



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY, 9 MARCH
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

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

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This Agenda is available online at:
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Putting our residents first

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Useful information for residents and visitors

Watching & recording this meeting

You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more 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;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 Matters that have been notified in advance or urgent
- 4 To confirm that the items of business marked Part 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
5	27A & B Daleham Drive 67783/APP/2015/4003	Yiewsley	Retention of 2 semi-detached dwelling houses (Retrospective Application) Recommendation: Refusal	1 - 14 38 - 47
6	Heathrow Medical Centre 1 St Peter's Way Harlington 55700/APP/2015/3554	Heathrow Villages	Single storey side/rear extension Recommendation: Approval	15 - 26 48 - 52
7	132 Uxbridge Road Hayes 3125/APP/2015/4029	Yeading	Change of use from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a Shisha Lounge (Use Class A4/Sui Generis) Recommendation: Refusal	27 - 36 53 - 58

PART I - Plans for Central and South Planning Committee

- 8 Plans for Central and South Planning

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Report of the Head of Planning, Sport and Green Spaces

Address 27A & 27B DALEHAM DRIVE HILLINGDON

Development: Retention of 2 semi-detached dwelling houses (Retrospective Application)

LBH Ref Nos: 67783/APP/2015/4003

Drawing Nos: Location Plan (1:1250)
P08/06/130 (For Information Only)
CL/15/213/GFFD
CL/15/213/ED
CL/15/213/LRD
P08/06/110 Rev. A (For Information Only)
P08/06/120 Rev. A (For Information Only)
Design and Access Statement
CL/15/213/PSP

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

Date Application Valid: 28/10/2015

DEFERRED ON 16th February 2016 FOR CONSULTATION PERIOD .

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.

The application was then deferred at the Committee meeting of the 16th February 2016 to allow the opportunity for a new petition to be submitted. Whilst this new petition has not been received at the point of publication for the committee agenda papers, the lead petitioner has confirmed verbally that they will be submitting the petition in advance of the meeting.

The report set below remains substantially the same as was previously presented in earlier agenda's. For clarity however, the dimensions of the ridge and eaves height of both the approved and 'as built' schemes have been added to point 3 of Section 3.2 'Proposed Scheme'.

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 (eaves height was 4.89 in the approved and measures 5.31 on the 'as built' plans), and the overall height of the buildings to the ridge has increased by 300mm (the height to the ridge of the approved scheme was 9.38 metres and the 'as built' plans show this at 9.72 metres);
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.
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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

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Site Address:

27A & 27B Daleham Drive

Planning Application Ref:

67783/APP/2015/4003

Planning Committee:

Central & South

Scale:

1:1,250

Date:

March 2016

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

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



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address HEATHROW MEDICAL CENTRE 1 ST PETER'S WAY HARLINGTON

Development: Single storey side/rear extension

LBH Ref Nos: 55700/APP/2015/3554

Drawing Nos: Design and Access Statement
PD 671
Location Plan
Block Plan

Date Plans Received: 23/09/2015

Date(s) of Amendment(s):

Date Application Valid: 19/10/2015

1. **SUMMARY**

Full planning permission is sought for a single storey side/ rear extension measuring the full width and depth of the amenity area situated to the rear of the building.

The application site comprises of a large detached building occupied as a Medical Centre within The Harlington Village Conservation Area where any form of development will be expected to either preserve or enhance its special architectural and visual character.

A petition has also been signed by occupiers of the neighbouring properties and patients of the Medical Centre in submitted in support of the application.

The application represents a need for a balance to be struck between allowing for the extension of the building to meet the need for these facilities in the local area whilst also seeking to preserve to the character and appearance of the Conservation Area.

2. **RECOMMENDATION**

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

A) That amended plans are secured that demonstrate to the satisfaction of the Head of Planning and Enforcement, in consultation with the Council's Conservation and Urban Design Team, the following amendments:

(i) the rear wall of the proposed extension be redesigned as a garden wall with a parapet, disguising behind it the proposed addition and rooflights;

(ii) the retention or replacement of the existing garden wall to the north boundary of the site; and

(iii) details for a scheme of protection for the historic wall to the south to the site to ensure it is safeguarded during construction works.

B) The following conditions be attached

1 T8 Time Limit - full planning application 3 years

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 COM7 Materials (Submission)

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

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

REASON

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

3 HO9 Tree Protection

Prior to the commencement of any site clearance or construction work, detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed.
4. No materials or waste shall be burnt; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 London Plan (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

R10	Proposals for new meeting halls and buildings for education, social, community and health services
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.17	(2015) Health and social care facilities

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a two storey 19th Century building converted from a house into a Medical Centre, and is set back from the main highway, St Peter's Way, Harlington. The building is characterised by a gable end roof with a single storey front element characterised by a pitched roof, with an identical form of extension projecting beyond the rear elevation. The building benefits from a hardstanding area to the front, with a low level wall positioned centrally along the front boundary to create an enter and exit arrangement.

The application site falls within The Harlington Village Conservation Area with a number of surrounding properties converted from large residential use to business/ commercial premises. Two dwellings are located to the rear boundary of the site.

