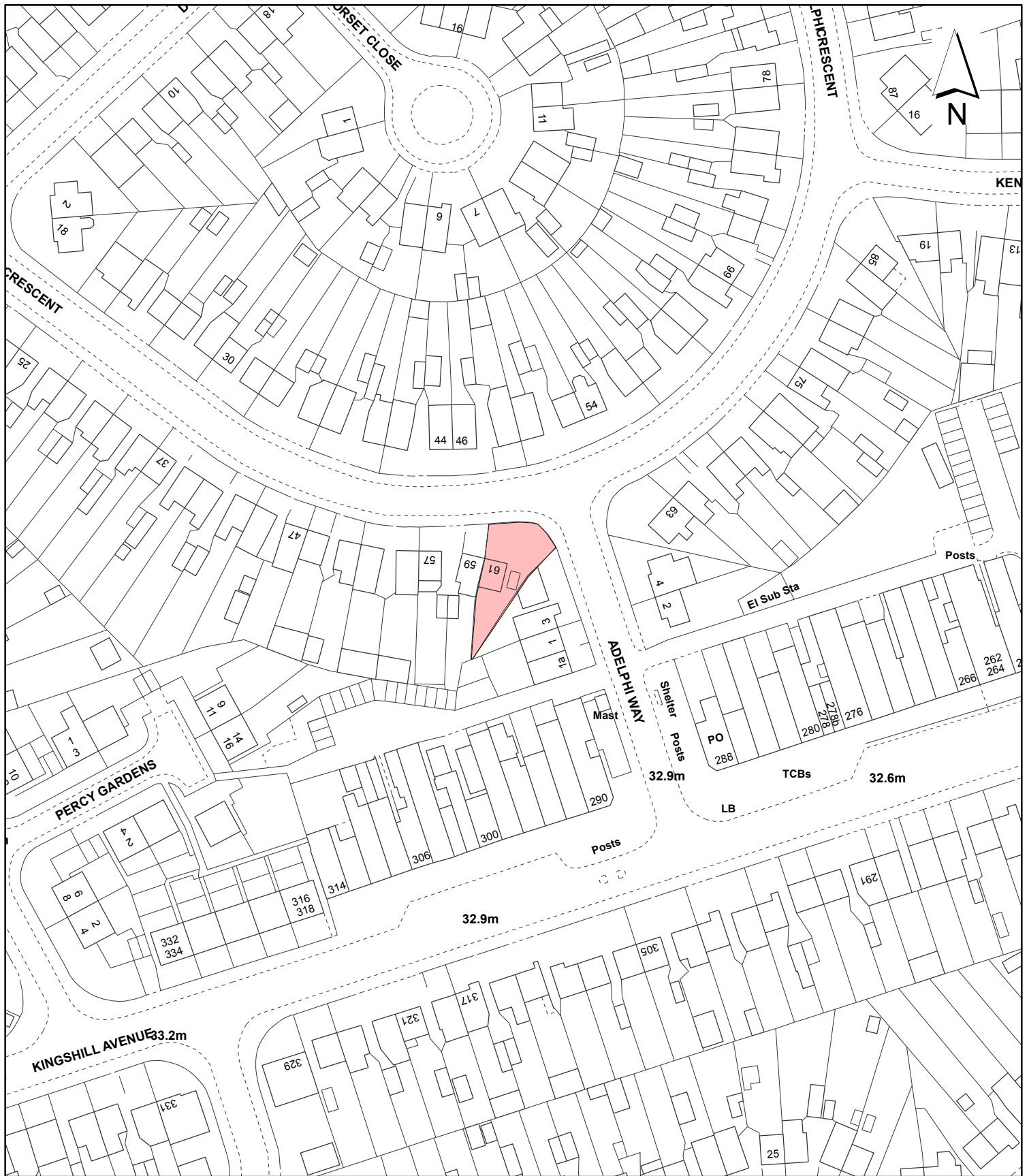
PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**61 Adelphi Crescent
 Hayes**

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

Planning Application Ref:
60953/APP/2015/3750

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 155 GRANVILLE ROAD HILLINGDON

Development: Two storey, 2-bed, end of terrace dwelling with associated parking and amenity space

LBH Ref Nos: 71395/APP/2015/4307

Drawing Nos: 3618/02
Location Plan (1:1250)
3618/01
Design and Access Statement

Date Plans Received: 23/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 10/12/2015

1. **SUMMARY**

The proposal is for a two storey, two bedroom end of terrace dwelling attached to the eastern flank elevation of 155 Granville Road. The new property would benefit from a single off road parking space to the front of the property, as well as retaining two off road spaces to serve the existing dwelling, a rear amenity area of 83m² as well as the possibility of creating an additional parking space close to the rear boundary.

It is considered that the siting of the proposed dwelling would result in a detrimental impact upon the spacious character and appearance of the street scene and refusal is thus recommended.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal by reason of its size, scale, bulk and siting in this open prominent position would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character and visual amenities of this existing open area of the street scene and the wider area. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

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.

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
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 7.4	(2015) Local character
NPPF	National Planning Policy Framework

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.

4

This application is refused. However, this is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended) that the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the corner junction of Granville Road and Windsor Avenue, and is proposed to be formed on this wide area of amenity land along the eastern flank elevation originally associated with No. 155 Granville Road.

The application dwelling comprises of a two storey end of terrace dwelling fronting Granville Road, and benefits from three off road parking parking spaces to the front of the existing house.

The property falls within a residential area of Hillingdon, and is dominated by two storey terraced blocks that are of a similar size, design and form. The properties within the surrounding area benefit from ample amenity area to the front and rear, with majority of the front gardens converted to hardstanding to accommodate off road parking.

3.2 Proposed Scheme

Full planning consent is sought for a two storey, two bed end of terrace dwelling with associated parking and amenity space. The proposed new dwelling would be erected flush with the principal elevation of the existing house, would be characterised by a hipped roof which would finish level with the original ridge and eaves, and would benefit from a single off road parking space to the front with amenity space to the rear.

3.3 Relevant Planning History

Comment on Relevant Planning History

The application site benefits from no planning history.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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
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 7.4	(2015) Local character
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

8 adjoining occupiers and the Oak Farm Residents Association were consulted via letter dated 14.12.15. No responses received.

National Air Traffic Services (NATS): No objections to the current proposal.

Oak Farm Residents Association: No response.

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

Internal Consultees

Flood and Water Management Officer: The site lies in a critical drainage area, and is in an area which has suffered from surface water flooding issues. Standard flooding advice and condition relating to SuDs are recommended.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within an established residential area. As such, there is no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable.

7.02 Density of the proposed development

Paragraph 4.1 of the Supplementary Planning Document (SPD) HDAS: Residential Layouts specifies that in new developments, numerical densities are considered to be more

appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal. These matters are addressed elsewhere in the report.

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 Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to harmonise with the existing street scene and seek to ensure any new development complements the amenity of the area.

The surrounding area is dominated by two storey terrace blocks that form a steady ribbon of development by reason of their design, form and set back.

The proposed two storey end of terrace dwelling would be erected to the eastern flank elevation and would finish flush with the principal elevation of the application site No. 155, with a similar sized ground floor bay window which would also be level with the existing house, and row of properties along Granville Road. The proposed extension would measure 5.7m in width, would extend the full depth of the existing house, with an additional 2.5m partial width extension beyond the rear wall of the original dwelling. The proposed new dwelling would also be characterised by a hipped roof which would replicate the angle of the existing house in addition to being level with the ridge and eaves height of the host dwelling

The application site is positioned on a corner junction with Granville Road and Windsor Avenue, and is therefore set back to maintain the existing return building line as well as creating an open and spacious character within the street scene. The new dwelling is proposed to the eastern flank elevation of No.155 which is currently characterised by a wide open area and the addition of a dwelling in this area would intrude upon a clearly defined building line, but more importantly would significantly reduce the open and spacious character of this part of the street scene.

Section 4.27 of the SPD HDAS: Residential Layouts, also states careful consideration should be given to the location of surrounding buildings, their orientation, and building lines. The street scene is currently characterised by a steady building line with the row of semi-detached dwellings along Granville Road positioned a sufficient distance back from the main road as well as the dwellinghouses located on the corner junctions retaining a setback and also a large area of open space to the side which results in a consistent building line along Windsor Avenue. By reason of the large side gap and views both along Windsor Avenue and Granville Road, the junction possesses an open character.

Of significant importance in the determination of the planning application is the siting of the dwellinghouse on a corner plot in a very prominent position in visual terms. Whilst it is accepted that the proposal is for a new dwelling, it would read as an extension to the

existing property and thus it is relevant to consider the guidance set out within the Council's adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions. Within this, Paragraph 5.3 states that where extensions are proposed on the side of the house which adjoins a road or open space, the openness of the corner plot should be maintained and return building lines should not be breached. In this case the siting of the existing house is such that it follows the return building line formed by the properties fronting Windsor Avenue. The addition of a very large side/rear addition would impinge on this building line, but more importantly would be built only 700mm off the boundary such that the openness of the corner plot would be totally lost. This leads to an overbearing and obtrusive form of development along the boundary with the highway exacerbated by the length of the proposal of some 10m coupled with minimal set in distances. This is considered an over-development in a conspicuous part of the streetscene and therefore it is considered that the resultant development would detract from the streetscene and would be an incongruous form of development in its context. The proposal is therefore not consistent with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that planning permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss of residential amenity. Likewise Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenities of nearby residents and occupants through loss of light and privacy.

The Supplementary Planning Document HDAS: Residential Layouts, section 4.0 states that the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings with Section 3.0 of the HDAS single storey rear extension ensuring, development does not project too far beyond the rear wall of the neighbouring dwelling to appear subordinate and to protect their residential amenities.

The proposed attached dwelling would be erected flush with the principal elevation of the existing property, and would extend the full depth of the existing house including an additional 2.5m at both levels to the rear. The 2.5m deep projection would be erected away from the host property, to ensure a 45 degree angle taken from the closest rear facing habitable room windows face of the existing house would not be impeded.

The neighbouring properties sited opposite, at Nos. 2, 7 and 9 Windsor Avenue would maintain their position of being sited a sufficient distance apart, for the proposed dwelling not to have an adverse impact upon their residential amenities and light levels.

The new dwelling would only benefit from a front and rear outlook at both levels which would face onto their rear garden and the main highway, which would not result in a loss of privacy and overlooking to the adjoining and nearby properties.

Care must be taken to ensure that new development is of an appropriate scale and mass. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible overdomination. The proposed new dwelling would be erected in line with the row of existing dwellings along Granville Road, where the site benefits from no adjoining neighbours across the rear. The outlook from the front

windows is considered not to have a greater impact upon the nearby neighbour sited opposite at No. 2 Windsor Avenue.

The application dwelling is therefore considered not to have a detrimental impact in regards to the residential amenities and light levels of the adjoining and nearby neighbours along Granville Road and Windsor Avenue and would therefore comply with the objectives set out in Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.09 Living conditions for future occupiers

The proposed new dwelling benefits from no neighbours across the rear boundary, and with a front and rear outlook serving both bedrooms, as well as the main lounge area and kitchen, it is considered that proposed rooms would have adequate and acceptable levels of outlook and entry of daylight/sunlight.

As of October 2015, The Housing Standards Policy Transition Statement came into force. The Mayor intends to adopt the new national technical standard by a minor alteration to the London Plan. Policy 3.5 of the London Plan would be substituted by Table 1 of the nationally described space standard.

In regards to the changes to the internal gross floor area, Section 4.1.1. of Table 1 shows no changes to the minimum space standards for 2 storey 2 bedroom houses and would still require a minimum of 84sq.m gross internal floor area.

The application dwelling would measure a total of 90sq m and would comply with the minimum required standard for a two storey 2 bedroom dwelling and would be considered acceptable.

Policy BE23 requires all new residential dwellings to provide sufficient external amenity space to protect the amenity of the occupants of the proposed building and is usable in terms of its shape and surrounding.

The HDAS guidance states a 2 bedroom dwelling should have a minimum garden space of 40sq.m.

The proposal provides an amenity area of 83sq.m which is in excess of the minimum required 40sq.m, and is usable in terms of its size and shape. and would therefore comply with objectives of Policy BE23 of the Hillingdon Local Plan Part Two Saved UDP Policies and the HDAS supplementary guidance.

The proposal would therefore be compliant with the standards contained in The London Plan, Policy BE20 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Residential Layouts SPD.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - 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 Local Plan Part Two specifies that new development will only be permitted where it is in accordance with the Councils adopted Car Parking Standards. These require a maximum provision of two off-street parking spaces for each of the

proposed dwellings.

The application site currently benefits from three off road parking spaces to the front of the existing house, as well as a detached garage and off road parking space to the rear. Following the construction of the new dwelling, it would benefit from a single off road parking space as well as retaining two off road spaces for the existing dwelling.

The site benefits from a low Ptal score, however considering the location of the site and its proximity to Long Lane, where bus services are provided, and Hillingdon Tube station, the parking provision proposed for the existing and proposed dwelling is considered acceptable

The proposal would therefore comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies.

7.11 Urban design, access and security

See section 7.07.

7.12 Disabled access

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 issues relating to disabled access are to be addressed under the Building Regulations.

The building regulations now contains optional elements. The Government has issued guidance that for those areas where authorities have existing policies on access (like London) that planning permissions can be granted subject to conditions requiring compliance with the optional elements of the Building Regulations.

Under the London Plan (March 2015), Policy 3.8 c - requires all new homes to be built to lifetime homes standards. From October 2015 the Mayor's Housing Standards: Transition Policy Statement confirms that this should be interpreted as homes should meet building regulation M4 (2) 'accessible and adaptable dwellings'. Had the application been acceptable in all other respects this could have been secured by condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The applicant has stated no trees or hedges would be affected by the proposed works.

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

The application site falls within a critical drainage area, which is prone to surface water flooding. The Flood and Water Management Team have advised a general SUDS condition

should be applied.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments or objections received.

7.20 Planning obligations

The application is liable for the Community Infrastructure Levy which equates to £12,449.98

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The proposed two storey, two bed end of terrace dwelling is considered inappropriate development by reason of its size, scale and siting which would result in a significant reduction of this open and spacious setting which would be considered harmful to the character and appearance of this part of the street scene, and 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 Council's adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

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)
HDAS: Residential Layouts
HDAS: Residential Extensions
HDAS: Accessible Hillingdon
National Planning Policy Framework
The London Plan Housing Policy Transition Statement (May 2015)

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
Unless the Act provides a relevant exception to copyright.
© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:
**Land forming part of 155 Granville Road
Hillingdon**

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

Planning Application Ref:
71395/APP/2015/4307

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address TAMARA LOUNGE, BYRON PARADE UXBRIDGE ROAD HILLINGDON

Development: New proposed canopy to terrace at rear of smoking area of restaurant

LBH Ref Nos: 61362/APP/2016/146

Drawing Nos: Location Plan (1:1250)
01A
05A
03A
04A
02A

Date Plans Received: 14/01/2016

Date(s) of Amendment(s):

Date Application Valid: 14/01/2016

1. **SUMMARY**

Planning permission is sought for a new canopy to the terrace at the rear of the smoking area of the restaurant.

The proposed canopy would not result in a detrimental impact on the character and appearance of the building and would not impact on residential amenity. The proposed canopy would be located at the rear of the site and would not be visible from the street.

The proposal complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 01A, 05A and 04A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

INFORMATIVES

1 152 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).

2 153 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.

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).

5 115 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 Uxbridge Road between the junction of Star Road and Heath Road. The site is located adjacent to Byron shopping parade designated as a local centre within the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and is bordered to the north by 9-13 Heath Road and a block of garages, to the east by 1-7A Heath Road and to the west by 7 and 8 Byron Parade and the rear gardens of 2-8 Star Road.

3.2 Proposed Scheme

Planning permission is sought for a new canopy over the terrace at the rear of the smoking area of the restaurant. The canopy, measuring 66.2sq.m would be 2.86m high and would be supported by four narrow columns. It would be set 0.98m in from the free standing glazed screen around the terrace. The proposed canopy would replace a smaller canopy on the site.

3.3 Relevant Planning History

61362/ADV/2016/3 Tamara Lounge, 5 Byron Parade Uxbridge Road Hillingdon
Display of illuminated sign on front elevation (Advertisement Consent)

Decision:

61362/APP/2012/2390 Tamara Lounge 5 Uxbridge Road Hillingdon
Part change of use to Sui Generis to be used as a Shisha Lounge, 2 x single storey rear extensions and single storey side extension involving and installation of roller shutter to front, ar demolition of stores to rear (retrospective)

Decision: 18-12-2012 Refused **Appeal:** 03-12-2013 Part Allowed

61362/APP/2014/701 Tamara Lounge 5 Uxbridge Road Hillingdon

Details in compliance with conditions 1 (Sound Proofing Scheme/Sound Attenuation Measures) and 2 (Secured by Design Details) of the Secretary of State's Appeal Decision APP/R5510/A/13/2190196 dated 3 December 2013.

Decision:

61362/APP/2014/868 Tamara Lounge, 5 Byron Parade Uxbridge Road Hillingdon
Single storey front extension to entrance area

Decision: 12-06-2014 Approved

Comment on Relevant Planning History

The application site has previously been subject to an enforcement investigation; an enforcement notice for the unauthorised change of use of the premises from a drinking establishment (A4 Use) to a mixed use comprising a drinking establishment (A4) and a covered area used for smoking shisha pipes (sui Generis) was served in October 2012. An appeal against the enforcement notice was allowed and the enforcement notice quashed in December 2013. The current application seeks to provide a larger canopy to the rear of the smoking area.

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.

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 22 local owners/occupiers and a site notice was displayed. No

responses were received.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The proposal to replace a smaller canopy with a larger canopy over the terrace at the rear of the smoking area is considered to be acceptable in principle subject to compliance with the relevant Hillingdon Local Plan 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 proposed canopy is considered to be acceptable in terms of its size and design, and would replace a smaller canopy. The canopy would be located at the rear of the site above a terrace and would not be visible from the street or within views of the wider area.

The proposal is therefore considered to comply with Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The canopy proposed replaces an existing canopy. The application does not allow for a material change in the use or the intensity of the use of the area beneath it.

Due to the location of the terrace and the orientation of the building, the proposed canopy would not be significantly visible from neighbouring properties and would not impact on residential amenity, thereby complying with Policy BE19 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

Not applicable to this application.

7.11 Urban design, access and security

Urban design:
See Section 07.07 of this report.

Access and Security:

- There would be no change to the existing access and security arrangements of the site.
- 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**
Following compliance with the relevant enforcement notices and the 2013 appeal decisions, the application is not subject to any further enforcement investigation.
- 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

Planning permission is sought for a new canopy to the terrace at the rear of the smoking area of the restaurant.

The proposed canopy would not result in a detrimental impact on the character and appearance of the building and would not impact on residential amenity. The proposed canopy would be located at the rear of the site and would not be visible within the street scene.

The proposal complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

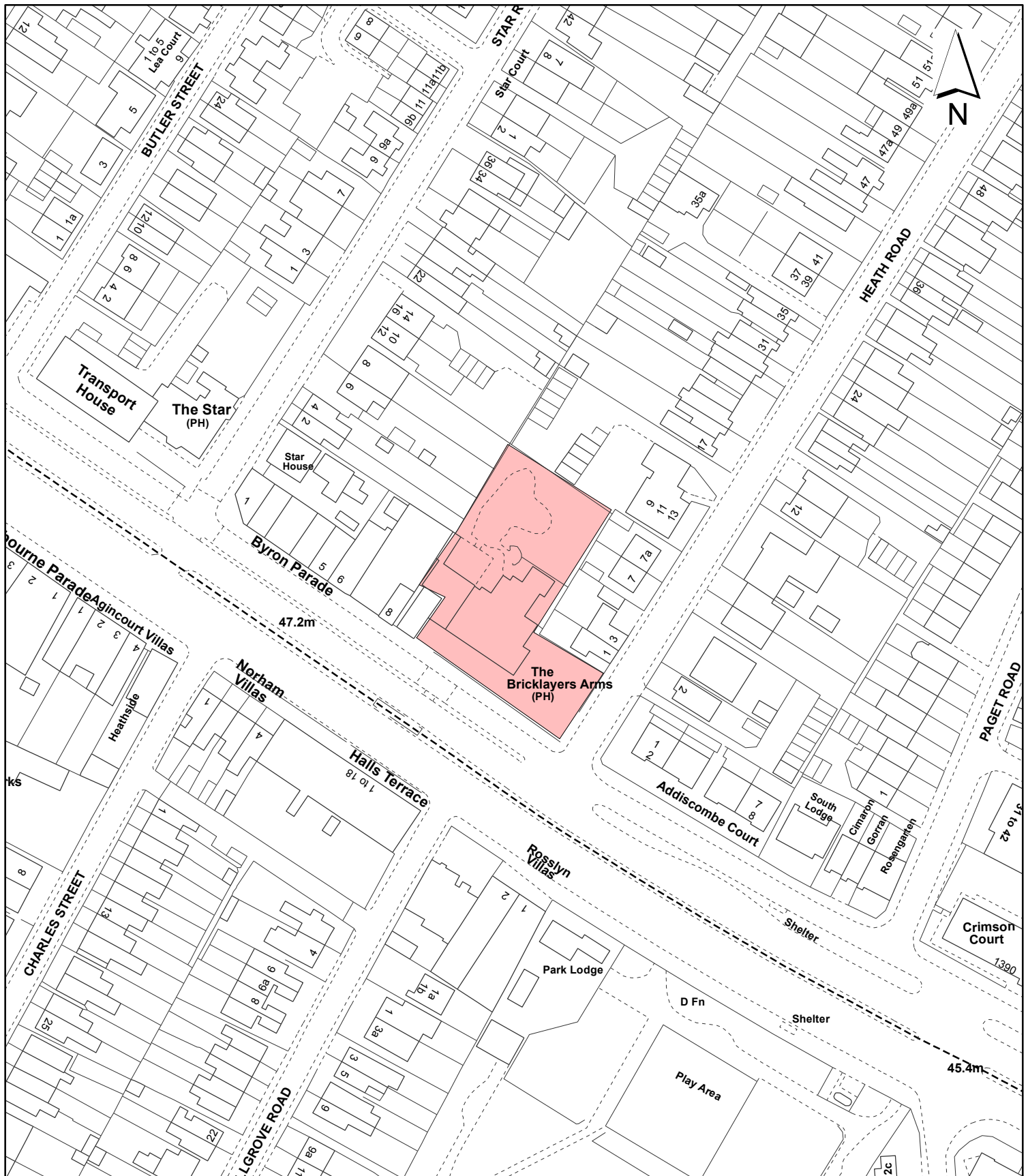
11. Reference Documents

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

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

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address: **Tamara Lounge
 5 Byron Parade
 Uxbridge Road
 Hillingdon**

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

Planning Application Ref:
61362/APP/2016/146

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address TAMARA LOUNGE, 5 BYRON PARADE UXBRIDGE ROAD HILLINGDON

Development: Display of illuminated sign on front elevation (Advertisement Consent)

LBH Ref Nos: 61362/ADV/2016/3

Drawing Nos: Location Plan (1:1250)
100A
103A
102A
101A

Date Plans Received: 08/01/2016

Date(s) of Amendment(s):

Date Application Valid: 08/01/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the north side of Uxbridge Road between the junction of Star Road and Heath Road. The site is located adjacent to Byron shopping parade designated as a local centre within the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and is bordered to the north by 9-13 Heath Road and a block of garages, to the east by 1-7A Heath Road and to the west by 7 and 8 Byron Parade and the rear gardens of 2-8 Star Road.

1.2 Proposed Scheme

Advertisement consent is sought for the display of an illuminated sign on the front elevation. The proposed sign would be 4.393m wide, 0.062m deep and 0.512m high. The sign would comprise of individual 300mm high brass letters on a black coated aluminium background. The letters would be individually illuminated by LED lights set behind the letters. The sign would be located 2.638m above ground level.

1.3 Relevant Planning History

61362/APP/2012/2390 Tamara Lounge 5 Uxbridge Road Hillingdon

Part change of use to Sui Generis to be used as a Shisha Lounge, 2 x single storey rear extensions and single storey side extension involving and installation of roller shutter to front, and demolition of stores to rear (retrospective)

Decision Date: 18-12-2012 Refused **Appeal:**03-DEC-13 Part Allowed

61362/APP/2014/701 Tamara Lounge 5 Uxbridge Road Hillingdon

Details in compliance with conditions 1 (Sound Proofing Scheme/Sound Attenuation Measures) and 2 (Secured by Design Details) of the Secretary of State's Appeal Decision APP/R5510/A/13/2190196 dated 3 December 2013.

Decision Date:

61362/APP/2014/868

Single storey front extension to entrance area

Appeal:

Tamara Lounge, 5 Byron Parade Uxbridge Road Hillingdon

Decision Date: 12-06-2014

Approved

Appeal:

61362/APP/2016/146

New proposed canopy to terrace at rear of smoking area of restaurant

Tamara Lounge, Byron Parade Uxbridge Road Hillingdon

Decision Date:**Appeal:****Comment on Planning History**

The application site has previously been subject to an enforcement investigation; an enforcement notice was served in October 2012 for the unauthorised erection of an illuminated sign on the front elevation. An appeal against the enforcement notice was dismissed and the enforcement notice upheld in December 2013. The sign was considered to be unacceptable in regards to its design and size, in particular its height which protruded above the flat roof level of the front elevation. The unauthorised sign was removed in March 2014.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Consultation letters were sent to 22 local owners/occupiers and a site notice was displayed. No responses were received at the time of this report.

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

BE27 Advertisements requiring express consent - size, design and location

BE29 Advertisement displays on business premises

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. MAIN PLANNING ISSUES

Policy BE27 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that advertisements will only be granted express consent if they are at such a size and designed so they compliment the scale, form and architectural composition of individual buildings, they do not harm the visual amenities of the area, and do not compromise public safety. Policy BE29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states the local planning authority will seek to limit the number of signs and the size of advertisements in the interests of amenity and public safety.

Therefore the main considerations are the impact upon public safety, and the impact on the visual amenity of the street scene and surrounding area.

With regard to public and highway safety, the proposed sign would be located on the front elevation of the building. The front elevation is set 10m back from the public highway and so would not impact on highway safety.

In regards to visual amenity, the sign is considered to be acceptable in terms of its size and design. The top of the sign would be located below the flat roof and so would not appear as an intrusive addition to the front elevation. The proposed sign would match the existing sign on the front elevation in terms of the colour and design. The sign would therefore not have a detrimental impact on the character and appearance of the building or the surrounding area

The proposal thereby complies with Policies BE27 and BE29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application for advertisement consent is therefore recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 ADVERT1 Standard Condition

All advertisement consents carry the following 5 standard conditions as contained in the Town and Country Planning (Control of Advertisements) Regulations 1992 and unless specified to the contrary the consent expires after 5 years.

i) No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

ii) No advertisement shall be sited or displayed so as to:-

(a) Endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);

(b) Obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air or;

(c) Hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.

iii) Any advertisement displayed, and any site used for the display of advertisements, shall

be maintained in a condition that does not impair the visual amenity of the site.

iv) Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.

v) Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair visual amenity.

vi) The consent hereby granted shall expire at the end of a period of five years from the date of this consent.

REASON

These requirements are deemed to be attached by Schedule 2 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 ADVERT5 Type of illumination

The illumination of the sign(s) is to be by fixed and constant lights and not by lights which are, or appear to be, intermittent, moving, flashing or vibrating.

REASON

In order to protect the visual amenity of the area and/or highway safety in accordance with Policy BE27 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012

3 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, 103A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

INFORMATIVES

1 The decision to GRANT advertisement consent 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 advertisement consent 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

BE27 Advertisements requiring express consent - size, design and location

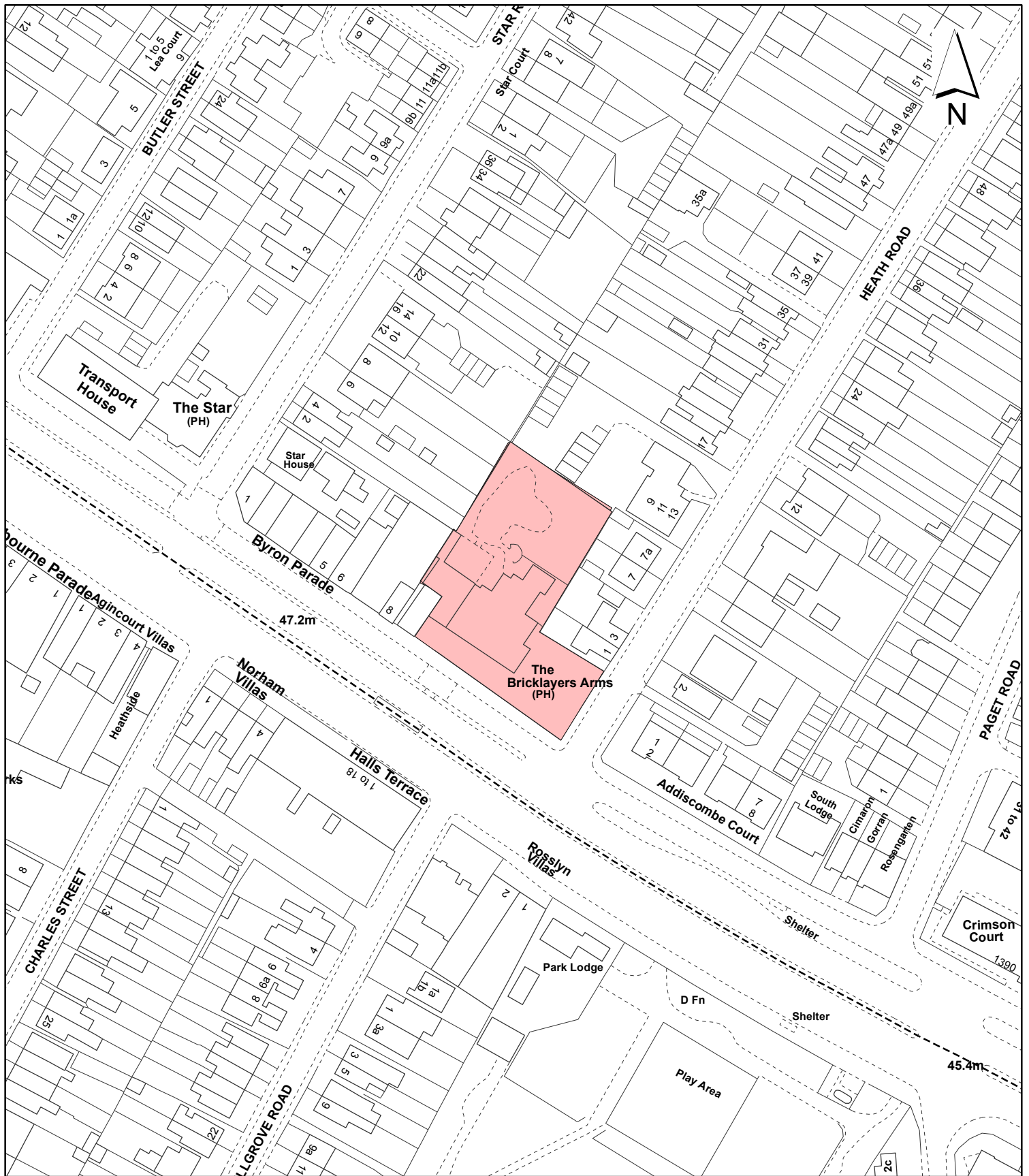
BE29 Advertisement displays on business premises

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

- 3** 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.

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address: **Tamara Lounge
 5 Byron Parade
 Uxbridge Road
 Hillingdon**

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

Planning Application Ref:
61362/ADV/2016/3

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FOOTPATH FRONTING QUALITY FOODS UXBRIDGE ROAD HAYES

Development: Installation of 15m street furniture pole with lancaster cabinet with 1 slimline meter cabinet and ancillary development thereto

LBH Ref Nos: 71391/APP/2015/4296

Drawing Nos: 100 Rev. A
201 Rev. A
301 Rev. A
Supplementary Informatior
Health and Mobile Phone Base Stations
Declaration of Conformity with ICNIRP Guideline
Background Informatior

Date Plans Received: 23/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 23/11/2015

1. SUMMARY

The proposed scheme involves the installation of a 15m high telecommunications column and equipment cabinet. 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).

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 approved shall not be carried out except in complete accordance with the details shown on the submitted plans, 201 Rev. A and 301 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part

Two - Saved UDP Policies (November 2012) and the London Plan (2015).

3 NONSC Non Standard Condition

Any apparatus or structure provided in accordance with this approval 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 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.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
NPPF5	NPPF - Supporting high quality communication infrastructure

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.

4 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 is located on the southern side of Uxbridge Road, located adjacent to the bridge over the Grand Union Canal. This part of Uxbridge Road consists mainly of commercial premises, however some residential properties are present to the north and south on Delamere Road and Bankside.

3.2 Proposed Scheme

It is proposed to install new telecoms equipment in the form of a 15 metre high Elara column, a cabinet (1898mm x 798mm x 1645mm) and one slim line meter cabinet.

Telefonica UK Ltd has entered into an agreement with Vodafone Ltd pursuant to which the two companies plan to jointly operate and manage a single network grid across the UK. The site is required in this location as another site nearby is no longer available due to the landlord giving notice on that site. The proposed installation will be a permanent solution to ensuring that the required existing 2G/3G coverage is maintained within the cell area and also enable existing service provision to be upgraded to provide 4G services to the surrounding areas.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no relevant planning history for this site.

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

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

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

10 local residents were consulted on the application and a site notice displayed at the site. No objections were received to this consultation.

ENVIRONMENT AGENCY: No comments

Internal Consultees

HIGHWAYS: No objections

TREES AND LANDSCAPE: No objections

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 15m high and the proposed installation would not result in a significant increase in street clutter along this part of Uxbridge Road. 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 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

The application is not located within 3km of an airport, and therefore there are no safeguarding issues associated with the application.

7.05 Impact on the green belt

Not applicable to the consideration of 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 adjacent to the bridge over the Grand Union Canal, in front of 'Quality Foods'. The proposed mast, along with the equipment cabinets, would be located at the back of the footpath facing onto Uxbridge Road.

The design of the proposed telecommunications column would be in keeping with surrounding street light columns and would be at an acceptable height. Given the character of the surrounding area, the proposed column and associated equipment cabinet would not lead to a significant increase in street clutter on the pavement or appear out of scale and character with development nearby. 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 is located adjacent to the bridge over the Grand Union Canal. The nearest residential properties are located to the south of the site in Bankside and at a distance of 65 metres from the site. There are some trees along the backdrop of the proposed mast location, which would provide some screening of the proposed development. Given the siting of the proposed development and screening that exists, it is considered that the proposal would not have a detrimental impact on neighbours.

7.09 Living conditions for future occupiers

Not applicable to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) will not grant permission to developments that prejudice highway and pedestrian safety.

The proposed telecommunications site is located at the back of the pavement facing Uxbridge Road. 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. 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 monopole would be 15m high and would hold three antennae at the top within a 0.5m diameter shroud. The mast would be constructed from steel and coloured light grey, and is considered to be acceptable in design terms.

7.12 Disabled access

Not applicable to the consideration of this application.

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

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.

7.17 Flooding or Drainage Issues

Not applicable to the consideration of this application.

7.18 Noise or Air Quality Issues

Not applicable to the consideration of this application.

7.19 Comments on Public Consultations

There were no issues raised during the public consultation for the site.

7.20 Planning obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to the consideration of 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 Commissions 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 the consideration of this application.

10. CONCLUSION

The proposed scheme involves the installation of a 15m high telecommunications column and equipment cabinet. 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).

11. Reference Documents

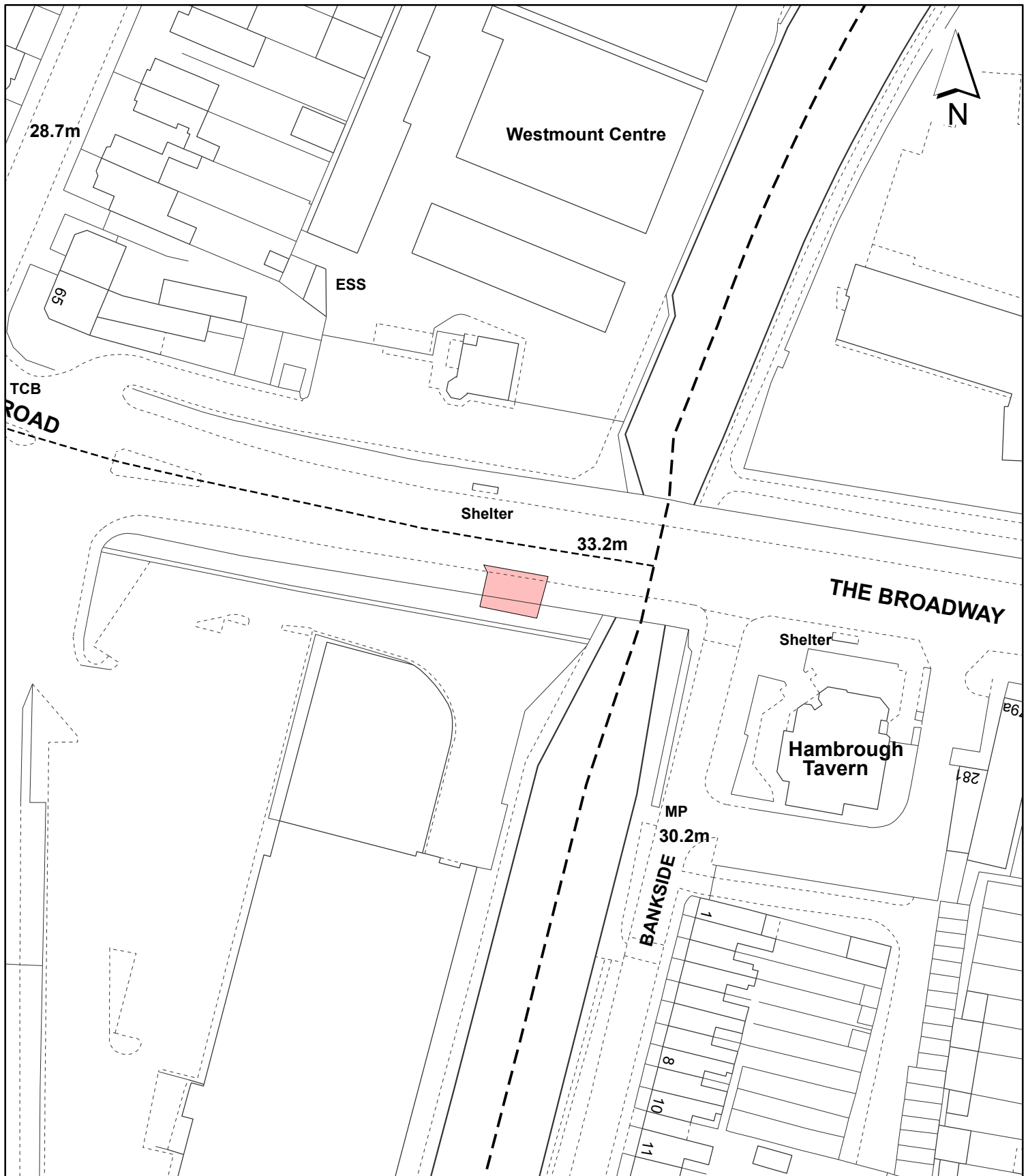
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Footpath fronting Quality Foods
 Uxbridge Road
 Hayes**

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

Planning Application Ref:

71391/APP/2015/4296

Scale:

1:900

Planning Committee:

Central and South

Date:

February 2016



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 184 HIGH STREET UXBRIDGE

Development: Change of use from retail (Use Class A1) to a mixed use of restaurant/hot food takeaway (Use Class A3/A5) involving installation of extraction fan and ductwork to rear and provision of outdoor seating to front

LBH Ref Nos: 42966/APP/2015/3977

Drawing Nos: 415/200
415/201
344/001
415/202
Proposed Outdoor Furniture
415/203
Location Plan (1:1250)
415/100
Fan specification
Planning Statement
Grease Box Specification
Supporting Photographs
Land use plan
Noise Assessment

Date Plans Received: 26/10/2015

Date(s) of Amendment(s):

Date Application Valid: 05/11/2015

1. SUMMARY

The application seeks planning permission for the change of use from retail (Use Class A1) to a mixed use of restaurant/hot food takeaway (Use Class A3/A5) involving installation of extraction fan and ductwork to rear and provision of outdoor seating to front. The proposal fails to comply with Policy S11 given that the most recent shopping survey demonstrates that the retail percentage of the shopping frontage has already fallen below the required 70% threshold. The proposed change of use is considered unacceptable in principle given that the proposed loss of the retail unit would erode the retail function and attractiveness of the primary shopping area of this part of Uxbridge Town Centre, to the detriment of its vitality and viability. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of the loss of a retail unit within the primary shopping area of the Uxbridge Town Centre, would erode the retail function of the area, harming the vitality and viability of the centre. The proposal is therefore contrary to Policy S11 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and Policy 2.15 of the London Plan (2015).

INFORMATIVES

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

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (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 I52 **Compulsory Informative (1)**

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

3 I53 **Compulsory Informative (2)**

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

BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE27	Advertisements requiring express consent - size, design and location
BE28	Shop fronts - design and materials
BE29	Advertisement displays on business premises
S11	Service uses in Primary Shopping Areas
DAS-SF	Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 2.15	(2015) Town Centres
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF2	NPPF - Ensuring the vitality of town centres

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a retail unit on the northern side of High Street within the Primary shopping area of Uxbridge Town Centre and within the Old Uxbridge/ Windsor Street Conservation Area. The building has a traditional red brick facade.

3.2 Proposed Scheme

The application seeks planning permission for a change of use from retail (Use Class A1) to

a mixed use of restaurant/hot food takeaway (Use Class A3/A5) involving installation of extraction fan and ductwork to rear and provision of outdoor seating to front.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no recent planning history of relevance to this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE27 Advertisements requiring express consent - size, design and location

BE28 Shop fronts - design and materials

BE29 Advertisement displays on business premises

S11 Service uses in Primary Shopping Areas

DAS-SF Shopfronts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LPP 2.15 (2015) Town Centres

NPPF National Planning Policy Framework

NPPF1 NPPF - Delivering sustainable development

NPPF2 NPPF - Ensuring the vitality of town centres

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **9th December 2015**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 neighbouring properties were consulted by letter dated 6.11.15 and a site notice was displayed to the front of the site which expired on 11.12.15.