3.2 Proposed Scheme

A single storey side/rear extension measuring approximately 7m in depth, 10.2m in width and would be characterised by a flat roof measuring 3m high. The proposed extension would follow the northern building line of the original building and extend up to the boundary perimeter and protrude beyond the southern building line by 2.0m.

The extension would be finished in materials to match the existing.

3.3 Relevant Planning History

Comment on Relevant Planning History

The application site benefits from an existing single storey 3m deep extension beyond the rear wall of the main building, however there is no record on the LPA file.

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.CI1 (2012) Community Infrastructure Provision

Part 2 Policies:

- R10 Proposals for new meeting halls and buildings for education, social, community and health services
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.17 (2015) Health and social care facilities

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- **18th November 2015**
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A total of 8 external consultees, including 3 neighbouring properties, Harlington Village Residents Association, Harlington Hospice Association, Heathrow Aerodrome Safeguarding, Heathrow Airport LTD and the Harlington Conservation Area Advisory Panel were consulted via letter dated 21.10.15. A site notice was also attached to the front of the premises on 23.10.15.

No comments or objections received from neighbouring properties. A Petition in support of the application with over 30 signatories has been received.

Heathrow Aerodrome Safeguarding:
No objections.

Harlington Conservation Advisory Panel:

No objections however if the building were to be converted back to residential use, the extension should be demolished to ensure adequate amenity area.

Harlington Village R.A:

No response.

Harlington Hospice Association:

No response.

Heathrow Airport LTD:

No response.

Age Concern UK:

A letter of support has also been submitted by AGE Concern UK stating the current medical centre has lack of office space to support their PCN, but would be able to do so depending on the positive outcome of the application.

NHS England:

An additional letter of support from NHS England, in support of the scheme as the new funding would improve clinical services in the form of an improvement in the range of services, increase in number of consultancy rooms, enhance patient experience and improve DDA compliance.

Internal Consultees

Trees/ Landscape:

The removal of T1 and T3 would be acceptable, subject to replacement planting, in addition these trees not being able to be assessed under this application as they fall outside the boundary of the application site.

A safeguarding scheme should be implemented to safeguard T5 and the Magnolia situated to the front of the property. Appropriate conditions should be imposed.

Conservation & Urban Design:

The site is located within the Harlington Village Conservation Area. The existing modern building is situated on the site of a former 19th Century house, the use is converted from a residential dwelling. To the south of the building there is an attractive, most likely 16th Century boundary wall. The neighbouring Georgian houses to the south of the site, have been identified in the Harlington Village Conservation Area Appraisal as positive contributors to the special character of the Conservation Area.

The proposed single storey side/ rear extension would extend an existing addition to the rear of the property. This would normally be considered unacceptable in principle, particularly as the building would extend across the whole of the rear garden, up to the rear site boundary line. This would make it impossible to retain the existing garden wall, as the rear wall of the proposed extension would effectively become the rear boundary. This would detract considerably from the residential character of the Conservation Area. Moreover the garden wall on the north side of the site boundary, currently screens the existing lean to extension to the rear. This would be replaced by a low timber post and rail fence, which would open the rear of the site, increasing its visibility from the streetscene.

However it is understood in this unique case that there are special circumstances in relation to the medical use of the property. In order to mitigate some of the adverse impact caused by the 2.7m high proposed building, it is recommended that the rear wall of the proposed extension be designed as a garden wall with a parapet, disguising the proposed addition and rooflights, which would be

situated behind it. In addition the existing garden wall to the north boundary of the site would need to be either retained or replaced to match the rear wall of the proposed building, to ensure the rear of the site remains well screened.

All materials, colours and external finishes would need to match the existing property. It is important the historic wall to the south to the site is safeguarded during the construction of the proposed addition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Within the Council's Local Plan Part 1, Policy CI1 relates to Community Infrastructure Provision and supports the retention and enhancement of existing community facilities. Policy R10 of the Hillingdon Local Plan Part 2 (Saved UDP Policies) states that proposals for new health services should be as acceptable in principle. Policy 3.17 of the London Plan (2015) sets out that development proposals which provide high quality health and social care facilities will be supported in areas of identified need.

The policy position supports the principle of the proposed enhancement of this existing medical facility.

The applicant has detailed in their submission that the medical centre originally served a population of 3,500 patients. In 2015 the centre merged with another nearby practice significantly increasing the number of patients. It is stated that there has been an 80% increase in demand for services with the centre.

It is suggested that elderly and vulnerable local residents who will benefit from the care provided with the centre. This claim is corroborated by a letter of support for the application received from Age UK Hillingdon who want to utilise part of the enlarged practice to accommodate Primary Care Navigators.

Specifications for consulting room sizes have been greatly increased in recent years. The applicant has suggested that the NHS Health technical manual requires all new clinical rooms to be a minimum of 16sqm and non-clinical to be 8sqm, this adds to the space requirements of the practice. A letter of support from NHS Hillingdon Clinical Commissioning Group (CCG) highlights that the practice has successfully secured funding from NHS England as part of a wider programme to improve primary care premises. The CCG "welcomes the proposal of the practice, the benefits this will offer to patient care and the positive impact it will create for the wider population".

The increased demand on services in this area, the the support the proposal has received from Age UK and the local NHS CCG, is demonstration of the need for the proposed works. This local need is felt to represent a material consideration that should carry significant weight in the determination of the application.

7.02 Density of the proposed development

Not applicable.

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

Policy BE4 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires all new development within or on the fringes of the Conservation Area to either preserve or enhance those features which contribute to the area's special visual and architectural qualities.

Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or

improves the amenity and character of the area.

The application site comprises of a 19th Century detached building, converted into a Medical Centre, and benefits from a 3.0m deep single storey pitched roof extension, which projects beyond the rear wall of the original building. The proposed extension would measure approximately 7m deep, would protrude beyond the southern building line by 2m and would be characterised by a 3m high flat roof extension. The development would involve the demolition of the existing rear boundary wall to accommodate the single storey extension so as to measure the full depth of the existing rear amenity area.

The Conservation & Urban Design Team were consulted, and have highlighted that to the south of the building there is an attractive, 16th Century boundary wall. The neighbouring Georgian houses to the south of the site, have been identified in the Harlington Village Conservation Area Appraisal as positive contributors to the special character of the Conservation Area.

The works as proposed would make it impossible to retain the existing garden wall, as the rear wall of the proposed extension would effectively become the rear boundary. This would detract considerably from the residential character of the Conservation Area. Moreover the garden wall on the north side of the site boundary, currently screens the existing lean to extension to the rear. This would be replaced by a low timber post and rail fence, which would open the rear of the site, increasing its visibility from the streetscene. These element would fail to preserve the character and appearance of the Conservation Area and therefore could be used as a reasoning to refuse the application.

In this instance however the significant weight represented in the planning balance to the need for the extension and the improved facilities at the Medical Practice means that the Council is keen to seek to find a solution. The recommendation of the Council's Conservation Team is to redesign the rear wall of the proposed extension to action as a garden wall with a parapet to disguise the proposed addition and rooflights. In addition it is suggested that the existing garden wall to the north boundary of the site would need to be either retained or replaced to match the rear wall of the proposed building, to ensure the rear of the site remains well screened.

The recommendation is that powers be delegated to the Head of Planning and Enforcement to secure these changes. Subject to the committee agreeing the recommendation, this would allow for the application to be determined without undue delay and support the delivery of the needed improvements to the Medical Practice.

Subject to the proposed amendments being secured, it is considered the resultant scheme would preserve the character and appearance of the Conservation Area in accordance with Policies BE4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Heathrow Airport Safeguarding whom were consulted raised no objections to the proposed development.

7.05 Impact on the green belt

Not applicable.

7.07 Impact on the character & appearance of the area

Discussed within the 'Impact on Conservation Area' section.

7.08 Impact on neighbours

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The application site benefits from 2 new detached dwellings situated within close proximity of the rear boundary of the site. The new dwellings comprise of No. 2 & 3 St Peter's Way with No. 2 positioned directly to the rear of the site.

The current relationship between the application site and No. 2 St Peters Way is in the form of a 2m high brick boundary wall and a number of trees and shrubs with a separation gap of approximately 8-10 meters.

It is considered a 3m high flat roof extension erected to and in replacement of the rear boundary wall would result in a dominant feature within the outlook available from, in particular, number 2 St. Peter's Way. However, it is also recognised that at present the area between number 2 and the site accommodates 3 trees which are detailed in the submitted Tree Report to measure between 6-9 metres in height. Also this development is proposed to the front of number 2 and would not impact on the outlook available to the rear of the property. On balance therefore it is not considered that the impacts of the proposal (inclusive of the parapet wall recommended by the Conservation Team) would result in a material loss of residential amenity to the occupiers of No. 2 St Peters Way.

The neighbouring property at No.3 St Peters Way, is sited at an angle and a sufficient distance for the development to have a detrimental impact upon their residential amenities and light levels.

It is therefore considered the proposed development would accord with the objectives set out in Policies BE20 & BE21 of the Hillingdon Local Plan: Part Two Saved UDP Policies(November 2012).

7.09 Living conditions for future occupiers

Not applicable.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

The application site proposes an increase of 4 extra rooms, with no justification in regards to the current parking arrangement. The application site benefits from 7 off road parking spaces as shown on the submitted plans, however no assessment or survey has been carried out to support the increase of 4 rooms with a lack of increase in parking.

This is an area with some limited on-street parking available in the vicinity of the site and the development, if approved, could add further parking pressure to the local area. However, this application is for the improvement of an existing Medical Practice not the provision of a new facility. Indeed the increase of patients registered at the Practice has already happened following the merger in 2015 and therefore any increased parking demand is likely to be of a similar nature to the existing use of the site.

Whilst the applicant has not demonstrated compliance with Policies AM7 and AM14 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012), this has to be

weighed against the wider benefits of the proposal. The provision of improved medical services in an area where there is a demonstrated need is considered to represent a greater benefit that outweighs any possible localised impacts in terms of parking pressure. On this basis it is not considered that it would be appropriate to refuse the application on parking or traffic grounds.

7.11 Urban design, access and security

Not applicable.

7.12 Disabled access

The application site is an existing medical centre with existing disabled facilities to assist patients entering and exiting the premises. The proposed development would consist of a single storey composition and designed in accordance with NHS minimum standards.

7.13 Provision of affordable & special needs housing

Not applicable.