One letter of objection has been received from a neighbouring property raising concerns about the outside seating area potentially blocking access to the first floor flats above and the resultant noise

resulting from hours of operation.

A further comment has been received raising concerns that the proposal fails to use the up to date survey date in respect of town centre uses.

Internal Consultees

Conservation Officer: No objection.

EPU:

No objection in principle subject to a number of conditions to secure additional details of the proposed plant at this premises to include full details of the extract system including any filtration and fixings; Details of the flue top, details of any other plant to be installed eg refrigeration or air conditioning plant including noise levels.

Access Officer - No objection subject to an informative (Equality Act 2010).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy S11 of the adopted Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that planning permission will be granted for Class A3 Food and Drink uses) in Primary Shopping Areas where the remaining retail facilities are adequate to accord with the function of the shopping centre and will not result in a separation of Class A1 uses or concentration of non-retail uses which might harm the vitality and viability of the centre.

For this reason, the policy contains two criteria by which the function and vitality of the retail centre can be assessed. These seek respectively to retain at least 70% of the shopping frontage in retail uses and prevent a separation of Class A1 units of more than 12 metres. Whilst it is noted that Policy S11 was originally adopted a long time prior to the publication of the National Planning Policy Framework and the London Plan (2015), it is consistent with the aims of both and, in particular paragraph 23 of the National Planning Policy Framework, which encourages local planning authorities to set out policies that make clear which uses will be permitted in primary frontages.

The most recent shopping survey for Uxbridge town centre (carried out in June 2014) confirmed that the retail percentage (including vacant Class A1 units) in the Primary Shopping frontage was 66.1% (of 2564.84 metres) and this represented 65.7% of 268 units. It is noted in the planning statement accompanying the application that the applicant has not used the most up to date town centre shopping survey data.

The proposal fails to comply with Policy S11 given that the most recent shopping survey demonstrates that the retail percentage of the shopping frontage has already fallen below the required 70% threshold. The change of use would result in the A1 retail frontage reduced to 65.9% and units to 65.29%. In summary therefore, the proposed change of use is considered unacceptable in principle given that the proposed loss of the retail unit would erode the retail function and attractiveness of the primary shopping area of this part of Uxbridge Town Centre, to the detriment of its vitality and viability. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Local Plan - 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

The site lies within the Old Uxbridge/Windsor Street Conservation Area. The advice within policy BE4 of the Hillingdon Local Plan requires development to preserve or enhance the special character of the Heritage Asset. Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Similarly Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that development will not be permitted if the appearance fails to harmonise with the existing street scene or other features of the area.

The proposal does not include alterations to the shopfront or signage and as such, is considered to relate satisfactorily to the character and appearance of the street scene and Conservation Area. The Conservation Officer has raised no objection to the proposal. The application is therefore considered acceptable in accordance with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4 and BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), preserving the character and appearance of the Old Uxbridge Conservation Area.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

The issues are addressed in the section above.

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The application contains a noise assessment. The Council's Environmental Protection Officer has not raised an objection to the application subject to a number of safeguarding conditions being applied relating to the hours of operation, details of extract ventilation systems, odour control and noise,

Therefore, if the proposal were considered acceptable in all other respects, subject to these conditions the proposal is considered to accord with policies OE1 and OE3 of the Hillingdon Local plan - 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

It is considered that the proposal would not give rise to any harm in terms of traffic impact or pedestrian safety in this central location.

There is no off street car parking immediately associated with this unit and there is no scope for parking immediately outside of the premises. The existing access and servicing arrangement would remain as per the existing retail uses.

In this respect, it is considered that there would be no conflict with policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The proposed change of use does not give rise to any urban design or access/security issues. Any licensing issues would be subject to compliance with separate legislation.

7.12 Disabled access

The Council's Access Officer has raised no objection to the proposal subject to an informative regarding the Equality Act 2010.

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

The issues are addressed in the section above.

7.19 Comments on Public Consultations

The comments are addressed in the report above.

7.20 Planning obligations

Not applicable to this application.

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 application seeks planning permission for the change of use from retail (Use Class A1) to a mixed use of restaurant/hot food takeaway (Use Class A3/A5) involving installation of extraction fan and ductwork to rear and provision of outdoor seating to front. The proposal fails to comply with Policy S11 given that the most recent shopping survey demonstrates that the retail percentage of the shopping frontage has already fallen below the required 70% threshold. The proposed change of use is considered unacceptable in principle given that the proposed loss of the retail unit would erode the retail function and attractiveness of the primary shopping area of this part of Uxbridge Town Centre, to the detriment of its vitality and viability. The proposal is therefore contrary to Policy S11 of the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

11. Reference Documents

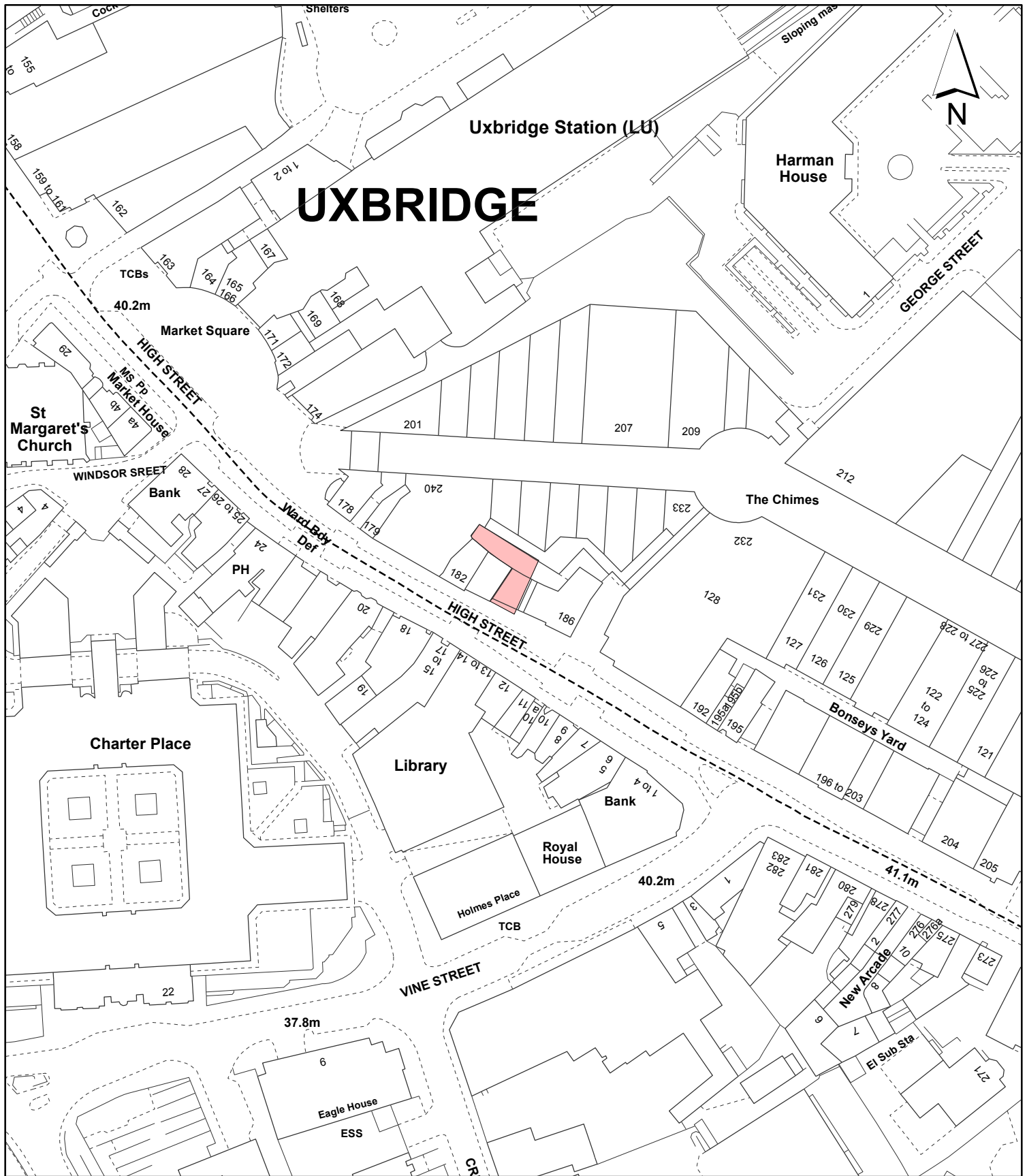
Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

London Plan (2015)
NPPF

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**184 High Street
 Uxbridge**

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

Planning Application Ref:
42966/APP/2015/3977

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 65 MISBOURNE ROAD HILLINGDON

Development: Single storey rear extension and first floor rear extension involving demolition of existing extension

LBH Ref Nos: 21508/APP/2015/4174

Drawing Nos: 15067-P102
15067-P104
15067-P002
15067-P103
15095-P106
15067-P105

Date Plans Received: 12/11/2015 **Date(s) of Amendment(s):**

Date Application Valid: 30/11/2015

1. CONSIDERATIONS

1.1 Site and Locality

This application relates to a two storey semi-detached dwelling located on the southern side of Misbourne Road, a residential street leading off Long Drive within Hillingdon. The wider area is residential in character and the immediate vicinity is characterised by residential dwellings similar in design to the application property.

The application property falls within the "Developed Area" as defined in the Hillingdon Local Plan Plan: Part Two - Saved UDP Policies (November 2012).

There is an existing single storey rear extension which projects 3.3 metres beyond the rear elevation and extends across the full width of the house (4.95 metres). It has a flat roof measuring 2.5 metres in height.

Attached to this existing extension is a makeshift extension/shelter that is constructed of timber with a perspex flat roof. The makeshift shelter is a temporary structure, however, the applicant has inserted a uPVC window and door opening onto the rear garden. The makeshift shelter provides a large play space measuring 5 metres in depth and 2.5m in height and is 4.95 metres in width.

There are single storey rear extensions attached to the neighbouring properties Nos.63 and 67 Misbourne Road.

It is understood that the makeshift extension has been in situ for around 3 years and is the subject of an enforcement investigation.

1.2 Proposed Scheme

The application proposal is for the erection of an additional single storey rear extension and

first floor rear extension over the existing extension. The proposed development involves the demolition of the temporary makeshift extension.

The proposed single storey rear extension would form an addition to the existing single storey rear by a further 2.7 metres beyond the rear elevation of the existing extension and project across the full width of the house by 4.95 metres; it would have a flat roof covering measuring 2.5 metres in height.

The full depth of the combined extensions would be 6 metres, and there would be 2 sky lanterns inserted within the roof area.

The application proposal also involves a first floor extension over the existing single storey rear extension. The proposed first floor would extend 3.21 metres in depth and project 3.12 metres in width across the rear elevation. The proposed first floor extension would have a hipped roof covering which would be integrated into the main roof of the house.

1.3 Relevant Planning History

21508/APP/2015/2508 65 Misbourne Road Hillingdon

Construction of 2 story extension to rear of property 3m out from house and

Decision Date: 09-09-2015 NFA **Appeal:**

Comment on Planning History

No comment.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

External Consultee

Nine neighbours were notified on 02.12.15 and a site notice posted on 17.12.15. One response was received commenting as follows:

- The applicant has already extended by about 3 metres, extending to 6 metres will make it deeper than the maximum allowance.
- the height of the first floor extension will also decrease significantly the amount of light entering my property.
- The plans don't show the side landing window or the box-room.
- They have not even taken down a the previous (makeshift) extension as has been requested. It is an eyesore.

Officer Comment: Issues raised by the objection are addressed within this report. However, the objectors have pointed out that there have been several requests for the applicant to remove the makeshift structure. The removal of the structure is the subject of enforcement action which have been placed on hold pending the outcome of this planning application.

Ministry of Defense (Defense Estates Safeguarding):

The proposed development has been examined from a technical safeguarding aspect and does not conflict with our safeguarding criteria. Accordingly, NATS (En Route) Public Limited Company ("NERL") has no safeguarding objection to the proposal.

If any changes are proposed to the information supplied to NATS in regard to this application which become the basis of a revised, amended or further application for approval, then as a statutory consultee NERL requires that it be further consulted on any such changes prior to any planning permission or any consent being granted.

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

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The site is located within the Developed Area as identified in the Hillingdon Local Plan Plan: Part Two - Saved UDP Policies (November 2012), the character of the immediate area is residential.

Guidance for residential extensions are outlined within the Council's adopted Supplementary Planning Document (SPD), Hillingdon Design and Accessibility Statement: Residential

Extensions.

Paragraph 3.0 of the SPD acknowledges that single storey rear extensions can be a cost effective solution to creating more internal space within dwellings. It goes on to say however, that this has to be assessed against any possible detrimental effect to neighbouring residents and their gardens, the appearance of the original house and the amount of garden remaining post-construction.

Paragraph 3.1 states that the extensions should always appear 'subordinate' to the original house and that particular regard should be made to ensuring the extension would not protrude out too far. Paragraph 3.3 sets as a maximum, a depth of 3.6 metres for terraced and semi-detached houses on plots greater than 5 metres in width. A single storey rear extension with a maximum depth of 3.6 metres would be appropriate for the application property given it has a plot width of 6 metres. However, in Paragraph 3.5 of HDAS: Residential Extensions the 3.6 maximum depth applies to the first time extensions alone, given that a second extension may result in the depth limit being exceeded. Furthermore, A second extension added to the first would normally be considered out of character with the original house.

The existing single storey rear extension to the application property projects 3.3 metres beyond the rear elevation of the original house. The proposed extension would add a further 2.7 metres, extending the ground floor of the house to 6 metres. This would exceed by a considerable amount, the maximum depth permitted in paragraph 3.3 of the SPD.

There is a narrow accessway between Nos. 65 and 63 such that the proposed extension would not be readily visible in the street scene. The scale of the back gardens on this side of the road, coupled with the number of extensions and outbuildings of various types and sizes in these back gardens, are important features in defining the overall character of the area. In this context, it is considered that the proposed extension would not appear unduly incongruous or dominant. The proposal would thus not be harmful to the character and appearance of the original dwelling and the area around Misbourne Road and would not conflict with Policies BE13, BE15 or BE19 of the Hillingdon Local Plan Part Two - Saved UDP Policies (November 2012).

Impact on Neighbouring properties

UDP policy BE21 seeks to ensure that extensions by reason of their siting, bulk and proximity would not result in a significant loss of residential amenity. The neighbouring properties Nos. 63 and 67 Misbourne Road have each extended at ground floor level to depths of approximately 3.3m, with windows adjacent to the shared boundary with the application property. The additional depth to the application property would result in a single storey rear extension of considerable depth compared to the original rear wall of the neighbouring properties. However, given the existence of the extensions on each adjoining property, the proposed extension would extend beyond the ground floor windows by 2.7m, which in itself is not considered to result in an overbearing presence or result in a loss of residential amenity.

First Floor Extension

Paragraph 6.0 of the SPD states that the Council will consider proposals for two storey rear

extensions in terms of their setting and with particular reference to their proximity to neighbouring houses. With regard to the General Principles around two storey rear extensions, paragraph 6.1 sets out a general presumption against two storey first floor extensions to semi-detached and terraced properties where the extension would abut or come close to the shared boundary with the adjoining house.

The proposed development comprises a hipped roof covering at first floor level that would match the main roof of the house in terms of style. Paragraph 6.6 of the SPD requires such roofs to be 0.5 metres lower than the main roof of the house to appear subordinate to the host property. The application property measures 6.14 metres in height to the ridge of the main roof, and the proposed development would measure 5.6 metres to the ridge, which achieves the 0.5 metres lower ridge height. The eaves of the proposed development would be parallel with the eaves line of the main house. In this respect the proposed development is considered to conform to the SPD.

There are no windows proposed within the side elevation of the proposed extension. It is not considered that the proposed extension would result in overlooking and loss of privacy which would be contrary to Policy BE24.

Paragraph 6.4 reiterates the need for a subordinate appearance to the original house, adding that rear extensions would only be approved where there is no over-dominance, over-shadowing loss of outlook or daylight. Furthermore, the rear extension should not extend beyond a 45-degree line of sight taken from the nearest first floor window (para 6.2). Moreover, a semi-detached house on a plot more than 5 metres width should not extend more than 3.6 metres.

The proposed first floor extension is seeking to extend an existing bedroom. It would extend the western side of the house adjacent to the shared boundary with No.67 Misbourne Road, by 3.3 metres in depth and project 3.1 metres in width across the rear elevation. The proposed extension would have a hipped roof which would integrate into the main roof of the house. However, there is a bedroom window situated in the rear elevation of the adjoining property No.67 Misbourne Road, which is located adjacent to the shared boundary with the application property. The proposed extension would breach the 45-degree angle and given its overall height and bulk, would result in a significant impact on the amenities of the adjoining occupier. Given that the outlook from the rear of the properties is oriented due south, and the application property is sited on the eastern side of the adjoining neighbour, the proposed development would result in a loss of daylight and sunlight. Overall, by reason of overdominance, overshadowing, loss of light, loss of outlook and visual intrusion the proposed development would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan Plan: Part Two - Saved UDP Policies (November 2012).

Garden Space

The application property is a two-bedroom house. UDP Policy BE23 requires new development to maintain amenity space sufficient for the amenity of occupants, and which is usable in terms of its shape and siting. The policy is supported by paragraph 6.18 in the SPD which requires a 2-bed dwelling to retain at least 40sq. metres of private amenity space. The proposed development would on completion retain approximately 182sq. metres of rear garden area. The proposed development is considered to conform to policy BE23 of the Hillingdon Local Plan Plan: Part Two - Saved UDP Policies (November 2012).

Parking

Council policy AM14 requires a maximum of 2 spaces. There is existing off-street car parking for two vehicles within the forecourt at the front of the house. The proposed development is considered to conform to policy AM14 of the Hillingdon Local Plan Plan: Part Two - Saved UDP Policies (November 2012).

Conclusion

The proposed first floor extension would result in an unacceptable impact on the amenities of the adjoining occupier at No.67 Misbourne Road and the application is thus recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NONSC Non Standard Condition

The proposed first floor rear extension, by virtue of its size, bulk, depth, height and proximity to the shared boundary, would be detrimental to the amenities of the adjoining occupier at 67 Misbourne Road by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential 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:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

Contact Officer: Peter Morgan

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**65 Misbourne Road
 Hillingdon**

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

Planning Application Ref:
21508/APP/2015/4174

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON

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

Document is Restricted

This page is intentionally left blank

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

This page is intentionally left blank

Plans for Central & South Applications Planning Committee

Tuesday 16th February
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 95 WOOD END GREEN ROAD HAYES
Development: REPLACEMENT ROOF INVOLVING INCREASING RIDGE HEIGHT & FIRST FLOOR REAR EXTENSION & 2 DORMERS TO THE REAR.
LBH Ref Nos: 32/APP/2015/4360

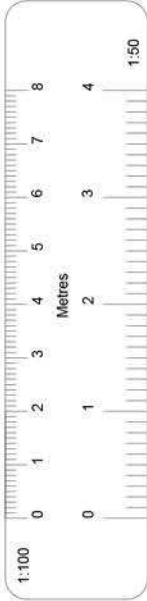
Date Plans Received: 26/11/2015
Date Application Valid: 26/11/2015

Date(s) of Amendment(s):

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 508876 , 181531



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474



All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing is for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

DATE	REVISION

COPYRIGHT:

JOB TITLE:
95 WOOD END ROAD,
HAYES

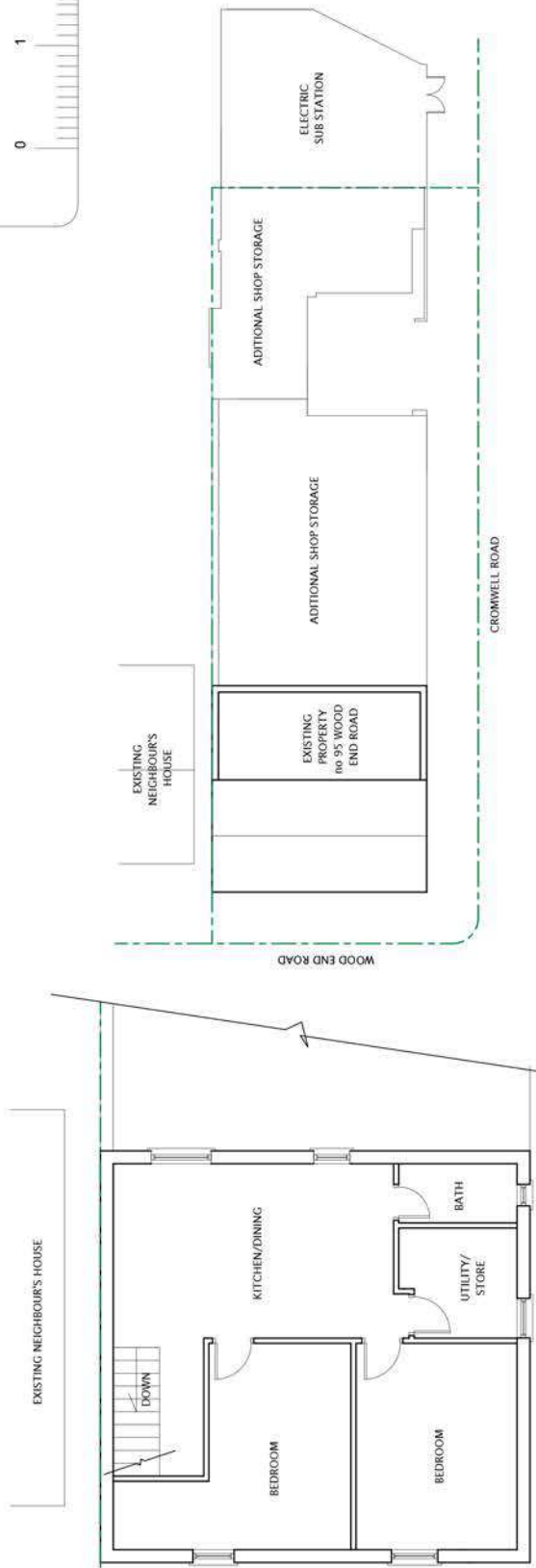
DRAWING TITLE:
PLANS

SCALE: 1:100

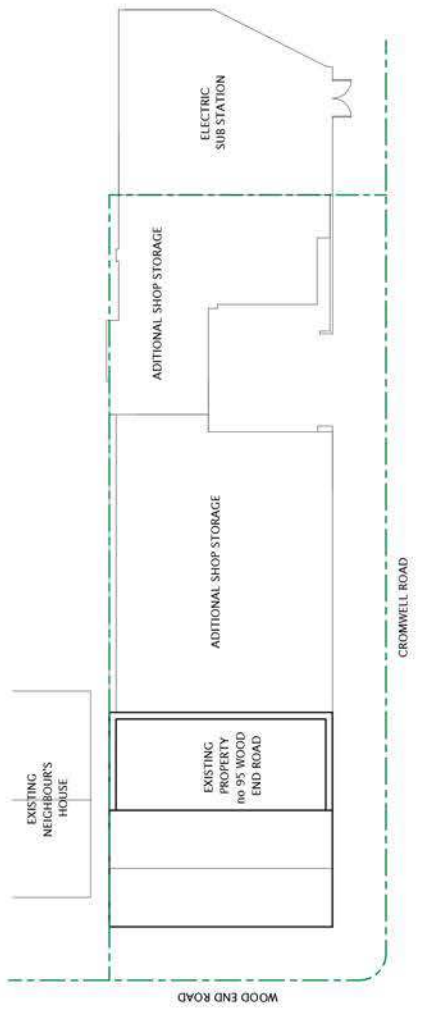
DATE: AUGUST 2014 DRAWN BY:

DWG. NO. REV.

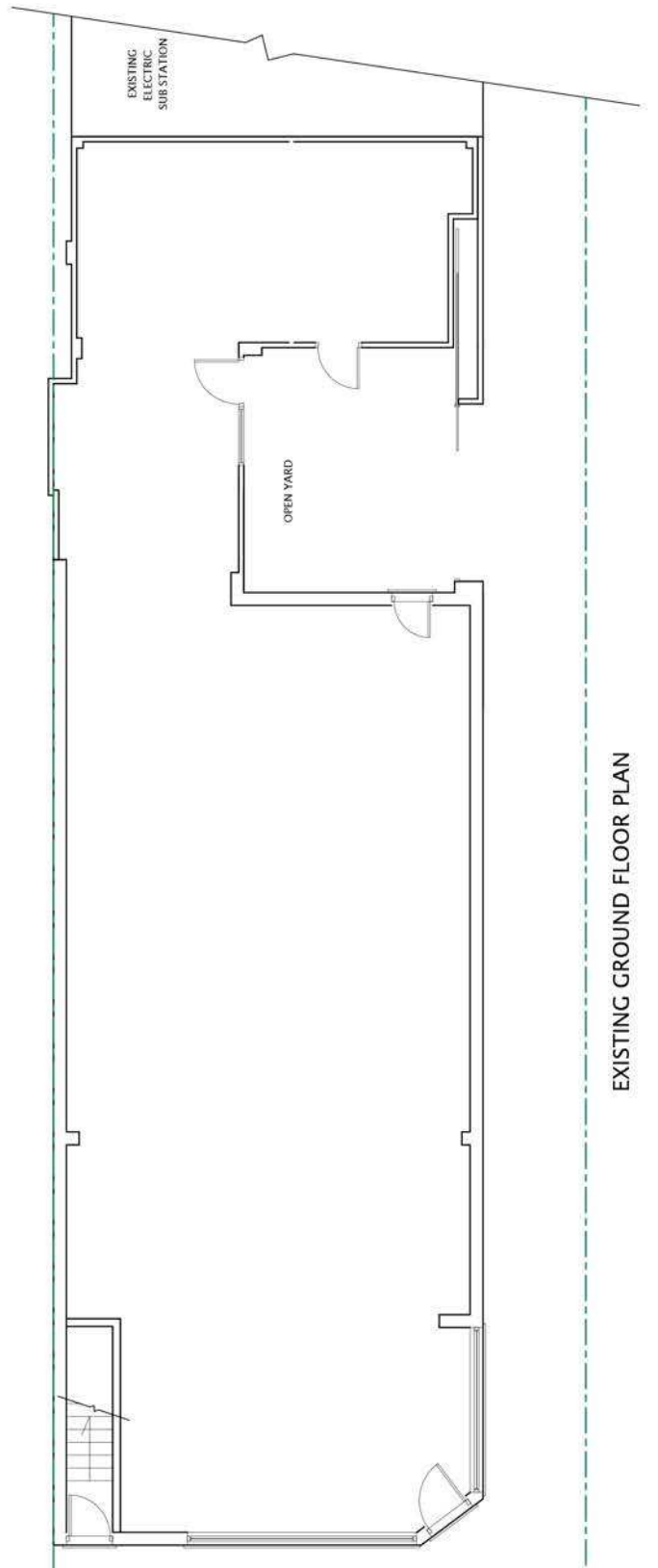
14/95/WEH/201



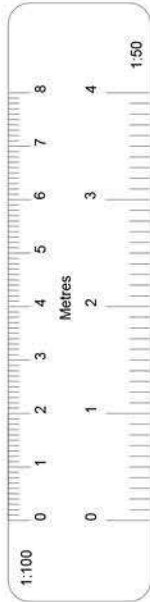
EXISTING FIRST FLOOR PLAN



EXISTING BLOCK PLAN
Scale 1/200



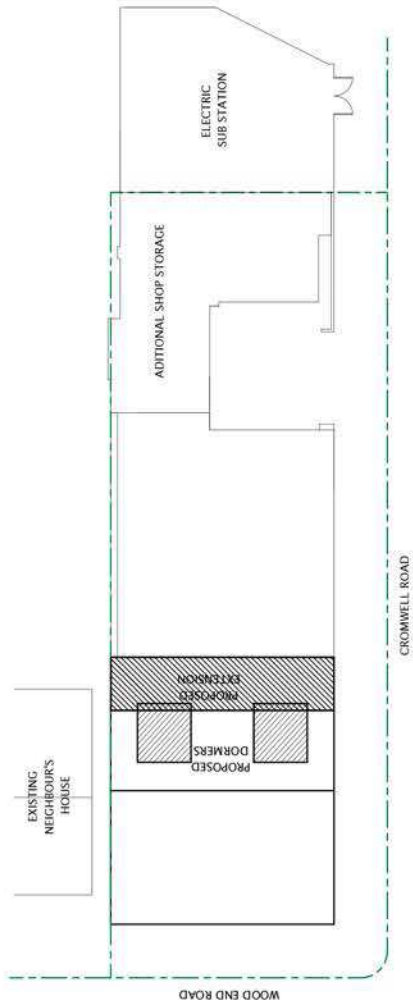
EXISTING GROUND FLOOR PLAN



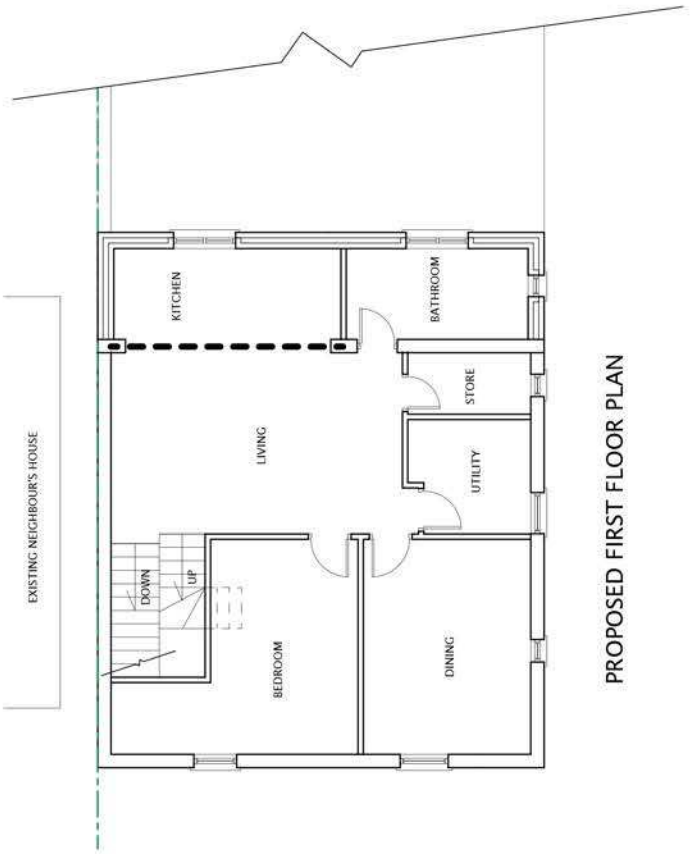
All dimensions verified on site.
 All work to comply with British Standards, Code of practice, and all internal works to be in accordance with client instructions.
 All work subject to match existing.
 All work to be to the satisfaction of the local authority building supervisor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing is for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

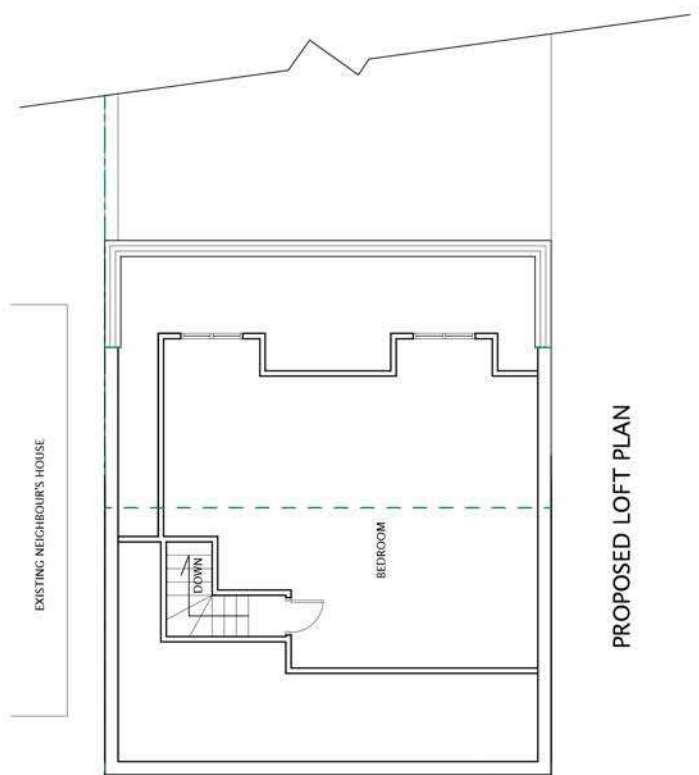
DATE	REVISION
COPYRIGHT:	
JOB TITLE: 95 WOOD END ROAD, HATES	
DRAWING TITLE: PLANS	
SCALE: 1/100	
DATE: NOV/2015	DRAWN BY:
DRG NO: 15/95/WEB/15/26	REV:



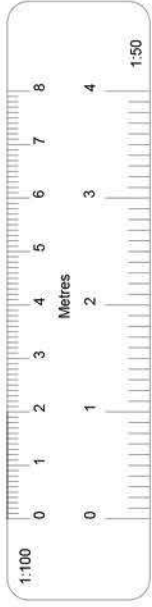
PROPOSED BLOCK PLAN
 Scale 1/200



PROPOSED FIRST FLOOR PLAN



PROPOSED LOFT PLAN



All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. The person must have an appropriate (BS 7671) electrical installation certificate to be issued for the work by a person competent to do so.

DATE	REVISION

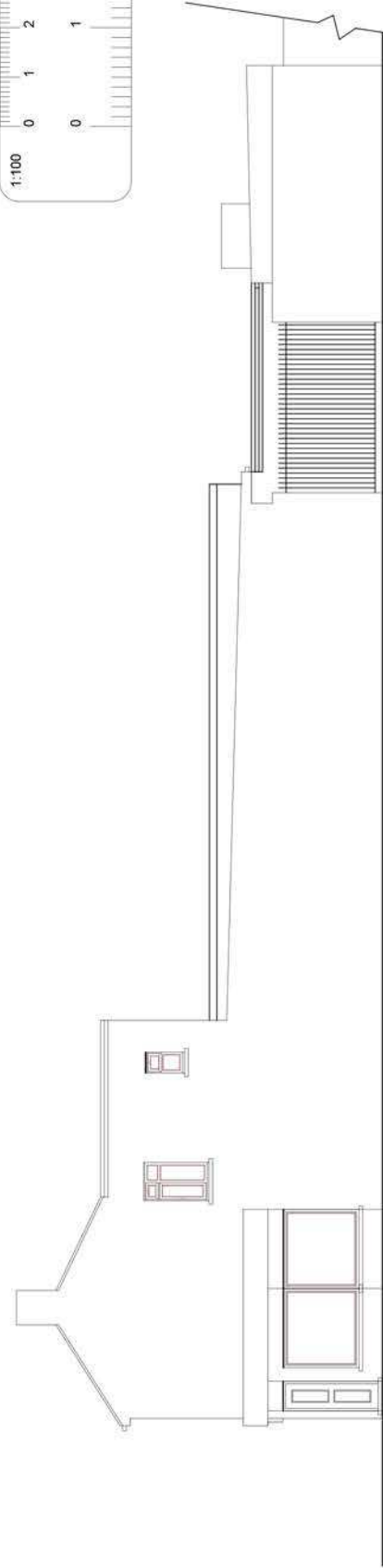
COPYRIGHT:
 DATE: AUGUST 2014
 DRAWN BY:

JOB TITLE:
 85 WOOD END ROAD,
 HAVES

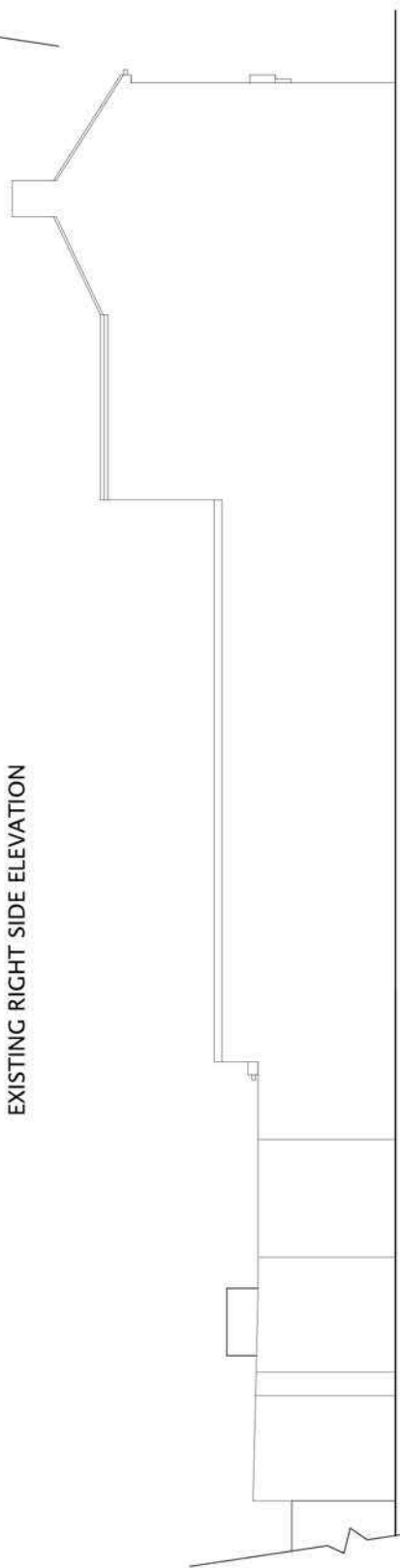
DRAWING TITLE:
 ELEVATIONS

SCALE: 1:100

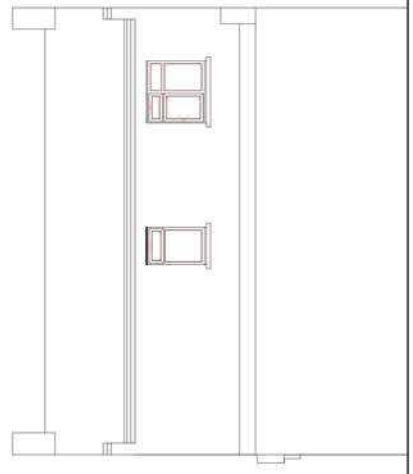
DRG. NO. 1465WERP202	REV.
-------------------------	------



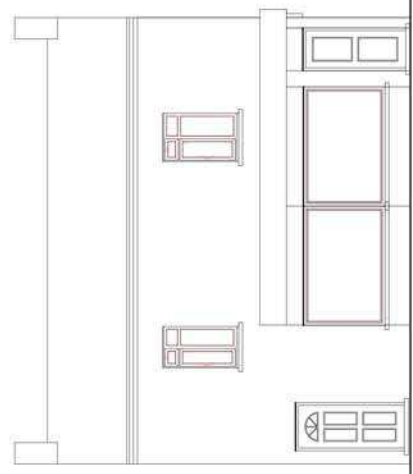
EXISTING RIGHT SIDE ELEVATION



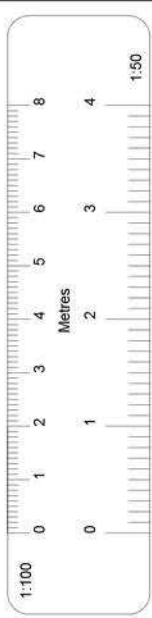
EXISTING LEFT SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION



All dimensions verified on site.
 All work to comply with British Standards, Codes of practice
 All internal works to be in accordance with client
 instructions.
 All external surfacing to match existing.
 All work to be to the satisfaction of the local
 authority.
 Builder to serve building notice and comply fully in all
 respects.
 Owner responsible for compliance with Party Wall etc.
 Act 1996.
 This drawing strictly for purposes of negotiating with
 local authority for planning permission only and no
 other purpose.

All electrical work required to meet the requirements
 of Part P (Electrical Safety) must be designed,
 installed, inspected and tested by a person competent
 to do so.
 Prior to completion the Council should be satisfied that
 Part P has been complied with. The work should be
 approved by BS 7671 electrical installation certificate
 to be issued for the work by a person competent to do so.