7.14 Trees, landscaping and Ecology

The Trees & Landscape Officer were consulted regarding the trees. An arboricultural assessment was also submitted by the applicant following advice from the Trees Officer. It was considered although there were no objections to the removal of trees T1 & T3 subject to appropriate re-planting as they were outside the remits of the application site, they could not be assessed under this application.

The applicant has however submitted a separate works to trees in a conservation area application at this time to carry out the removal works.

The Magnolia Tree and T5 situated to the front should not be affected by the proposed works, providing a safeguarding scheme and it is recommended that this be secured via condition.

7.15 Sustainable waste management

Not applicable.

7.16 Renewable energy / Sustainability

Not applicable.

7.17 Flooding or Drainage Issues

Not applicable.

7.18 Noise or Air Quality Issues

Not applicable.

7.19 Comments on Public Consultations

No comments or objections received from neighbouring properties, however a petition in support of the development signed by neighbouring properties and patients of the Medical Centre has been submitted.

7.20 Planning obligations

Not applicable.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the

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

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

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

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Planning Obligations

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Equalities and Human Rights

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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

None

10. CONCLUSION

The principle of development is supported by planning policy. The increased demand on services in this area is demonstration of the need for the proposed works.

The proposed development, as submitted, would fail to preserve or enhance the character of the Harlington Conservation Area. However, amendments have been identified that would allow for improvements to be made in order to achieve an acceptable form of development that would both preserve the character and appearance of the Conservation Area and secure the proposed improvements to the provision of medical services locally.

11. Reference Documents

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

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

The London Plan (2015)

National Planning Policy Framework

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Heathrow Medical Centre
1 St Peter's Way
Harlington**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

55700/APP/2015/3554

Scale:

1:1,250

Planning Committee:

Central & South

Date:

March 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 132 UXBRIDGE ROAD HAYES

Development: Change of use from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a Shisha Lounge (Use Class A4/Sui Generis)

LBH Ref Nos: 3125/APP/2015/4029

Drawing Nos: P1323 Rev. B
P/1324 Rev. B
P/1322 Rev. B
P/1321 Rev B

Date Plans Received: 30/10/2015 **Date(s) of Amendment(s):**

Date Application Valid: 04/12/2015

1. **SUMMARY**

The application seeks planing permission for the change of use of the ground floor premises from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a Shisha Lounge (Use Class A4/Sui Generis).

Whilst there is no objection to the principle of the change of use, the applicant has failed to adequately address the impact of the proposed extension and change of use on the amenities of occupants of nearby residential properties by way of noise, odour and disturbance and the impact upon highways safety. As such the application is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

In the absence of a Transport Statement the application has not demonstrated that either sufficient parking for vehicles associated with the use would be provided or sufficient manoeuvring and access arrangements for service delivery vehicles. In addition the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic in and around the application site. It is considered that the proposal would be detrimental to highway and pedestrian safety contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards.

2 NON2 **Non Standard reason for refusal**

The proposed development has failed to demonstrate that unacceptable levels of noise, disturbance and odour to surrounding residential occupiers would not occur. In the absence of any noise surveys or noise mitigations measures, the proposed development is considered to result in noise and disturbance to the detriment of the amenity of adjoining occupiers, contrary to Policies OE1, OE3 and OE5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
S7	Change of use of shops in Parades
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. The submission of the additional information required would require further consultation to be undertaken prior to determination which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider the submission of a fresh application incorporating the material amendments set out below which are necessary to enable the Council to fully consider your proposal:

1. The preparation of a Transport Statement to include the number of customers expected and their modes of travel to the proposed A4 and Sui-generis uses. Consideration is also required in relation to the On-street and off-street car parking demand and capacity

throughout the day to demonstrate that the proposals will not adversely impact on local highway conditions.

2. The preparation and submission of a Noise Survey, details of any ventilation and extraction, details of hours of operation and mitigation measures to demonstrate that any potential noise and odour generated from the site could be overcome.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north east side of Uxbridge Road near its junction with Brookside Road and forms part of a parade of 8 properties comprising commercial units on the ground floor with two floors above in residential use. The application property comprises a retail unit on the ground floor. The foundations have been built for a single storey rear extension, but the walls and roof have not been built. Many of the commercial units in the parade have rear extensions of various sizes and lengths of projection. To the rear lies a service road and beyond lies the rear gardens of 2 Brookside Road and 2-8 (even) Cerne Close. The street scene is commercial in character and appearance and the application site lies within the developed area as identified in the adopted Hillingdon Local Plan - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for a change of use of the ground floor premises from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a Shisha Lounge (Use Class A4/Sui Generis).

The submitted plans show the single storey rear extension which has been commenced by way of the foundation. The further rear extension would provide an additional seating area and shisha lounge. The revised plans indicate that the previously approved rear extension which has commenced, has not been built. The proposed extension which is in addition to the extant consent seeks permission for an additional 66 square metres of floor space. The submitted plans and application forms confirm that there is no existing or proposed on-site parking.

3.3 Relevant Planning History

3125/APP/2003/2495 132-134 Uxbridge Road Hayes

CHANGE OF USE FROM CLASS A1 (RETAIL) TO CLASS A2 (FINANCIAL AND PROFESSIONAL SERVICES) AND RENEWAL OF PLANNING PERMISSION REF.3125L/98/7 DATED 23/10/1998; ERECTION OF SINGLE STOREY REAR EXTENSION TO SHOP FOR STORAGE

Decision: 27-04-2004 Approved

3125/APP/2005/3119 132-134 Uxbridge Road Hayes

ERECTION OF SINGLE STOREY REAR EXTENSION AND INSTALLATION OF A NEW SHOPFRONT

Decision: 28-12-2005 Approved

3125/APP/2009/984 132 Uxbridge Road Hayes
Erection of a single storey rear extension.

Decision: 24-07-2009 Approved

3125/L/98/0742 132-134 Uxbridge Road Hayes
Erection of a single storey rear extension to shop for storage

Decision: 23-10-1998 Approved

Comment on Relevant Planning History

Planning permission was granted for a single storey rear extension under application reference 3125/APP/2009/984. The foundations of this extension have been built. The walls and roof have not started but it is assumed that the development has commenced and this permission is therefore extant.

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.

S7 Change of use of shops in Parades

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

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

OE5 Siting of noise-sensitive developments

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 neighbouring properties were consulted by letter dated 8.12.15 and a site notice was displayed which expired on 7.1.16.

2 letters of objection have been received in addition to 2 petitions of objection raising the following concerns:

1. Loss of retail use
2. Exacerbation of existing rat problem
3. Increased demand for parking
4. Attraction of anti-social behaviour
5. Increased noise and disturbance.
6. Boundary dispute.

Internal Consultees

Highways:

- a. The site has poor public transport accessibility (PTAL=2). Customers of the proposed development will be more reliant upon car use.
- b. Details are required regarding the existing use of the first floor and the existing provision/allocation of car parking between all the uses on this site. Any reduction in car parking provision should be justified.
- c. Details are required regarding the existing and proposed arrangement for servicing arrangement.
- d. A transport statement is required, detailing the number of customers expected and their modes of travel to the proposed A4 and Sui-generis uses. On-street and off-street car parking demand and capacity should also be considered throughout the day to demonstrate that the proposals will not adversely impact on local highway conditions.

EPU:

The premises and particularly the proposed extension are located close to residential properties.

The design of the proposed extension is very open and this could increase the potential for odour and noise to affect nearby residential premises.

The applicant has not provided a noise report or details of how they propose to deal with odour and without this information we are unable to consider this application acceptable.

Access Officer:

No Accessibility issues raised with this application proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Local shopping parades serve an important role in providing convenience shopping that caters for the needs of local residents. Paragraph 8.22 and policy S7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) seeks to ensure that all residential areas are within half a mile of at least five essential shop uses, although not necessarily within the same parade. For some local shopping areas the closure of just one essential shop may be so significant as to precipitate the closure of other shops and the ultimate demise of the centre as a whole. The Local Planning Authority seeks to protect vulnerable parades and corner shops which have a particularly important

role for the local community and to provide opportunities for the establishment of new essential shop uses in existing class A1 premises. Ideally there should be no less than 3 (essential shops) in the smaller parades and a choice of essential shops in the larger parades.

The application site is one of 8 units within the parade (comprising of 4 x A1 retail units, 1 x hot food takeaways, 2 x A3 (Restaurants) and 1 x sui generis use). The application property is one of 4 retail properties in this parade which equates to 50% of the parade in retail use. The change of use of this site would result in the loss of Class A1 retail uses within this parade, however 3 units would be retained in A1 use. As such, the proposal would not harm local convenience shopping provision, in accordance with Policy S7 of the Hillingdon Local Plan: Part Two - Saved Unitary Development 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 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.

The location of the extension is to the rear of a commercial parade, backing onto an access/service road. The proposed external finish of matching brick results in an acceptable development that would not appear out of keeping in its setting. There are a number of substantial extensions to the buildings within this parade and the proposed extension would not appear out of keeping with development within this vicinity. Therefore, the application is considered to be in accordance with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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. In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, odour and general disturbance.

The nearest residential properties are above and adjacent to the application site. Properties 112-122 Longford Gardens are located 12m to the east of the proposed extension. Properties in Cerne Close to the rear are located approximately 28m away from the proposed extension.

It is estimated that up to approximately thirty (30) people can be accommodated in the proposed extension. The extension is also shown to be mostly glazed in its eastern

elevation with a number of glazed doors in its rear elevation. All are shown on the submitted plans to be openable. The planning application forms do not provide any details of hours of operation. A noise survey, or details of any ventilation and extraction have not been submitted in support of the proposal. Consequently any noise that may be produced in the late evening/night which could transmit together with the smoke and smell from the shisha pipes up and across to surrounding residential properties cannot be assessed. No details of any mitigation measures have been provided with the application to demonstrate that any potential noise and odour generated from the site could be overcome.