DATE	REVISION

COPYRIGHT:

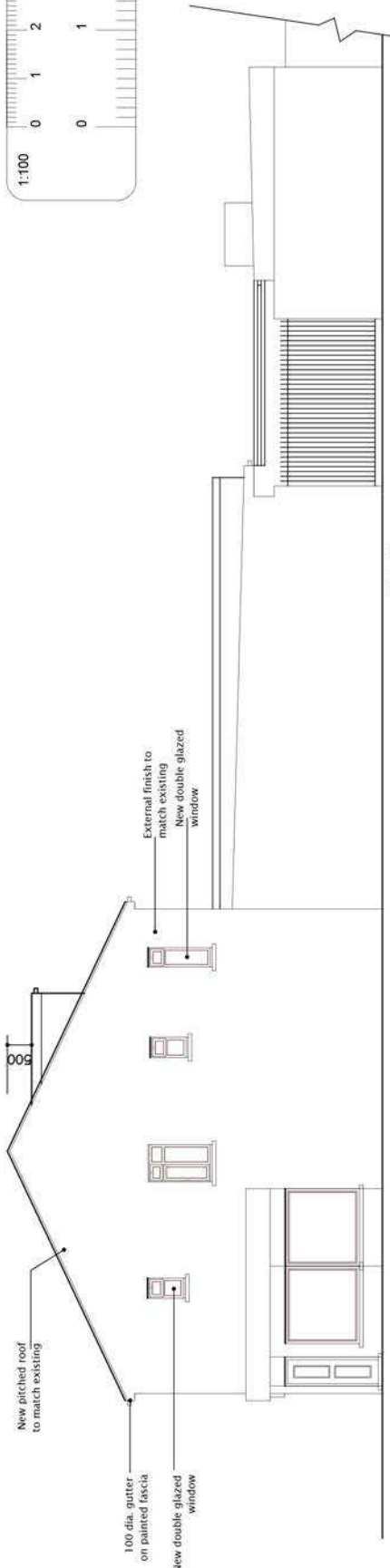
JOB TITLE:
 85 WOOD END ROAD,
 HAVES

DRAWING TITLE:
 ELEVATIONS

SCALE: 1:100

DATE: NOV 2015 DRAWN BY:

DRG. NO. 1596/WEH/506	REV.
--------------------------	------



PROPOSED RIGHT SIDE ELEVATION

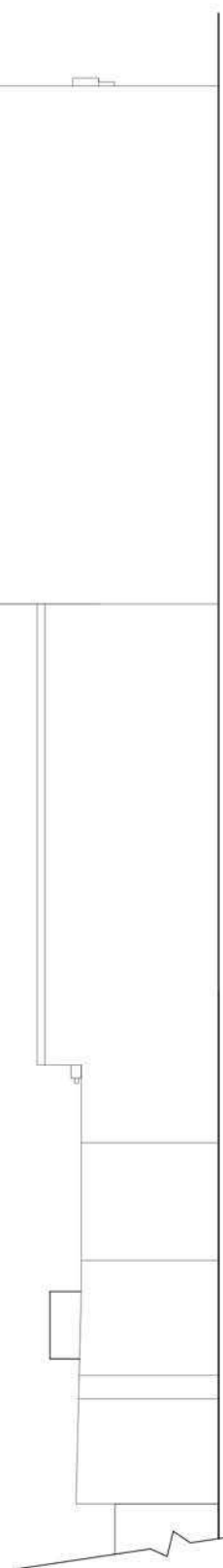
Flat roof
 to match existing
 100 dia. gutter
 on painted fascia

100 dia. gutter
 on painted fascia

New pitched roof
 to match existing

100 dia. gutter
 on painted fascia

New double glazed
 window



PROPOSED LEFT SIDE ELEVATION

New pitched roof
 to match existing

Flat roof
 to match existing
 100 dia. gutter
 on painted fascia

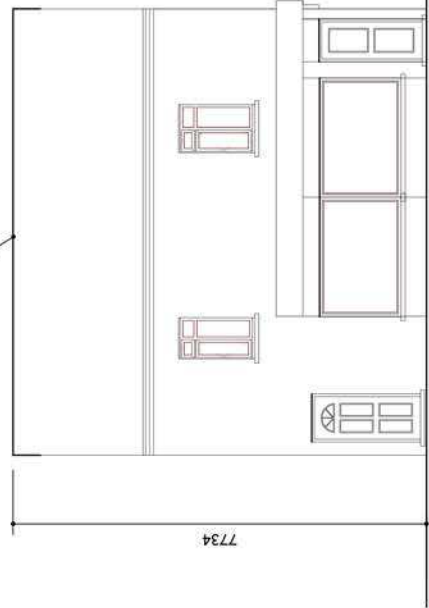
New double
 glazed windows

100 dia. gutter
 on painted fascia

New double
 glazed windows

500

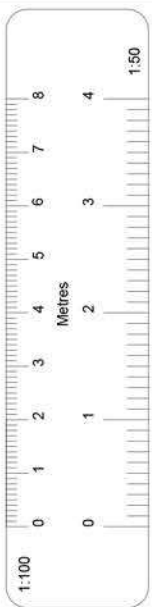
New pitched roof
 to match existing



PROPOSED FRONT ELEVATION

7734

PROPOSED REAR ELEVATION

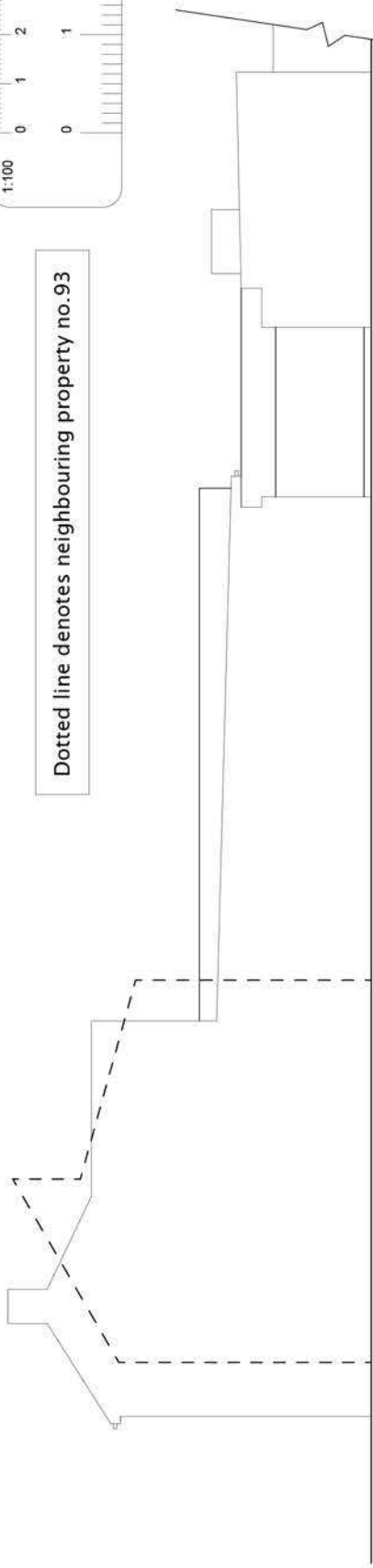


Dotted line denotes neighbouring property no.93

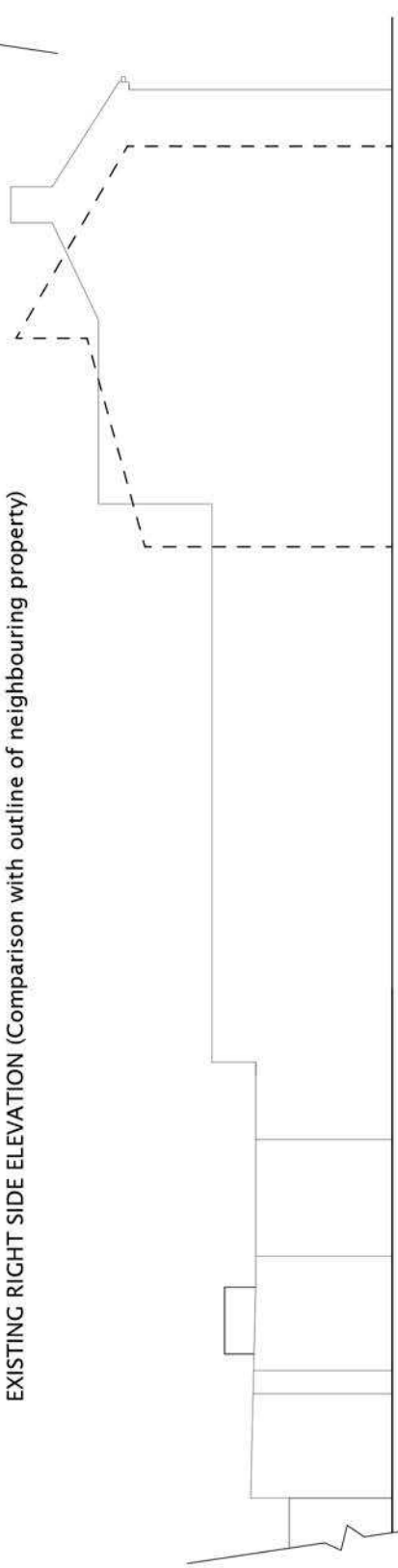
All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building supervisor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1996.
 This drawing is for purposes of negotiating with local authority for planning permission only and no other purpose.

All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

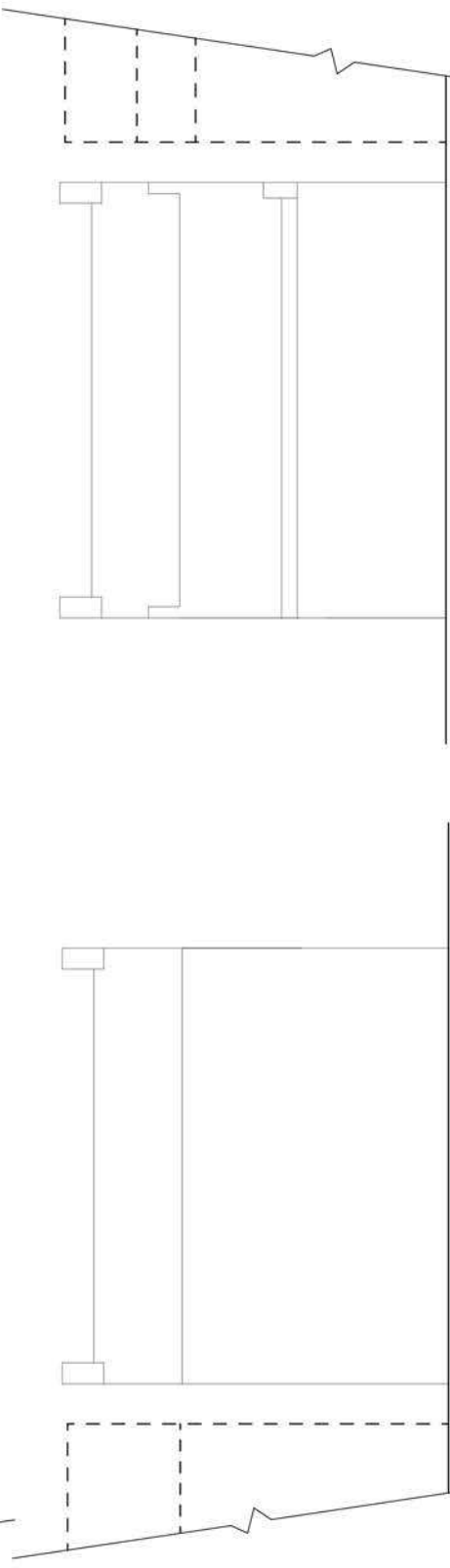
DATE	REVISION
COPYRIGHT:	
JOB TITLE: 85 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE : 1:100	
DATE: AUGUST 2014	
DRAWN BY:	
DRG. NO. 14/05/WEH/0203	REV.



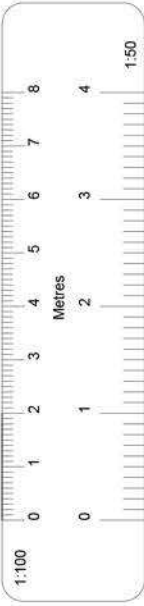
EXISTING RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)



EXISTING LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



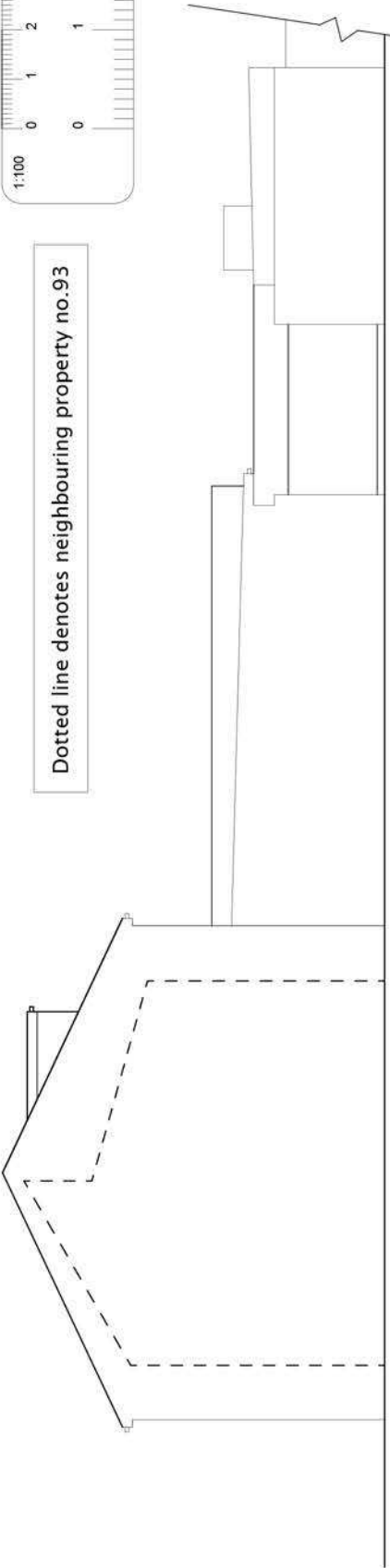
EXISTING REAR ELEVATION
 (Comparison with outline of neighbouring property)



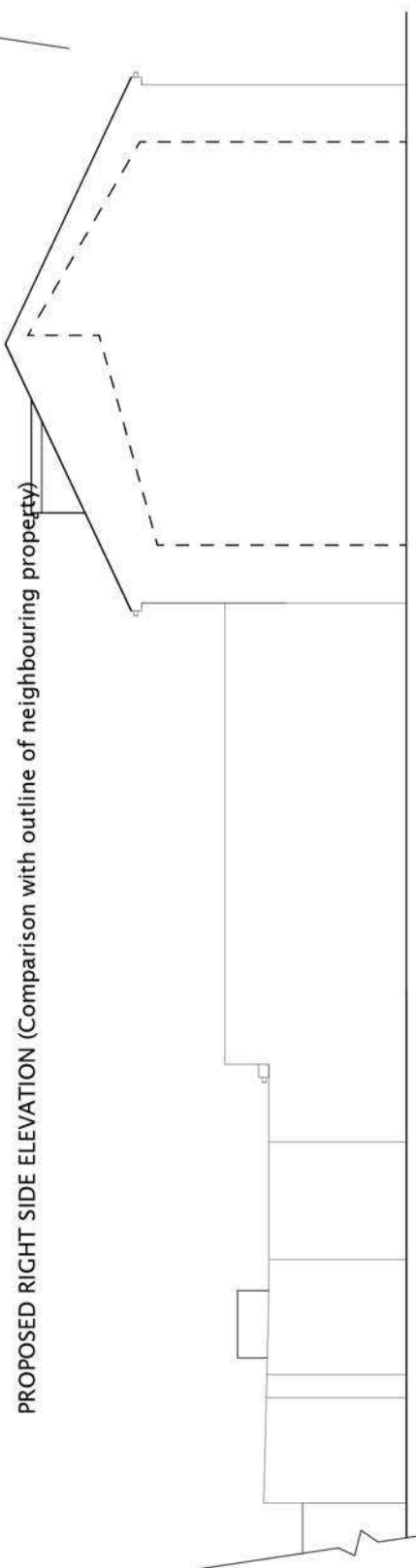
Dotted line denotes neighbouring property no.93

All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building supervisor.
 Builder to serve building notices and comply fully in all respects with the Building Regulations.
 Owner responsible for compliance with Party Wall etc. Act 1996.
 This drawing strictly for purposes of negotiating with local authority for planning permission only and no other purpose.

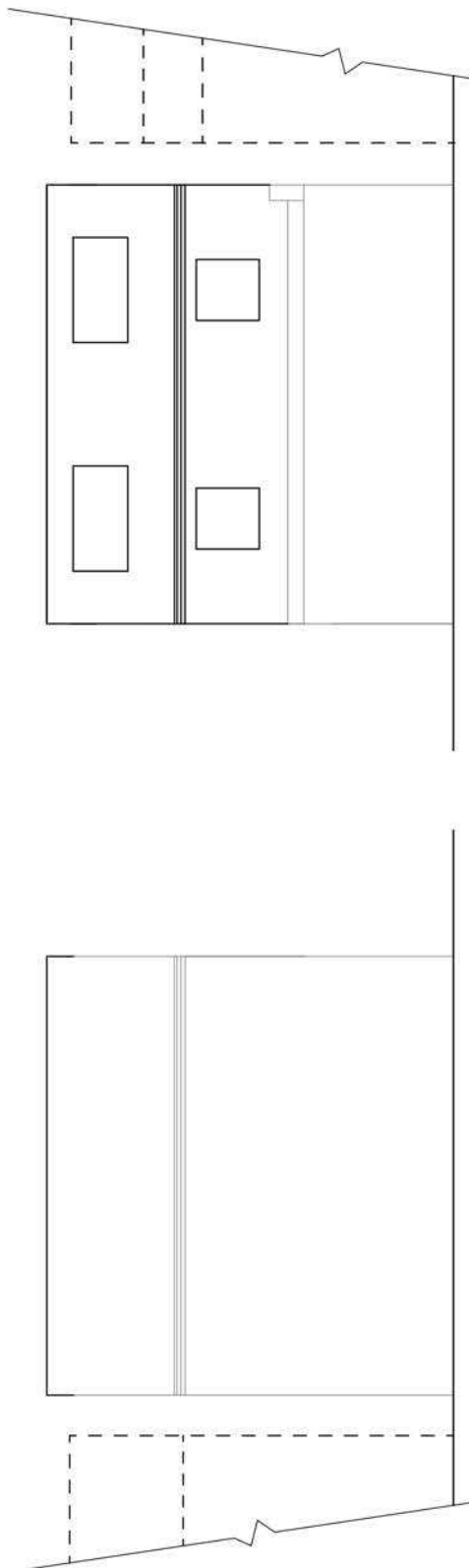
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
 Prior to completion the Council should be satisfied that Part P has been complied with. This may require an appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.



PROPOSED RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)



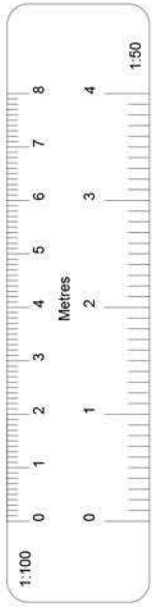
PROPOSED LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



PROPOSED FRONT ELEVATION
 (Comparison with outline of neighbouring property)

PROPOSED REAR ELEVATION
 (Comparison with outline of neighbouring property)

COPYRIGHT:	
DATE	REVISION
JOB TITLE: 85 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE: 1:100	
DATE: NOV 2015	DRAWN BY:
DRG. NO. 15954WERH507	REV.



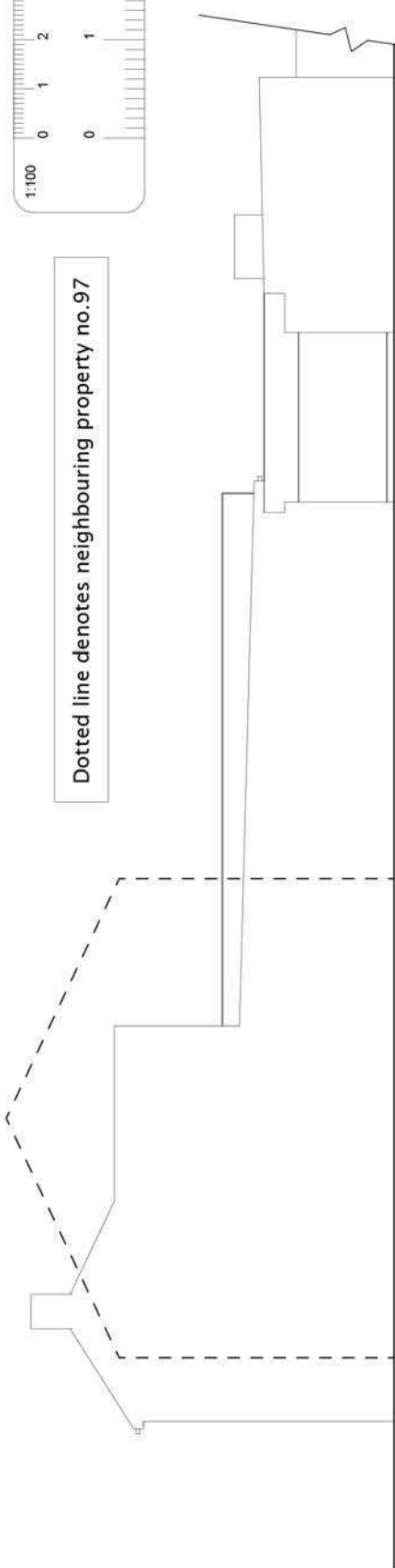
Dotted line denotes neighbouring property no.97

All dimensions verified on site.
All work to comply with British Standards, Code of practice.
All internal works to be in accordance with client instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the local authority.
Blade to serve building notice and comply fully in all respects.
Owner responsible for compliance with Party Wall etc Act 1996.
This drawing strictly for purposes of negotiating with local authority for planning permission only and for other purpose.

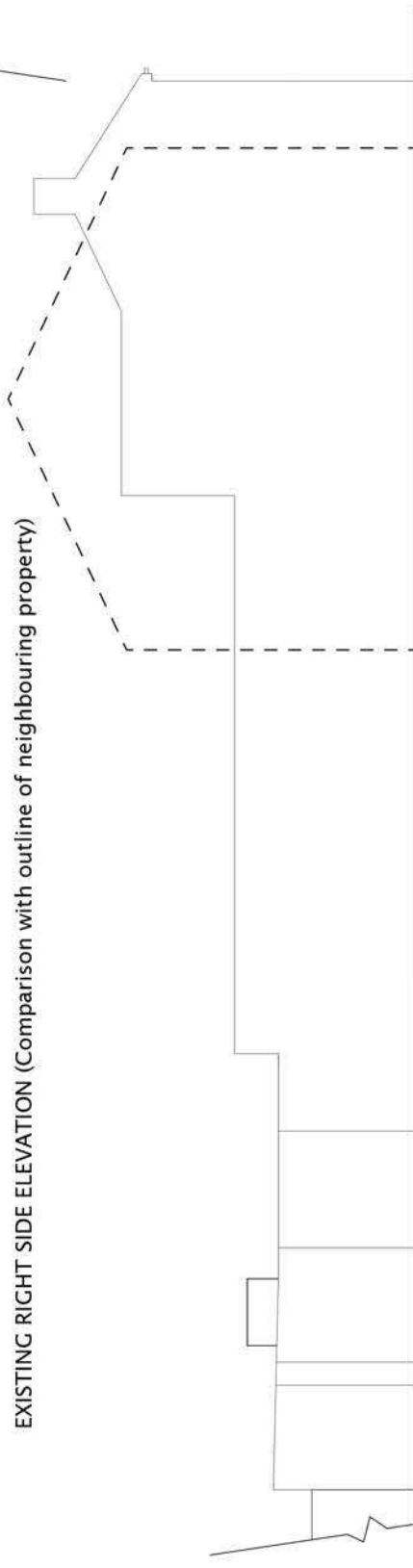
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.
Prior to completion the Council should be satisfied that Part P has been complied with. This can only be confirmed by appropriate BS 7671 electrical installation certificate to be issued for the work by a person competent to do so.

DATE	REVISION
COPYRIGHT	
JOB TITLE	
95 WOOD END ROAD, HAYES	
DRAWING TITLE	
ELEVATIONS	
SCALE - 1:100	
DATE	AUGUST 2014
DRAWN BY	
DRG NO	14650WERSH/204
REV.	

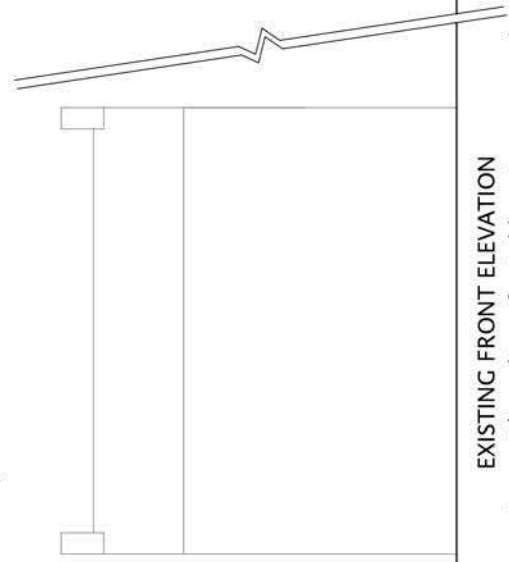
EXISTING RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)



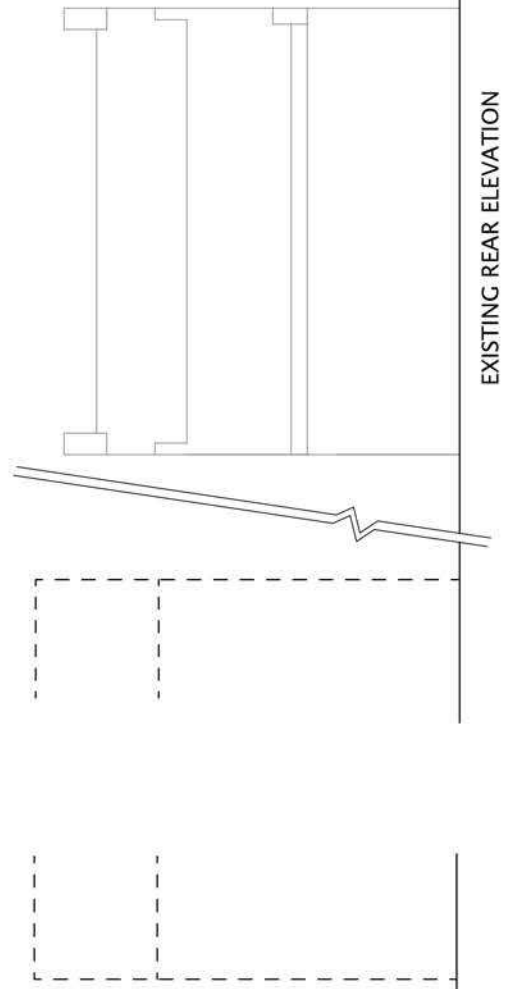
EXISTING LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



EXISTING FRONT ELEVATION (Comparison with outline of neighbouring property)



EXISTING REAR ELEVATION (Comparison with outline of neighbouring property)



Dotted line denotes neighbouring property no.97



PLANNING OFFICER TO NOTE:
 This property No 97 has only recently been erected (2013) and was granted P.P. on 28/04/2010 with reference 61585/APP/2009/2672

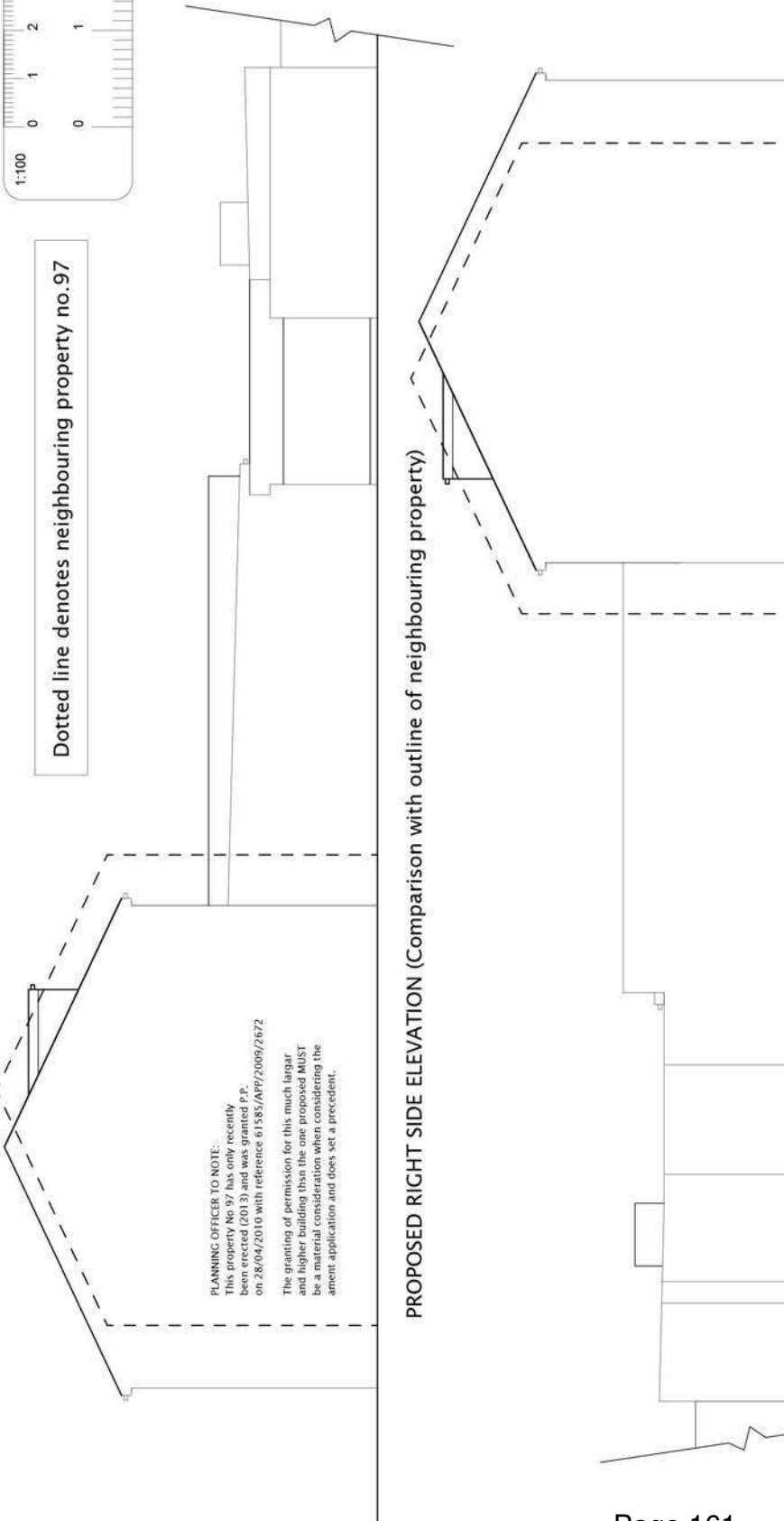
The granting of permission for this much larger and higher building than the one proposed MUST be a material consideration when considering the amenity application and does set a precedent.

All dimensions verified on site.
 All work to comply with British Standards, Code of practice.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority building supervisor.
 The contractor shall be responsible for obtaining all necessary planning, building notices and comply fully in all respects.
 Owner responsible for compliance with Party Wall etc Act 1998.
 This drawing sheet is for purposes of negotiating with local authority for planning permission only and no other purpose.

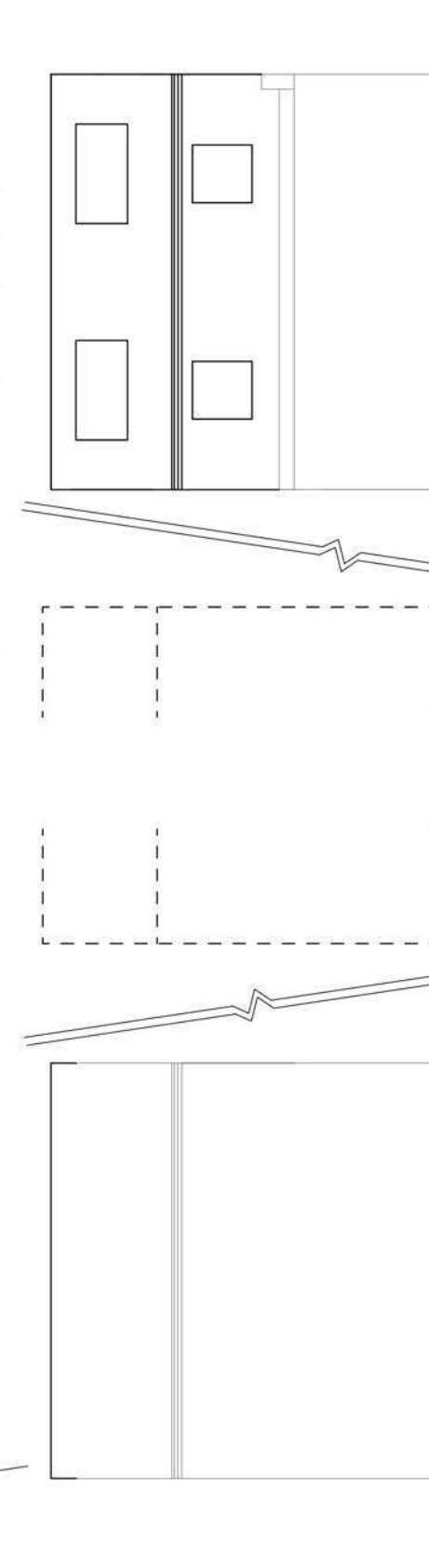
All electrical work required to meet the requirements of Part P (Electrical Safety) must be designed, installed, inspected and tested by a person competent to do so.

Prior to completion the Council should be satisfied that Part P has been complied with. This may require an inspection of the work by a person competent to do so. To be issued for the work by a person competent to do so.

PROPOSED RIGHT SIDE ELEVATION (Comparison with outline of neighbouring property)



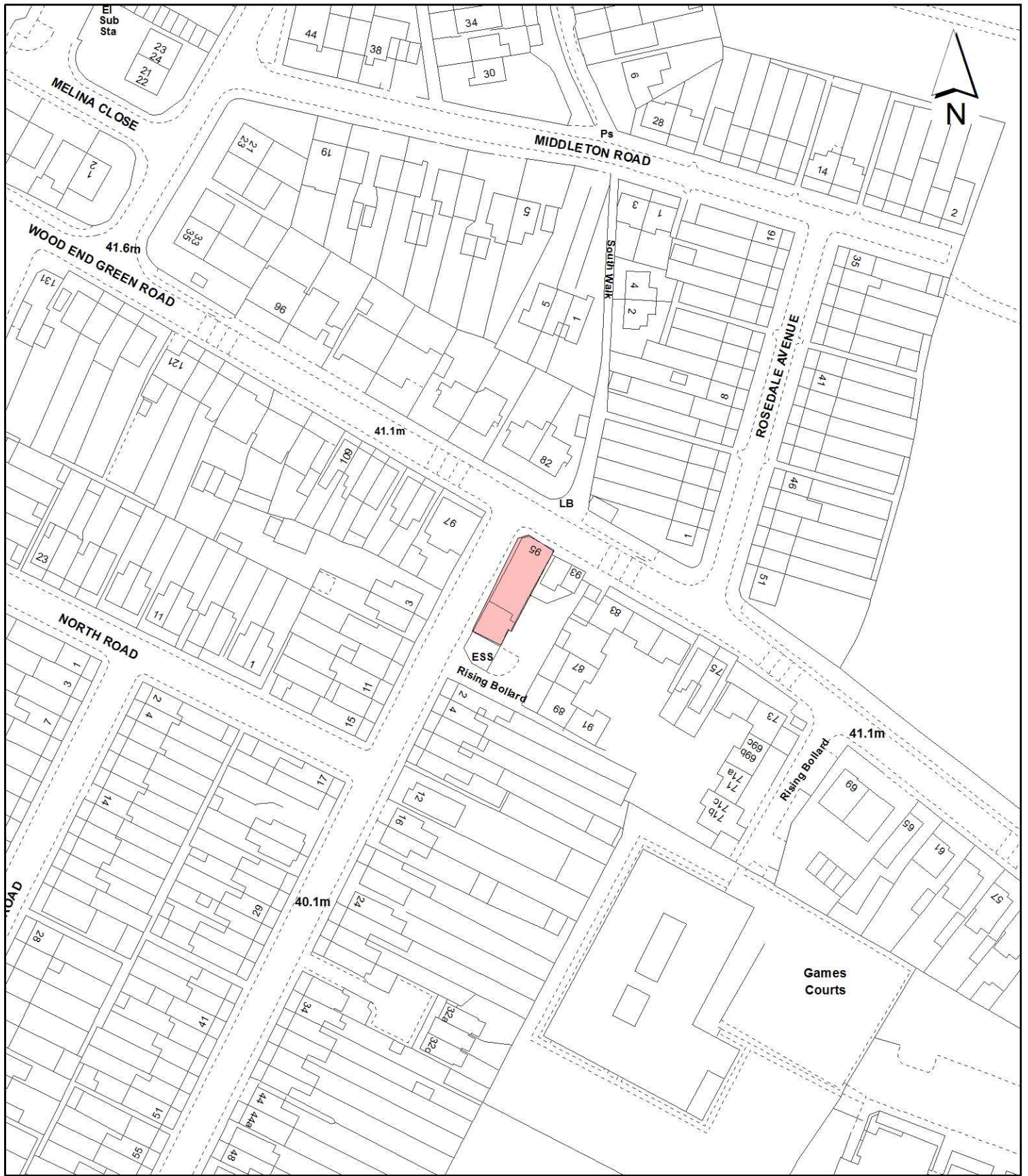
PROPOSED LEFT SIDE ELEVATION (Comparison with outline of neighbouring property)



PROPOSED FRONT ELEVATION (Comparison with outline of neighbouring property)

PROPOSED REAR ELEVATION (Comparison with outline of neighbouring property)

COPYRIGHT:	
DATE	REVISION
JOB TITLE: 85 WOOD END ROAD, HAYES	
DRAWING TITLE: ELEVATIONS	
SCALE: 1:100	
DATE: NOV/2015	
DRAWN BY:	
DRG. NO. 15265WERH4508	REV.



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**95 Wood End Green Road
 Hayes**

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

Planning Application Ref:
32/APP/2015/4360

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 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

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

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 507756, 181303

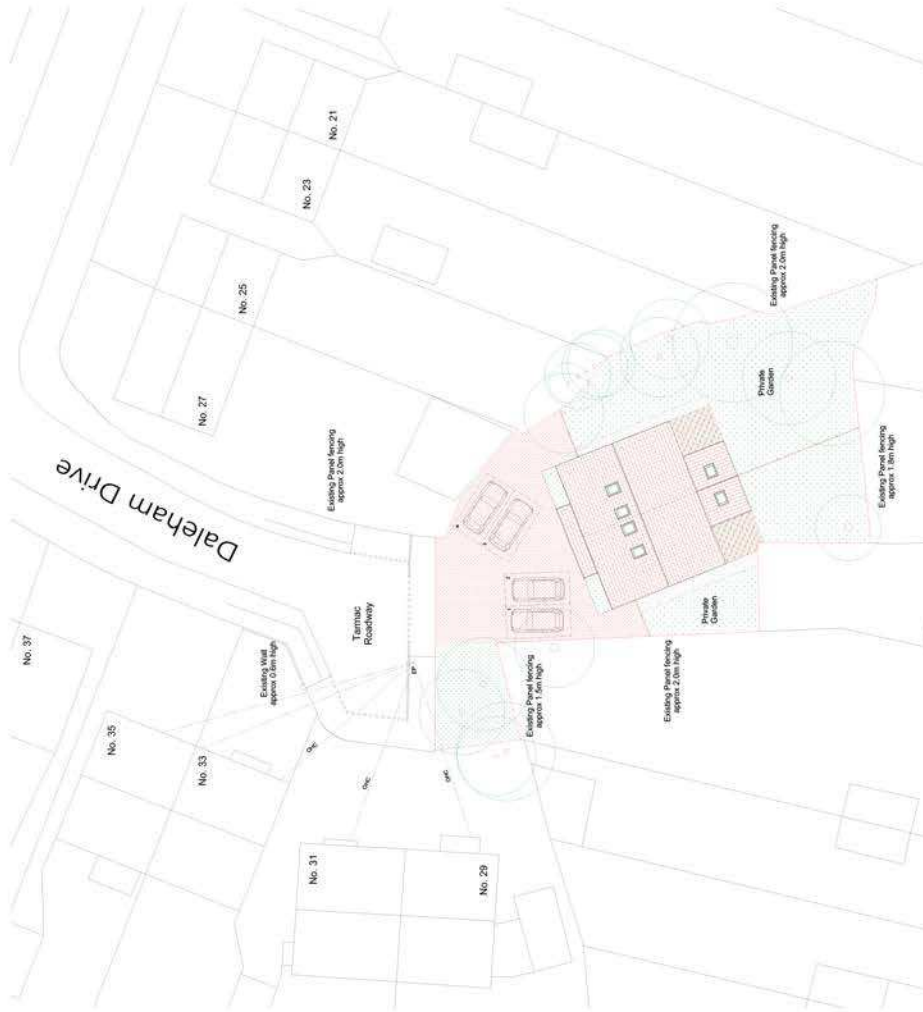


Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
26/10/2015 18:35






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

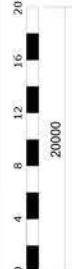
Drawing Title
Proposed Site Plan

Address
27A & 27B Daleham Drive
Uxbridge
Middlesex
UB8 3HW

Drawing No.
CL/15/213/PSP

Scale
1:1250

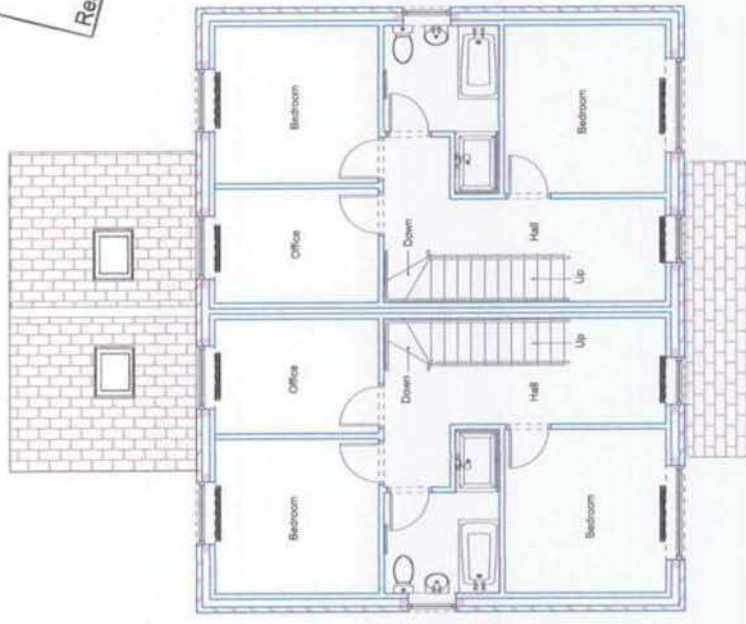
Date
16/12/2015



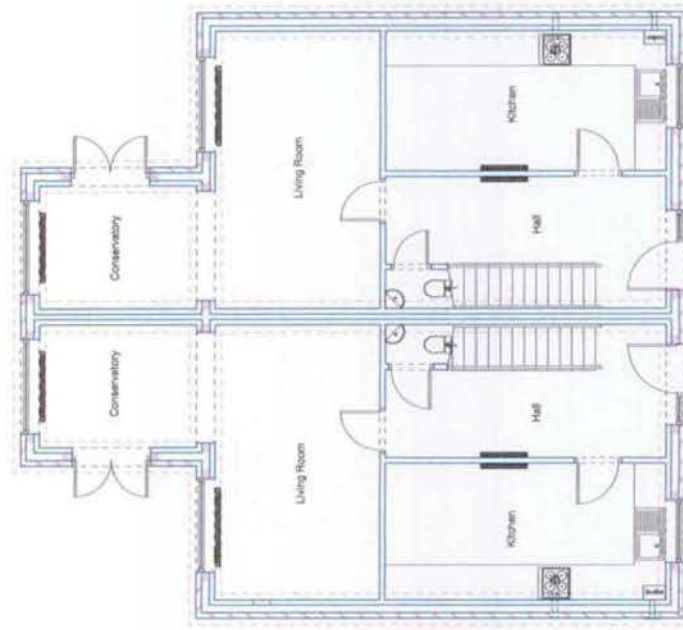
Court Home Extensions Co

23 Wembley Hill Road, Wembley, Middlesex, HA9 8AS
020 8902 3464 info@courthomes.co.uk

London Borough of Hillingdon
RECEIVED
28 OCT 2015
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 A3

Court Home Extensions Co
23 Wembley Hill Road, Wembley Middlesex, HA9 8AS
020 8902 3464 info@courthomes.co.uk



Notes:
 The drawing is the copyright of ark|tec Ltd and has been sent to you in confidence. It must not be reproduced or adapted to third parties without our prior permission.
 Do not scale from this drawing except for planning purposes.
 All dimensions are in millimetres unless noted otherwise.
 Any surveyed information incorporated on this drawing cannot be guaranteed as accurate unless confirmed by a field sketch.
 The drawing is to be read in conjunction with all the relevant consultants' supplies and manufacturers drawings and information.