As a result it is considered that the proposed extension and use of the site could have a negative impact upon the amenity of nearby residents and occupants through increased noise and disturbance and odour, contrary to Local Plan policy OE1, OE3 and OE5 which strongly resist development which would have an adverse impact upon the amenity of residents through increased noise and odour.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The submitted planning application forms and plans confirm that there is no existing or proposed on site car parking or servicing. It is however noted that the 2009 planning application form made provision for 6 on site parking spaces to the rear. The current planning application is not supported by a Transport Statement detailing of the number of customers expected and their modes of travel to the proposed A4 and Sui-generis uses. Consideration is also required in relation to the on-street and off-street car parking demand and capacity throughout the day to demonstrate that the proposals will not adversely impact on local highway conditions. The application has not therefore demonstrated that either sufficient parking for vehicles associated with the use would be provided or sufficient manoeuvring and access arrangements for service delivery vehicles. In addition the application fails to demonstrate that the proposal would not result in an unacceptable rise in traffic in and around the application site. It is considered that the proposal would be detrimental to highway and pedestrian safety contrary to policies AM7 and AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Hillingdon's Adopted Parking Standards.

7.11 Urban design, access and security

See Section 7.07.

7.12 Disabled access

The Council's Access Officer has no objection to the proposal.

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

There is space within the existing rear service yard to provide refuse and recycling storage.

Should the scheme be considered acceptable in all other respects a condition could be imposed to secure the submission of details in this respect.

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 Section 7.08 above.

7.19 Comments on Public Consultations

The comments by the occupants of nearby properties are addressed in the sections above.

The concern raised in relation to an outstanding boundary dispute is a civil issue and not a material planning consideration.

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

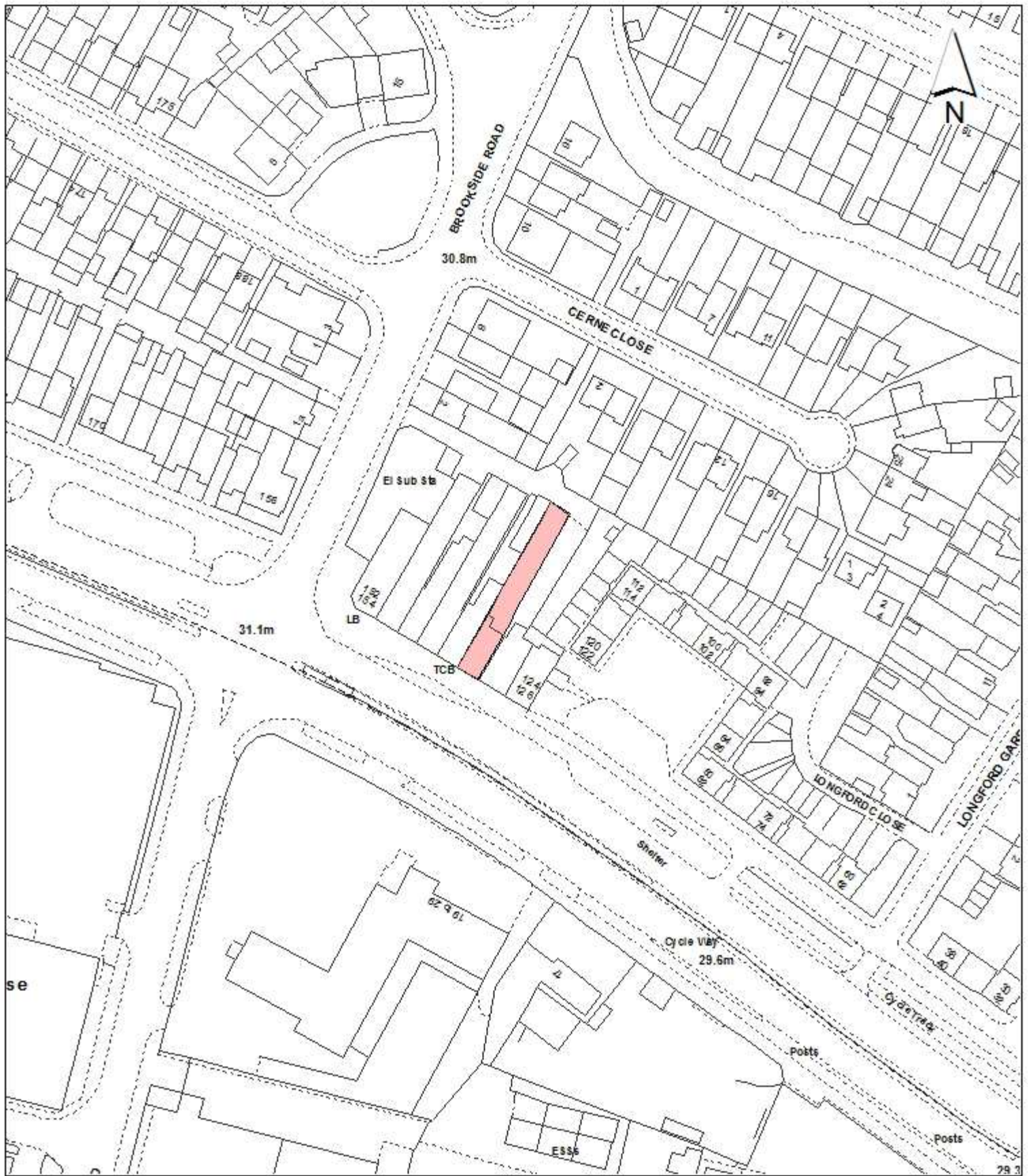
The application seeks planning permission for the change of use of the ground floor premises from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a Shisha Lounge (Use Class A4/Sui Generis). Whilst there is no objection to the principle of the change of use, the applicant has failed to adequately address the impact of the proposed extension and change of use on the amenities of occupants of nearby residential properties by way of noise, odour and disturbance and the impact upon highways safety. As such the application is recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (March 2015)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**132 Uxbridge Road
Hayes**

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

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

Planning Application Ref:

3125/APP/2015/4029

Scale:

1:1,250

Planning Committee:

Central & South

Date:

March 2016



HILLINGDON
LONDON

Plans for Central & South Applications Planning Committee

Wednesday 9th March
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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

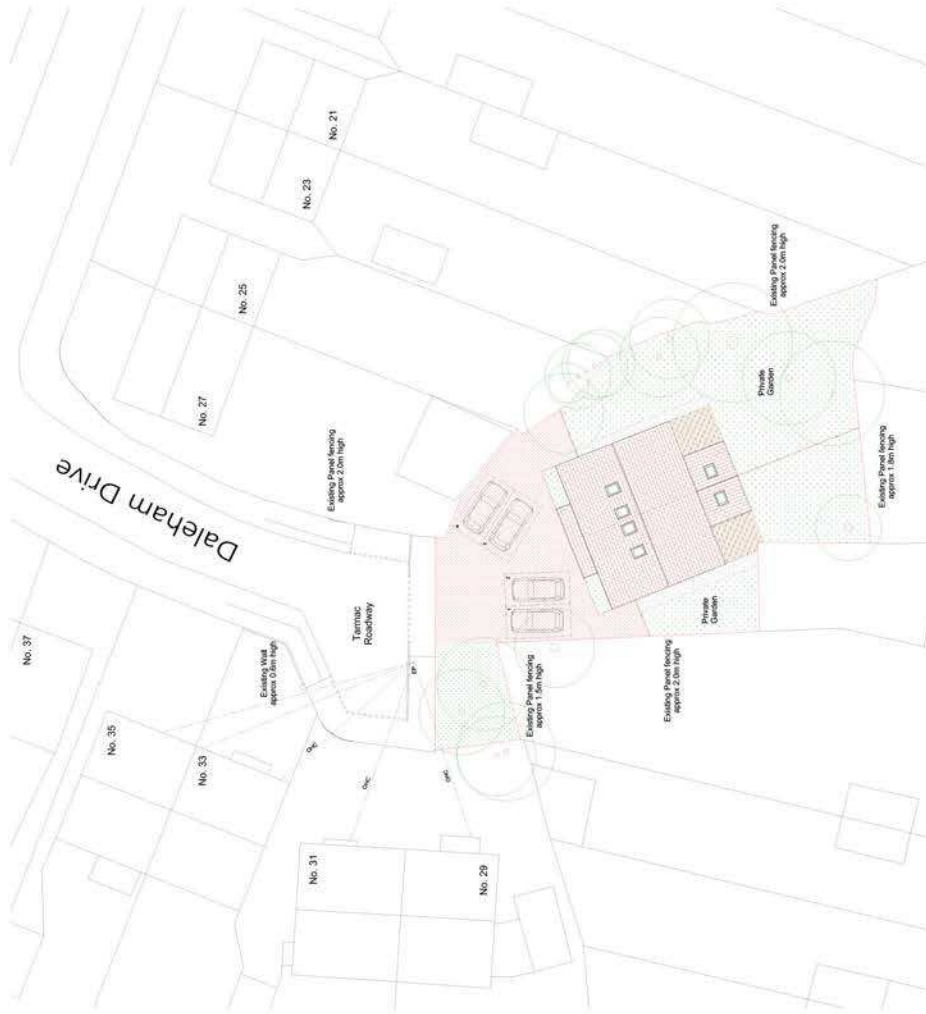


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28 OCT 2015

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Key

-  Interlocking roof tiles
-  Hardstanding driveway
-  Hardstanding pathway
-  Timber decking
-  Grassed area



Proposed Project
New build houses

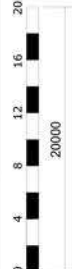
Drawing Title
Proposed Site Plan

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

Drawing No.
CL/15/213/PSP

Scale
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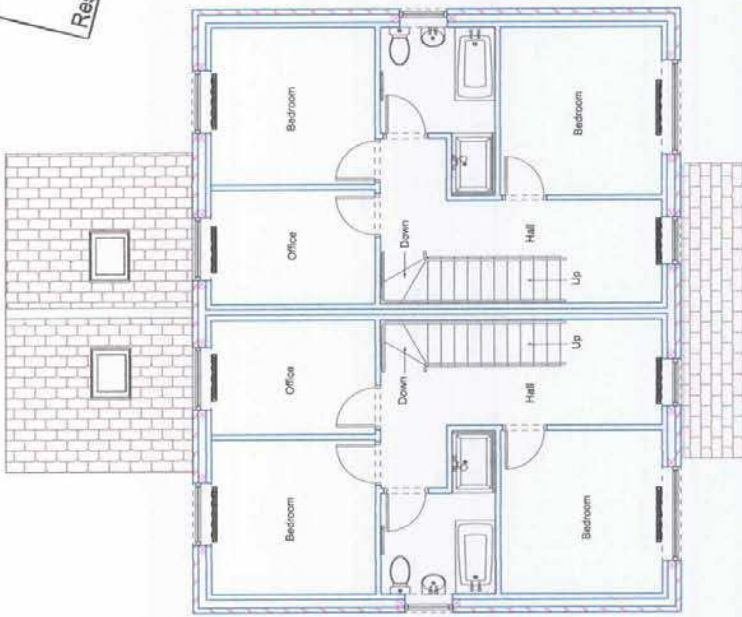
Date
16/12/2015