FLOOR AREAS (GROSS INTERNAL)

Plot 1		Plot 2	
Ground Floor:	52.88m ² (569.2 sqft)	Ground Floor:	52.88m ² (569.2 sqft)
First Floor:	45.22m ² (486.7 sqft)	First Floor:	45.22m ² (486.7 sqft)
Total:	98.10m² (1055.9 sqft)	Total:	98.10m² (1055.9 sqft)



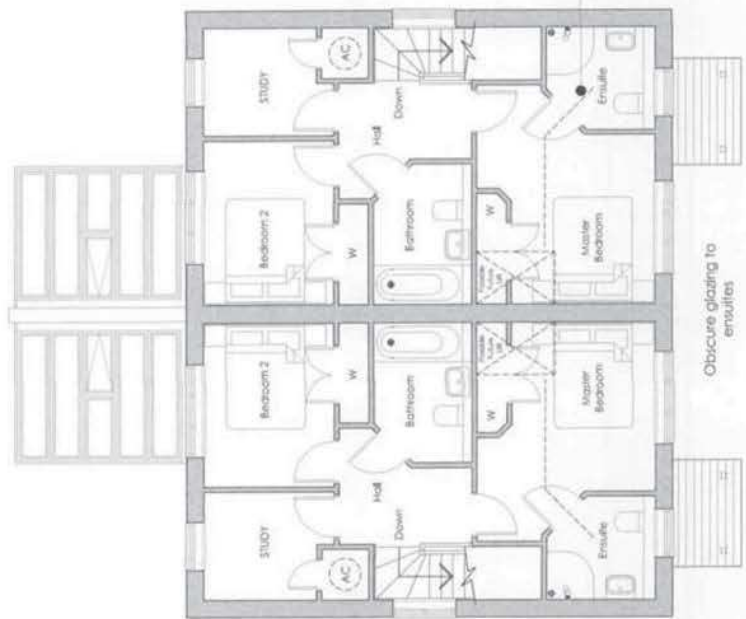
London Borough of Hillingdon
 RECEIVED
 2 8 OCT 2015
 Planning
 Residents Services

Rev	Date	Details
A	05/02/11	Lifetime homes standards updated and plans amended to full lifetime homes requirements and criteria.

PLANNING

ark tec Architectural Consultancy	Client: MR WARREN JONES
1 Parkham Road Glaston BA2 8BQ	Project: LAND TO R/O 22-24 DICKENS AVE, UXBRIDGE
T: 01453 543 047 E: info@arktec.co.uk W: www.arktec.co.uk	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



PLOT 02

PLOT 01

GROUND FLOOR

Drainage points in Bathroom & En-suite to allow for future wetroom installation

Ceiling support to permit future installation of tracked heat from bedroom

Covered entrance with porch light

Oblique glazing to en-suites

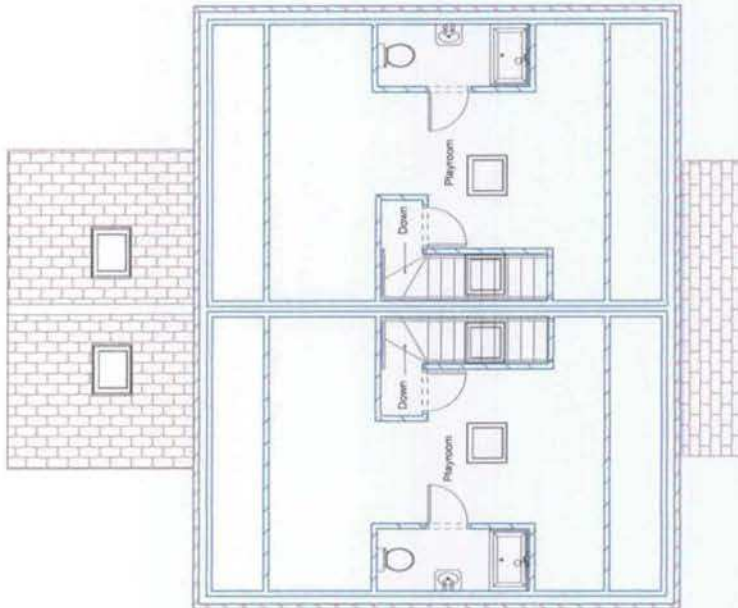
Space for incorporation of through floor lift from ground floor to first floor.

Drainage point provided for future shower installation in WCs

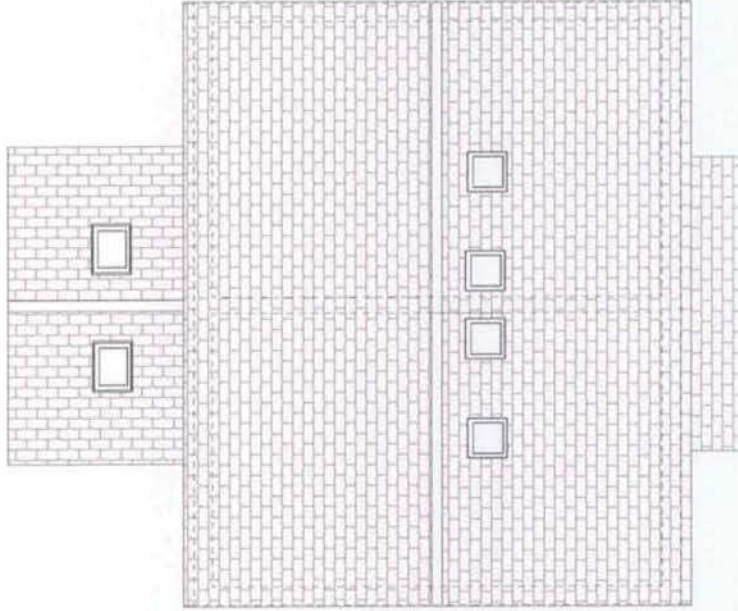
Level entrance thresholds to both plots

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 entrances 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 horizontal 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 visit 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



Notes:

This drawing is the copyright of ark|tec Ltd and not be lent to you in confidence, it must not be reproduced or disclosed to third parties, without our prior permission.

Do not scale from this drawing except for planning purposes.

All dimensions are in millimetres unless noted otherwise.

Any surveyed information incorporated on this drawing cannot be guaranteed as accurate unless confirmed by a field dimension.

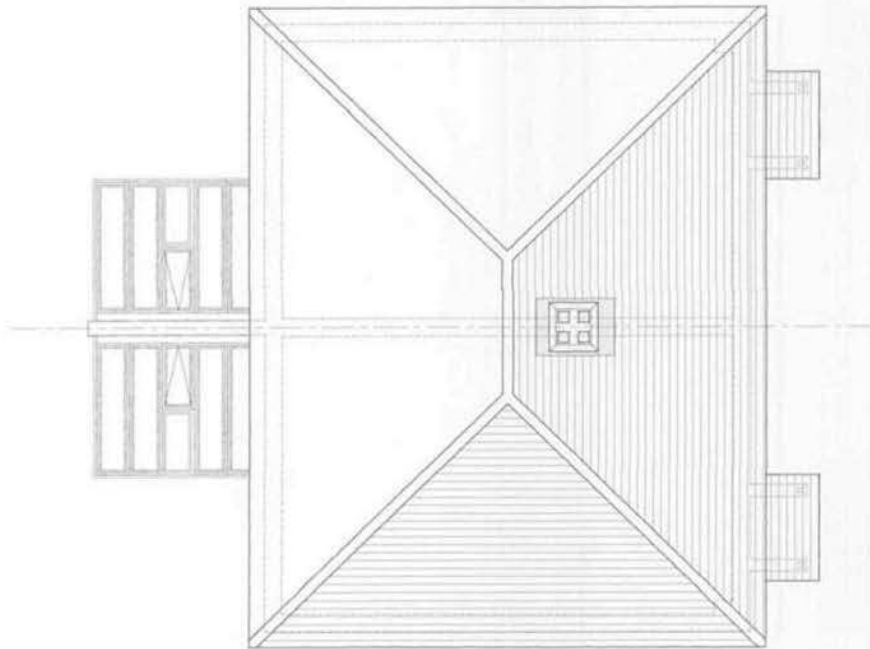
This drawing is to be read in conjunction with all the relevant consultants, suppliers and manufacturer drawings and information.

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)



Rev	Date	Details



PLOT 02

PLOT 01

ROOF PLAN

PLANNING

ark|tec

Architectural Consultancy

1 Parkview Road
Croydon
Surrey
GU2 4AG

T: 01483 549 047
F: 01483 549 100
M: 07734 812000
W: www.ark|tec.co.uk

Client: MR WARREN JONES

Project: LAND TO R/O
22-24 DICKENS AVE, UXBRIDGE

Drawing: PROPOSED ROOF PLAN

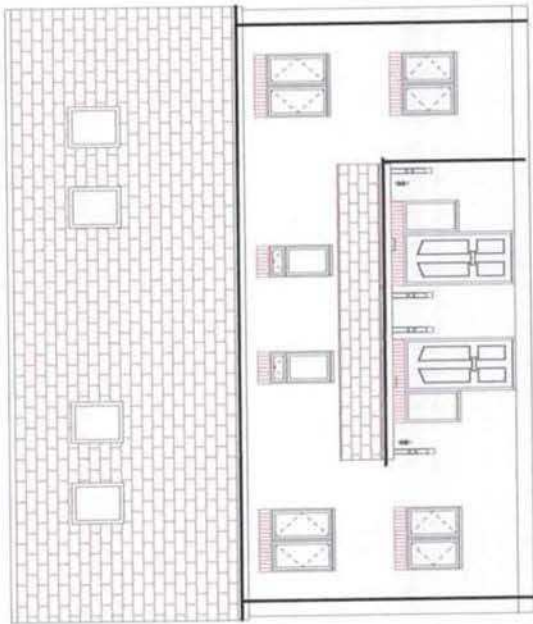
Scale: 1:100 @ A3 Date: 28/04/11

Drawing Number:

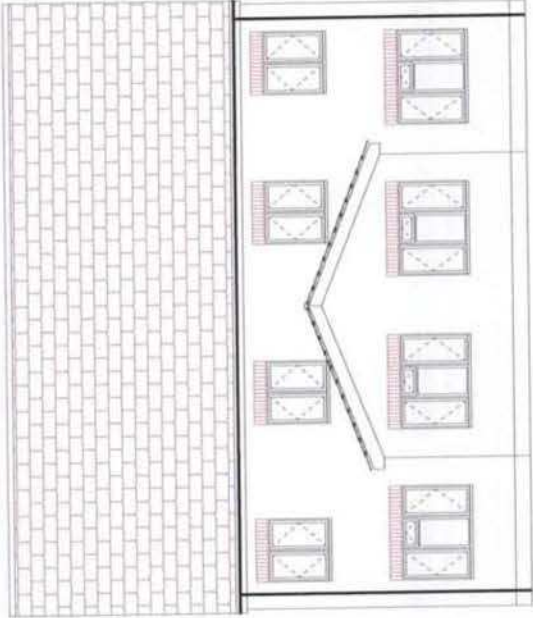
P08/06/130

Revision:

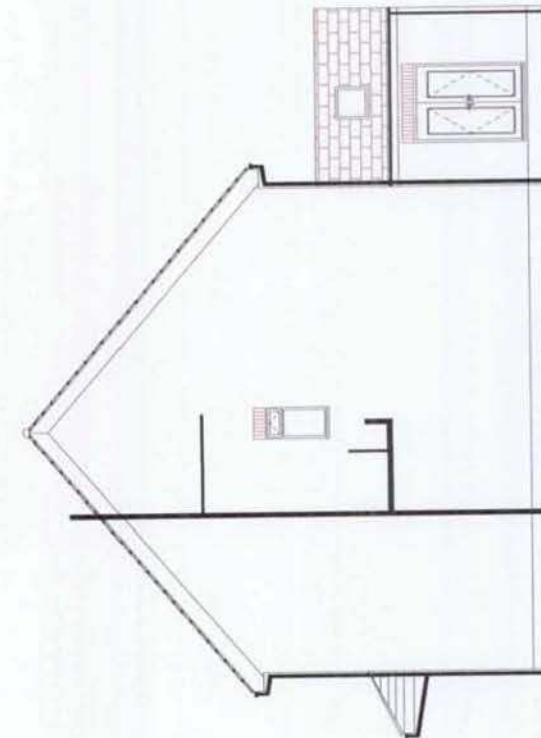
-



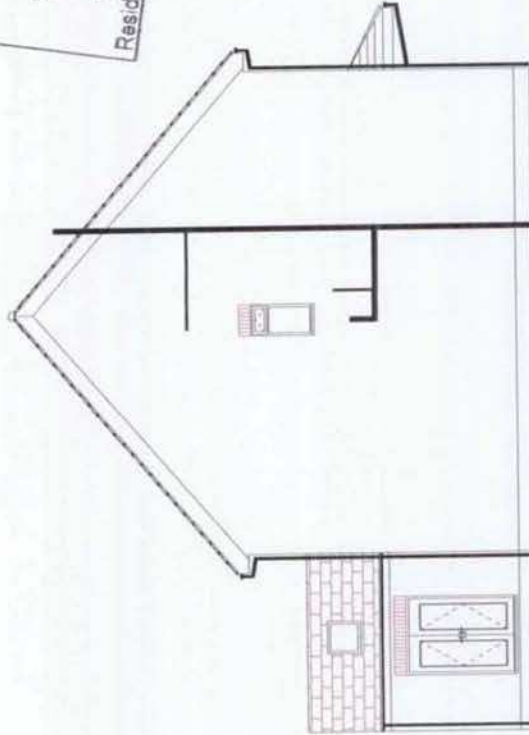
AS BUILT FRONT ELEVATION



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

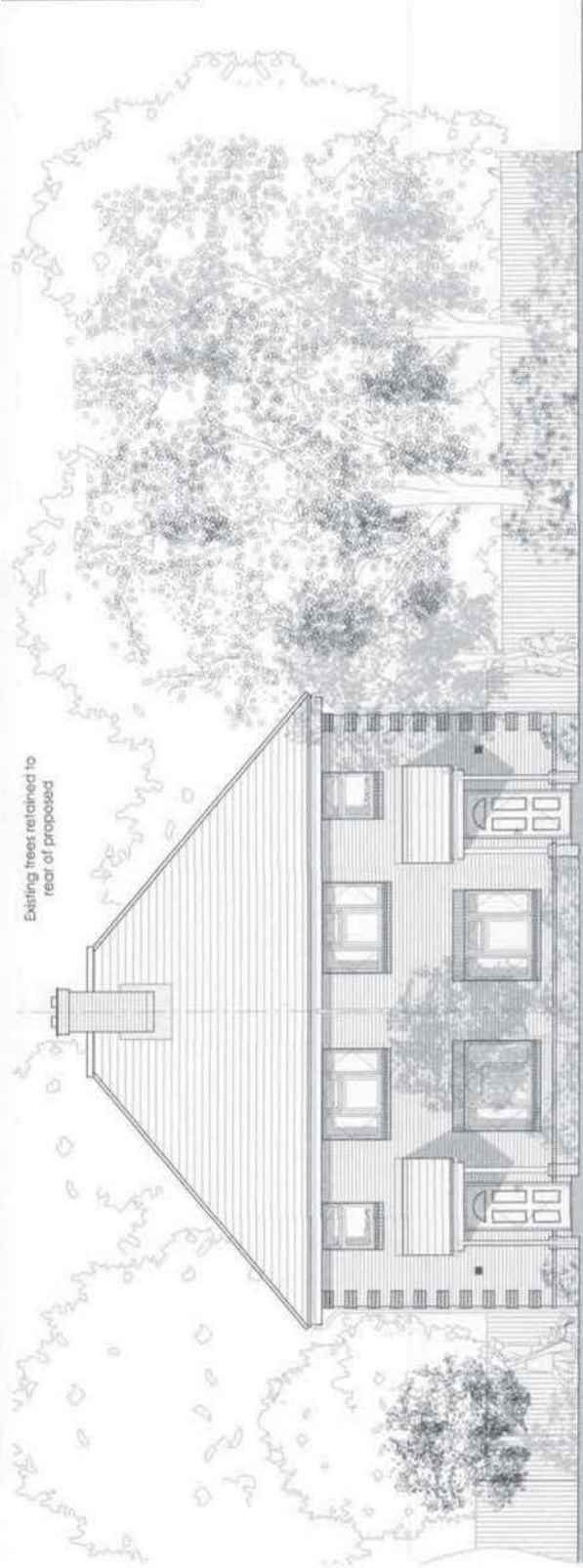
Date
17/09/15

Page Size
A3

Court Home Extensions Co
23 Wembley Hill Road, Wembley Middlesex, HA9 8AS
020 8902 3464 info@courthomes.co.uk



Notes:
 This drawing is the copyright of ark|tec Ltd and has been sent to you in confidence. It must not be reproduced or adapted in any form without our prior permission.
 Do not scale from this drawing except for obvious purposes.
 All dimensions are in millimetres unless noted otherwise.
 Any prices and information indicated on this drawing cannot be guaranteed as accurate unless confirmed by a fixed amount.
 This drawing is to be read in conjunction with all the relevant consultations, suppliers and manufacturer drawings and information.



Level entrance thresholds to both plots
 Proposed planning to front elevation
 Existing foliage retained as per proposed site plan
 Driveways to No. 29 and 31 Doleham Drive

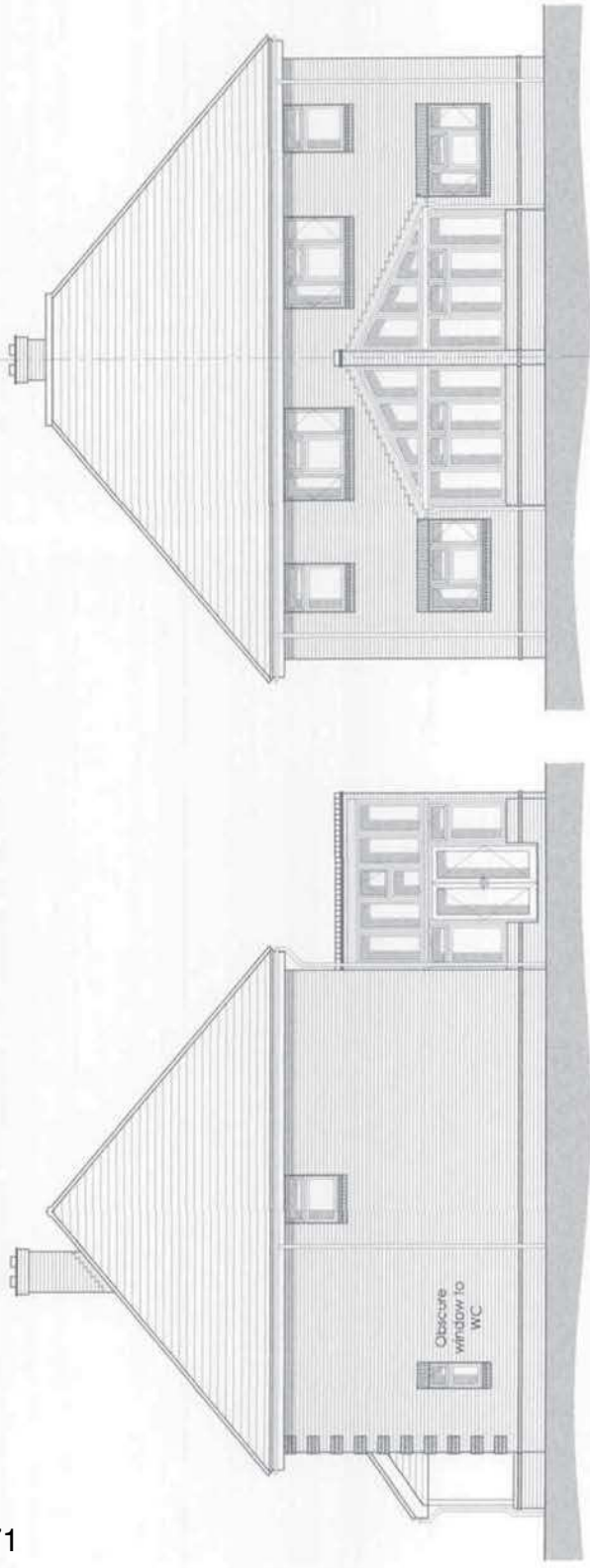
FRONT ELEVATION AND STREET SCENE

Plot 01
 Rear fence to No. 29 Doleham Drive

Plot 02
 Existing foliage retained as per proposed site plan

London Borough of Hillingdon
 RECEIVED
 28 OCT 2015
 Planning Residents Services

Rev	Date	Details
A	05/07/11	Level entrance threshold noted to both plots



Plot 01
 Rear Elevation

Plot 02
 Side Elevation

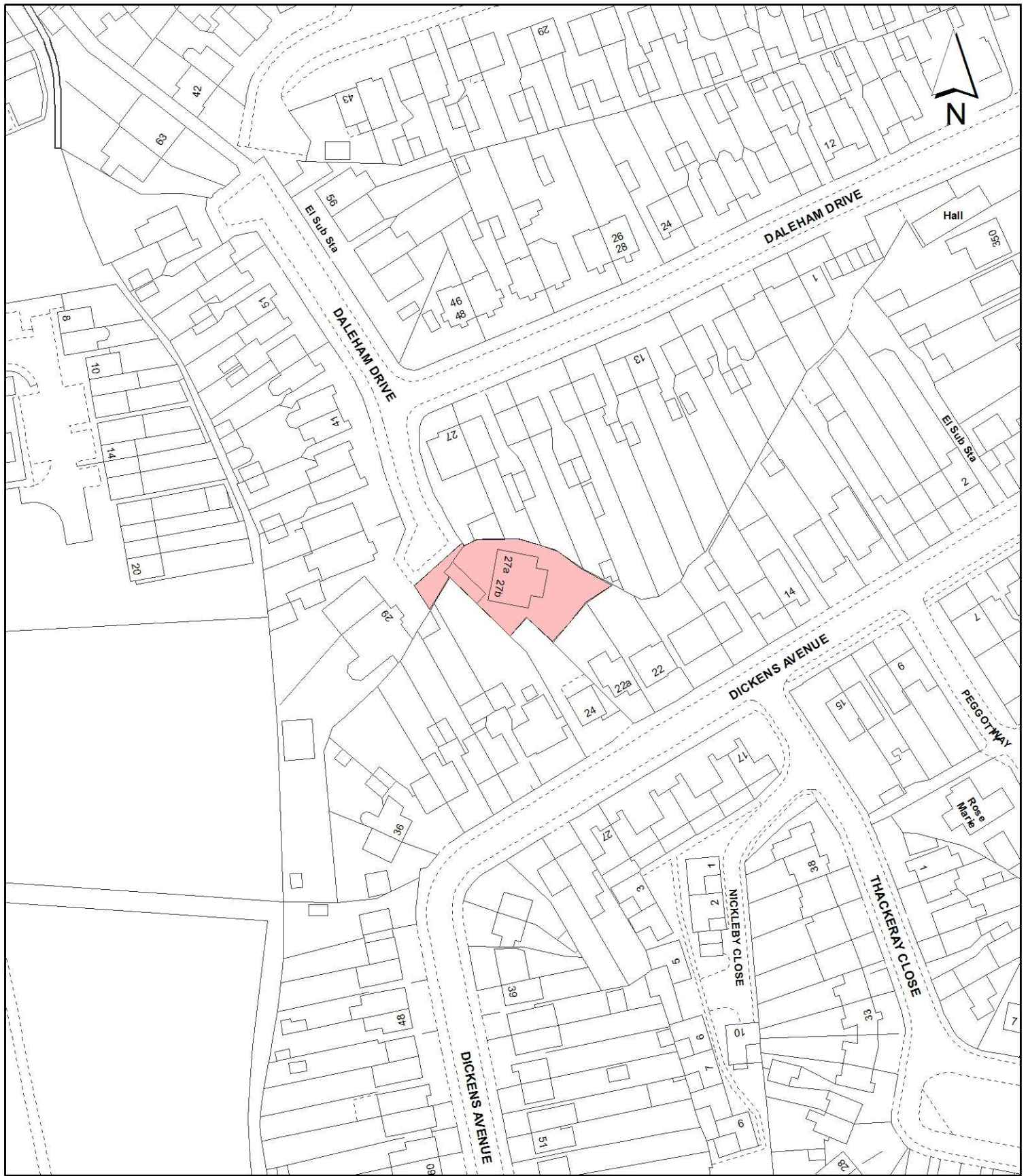
Plot 02 (Plot 1 Opp)
 Side Elevation

PLANNING

ark|tec
 Architectural Consultancy
 1 Farnham Road
 Guildford
 GU2 4EG
 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 ELEVATIONS
 Scale: 1:100 @ A3
 Date: 28/04/11

Drawing Number: **P08/06/120 A**
 Revision:



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

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:

February 2016



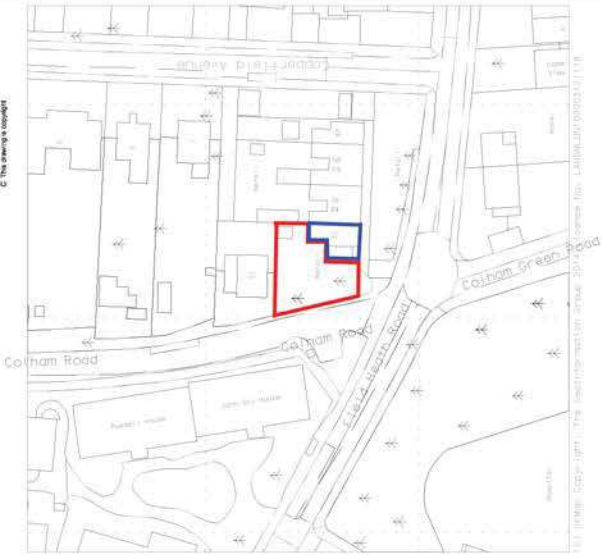
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

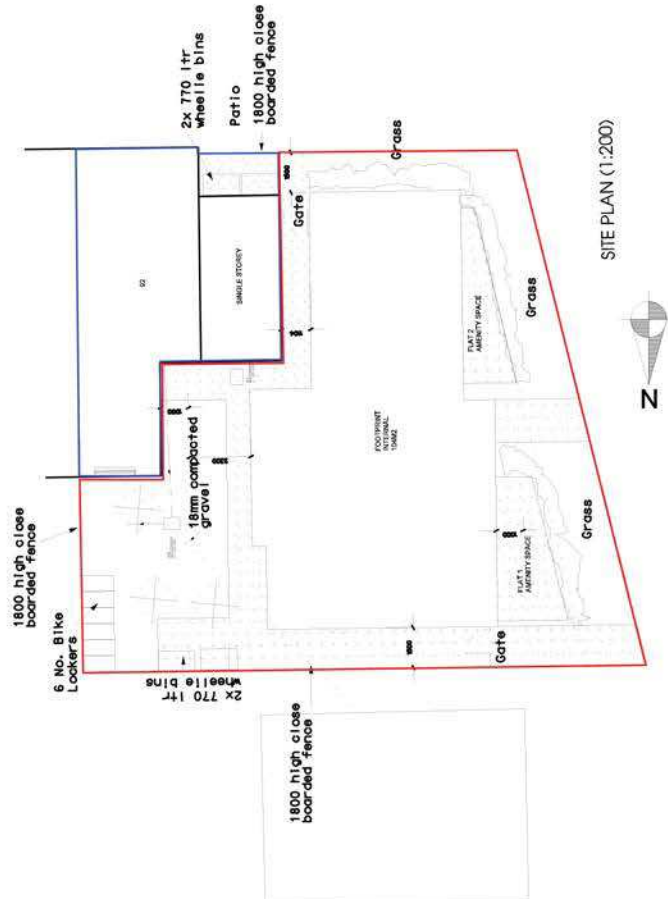
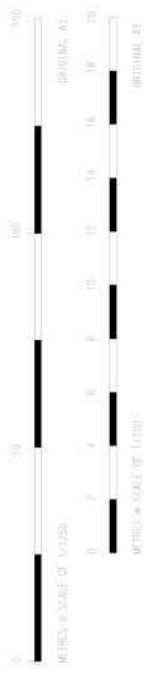
Address LAND FORMING PART OF 92 PIELD HEATH ROAD HILLINGDON
Development: Erection of a three storey building to create 3 x 1-bed self contained flats and :
x studio flats with associated cycle parking
LBH Ref Nos: 12504/APP/2015/3703

Date Plans Received:	06/10/2015	Date(s) of Amendment(s):	06/10/2015
Date Application Valid:	19/10/2015		19/10/2015

Copyright © 2015 Prestige Projects Management Ltd. All rights reserved.
 This drawing is the property of Prestige Projects Management Ltd. and is not to be used for any other purpose without the written consent of Prestige Projects Management Ltd.



LOCATION PLAN (1:1250)



SITE PLAN (1:200)

Prestige Projects Management Ltd
 3, Marlowes Court,
 67 Marlowes
 Hemel Hempstead
 Herts. HP1 1LE
 Tel/Fax 01442 213888

CLIENT
 Mr & Mrs Popat

PROJECT
 Land forming part of
 92 Pield Heath Road
 Hillingdon UB8 3NJ

DATE
 05/10/15

SCALE
 Various

NO.
 603

PL/001
 A

Copyright © 2015 Prestige Projects Management Ltd.
 All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Prestige Projects Management Ltd.
 C. This drawing is copyright.



Ground Floor Plan

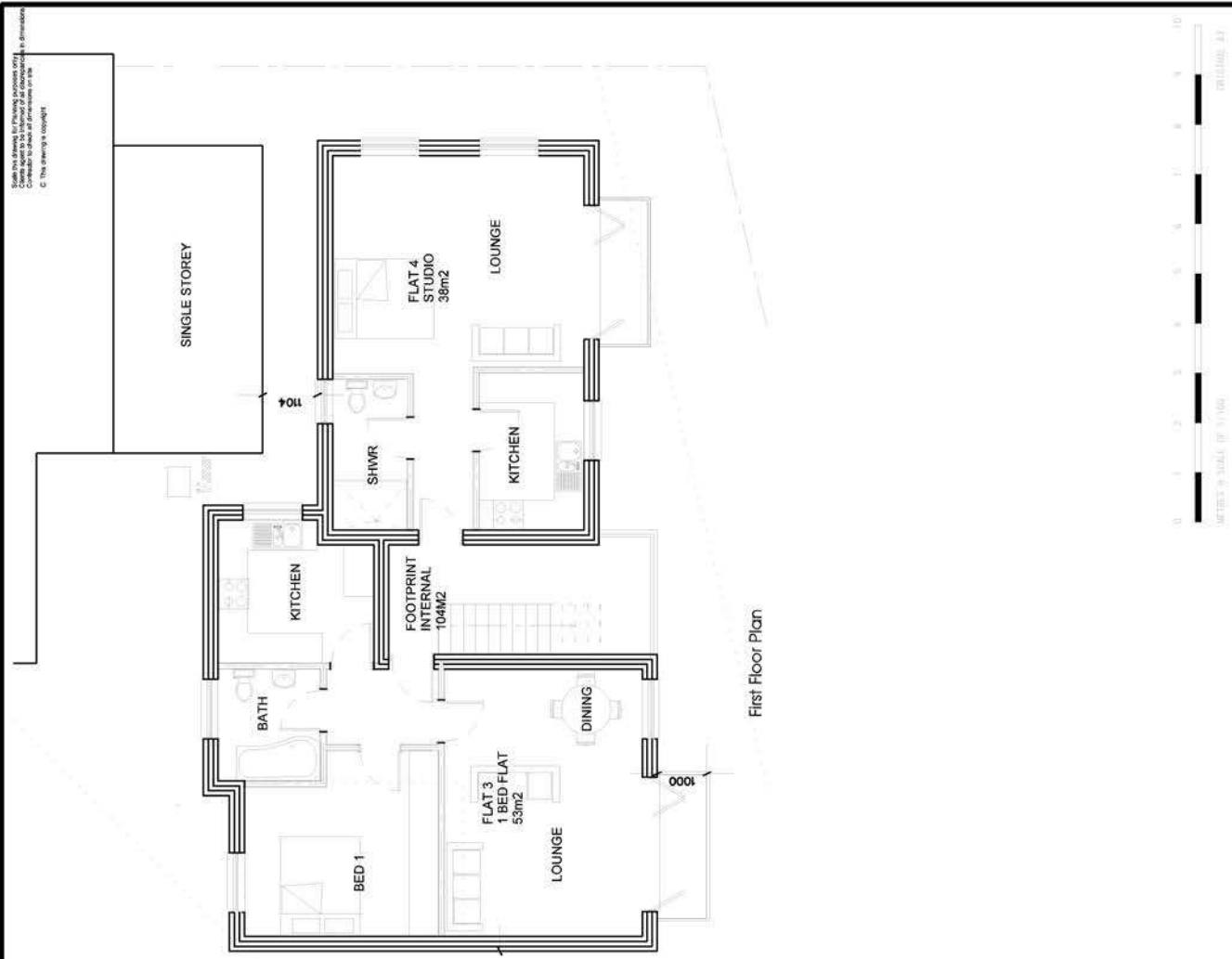
Prestige Projects Management Ltd
 3, Marlowes Court,
 67 Marlowes
 Hemel Hempstead
 Herts. HP1 1LE
 Tel/Fax 01442 213888

Client: Mr & Mrs Popat
 Address: Land forming part of
 92 Pield Heath Road
 Hillingdon UB8 3NJ

PROJECT: Erection of 3 storey building to create 3x1 bed self contained flats and 3 Studios flats with associated cycle parking
 DRAWING NO: 603
 PROPOSED PLANS

DATE: 05/10/15	SCALE: 1:100
PL/002	B

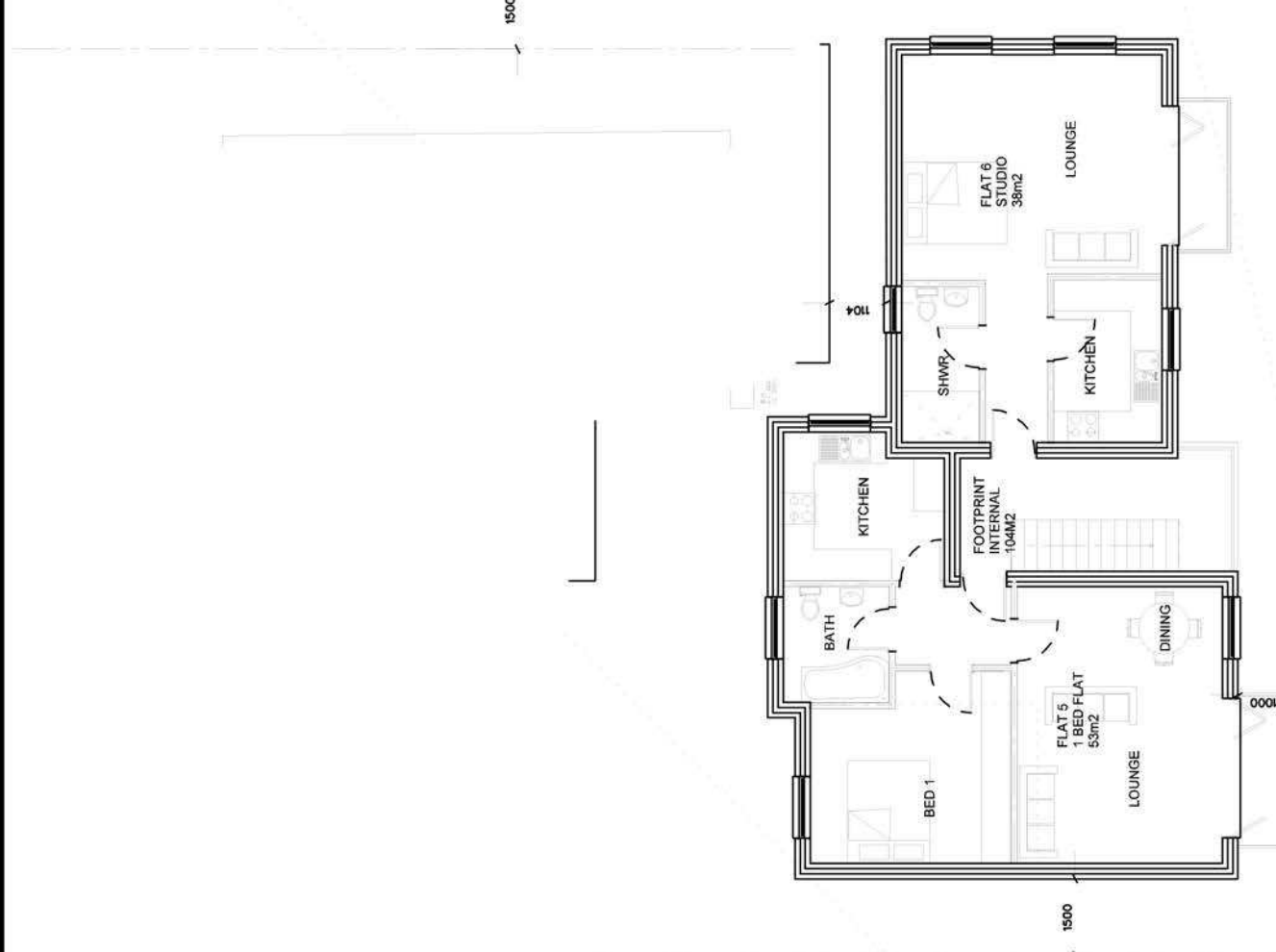
Copyright reserved for planning purposes only.
 All rights reserved. No part of this document may be reproduced without the prior written permission of the author.
 © This drawing is copyright.



First Floor Plan



Prestige Projects Management Ltd 3, Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888		PROJECT: Mr & Mrs Popat ADDRESS: Land forming part of 92 Pield Heath Road Hillingdon UB8 3NJ		PROJECT: Erection of 3 storey building to create 3x1 bed self contained flats and 3 Studios flats with associated cycle parking		DATE: 05/10/15	SCALE: 1:100
PROPOSED PLANS				603	PL/003	B	B



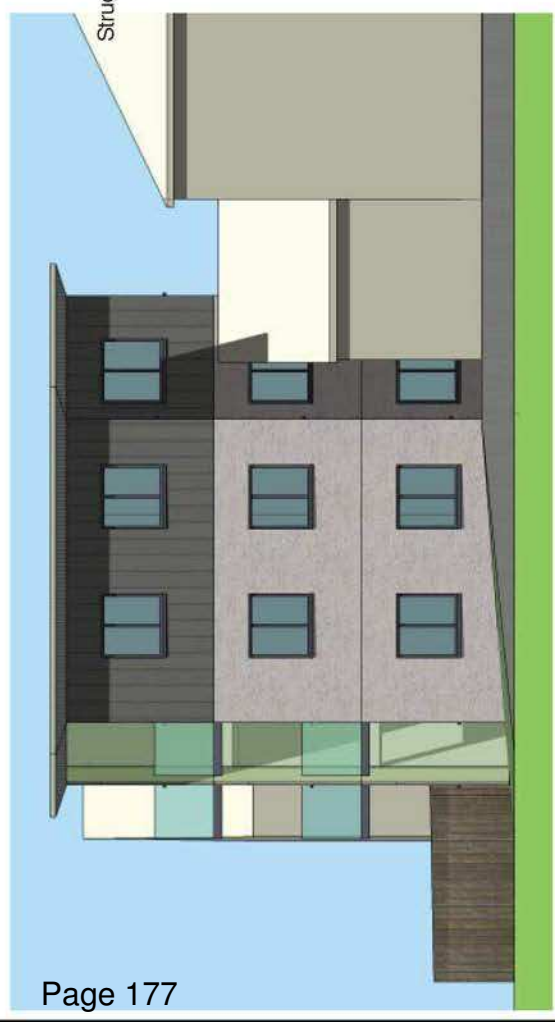
Second Floor Plan

11/10/15
 11/10/15
 11/10/15

© The drawing is copyright
 Prestige Projects Management Ltd
 All rights reserved. No part of this drawing may be reproduced
 or transmitted in any form or by any means electronic, mechanical,
 photocopying, recording, or by any information storage and retrieval
 system, without the prior written permission of Prestige Projects Management Ltd.



FRONT ELEVATION COLHAM ROAD



SIDE ELEVATION FIELD HEATH ROAD



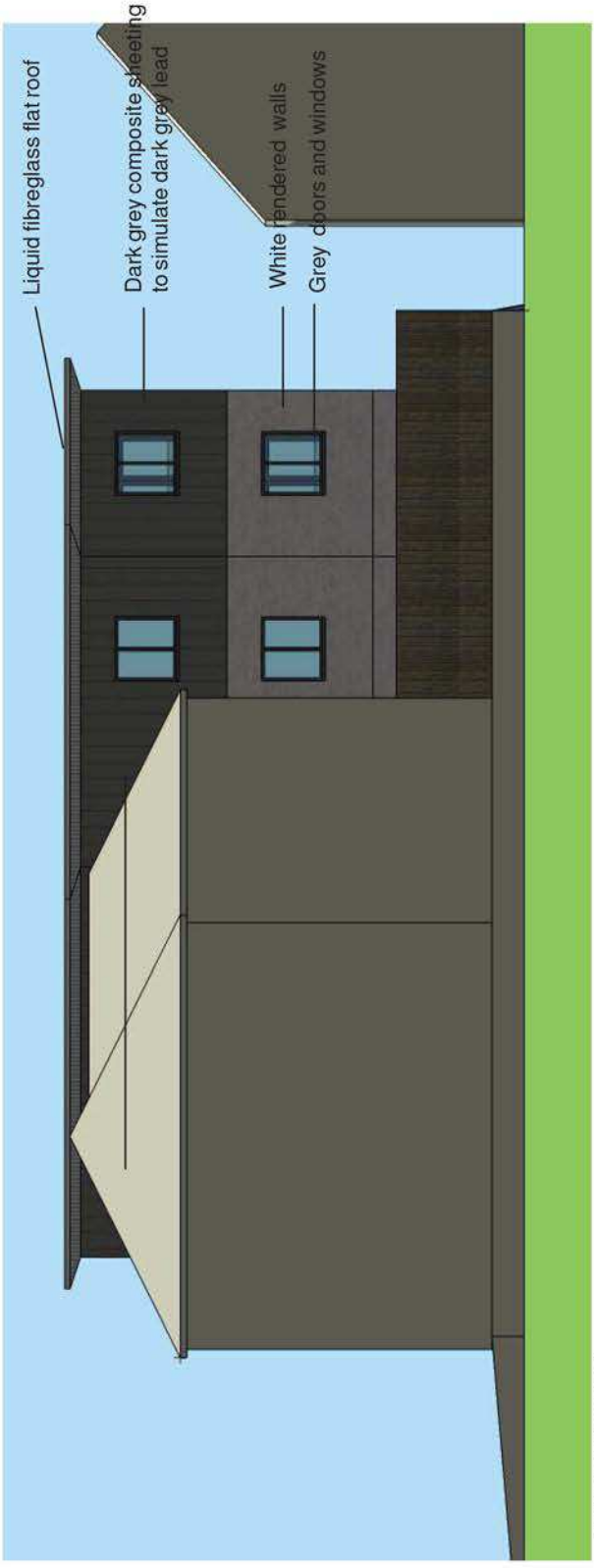
SIDE ELEVATION FIELD HEATH ROAD, EXTG BUILDINGS REMOVED FOR CLARITY

Structural glass atrium



Prestige Projects Management Ltd		PROJECT Erection of 3 storey building create 3x1 bed self contained flats and 3 Studios flats with associated cycle parking		SCALE 1:100	DATE 05/10/15
3, Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888		CLIENT Mr & Mrs Popat		JOB NO. 603	REV PL/004
ADDRESS Land Forming part of 92 Field Heath Road Hillingdon UB8 3NJ		PROPOSAL Proposed Elevations		REV A	

Architectural drawing by Planning & Environment
 Copyright © 2015. All rights reserved.
 © This drawing is copyright



REAR ELEVATION



FLANK ELEVATION

REAR ELEVATION, EXTG BUILDINGS REMOVED FOR CLARITY



Prestige Projects Management Ltd 3, Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888		CLIENT Mr & Mrs Popat PROJECTS Land Forming part of 92 Field Heath Road Hillingdon UB8 3NJ	PROJECT Erection of 3 storey building to create 3x1 bed self contained flats and 3 Studios flats with associated cycle parking DRAWING Proposed Elevations	DATE 05/10/15 DRAWING No. PL/005	SCALE 1:100 REV A
---	--	---	--	---	--



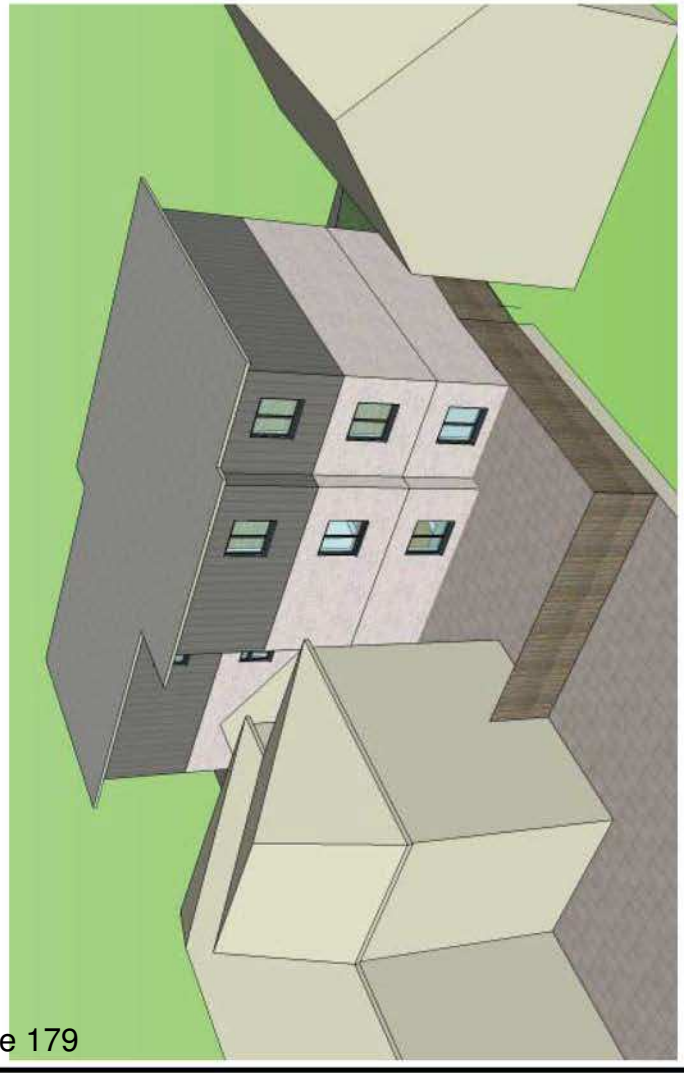
FRONT PERSPECTIVE COLHAM ROAD



AERIAL VIEW FROM FRONT



FRONT PERSPECTIVE PIELD HEATH ROAD

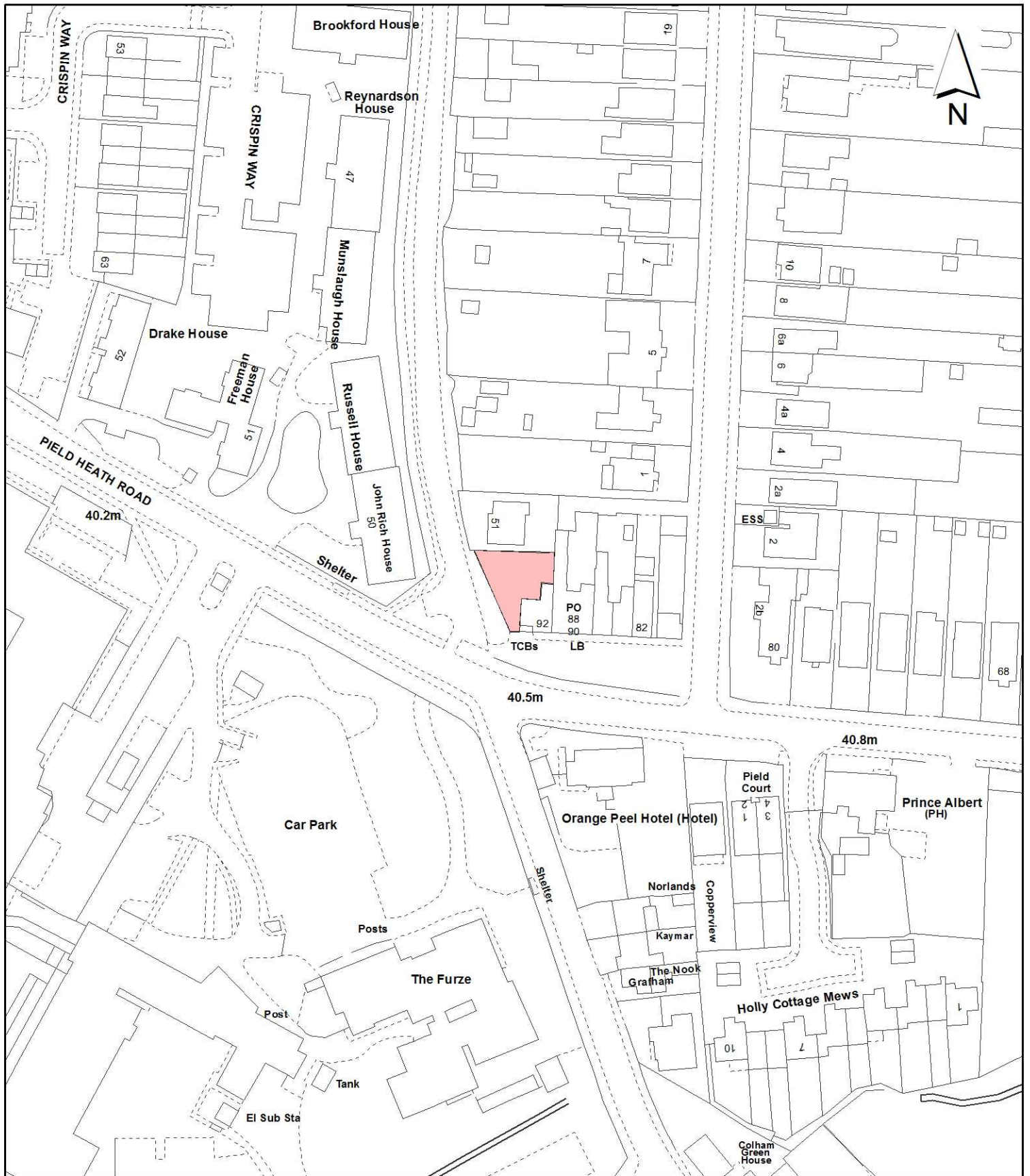


AERIAL VIEW FROM REAR

Scale for viewing by Planning purposes only.

PROJECT		DATE	SCALE	REV
Erection of 3 storey building create 3x1 bed self contained flats and 3 Studios flats with associated cycle parking		05/10/15	1:100	A
CLIENT		JOB No.	APP/PL/NO.	
Prestige Projects Management Ltd		603	PL/006	
ADDRESS		PROPOSED PERSPECTIVES		
Mr & Mrs Popat Land Forming part of 92 Pield Heath Road Hillingdon UB8 3NU		Proposed Perspectives		
3. Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888				

A 15/10/15 Amended for validation



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Land forming part of 92 Pield Heath Road
 Hillingdon**

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

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

Planning Application Ref:

12504/APP/2015/3703

Scale:

1:1,250

Planning Committee:

Central and South

Date:

February 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 61 ADELPHI CRESCENT HAYES

Development: First floor side extension

LBH Ref Nos: 60953/APP/2015/3750

Date Plans Received: 08/10/2015

Date(s) of Amendment(s):

Date Application Valid: 11/12/2015

H. M. LAND REGISTRY GENERAL MAP

GREATER LONDON
MIDDLESEX

SHEET

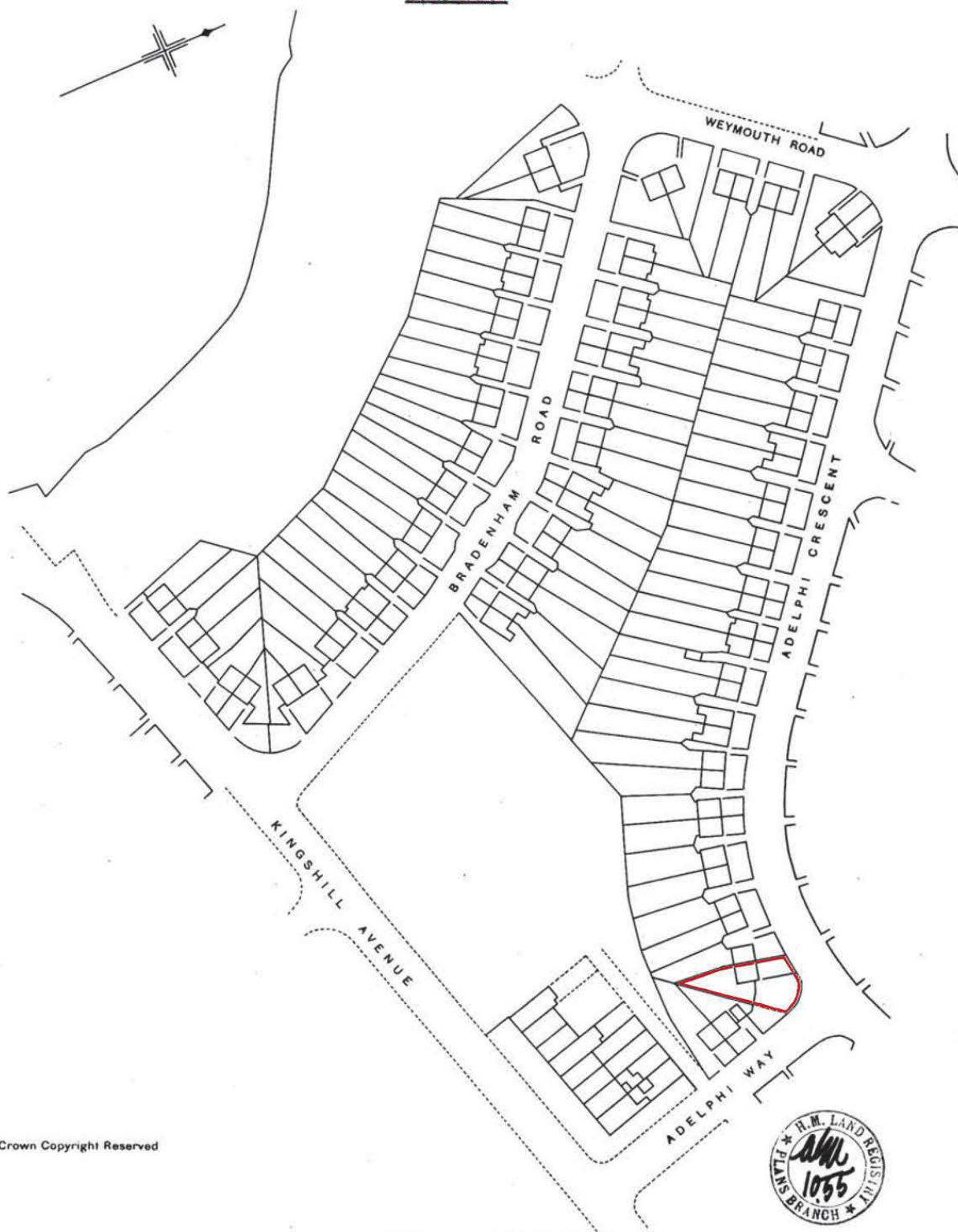
XV. 5.

SECTION

BE

Scale 1/1250. Enlarged from 1/2500.

BOROUGH OF HILLINGDON
HAYES PARISH



Crown Copyright Reserved

Filed Plan of Title No. **MX309310**

This is a copy of the title plan on 22 MAY 2015 at 17:53:57. This copy does not take account of any application made after that time even if still pending in the Land Registry when this copy was issued.

This copy is not an 'Official Copy' of the title plan. An official copy of the title plan is admissible in evidence in a court to the same extent as the original. A person is entitled to be indemnified by the registrar if he or she suffers loss by reason of a mistake in an official copy. If you want to obtain an official copy, the Land Registry web site explains how to do this.

The Land Registry endeavours to maintain high quality and scale accuracy of title plan images. The quality and accuracy of any print will depend on your printer, your computer and its print settings. This title plan shows the general position, not the exact line, of the boundaries. It may be subject to distortions in scale. Measurements scaled from this plan may not match measurements between the same points on the ground.

This title is dealt with by Land Registry, Wales Office.

Page 182

© Crown Copyright. Produced by Land Registry. Further reproduction in whole or in part is prohibited without the prior written permission of Ordnance Survey. Licence Number 100026316.

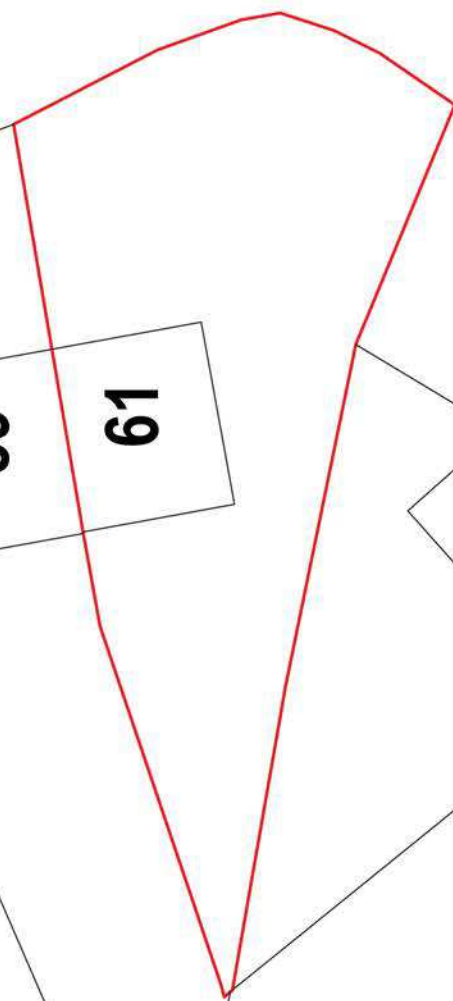


ADELPHI CRESCENT

ADELPHI WAY

59

61



CLIENT
METER

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS. NO CONSTRUCTION WORK TO BE STARTED PRIOR TO COUNCIL'S APPROVAL. DRAWINGS NOT TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES.

PROJNO
**61 ADELPHI CRESCENT,
HAYES, UB4 8LZ**

PROJNO TITLE
**FIRST FLOOR
SIDE EXTENSION**

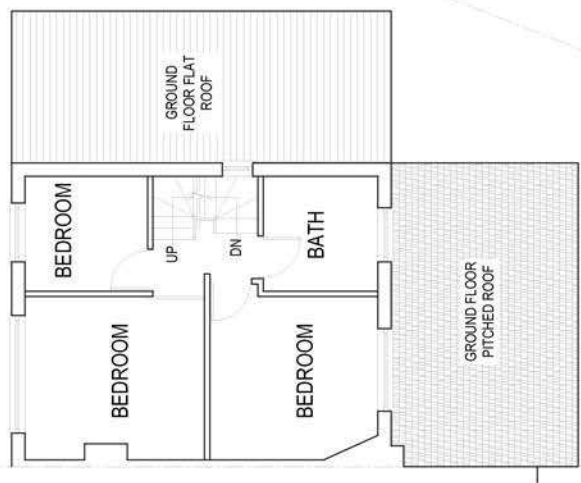
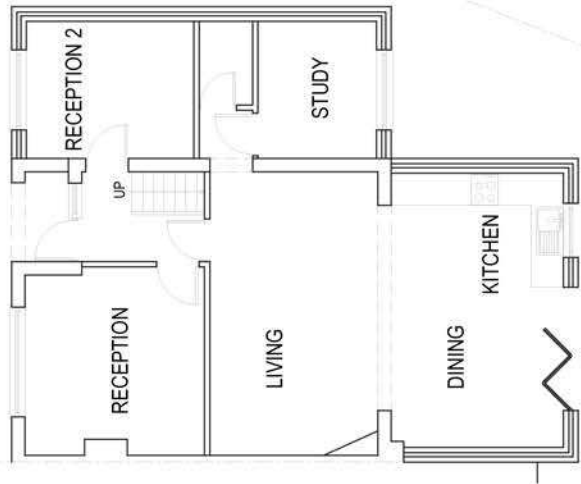


TECHNOLOGIST
DESIGN GHAR LIMITED
ARCHITECTURAL DESIGNERS AND STRUCTURAL ENGINEERS
Office Suite 1, 30 Uphall Road, Ilford, IG1 2JF
Phone: 0203 514 6305, Email: dgild@yahoo.co.uk, Mobile: 0787 725 4950

DESIGN GHAR LTD
ARCHITECTURAL DESIGNERS
AND STRUCTURAL ENGINEERS

SHEET NO
05

DATE
OCT 2015

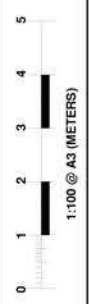


PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS. NO CONSTRUCTION WORK TO BE STARTED PRIOR TO COUNCIL'S APPROVAL. DRAWINGS NOT TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES.

61 ADELPHI CRESCENT,
HAYES, UB4 8LZ

EXISTING PLANS

FIRST FLOOR
SIDE EXTENSION



CLIENT NAME

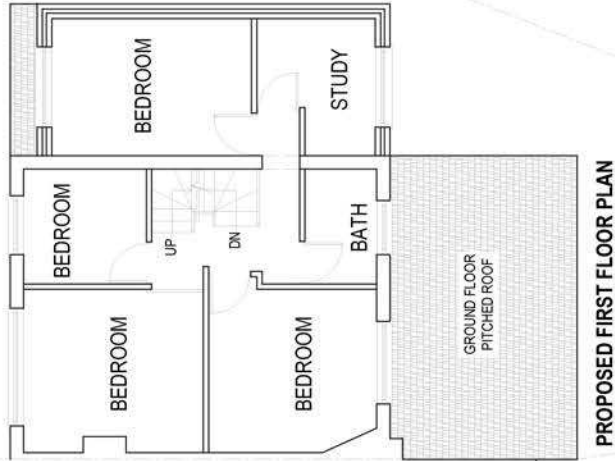
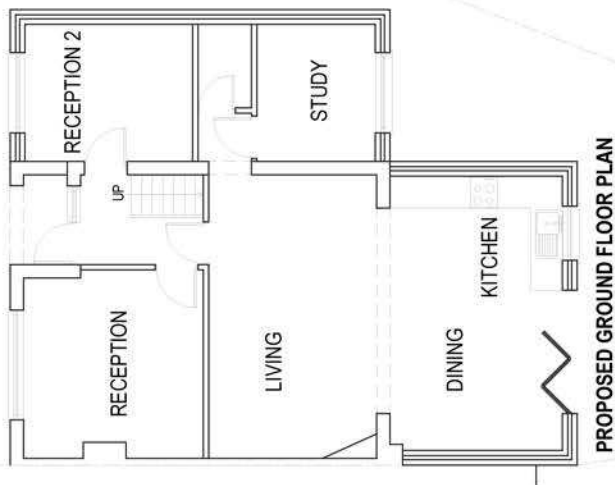
DESIGN GHAR LIMITED
ARCHITECTURAL DESIGNERS AND STRUCTURAL ENGINEERS
Office Suite 1, 30 Uphall Road, Ilford, IG1 2JF
Phone: 0203 514 6305, Email: dgild@yahoo.co.uk, Mobile: 0787 725 4950

PROJECT NO

01

DATE

OCT
2015



DATE

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS. NO CONSTRUCTION WORK TO BE STARTED PRIOR TO COUNCIL'S APPROVAL. DRAWINGS NOT TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES.

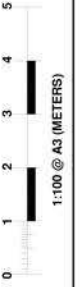
NO. OF SHEETS

61 ADELPHI CRESCENT,
HAYES, UB4 8LZ

PROPOSED PLANS

PROJECT TITLE

FIRST FLOOR
SIDE EXTENSION



CLIENT NAME

DESIGN GHAR LIMITED
ARCHITECTURAL DESIGNERS AND STRUCTURAL ENGINEERS

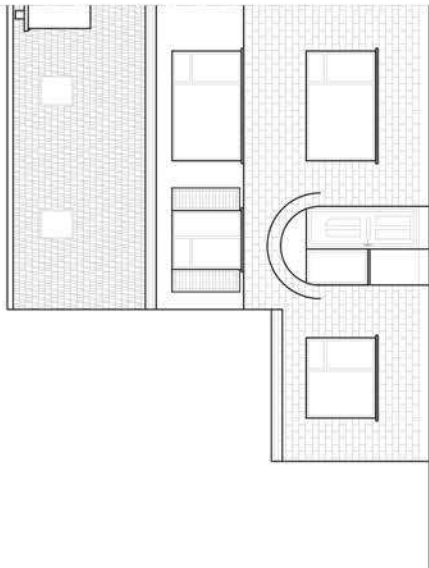
Office Suite 1, 30 Uphall Road, Ilford, IG1 2JF
Phone: 0203 514 6305, Email: dgild@yahoo.co.uk, Mobile: 0787 725 4950

SHEET NO.

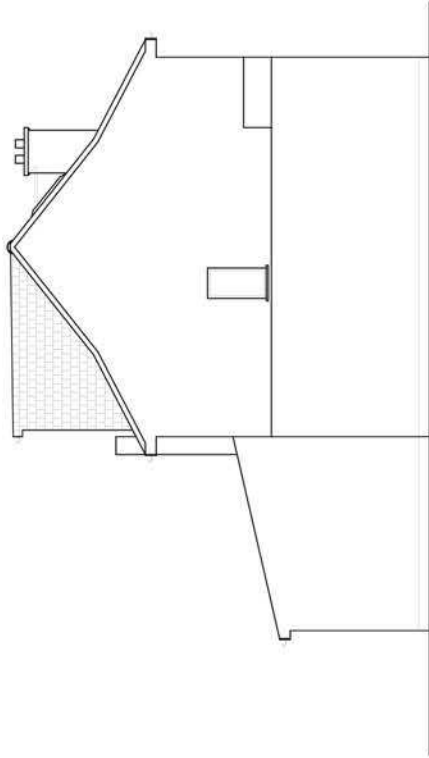
03

DATE

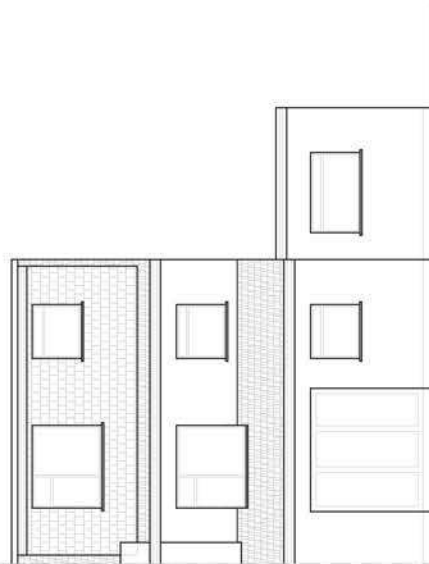
OCT
2015



EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS. NO CONSTRUCTION WORK TO BE STARTED PRIOR TO COUNCIL'S APPROVAL. DRAWINGS NOT TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES.

61 ADELPHI CRESCENT,
HAYES, UB4 8LZ

EXISTING ELEVATIONS

FIRST FLOOR
SIDE EXTENSION



REVISIONS

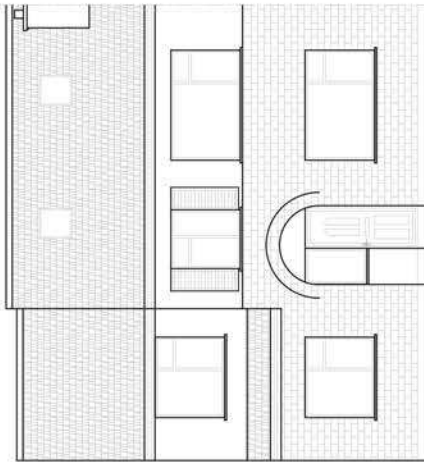


DESIGN GHAR LIMITED
ARCHITECTURAL DESIGNERS AND STRUCTURAL ENGINEERS
Office Suite 1, 30 Uphall Road, Ilford, IG1 2JF
Phone: 0203 514 6305, Email: dgild@yahoo.co.uk, Mobile: 0787 725 4950

02

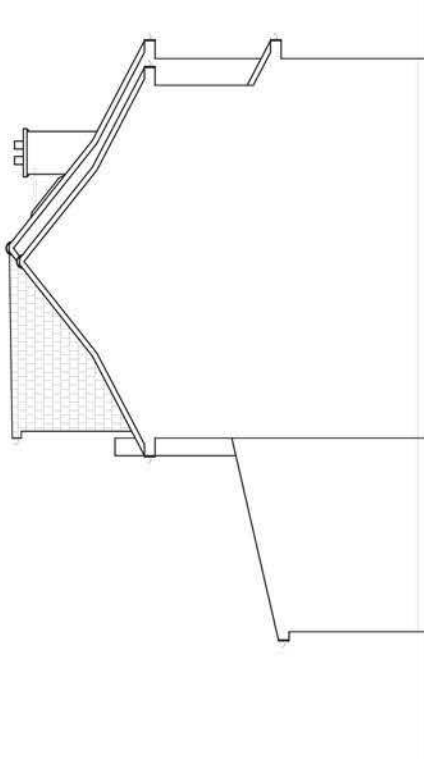
DATE

OCT
2015

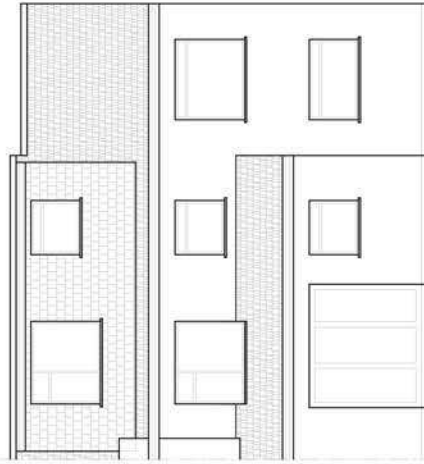


PROPOSED FRONT ELEVATION

The Materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing buildings.



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

**61 ADELPHI CRESCENT,
HAYES, UB4 8LZ**

PROPOSED ELEVATIONS

**FIRST FLOOR
SIDE EXTENSION**



PLEASE NOTE THAT BEFORE BUILDING WORKS COMMENCES IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO SERVE PARTY WALL NOTICES TO ALL NEIGHBOURS. NO CONSTRUCTION WORK TO BE STARTED PRIOR TO COUNCIL'S APPROVAL. DRAWINGS TO BE READ IN CONJUNCTION WITH RELEVANT DRAWING AND SPECS. DRAWINGS NOT TO BE SCALED. FIGURED DIMENSIONS ONLY. ANY DISCREPANCIES ARE TO BE POINTED TO THE ARCHITECT. THE ARCHITECT IS NOT LIABLE FOR ANY FAULTS NOT RAISED. DRAWINGS NOT TO BE SCALED FOR LAND TRANSFER PURPOSES.



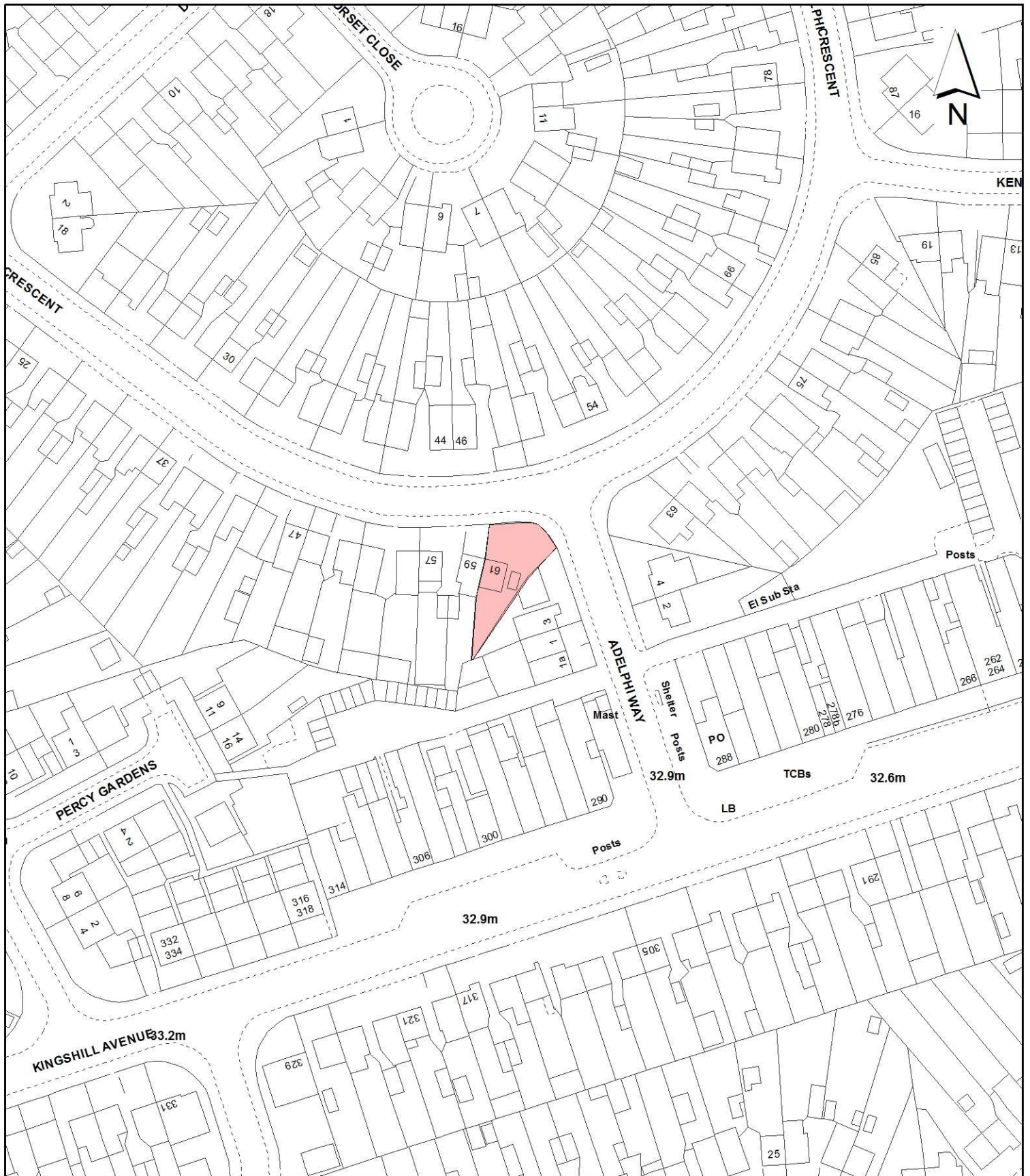
DESIGN GHAR LIMITED
ARCHITECTURAL DESIGNERS AND STRUCTURAL ENGINEERS

Office Suite 1, 30 Uphall Road, Ilford, IG1 2JF
Phone: 0203 514 6305, Email: dgild@yahoo.co.uk, Mobile: 0787 725 4950

04

DATE

**OCT
2015**



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**61 Adelphi Crescent
 Hayes**

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

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

Planning Application Ref:

60953/APP/2015/3750

Scale:

1:1,250

Planning Committee:

Central and South

Date:

February 2016



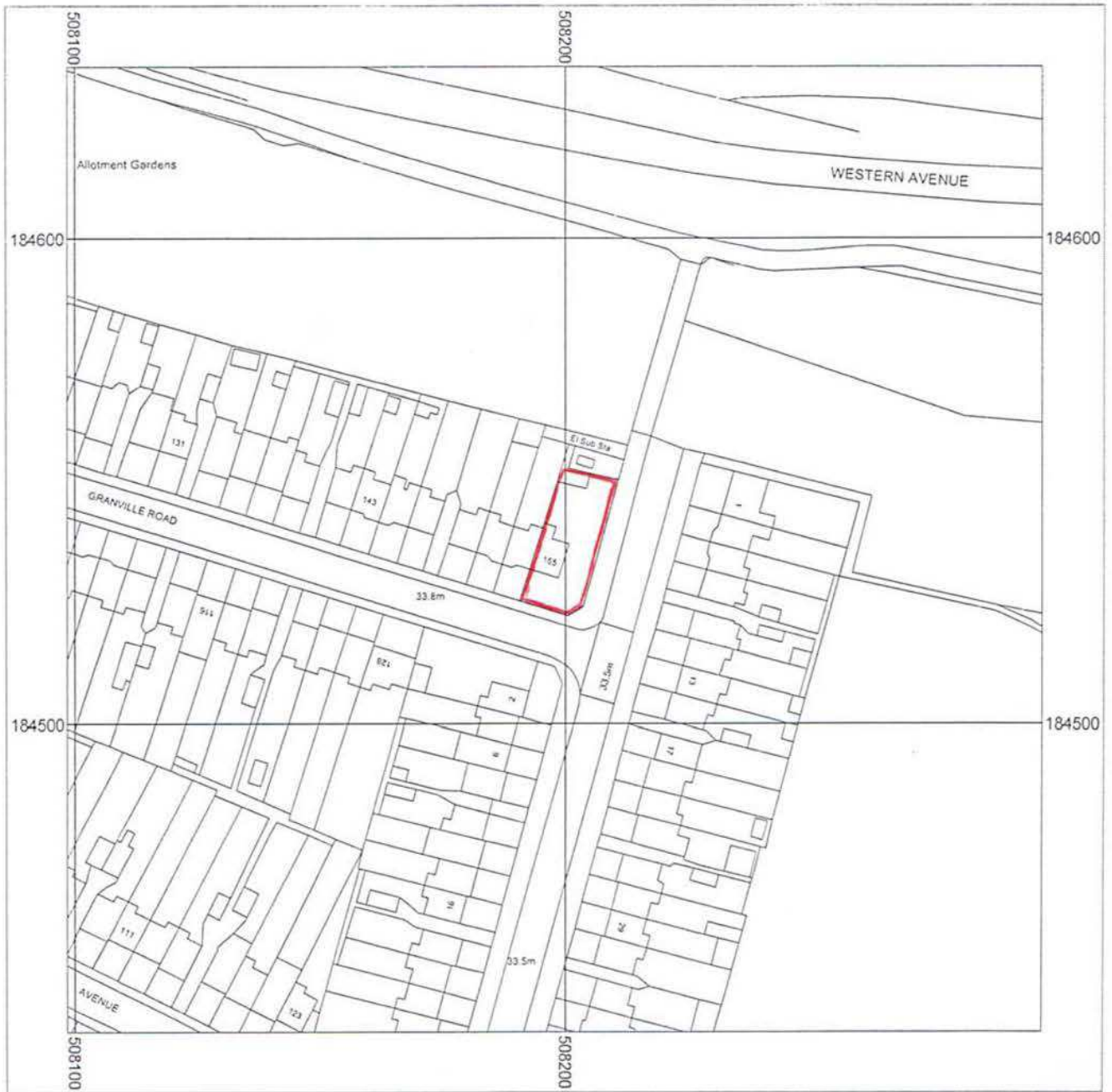
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 155 GRANVILLE ROAD HILLINGDON
Development: Two storey, 2-bed, end of terrace dwelling with associated parking and amenit
space
LBH Ref Nos: 71395/APP/2015/4307

Date Plans Received: 23/11/2015
Date Application Valid: 10/12/2015

Date(s) of Amendment(s):



Metres
0 5 10 20 30 40 50
Scale: 1:1250

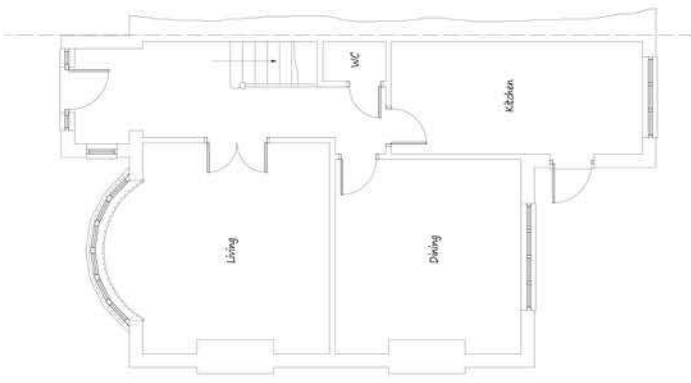


Supplied by: National Map Centre
License number: 100031961
Produced: 06/11/2015
Serial number: 1589441

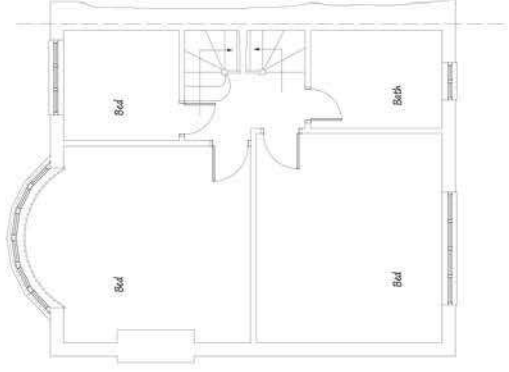
155 Granville Road
Hillingdon
UB10 9AG

Plot centre co-ordinates: 508198,184536
Download file: Pottle_155GranvilleRd.zi
Project name: Pottle_155GranvilleRd

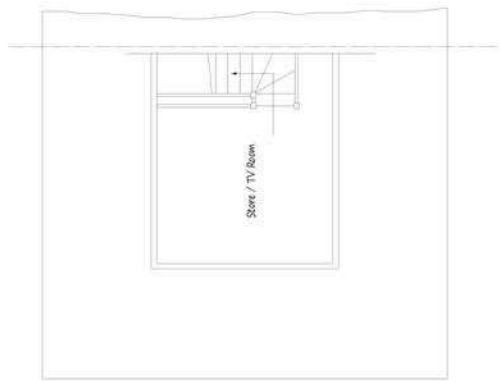
NOTES:
All dimensions must be checked on site and not scaled from this drawing.



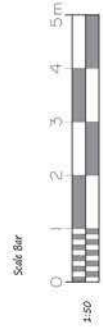
Existing First Floor Plan



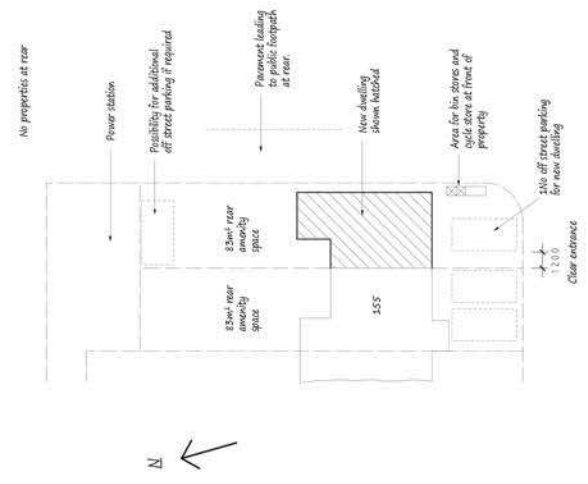
Existing Room in Roof Space



Existing Ground Floor Plan



This drawing to be read in conjunction with Dwg No 3618/02



Site Plan scale 1:200

A	Date	Revisions
Copyright G.E. Pottle & Co. Building Design & Management Services		
Suite B 128 Manor Way Rushlip Middlesex HA4 8HR		
Tel: 01895 622800 Fax: 01895 622900 www.planning-pottle.co.uk		
Client Mr & Mrs Bettman		
Job Title 155 Granville Road Hillingdon Middlesex		
Drawing Title Existing Details and Site Plan		
Scale 1:50, 200		
Date November 2015		
Drawn by MPP		
Dwg No. 3618/02		

NOTICE:
All dimensions must be checked on site and not scaled from this drawing.

New dwelling to be designed incorporating Lifetime Home standards and the Lifetime Plan.

45m² Each Floor
Total Floor Area = 90m²

Some covered floor space for Living, Dining and Kitchen areas.

A	Date	Revisions

Copyright
G.E. Pottle & Co.
Building Design &
Management Services

Suite B
128 Manor Way
Rushlip
Middlesex
HA4 8HR

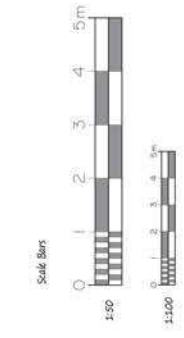
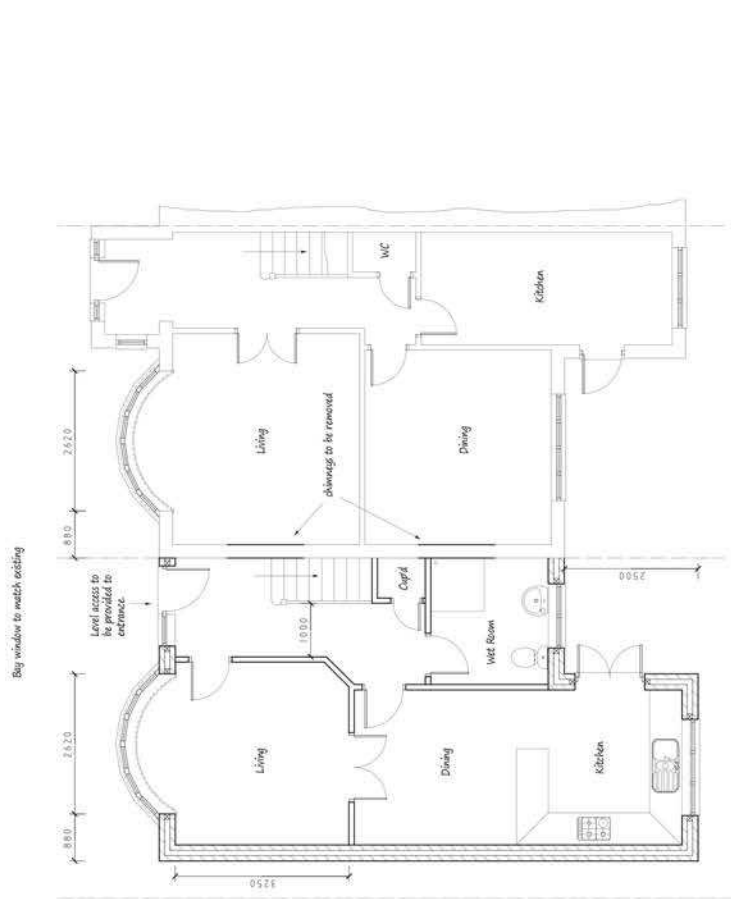
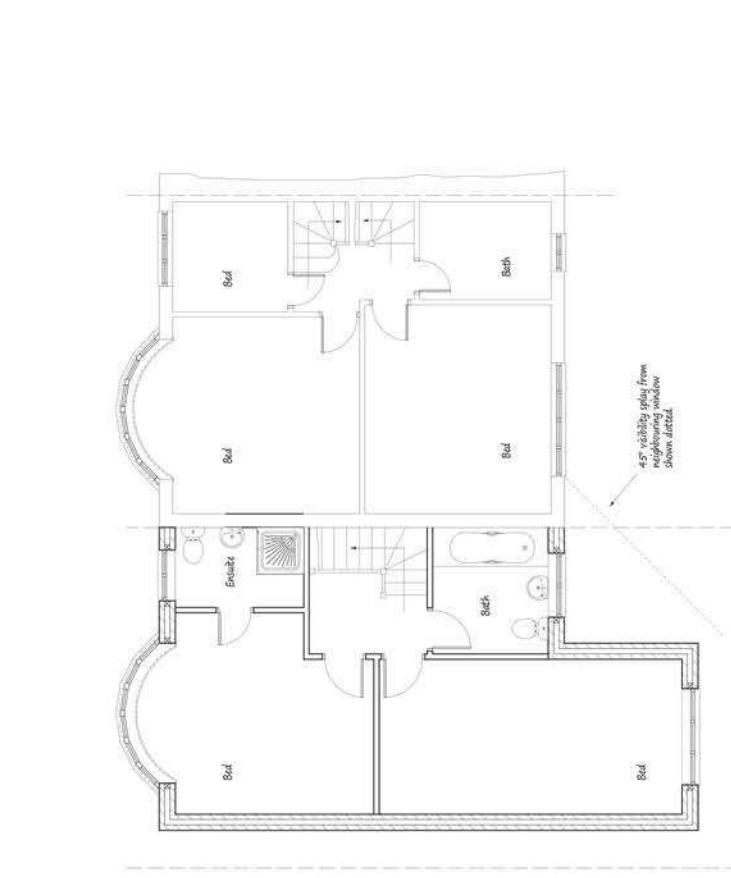
Tel: 01895 622800
Fax: 01895 622800
www.planning-pottle.co.uk

Client
Mr & Mrs Batterton

Job Title
155 Granville Road
Hillingdon
Middlesex

Drawing Title
Proposed New Dwelling

Scale	1:50, 1:100
Date	November 2015
Drawn by	MPP
Dwg No.	3618/02



Proposed First Floor Plan

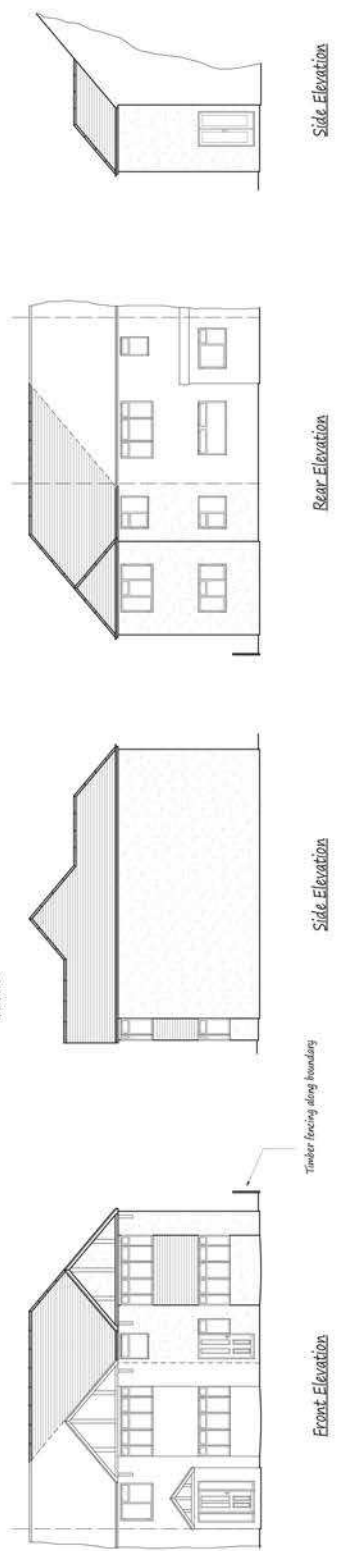
Proposed Ground Floor Plan

This drawing to be read in conjunction with Dwg No 3618/01

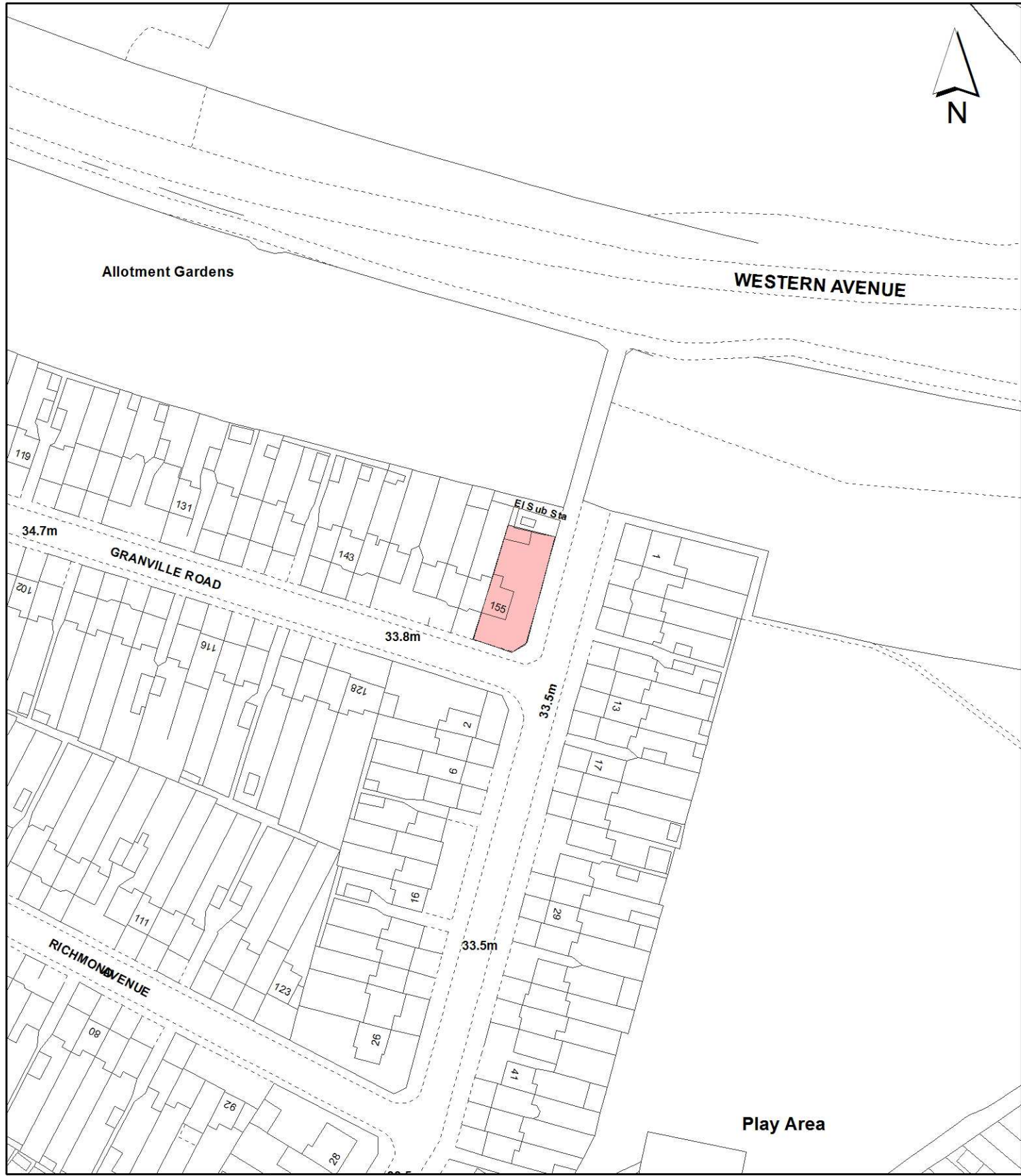
All Materials to Match Existing Dwelling

New 1st floor windows to be installed in habitable rooms to have fully operable casements min 0.23m², Lx 750mm x 450mm with bottom cill min 800mm, max 1100mm above FFL

Operably glazed windows to new bedroom, west room and ensuite.



Timber facing along boundary



Notes:

 Site boundary

For identification purposes only.
This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
Unless the Act provides a relevant exception to copyright.
© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Land forming part of 155 Granville Road
Hillingdon**

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

Planning Application Ref:

71395/APP/2015/4307

Scale:

1:1,250

Planning Committee:

Central and South

Date:

February 2016



HILLINGDON
LONDON

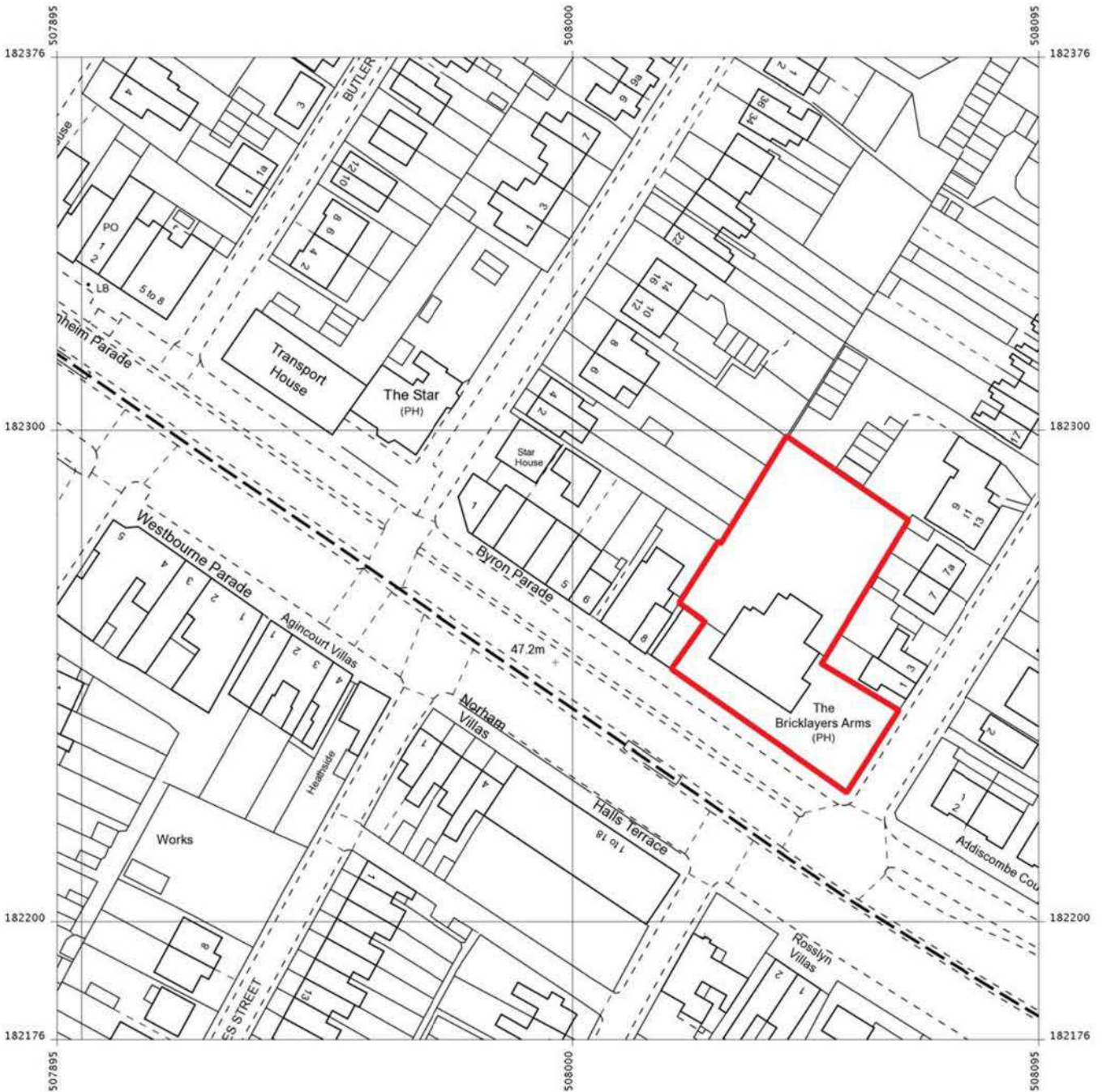
Report of the Head of Planning, Sport and Green Spaces

Address TAMARA LOUNGE, BYRON PARADE UXBRIDGE ROAD HILLINGDON
Development: New proposed canopy to terrace at rear of smoking area of restaurant
LBH Ref Nos: 61362/APP/2016/146

Date Plans Received: 14/01/2016

Date(s) of Amendment(s):

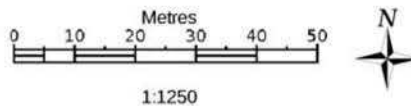
Date Application Valid: 14/01/2016



Produced 17 Sep 2012 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown Copyright 2012.

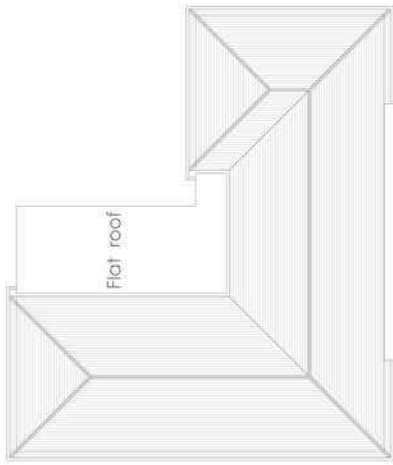
Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

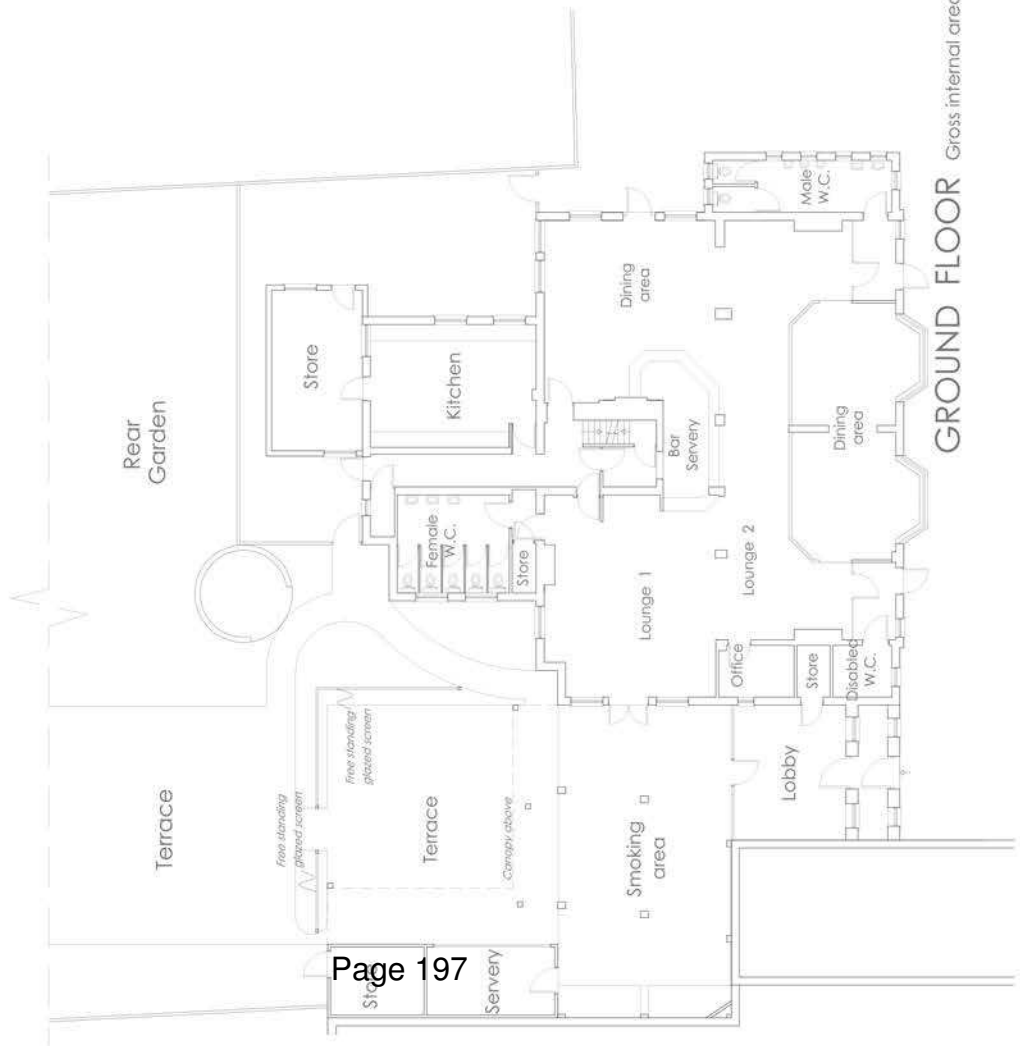


1:1250

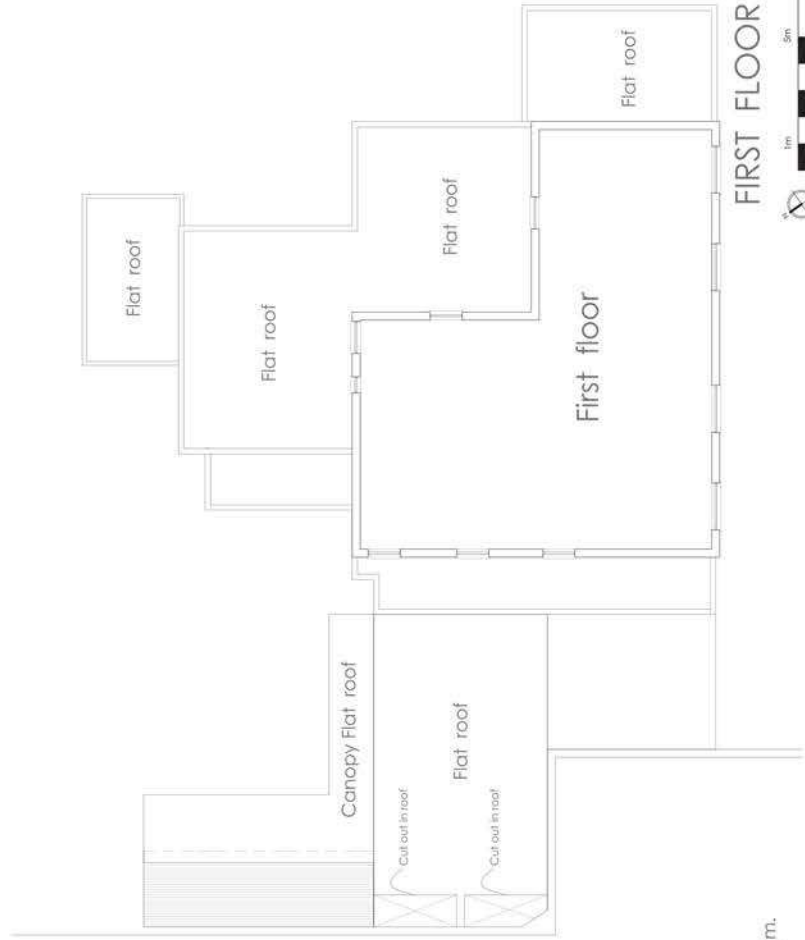
Supplied by: **Stanfords**
Reference: OI473899
Centre coordinates: 507995 182276



ROOF PLAN



GROUND FLOOR Gross internal area: 468sq.m.



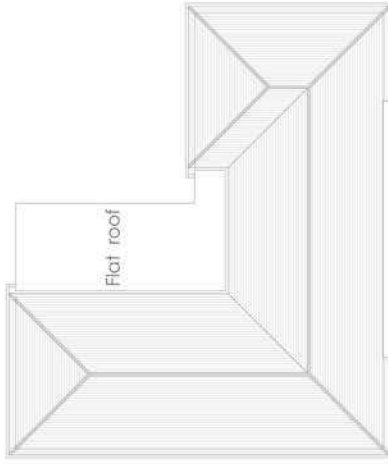
FIRST FLOOR



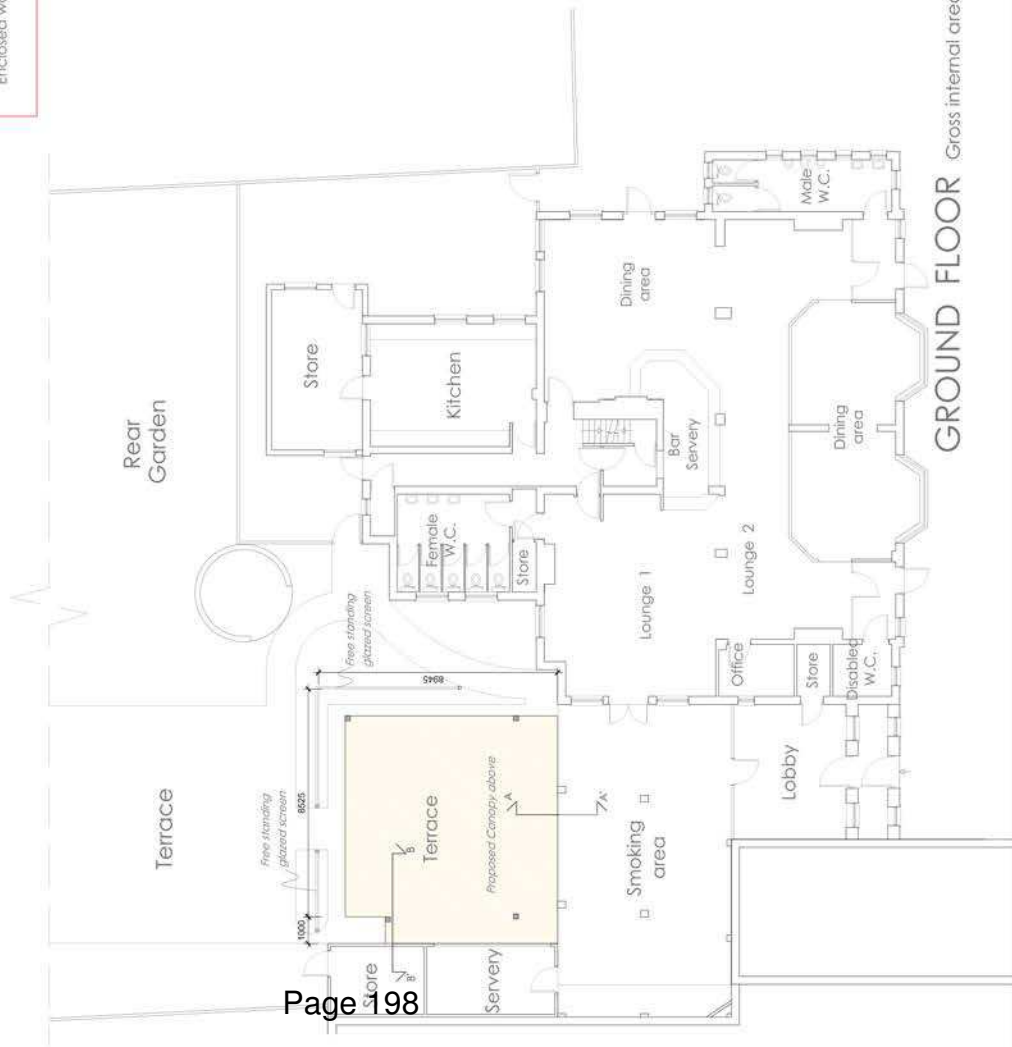
PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD	DWG NO. SCALE	02A @ A1	DETAIL	EXISTING PLANS	04.12.2015	ISSUED FOR DISCUSSION	17.12.2015	SUBMITTED TO PLANNING DEPT. HILLINGDON	PROJECT NO.	15.53
EXISTING BUILDING										PR Architecture Ltd.	Chartered Architect
											120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304

SMOKING SHELTER CALCULATIONS:

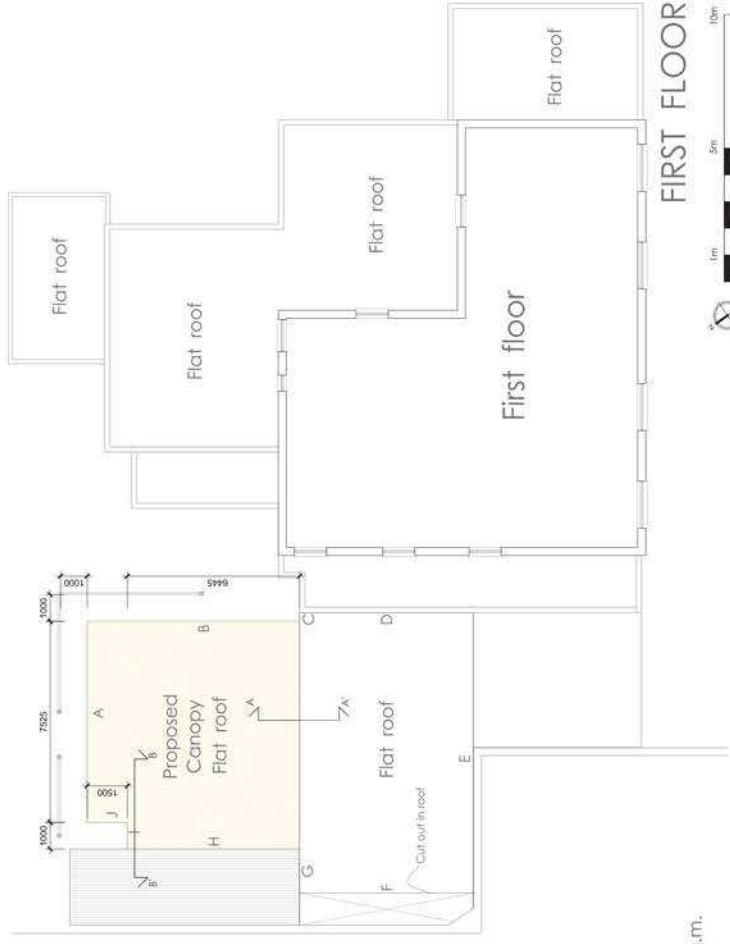
Wall A (Open wall):	7.5 x 2.6 = 19.5 m ²
Wall B (Open wall):	7.9 x 2.6 = 20.5 m ²
Wall C (Open wall):	0.3 x 2.6 = 0.80 m ²
Wall D (Enclosed wall):	6.5 x 2.5 = 16.3 m ²
Wall E (Enclosed wall):	10.5 x 2.5 = 26.3 m ²
Wall F (Open wall):	6.5 x 2.5 = 16.3 m ²
Wall G (Enclosed wall):	1.7 x 2.5 = 4.30 m ²
Wall H (Enclosed wall):	6.4 x 2.6 = 16.6 m ²
Wall I (Open wall):	1.0 x 2.6 = 2.60 m ²
Wall J (Open wall):	1.5 x 2.6 = 3.90 m ²
TOTAL Open wall:	63.60 m²
TOTAL Enclosed wall:	63.50 m²
Open wall:	(63.6 / 127.1) X 100 = 50.05%
Enclosed wall:	(63.5 / 127.1) X 100 = 49.95%



ROOF PLAN

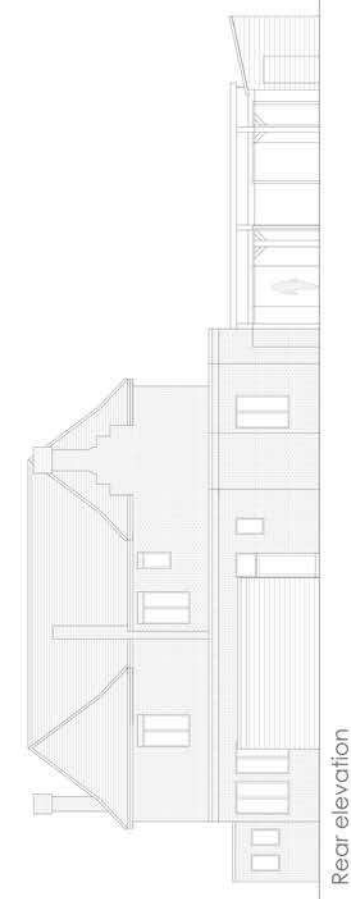


GROUND FLOOR Gross internal area: 468sq.m.

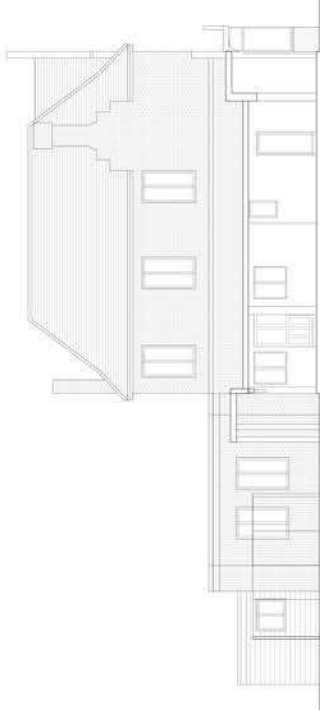


FIRST FLOOR

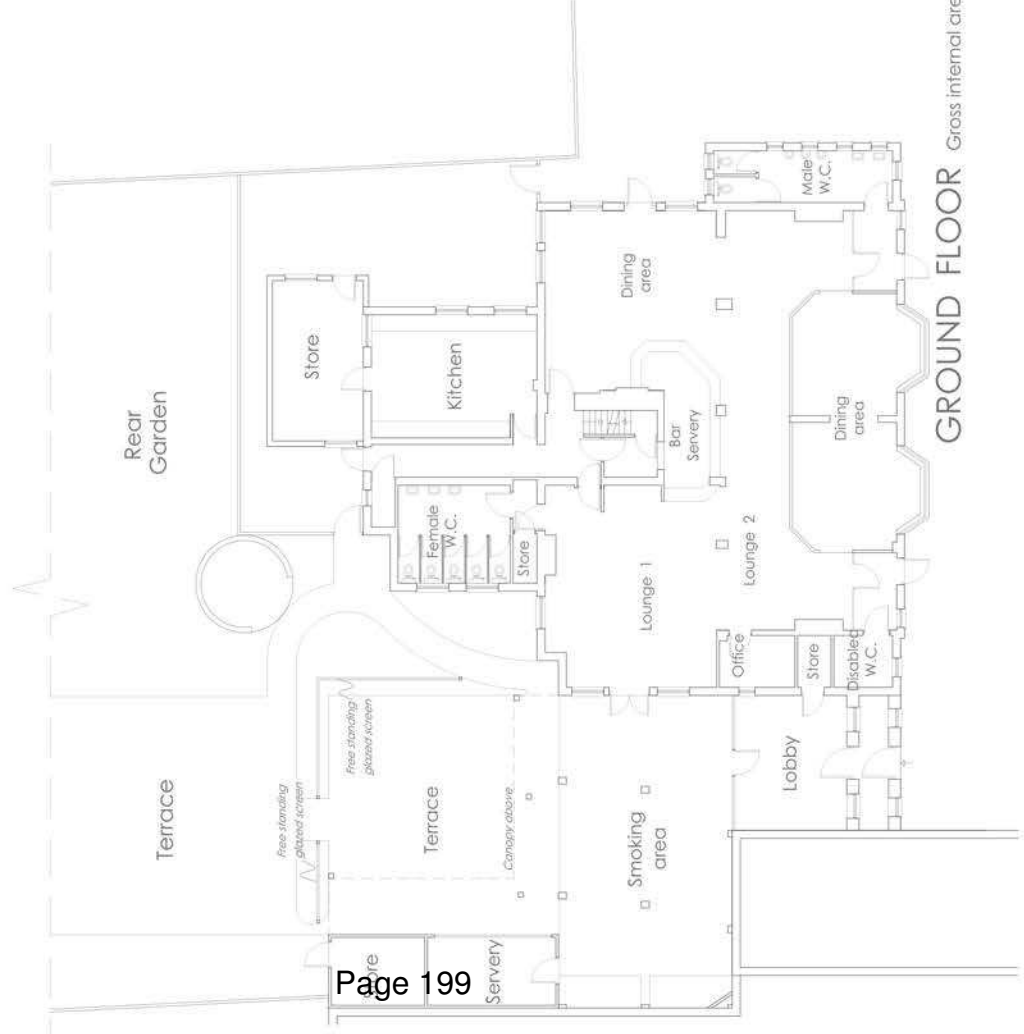
PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD PROPOSED REPLACEMENT CANOPY ROOF FOR TERRACE	DWG NO. SCALE	04A @ A1	DETAIL	PROPOSED PLANS	ISSUED FOR DISCUSSION	13.10.2015	13.10.2015	A 17.12.2015	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304
---------	--	---------------	----------	--------	----------------	-----------------------	------------	------------	--------------	-------------	-------	---



Rear elevation



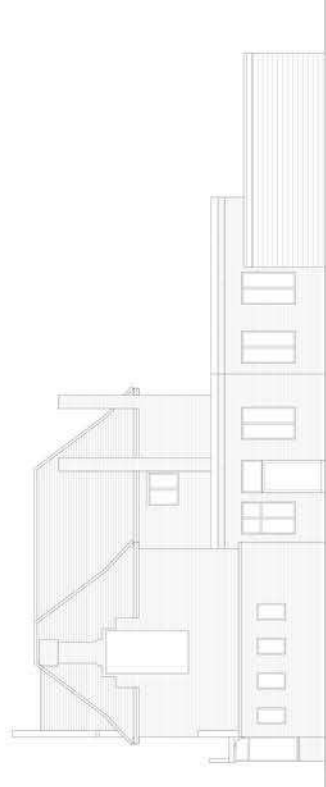
Side elevation 1 Section A-A



GROUND FLOOR Gross internal area: 468sq.m.



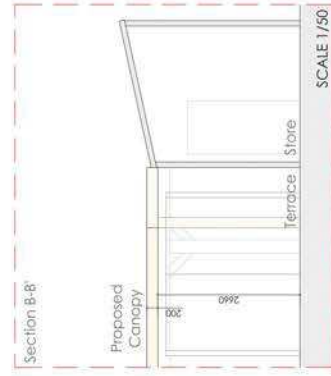
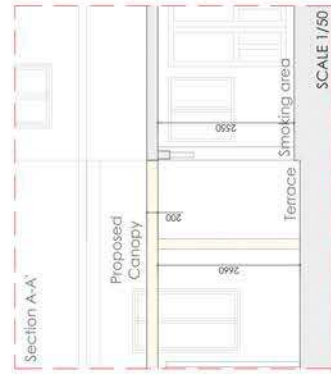
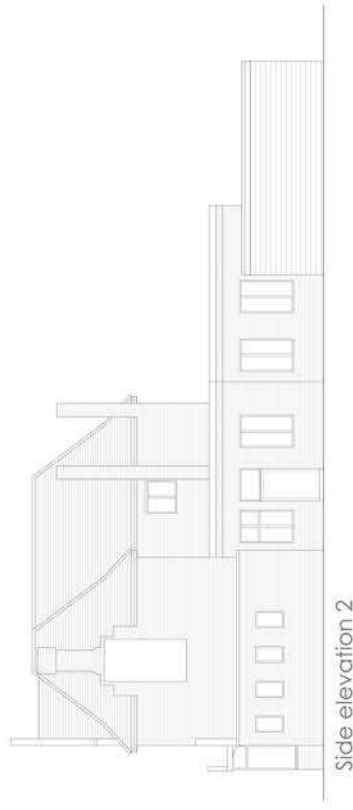
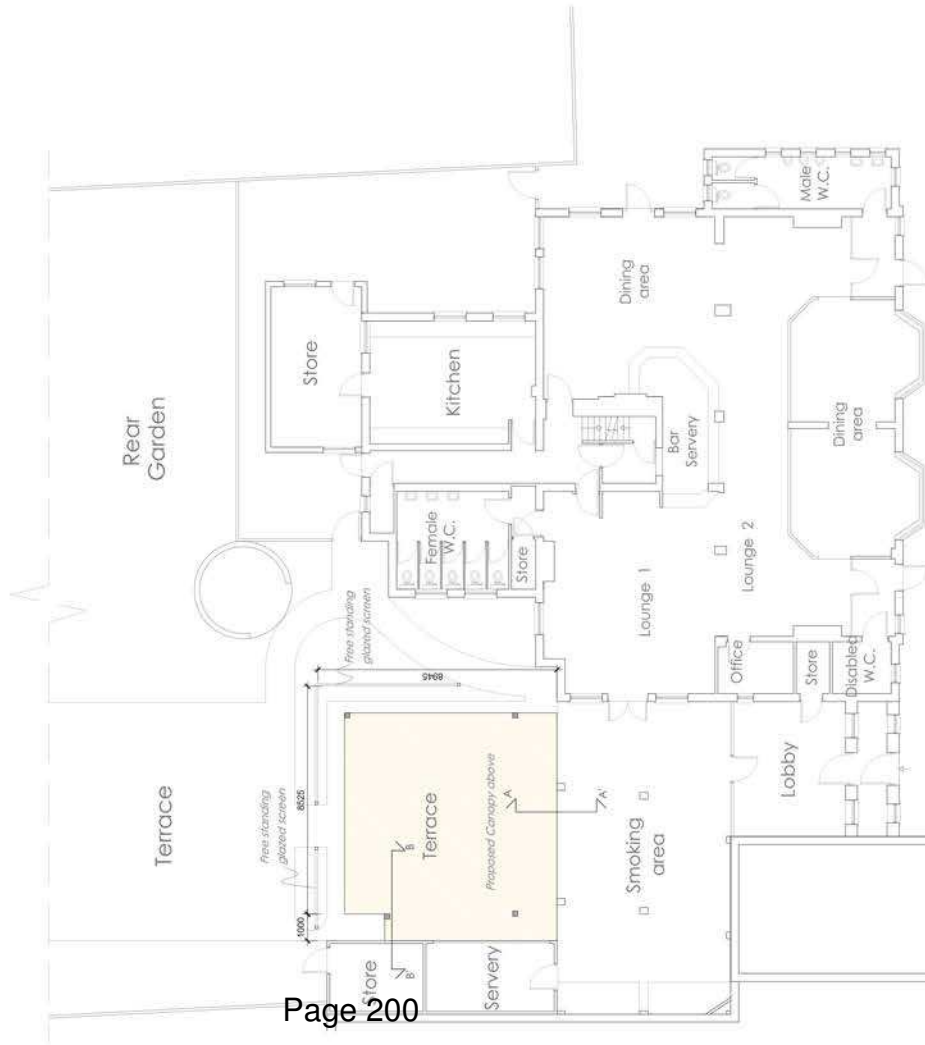
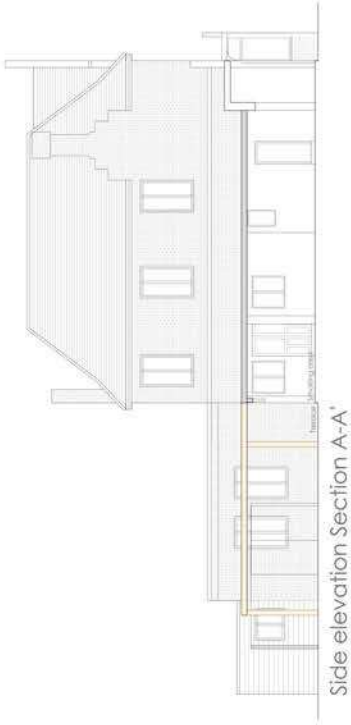
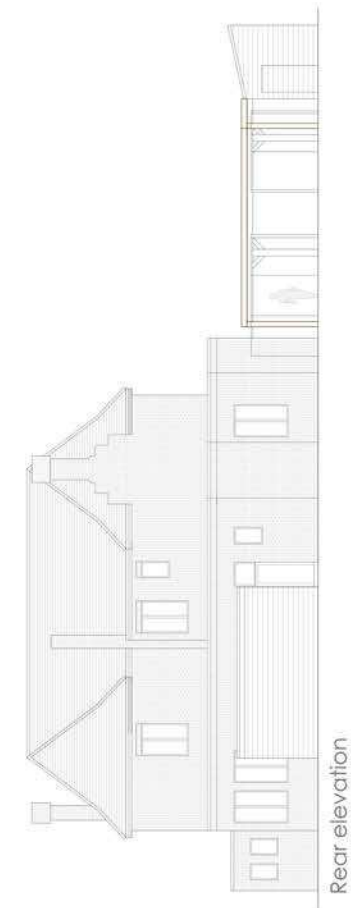
Front elevation



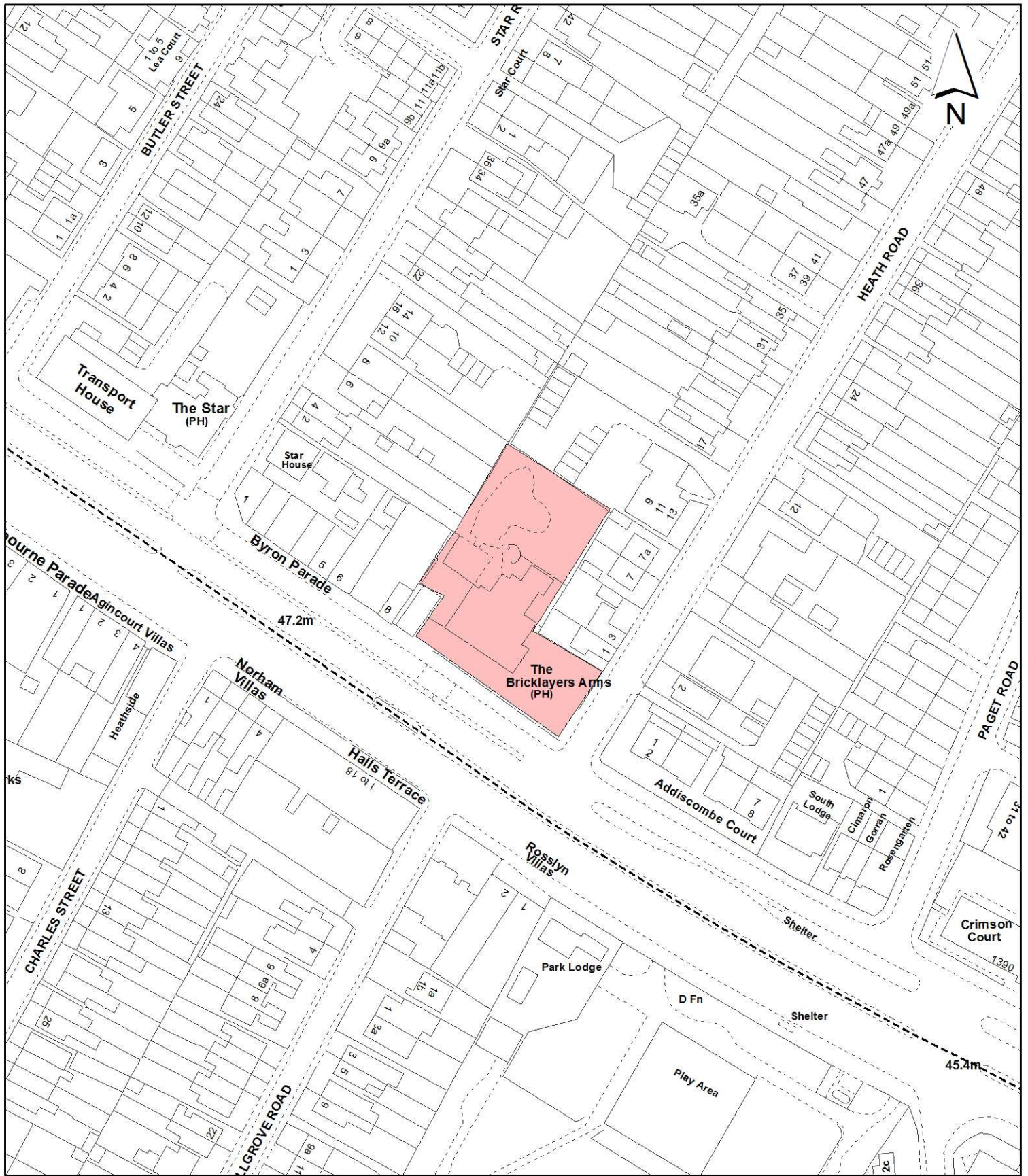
Side elevation 2



PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD	EXISTING BUILDING
DWG NO. SCALE	03A @ A1	1:100
DETAIL	EXISTING PLANS AND ELEVATIONS	
ISSUED FOR DISCUSSION	04.12.2015	
SUBMITTED TO PLANNING DEPT.	A 17.12.2015	
PROJECT NO.	15.53	HILLINGDON
PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304		



PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD PROPOSED REPLACEMENT CANOPY ROOF FOR TERRACE	DWG NO.	SCALE	DETAIL	PROPOSED PLANS, ELEVATIONS AND DETAILS	13.10.2015	ISSUED FOR DISCUSSION	17.12.2015	SUBMITTED TO PLANNING DEPT. HILLINGDON	PROJECT NO.	15.53
			1:100 1:50 @ A1								



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address: **Tamara Lounge
 5 Byron Parade
 Uxbridge Road
 Hillingdon**

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

Planning Application Ref:
61362/APP/2016/146

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address TAMARA LOUNGE, 5 BYRON PARADE UXBRIDGE ROAD HILLINGDON
Development: Display of illuminated sign on front elevation (Advertisement Consent)
LBH Ref Nos: 61362/ADV/2016/3

Date Plans Received: 08/01/2016
Date Application Valid: 08/01/2016

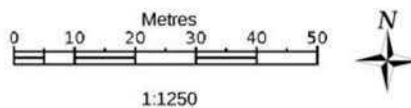
Date(s) of Amendment(s):



Produced 17 Sep 2012 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown Copyright 2012.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

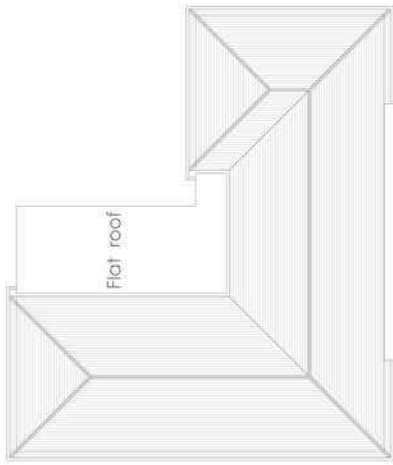


1:1250

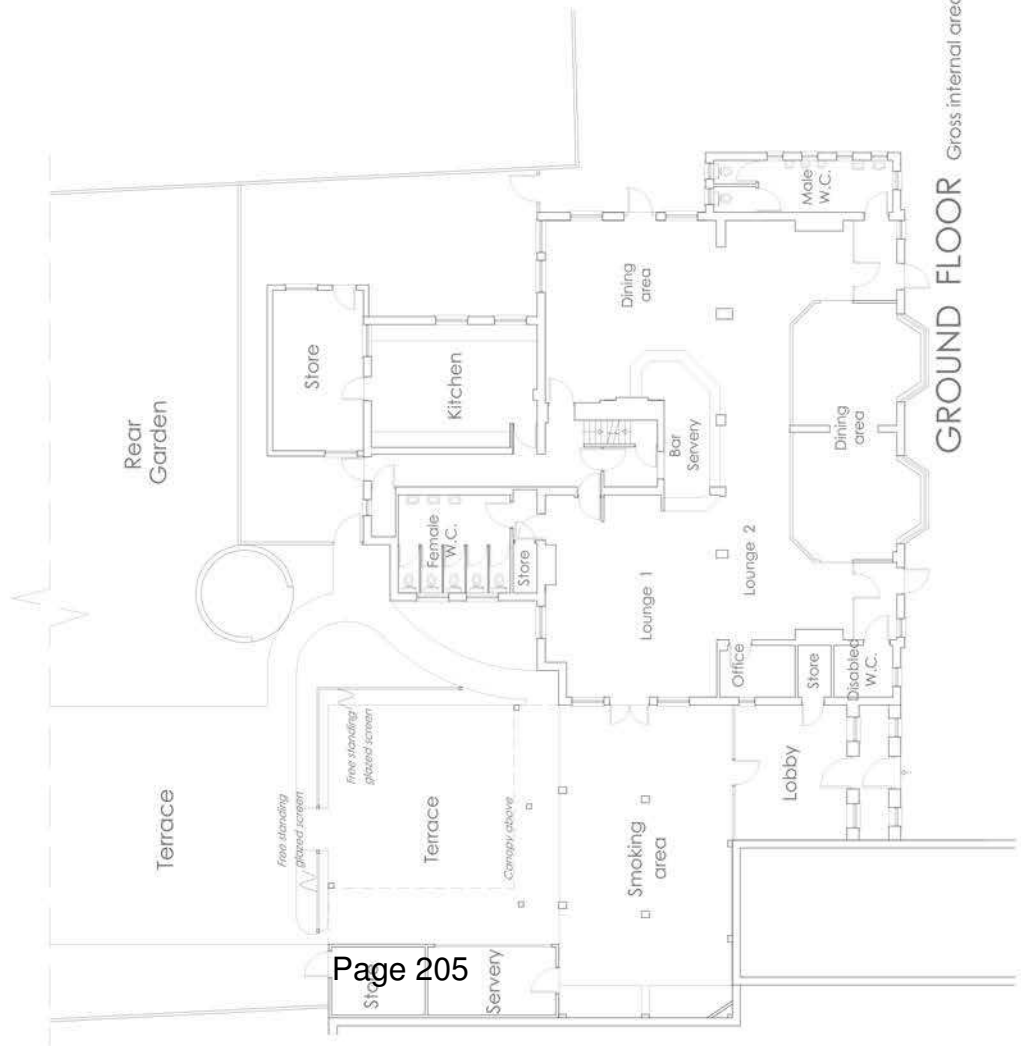
Supplied by: **Stanfords**
Reference: OI473899
Centre coordinates: 507995 182276



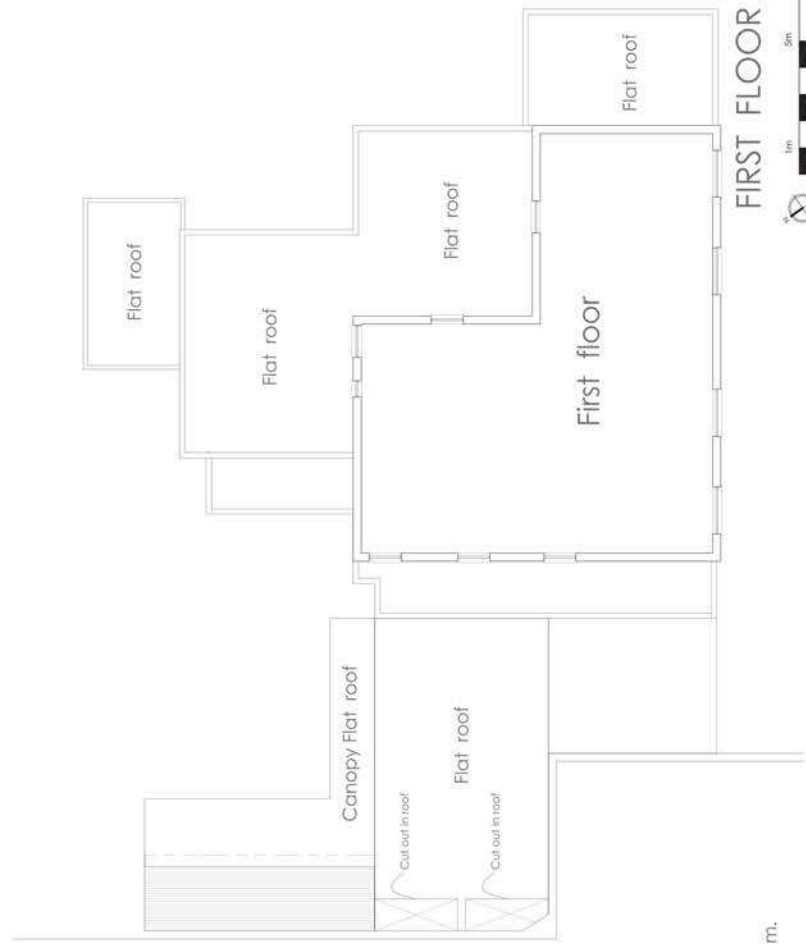
PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD	DWG NO.	100A	SCALE	1:500 @ A3	DETAIL	EXISTING AND PROPOSED SITE PLANS	04.12.2015	ISSUED FOR DISCUSSION	A 17.12.2015	SUBMITTED TO PLANNING DEPT. HILLINGDON	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect 130, Pinner Road, Hareway, HA1 4JD. Tel: 0208 337 2304
---------	--	---------	------	-------	------------	--------	----------------------------------	------------	-----------------------	--------------	--	-------------	-------	--



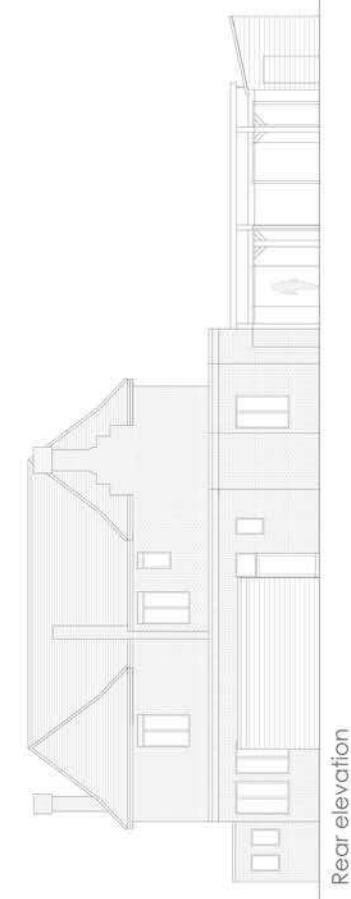
ROOF PLAN



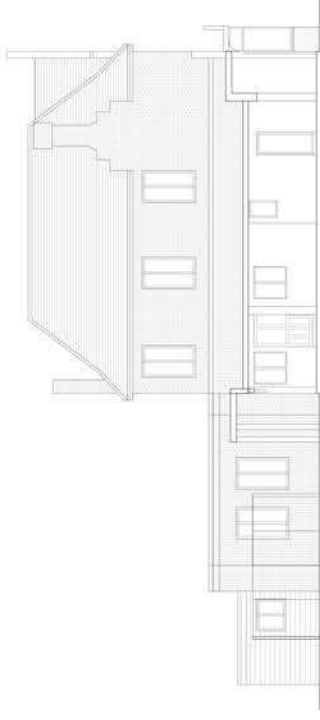
FIRST FLOOR



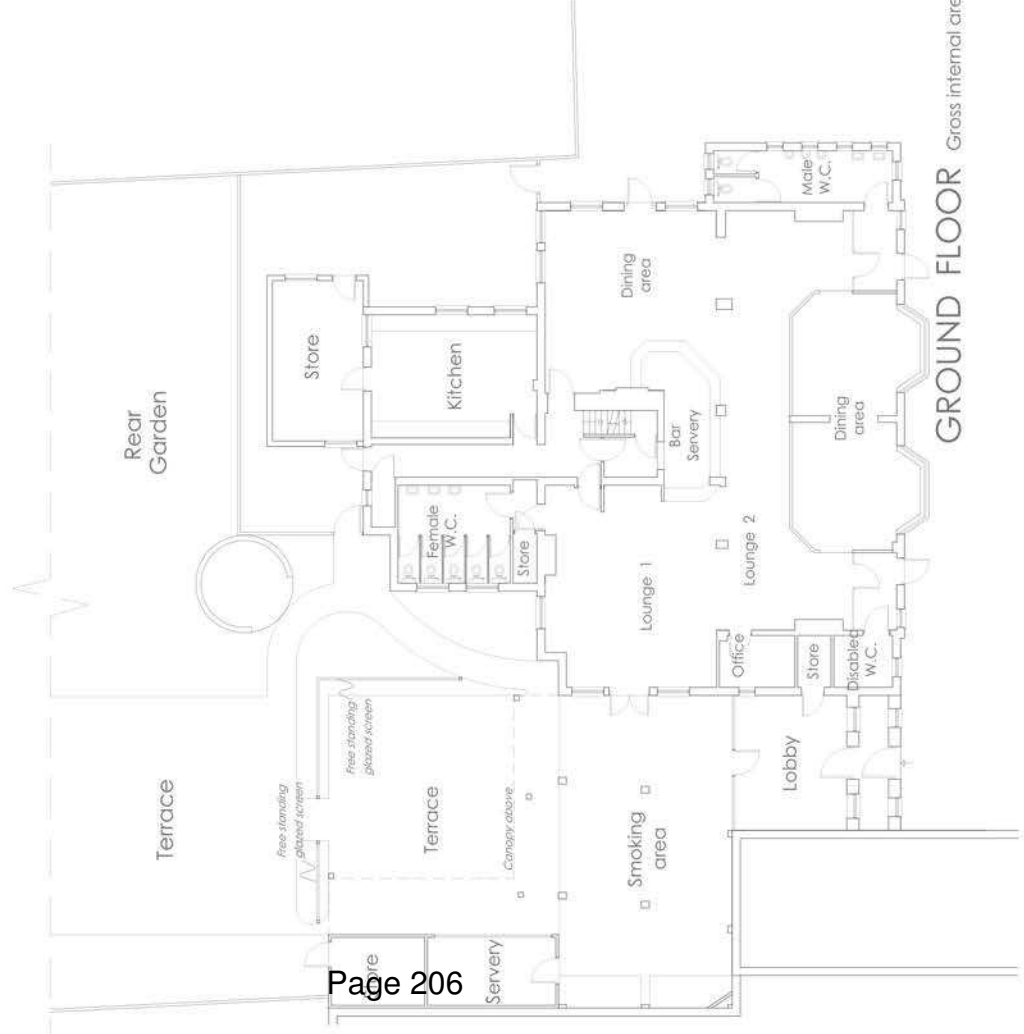
PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD	DWG NO. SCALE	101A 1:100 @ A1	DETAIL	EXISTING PLANS	04.12.2015	ISSUED FOR DISCUSSION	17.12.2015	SUBMITTED TO PLANNING DEPT. HILLINGDON	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304
---------	--	---------------	-----------------	--------	----------------	------------	-----------------------	------------	--	-------------	-------	---



Rear elevation



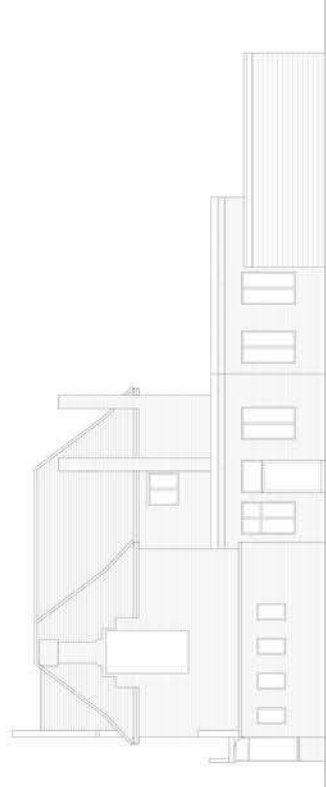
Side elevation 1 Section A-A



GROUND FLOOR Gross internal area: 468sq.m.



Front elevation



Side elevation 2



PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD	EXISTING BUILDING
DWG NO. SCALE	102A 1:100 @ A1	EXISTING PLANS AND ELEVATIONS
DETAIL	EXISTING PLANS AND ELEVATIONS	
ISSUED FOR DISCUSSION	04.12.2015	
SUBMITTED TO PLANNING DEPT.	A 17.12.2015	HILLINGDON
PROJECT NO.	15.53	
PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304		



EXISTING FRONT ELEVATION

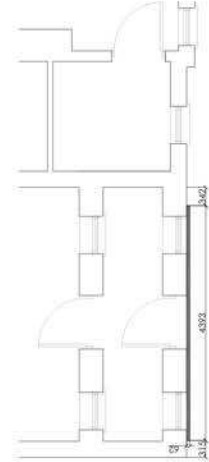


PROPOSED FRONT ELEVATION

SCALE 1:100

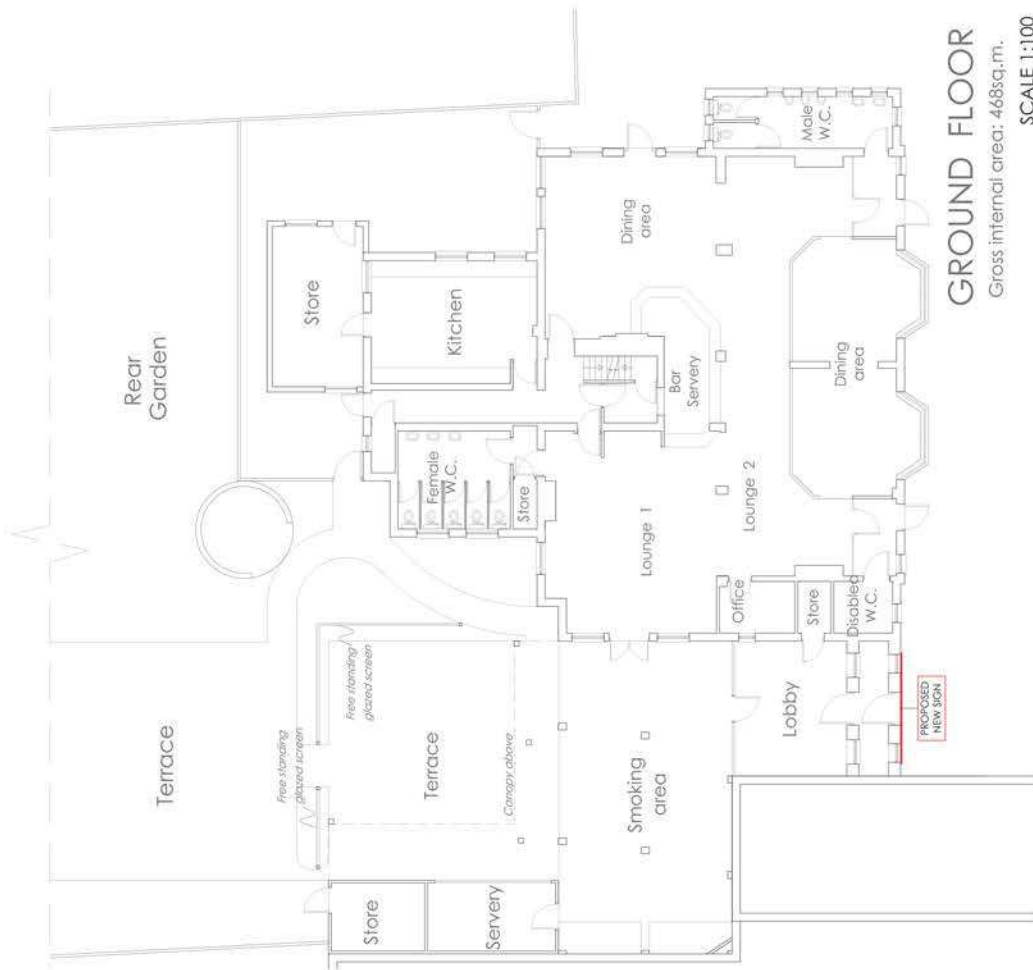


DETAIL PROPOSED FRONT ELEVATION



DETAIL PROPOSED GROUND FLOOR PLAN

SCALE 1:50



GROUND FLOOR

Gross internal area: 468sq.m.

SCALE 1:100

SCALE 1:5

SIGNAGE DETAILS (512x4393x62mm)

LED Brass Metal 3D Letters

OUTSIDE SIGNAGE

Individually illuminated by LED light behind letter.

Fixed to tiles by mechanical system to allow gap for LED light.

Background: Aluminium sheet to be coated in black.

Max. letter height: 300mm

Letter font: Scala Sans



SHISHA & DESSERTS

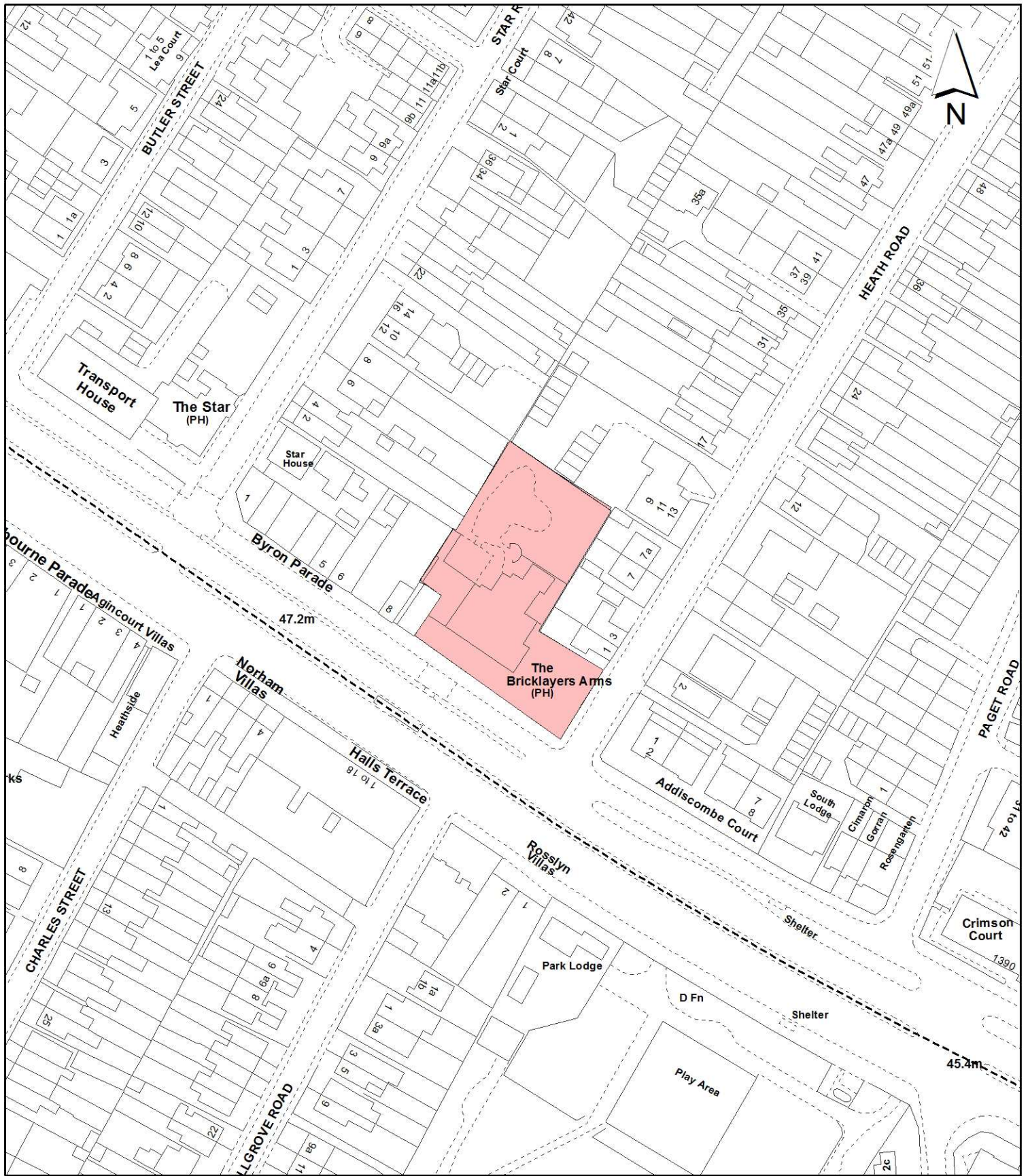
Screw to fix 3D Sign to wall

Backround sign glued to wall

LED strip inside 3D letter sign



PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD	DWG NO.	SCALE	DETAIL	PROPOSED PLANS, ELEVATIONS AND DETAILS	04.12.2015	ISSUED FOR DISCUSSION	A 17.12.2015	B	C	D	E	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect
	PROPOSED NEW SIGN		1:100 1:50 1:5 (@ A1)	103A			DEPT. HILLINGDON								120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address: **Tamara Lounge
 5 Byron Parade
 Uxbridge Road
 Hillingdon**

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

Planning Application Ref:
61362/ADV/2016/3

Scale:
1:1,250

Planning Committee:
Central and South

Date:
February 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FOOTPATH FRONTING QUALITY FOODS UXBRIDGE ROAD HAYES
Development: Installation of 15m street furniture pole with lancaster cabinet with 1 slimline meter cabinet and ancillary development thereto
LBH Ref Nos: 71391/APP/2015/4296

Date Plans Received: 23/11/2015

Date(s) of Amendment(s):

Date Application Valid: 23/11/2015

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R. E: 511771 N: 180584
 CONCESSION REQUIRED NO
 NOTES:

London Borough of Hillingdon
 23 July 2012
 Planning
 Residents Services

REV	DESCRIPTION	DATE
A	Issued for Approval	18.08.15

CLARKE telecom
 Unit E, Madison Place, Northampton Road,
 Hillingdon, Uxbridge, Middlesex, UB8 3PH
 Tel: 0181 735 6500
 Fax: 0181 735 6501
 Web: www.clarke-telecom.com

O₂
 CTIL - NON BEACON

Cell Name	UXBRIDGE ROAD SW
Cell ID No	

CTIL	TEF	VF
150419	072816	N/A

Site Address / Contact Details
 UXBRIDGE ROAD SW
 UXBRIDGE ROAD
 SOUTHWALL
 GREATER LONDON
 UB8 0HD

Drawing Title	PROPOSED SITE PLAN
Purpose of Issue	PLANNING
Dwg Rev	A
Drawing Number	201
Surveys By	PB
Drawn	SPB
Date	18.08.15
Checked	DH
Date	18.08.15
Original Sheet Size	A3
Issue	B



PROPOSED SITE PLAN
 (1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN0008

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 511771 N: 180584
 CONCESSION REQUIRED NO

NOTES:

London Borough of Hillingdon
 RECEIVED
 23 July 2015
 Planning
 Residents Services

REV	MODIFICATION	BY	CH	DATE
1	Initial Approval	SP	SP	18.09.15
2	Revised for Approval	SP	SP	18.09.15

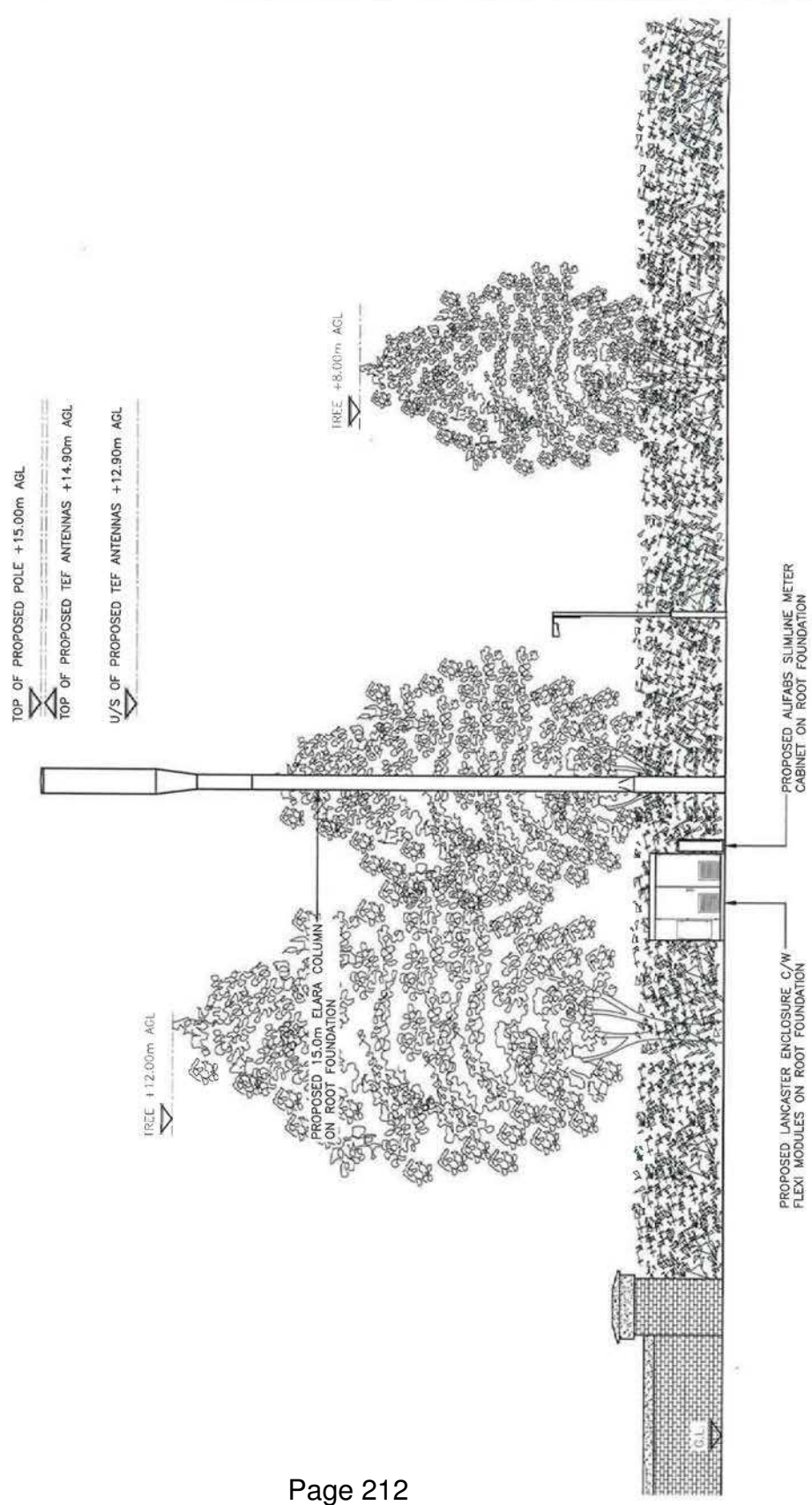
CLARKE telecom
 Unit 5, Millstream, Millstream Road,
 Millstream, Macclesfield, Cheshire, M13 9JQ
 Tel: 01625 785 4500
 Fax: 01625 785 4501
 Web: www.clarke-telecom.com

O₂
 CTIL - NON BEACON

Cell Name	Opt.
UXBRIDGE ROAD SW	-
Cell ID No	
CTIL	TEF
VF	
150419	072816
N/A	

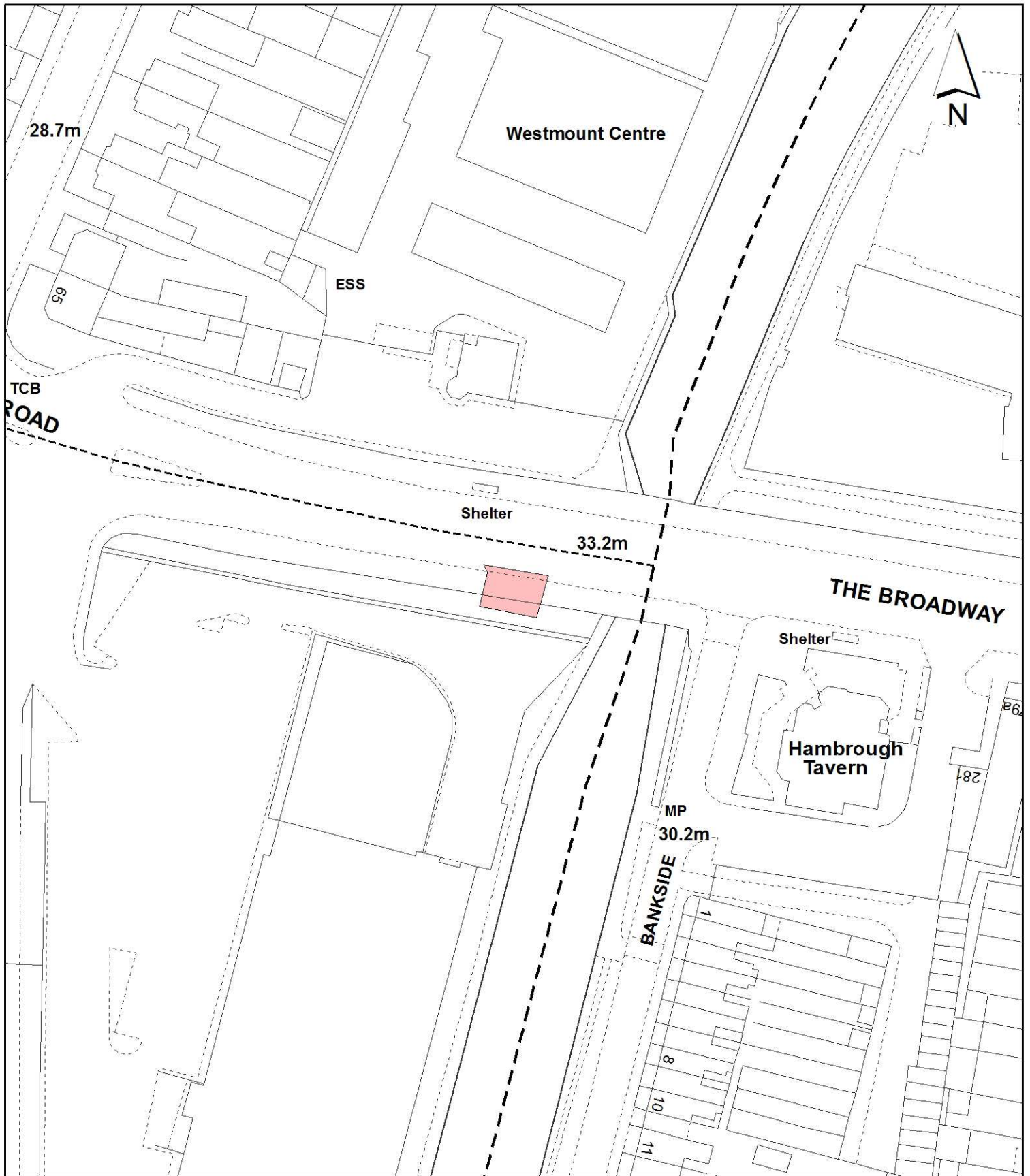
Site Address / Contact Details
 UXBRIDGE ROAD SW
 UXBRIDGE ROAD
 SOUTHWALL
 GREATER LONDON
 UB4 0HD

Drawing Title:	PROPOSED SITE ELEVATION
Purpose of Issue:	PLANNING
Dwg Rev:	
Revision Number:	301
Surveyed By:	pg
Original Sheet Size:	A3
Drawn:	SC
Checked:	16.09.15
Date:	16.09.15
Issue:	B



PROPOSED NORTH ELEVATION
 (1:100)

The drawings comply with TEF & Vodafone Standard ICNIRP guidelines.
 Designed in accordance with CTIL document: SDN0008



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Footpath fronting Quality Foods
 Uxbridge Road
 Hayes**

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

Planning Application Ref:

71391/APP/2015/4296

Scale:

1:900

Planning Committee:

Central and South

Date:

February 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 184 HIGH STREET UXBRIDGE

Development: Change of use from retail (Use Class A1) to a mixed use of restaurant/hot food takeaway (Use Class A3/A5) involving installation of extraction fan and ductwork to rear and provision of outdoor seating to front

LBH Ref Nos: 42966/APP/2015/3977

Date Plans Received: 26/10/2015

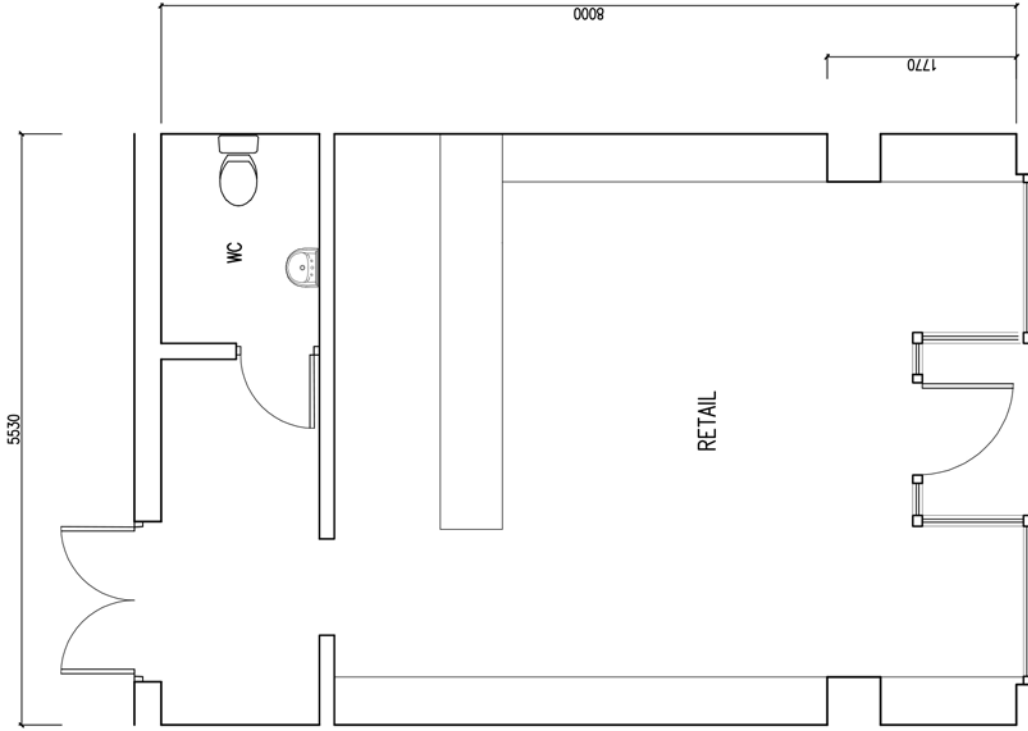
Date(s) of Amendment(s):

Date Application Valid: 05/11/2015

184 High Street Uxbridge
Location Plan

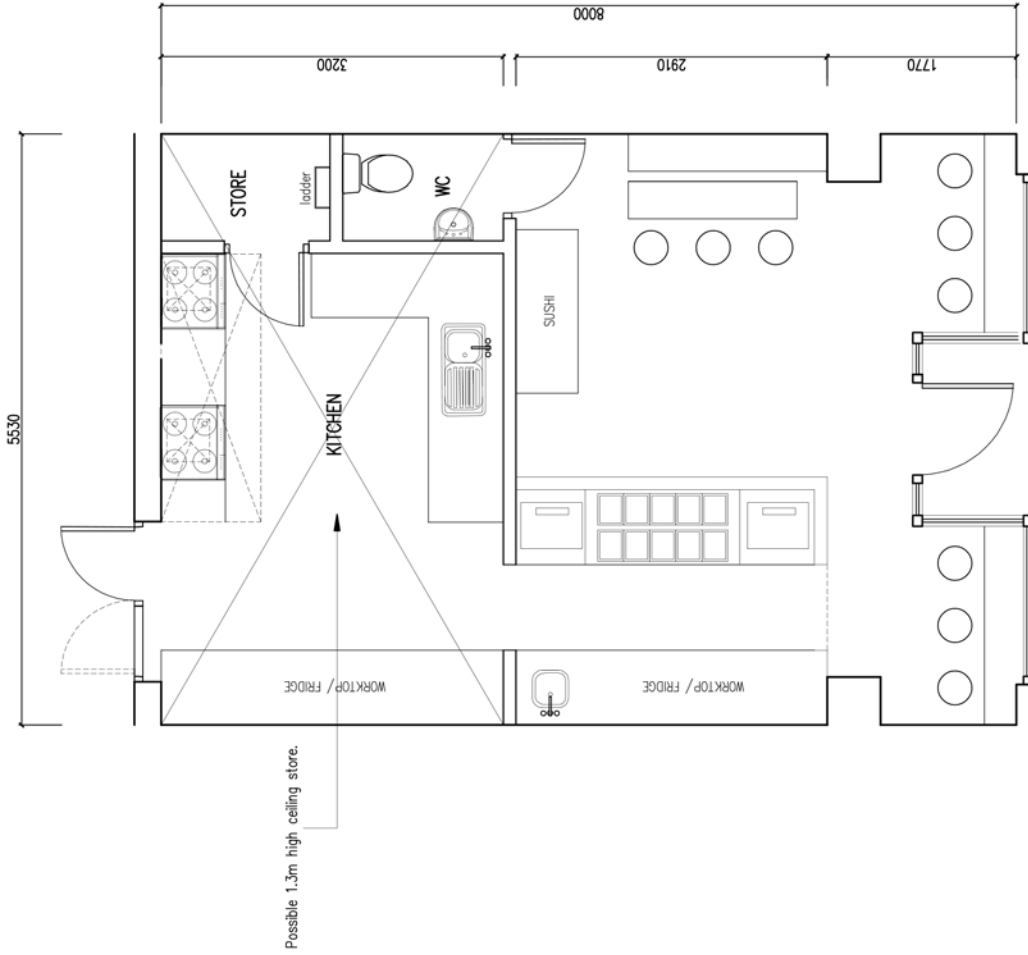


Ordnance Survey © Crown Copyright 2015. All rights reserved.
Licence number 100022172. Plotted Scale - 1:1250



EXISTING GROUND FLOOR PLAN

Project:	PROPOSED CHANGE OF USE TO A3 & A5 184 HIGH STREET UXBRIDGE
Title:	EXISTING GROUND FLOOR PLAN
Scale:	1:50 at A3 Drawing No: 415/200

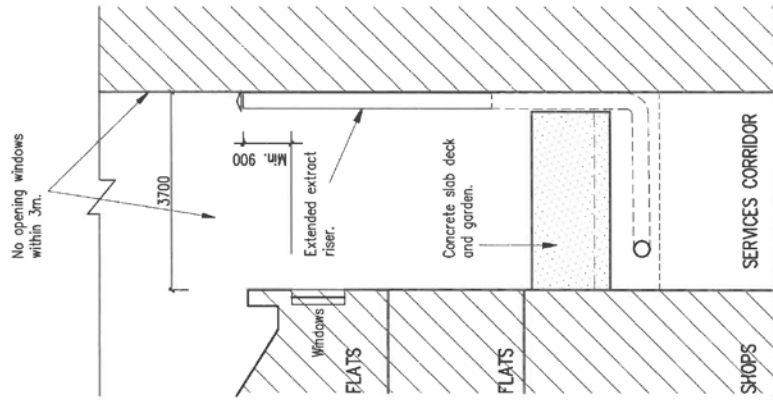


PROPOSED GRUND FLOOR PLAN

Project: PROPOSED CHANGE OF USE TO A3 & A5

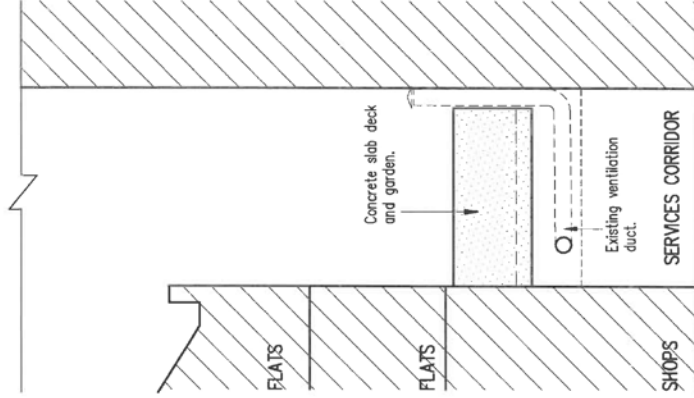
Title: PROPOSED GRUND FLOOR PLAN

Scale: 1:50 at A3 Drawing No: 415/201



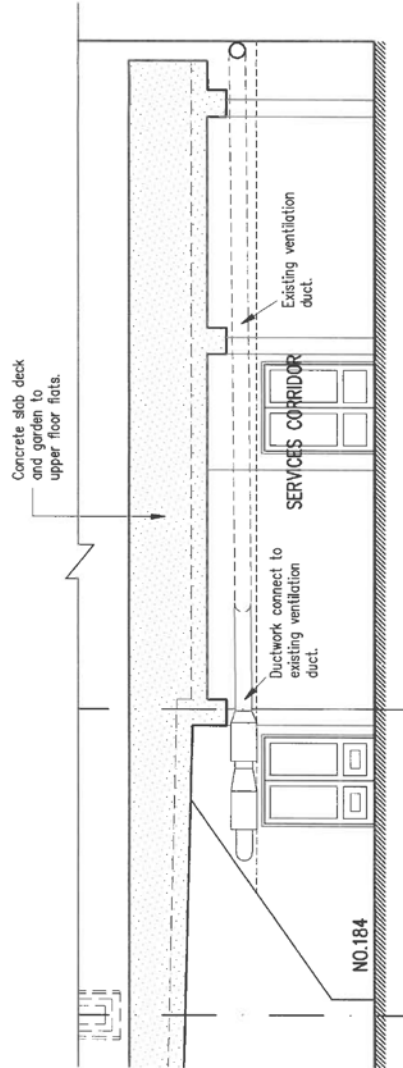
PROPOSED ELEVATION B

SCALE 1:100



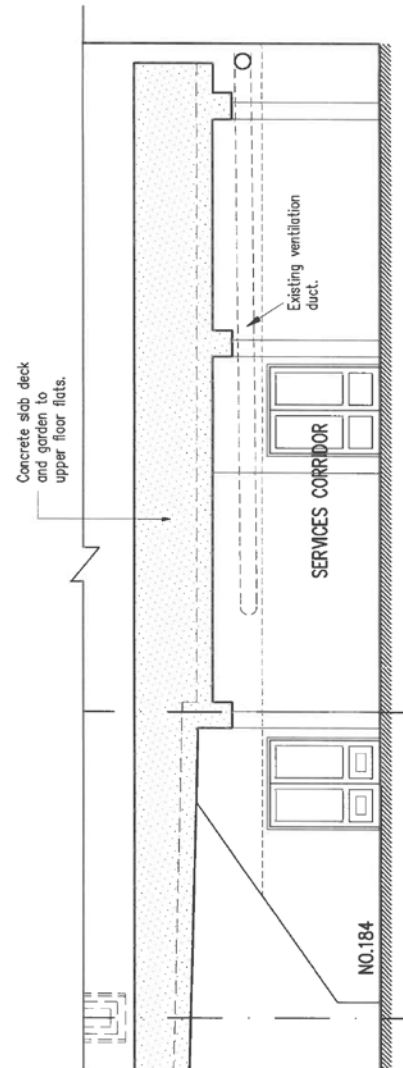
EXISTING ELEVATION B

SCALE 1:100



PROPOSED REAR ELEVATION A

SCALE 1:100



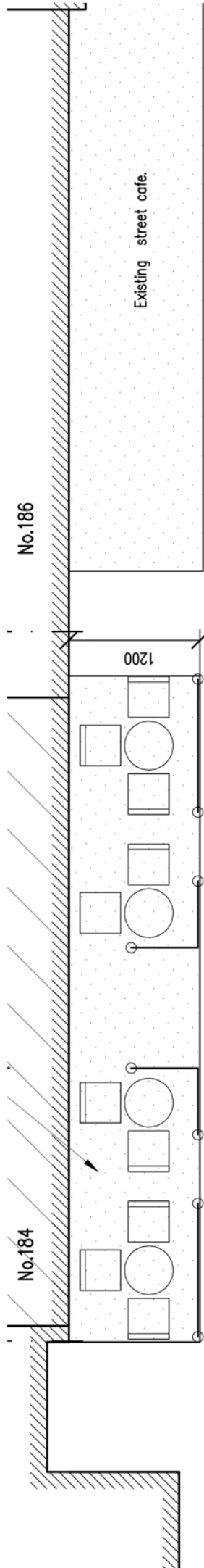
EXISTING REAR ELEVATION A

SCALE 1:100

Project: PROPOSED CHANGE OF USE TO A3 & A5
184 HIGH STREET
UXBRIDGE

Title: PROPOSED REAR/SIDE ELEVATION

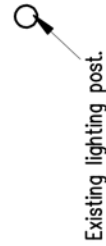
Scale: 1:100 at A3 Drawing No: 415/203



H I G H S T R E E T



Existing bollard



Existing lighting post.

Project: PROPOSED CHANGE OF USE TO A3 & A5
 184 HIGH STREET
 UXBRIDGE

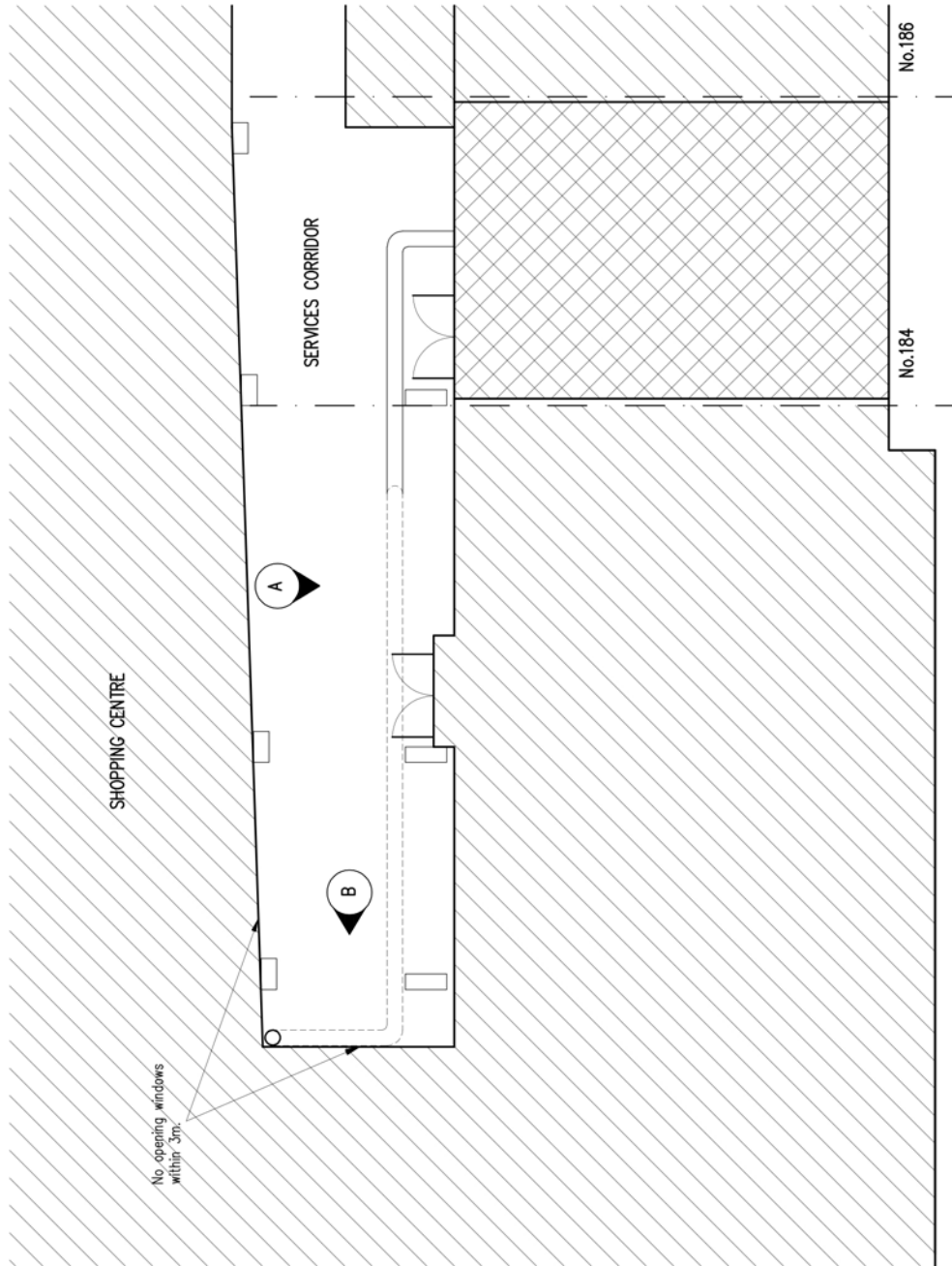
Title: STREET CAFE SITE PLAN

Scale: 1:50 at A3
 Drawing No: 415/100

PAVEMENT DETAIL SCALE 1:50



SCALE BAR



HIGH STREET

SITE PLAN

SCALE 1:100

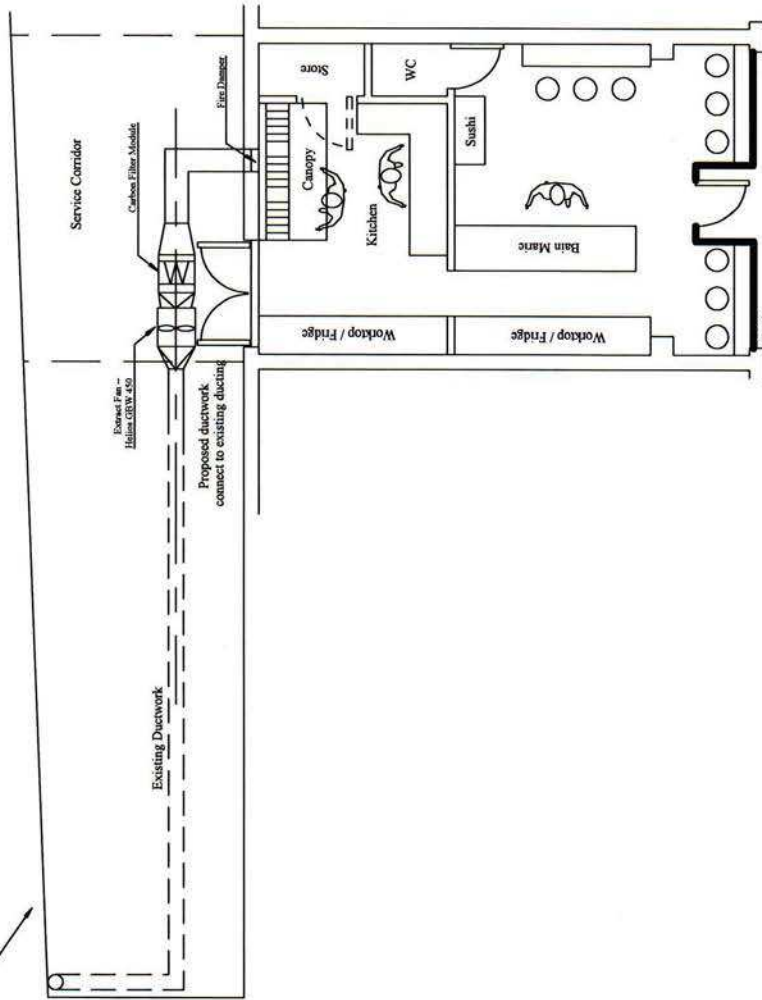
Project: PROPOSED CHANGE OF USE TO A3 & A5
184 HIGH STREET
UXBRIDGE

Title: SITE PLAN (Show ventilation route)

Scale: 1:100 at A3 Drawing No: 415/202

SHOPPING CENTRE

No opening windows
Sill 100, 100



Ground Floor Plan View



Ronson Catering Equipment Services Ltd		Project: KOKORO - Unbridge	
15, The Newlands, Wallington Surrey SM6 9JX Tel : 02036695460		Address: 1st High Street, Unbridge	
Title: Details of proposed Ground floor ventilations system			
Date:	06/10/2015	Drawn:	JK
Scale:	1:100 at A4	Checked:	
Project No.:	344/001	Revised:	

LAND USE MAP

- A1
- A2
- A3
- A4
- D1
- B1
- Application site



Proposed Outdoor Furniture for Kokoro 148 High Street, Uxbridge

Table



- Aluminium alloy base
- Stainless steel flip top
- Tables nest together when tops are flipped
- Space saving and easy to transport
- Suitable for indoor and outdoor use
- Dimensions 720(H) x 600(Ø)mm
- Material Stainless steel

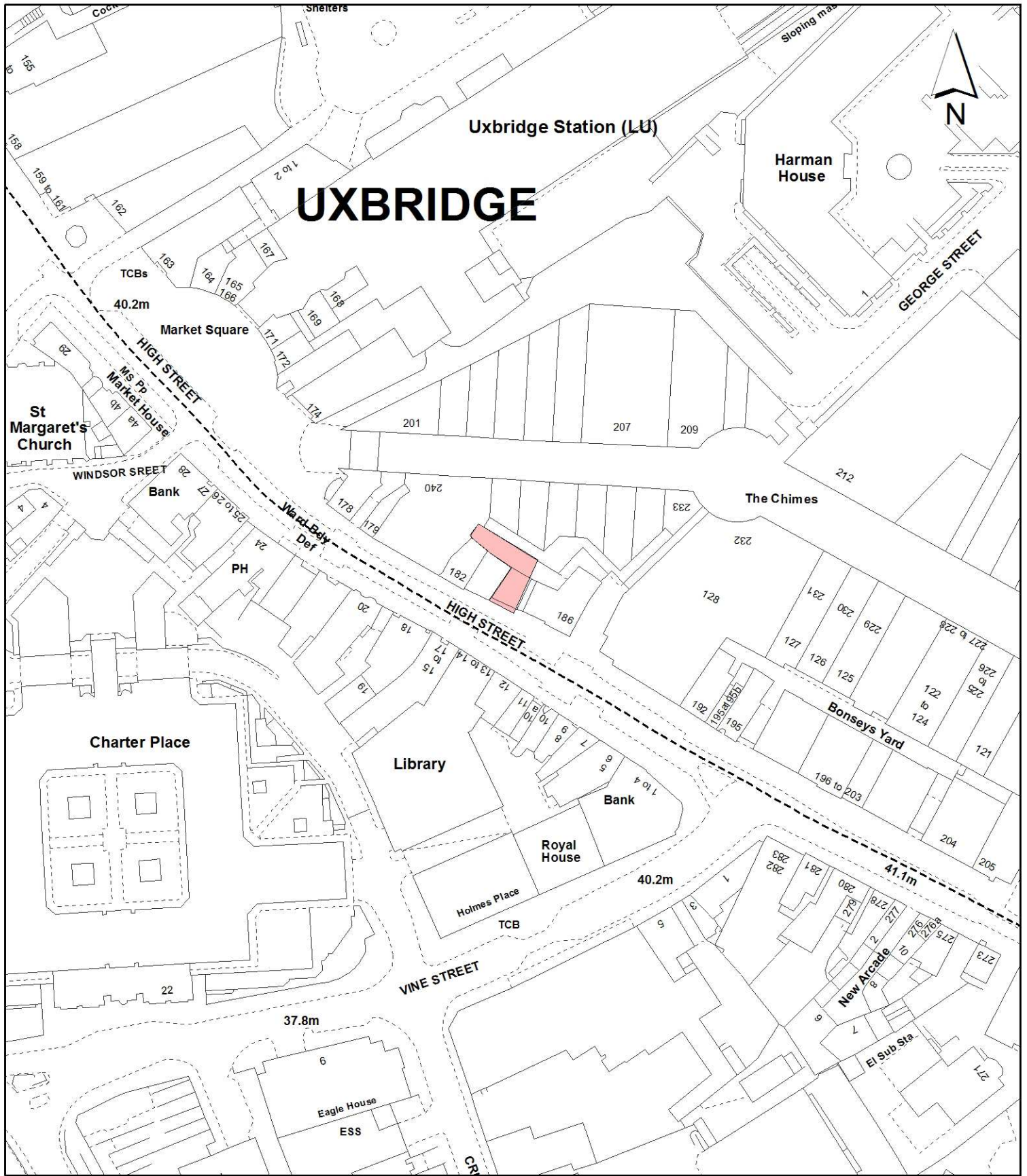
Chairs



- Seat height 450mm
- Robust heavy guage tubular frame 25 (diameter) x 18mm thick
- Light aluminium frame, strong and weather resistant
- Stackable for easy storage (up to 12 chairs)
- Box quantity 4
- Dimensions 735(H) x 530(W) x 580(D)mm
- Material Aluminium Frame & PE Wicker
- Weight 3.88kg

Partition Banner





Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**184 High Street
 Uxbridge**

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

Planning Application Ref:

42966/APP/2015/3977

Scale:

1:1,250

Planning Committee:

Central and South

Date:

February 2016



HILLINGDON
 LONDON


Report of the Head of Planning, Sport and Green Spaces

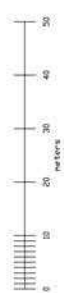
Address 65 MISBOURNE ROAD HILLINGDON
Development: Single storey rear extension and first floor rear extension involving demolition of existing extension
LBH Ref Nos: 21508/APP/2015/4174

Date Plans Received: 12/11/2015 **Date(s) of Amendment(s):**
Date Application Valid: 30/11/2015

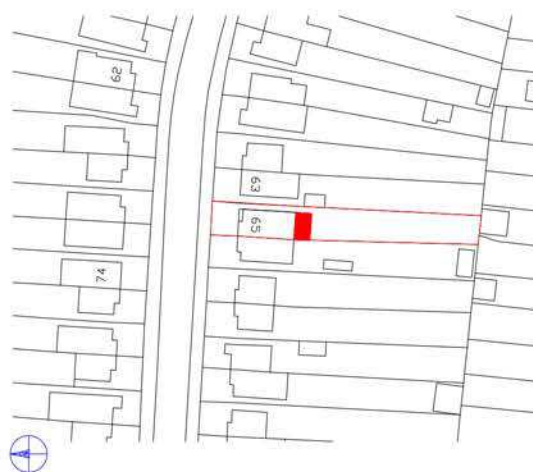


© Crown copyright 2015. Supplied by mapdata.co.uk a licensed Ordnance Survey partner number 100053143. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.


Rev	By	Description	Date
		R M Design and Management Studios 86 - 90 Paul Street London EC2A 4NE	
		 Telephone +44 203 553 2808 email info@rm-dms.co.uk www.rm-dms.co.uk	
DRAWING STATUS			
SCHEME		TENDER	CONSTRUCTION/ MANUFACTURE
AS BUILT			
Client			
Jesus Puig Castro			
Project			
65 Misbourne road, Hillingdon, UB10 0HW			
Drawing Title			
Site Location Plan			
Scale	1:1250@ A1	Date	November 2015
Drawn	AK	Drawing Number	15095-P106
		Rev	-

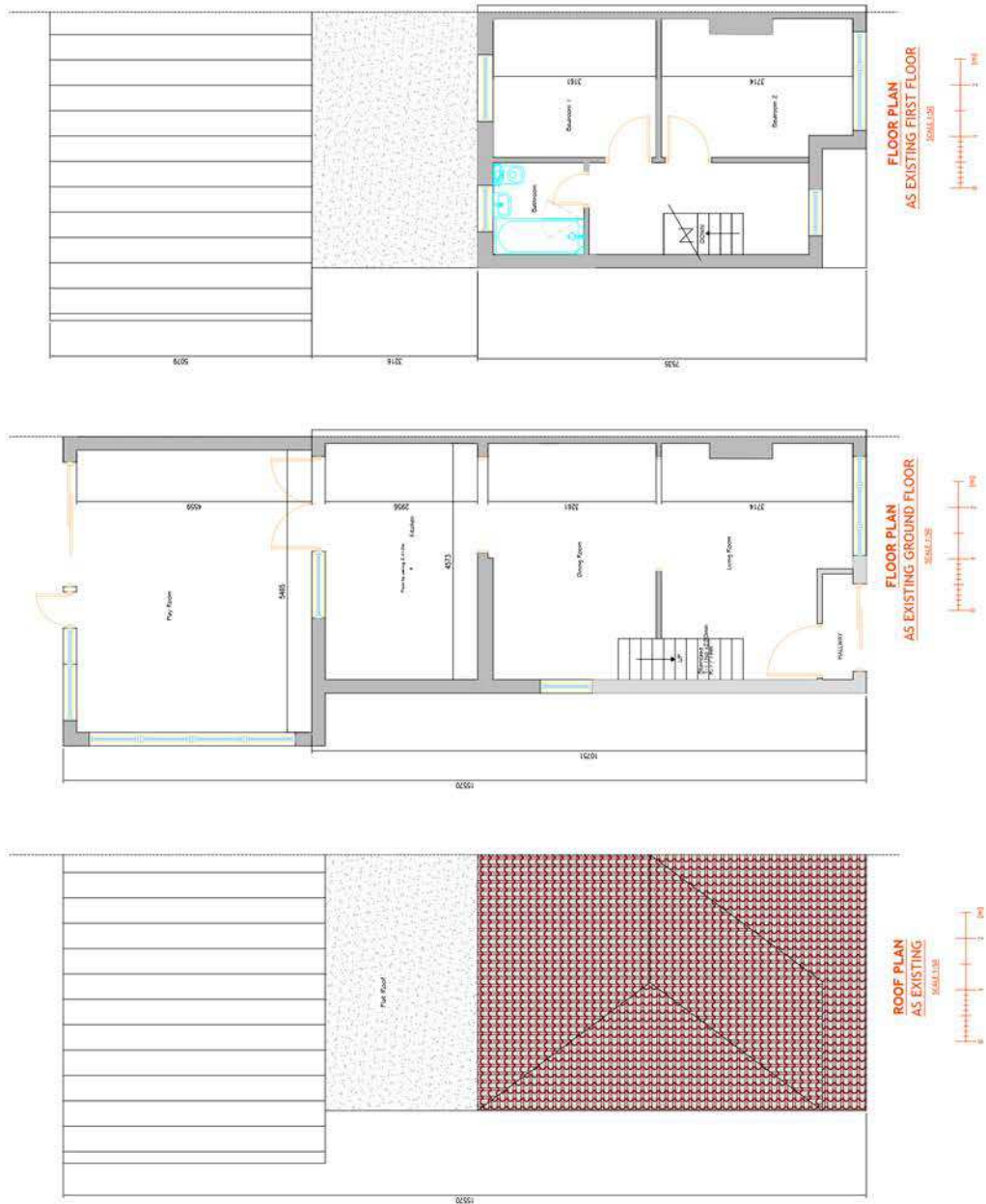



© Crown copyright 2015. Supplied by mapserve.co.uk, a licensed Ordnance Survey partner number: 10002143
 Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

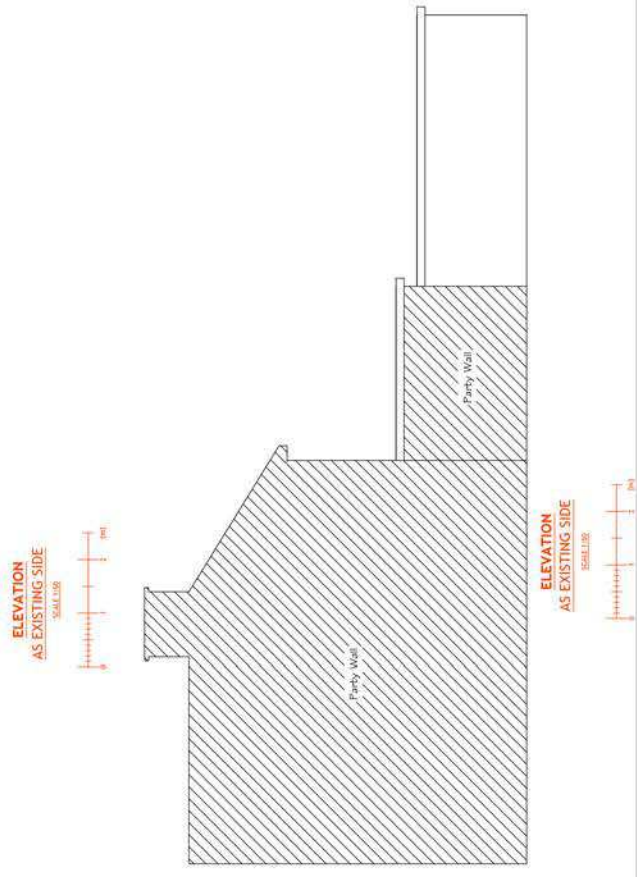
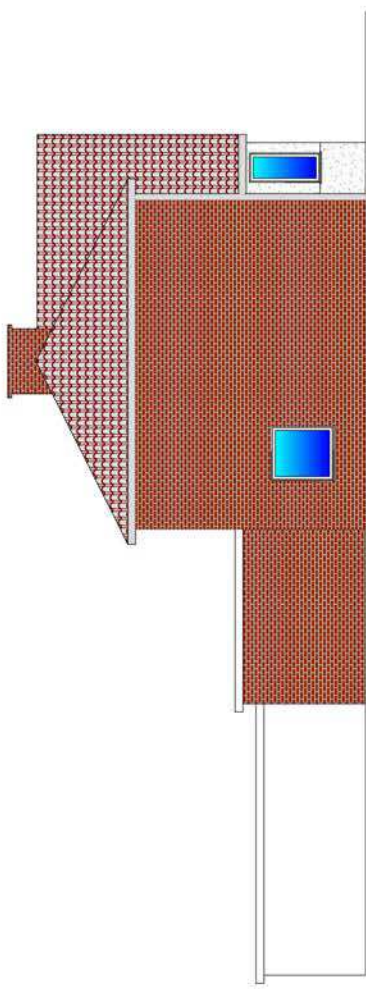
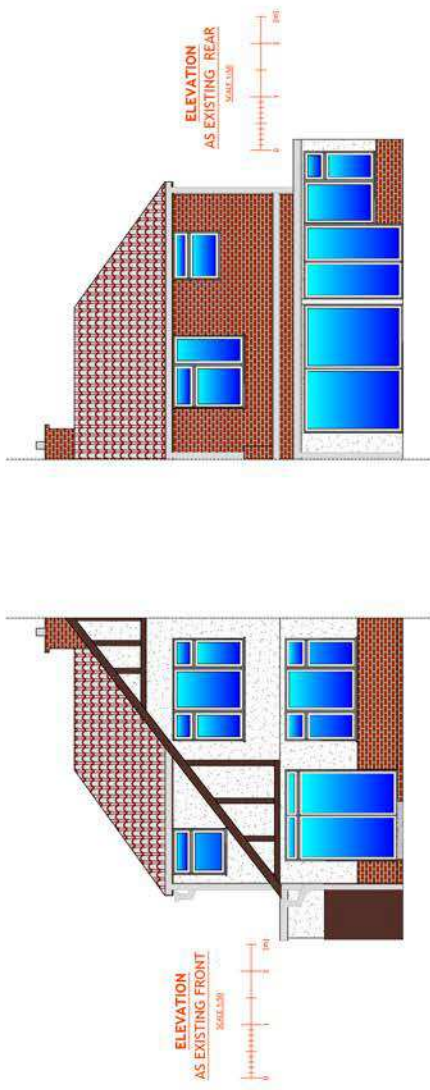


© Crown copyright 2015. Supplied by mapserve.co.uk, a licensed Ordnance Survey partner number: 10002143
 Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey.

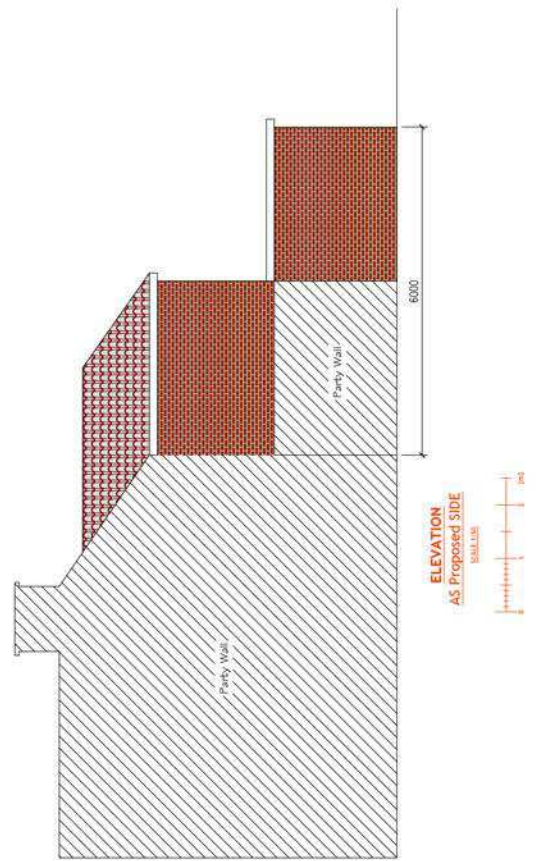
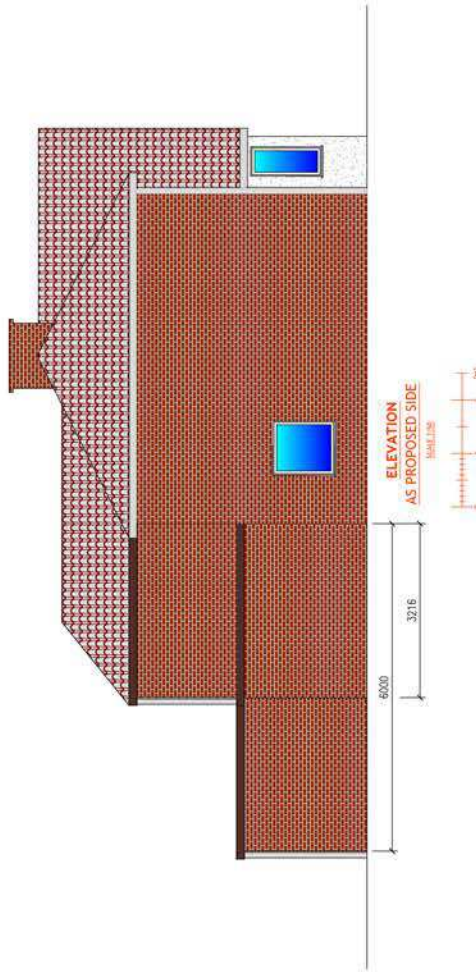
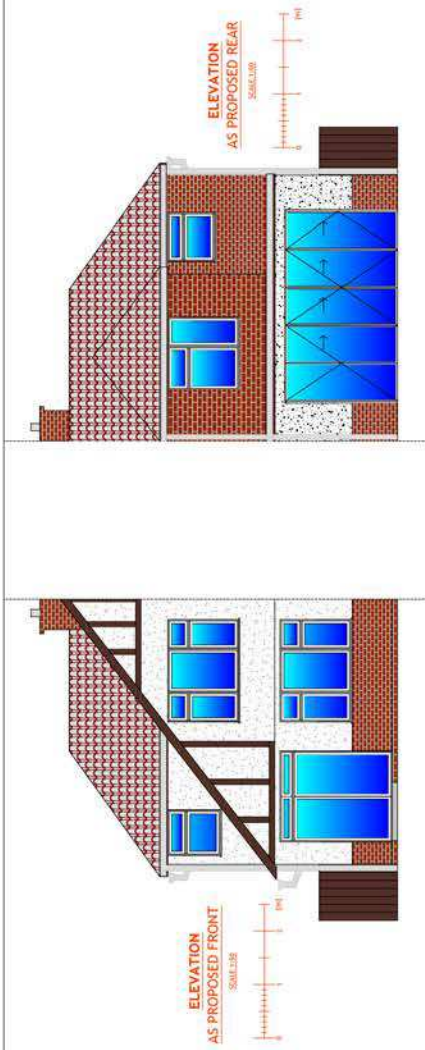
Rev	By	Description	Date
		R M Design and Management Studios 86 - 90 Paul Street London ECA 4NE	
		 Telephone: +44 203 553 2808 email: info@rm-dms.co.uk www.rm-dms.co.uk	
DRAWING STATUS SCHEME <input checked="" type="checkbox"/> TENDR <input type="checkbox"/> CONSULTATION <input type="checkbox"/> MANUFACTURE <input type="checkbox"/> ASSEMBLY <input type="checkbox"/>			
Client: Jesus Puig Castro			
Project: 65 Misbourne road, Hillingdon, UB10 0HW			
Drawing Title: EXISTING & PROPOSED BLOCK PLAN			
Scale	1:500@A1	Date	NOVEMBER 2015
Drawn	AK	Drawing Number	15067-P105
Rev			



Rev	By	Description	Date
		R M Design and Management Studios 86 - 90 Paul Street London ECA 4NE	
		Telephone +44 203 553 2808 email info@rm-dms.co.uk www.rm-dms.co.uk	
DRAWING STATUS: <input type="checkbox"/> CHECKED <input type="checkbox"/> REVISED <input type="checkbox"/> APPROVED <input type="checkbox"/> AS BUILT <input type="checkbox"/>			
Client: Jesus Puig Castro			
Project: 65 Misbourne road, Hillingdon, UB10 0HW			
Drawing Title: Existing floor & roof plans			
Scale	1:50 @ A1	Date	NOVEMBER 2015
Drawn	AK	Drawing Number	15067-P102
		Rev	-



Rev	By	Description	Date
		R M Design and Management Studios 86 - 90 Paul Street London ECA 4NE	
		DMS Telephone: +44 203 553 2808 email: info@rm-dms.co.uk www.rm-dms.co.uk	
DRAWING STATUS SCHEME: <input checked="" type="checkbox"/> TENDER <input type="checkbox"/> CONSULTATION <input type="checkbox"/> MANUFACTURE <input type="checkbox"/> ASBUILT <input type="checkbox"/>			
Client: Jesus Puig Castro			
Project: 65 Misbourne road, Hillingdon, UB10 0HW			
Drawing Title: Existing Elevations			
Scale	1:50 @ A1	Date	November 2015
Drawn	AK	Drawing Number	15067-P002
		Rev	



Rev	By	Description	Date
		R M Design and Management Studios 86 - 90 Paul Street London ECA 4NE	
		Telephone +44 203 553 2808 email info@rm-dms.co.uk www.rm-dms.co.uk	
DRAWING STATUS SCHEME: <input checked="" type="checkbox"/> TENDR <input type="checkbox"/> CONTRACT <input type="checkbox"/> MANUFACTURE <input type="checkbox"/> ASBUILT <input type="checkbox"/>			
Client: Jesus Puig Castro			
Project: 65 Misbourne road, Hillingdon, UB10 0HW			
Drawing Title: Proposed Elevations			
Scale	1:50 @ A1	Date	NOVEMBER 2015
Drawn	AK	Drawing Number	15067-P103
		Rev	-



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**65 Misbourne Road
 Hillingdon**

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

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

Planning Application Ref:

21508/APP/2015/4174

Scale:

1:1,250

Planning Committee:

Central and South

Date:

February 2016



HILLINGDON
 LONDON