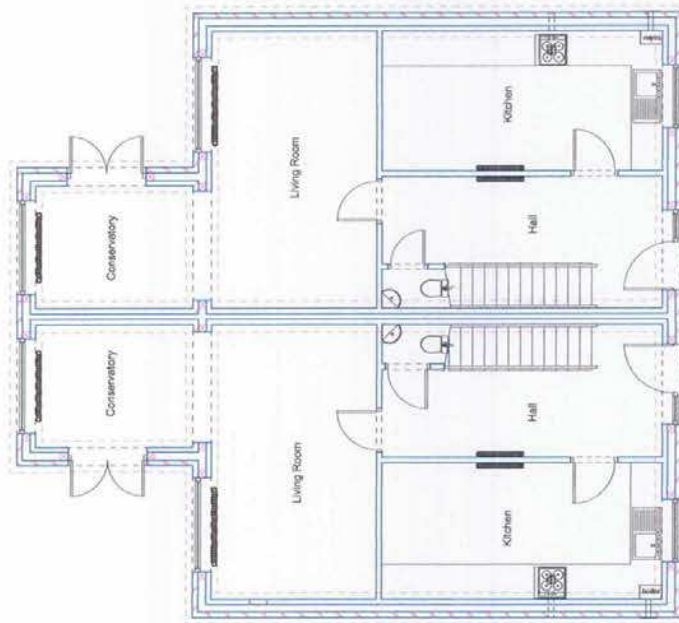
Court Home Extensions Co

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

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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

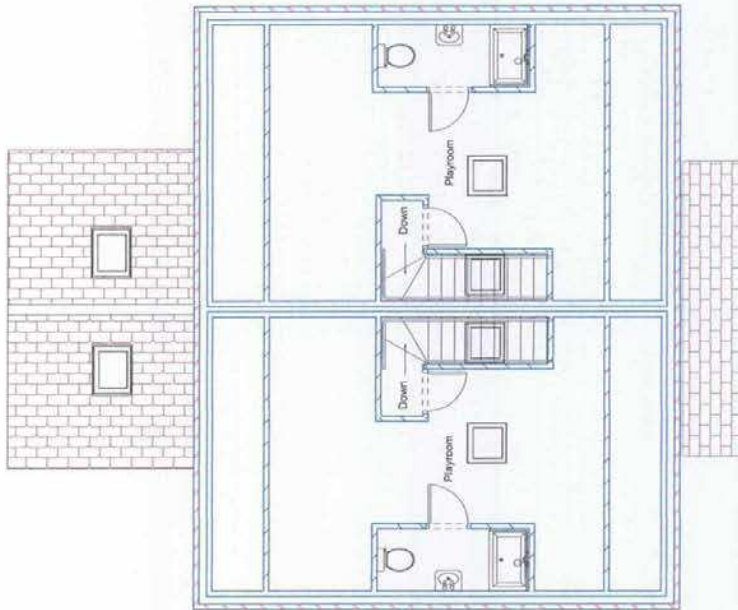
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Date
17/09/15

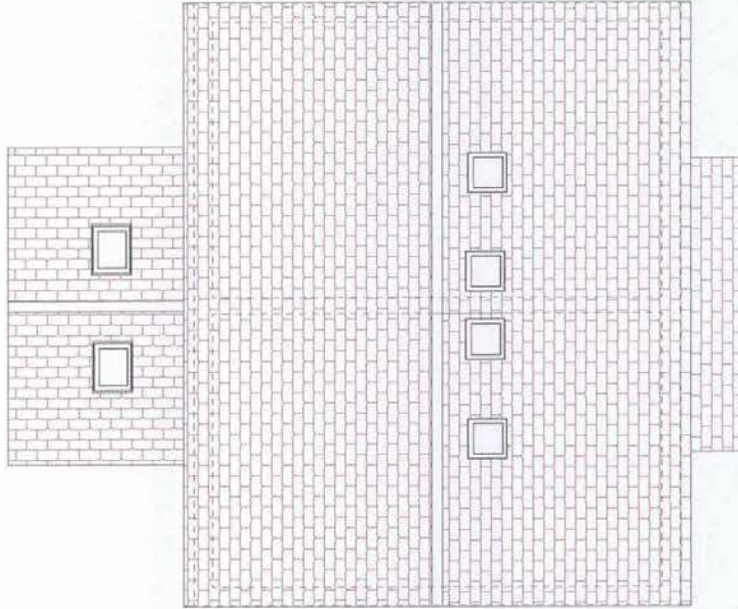
Page Size
A3

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23 Wembley Hill Road, Wembley Middlesex, HA9 8AS
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AS BUILT LOFT FLOOR PLANS



AS BUILT ROOF PLANS

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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

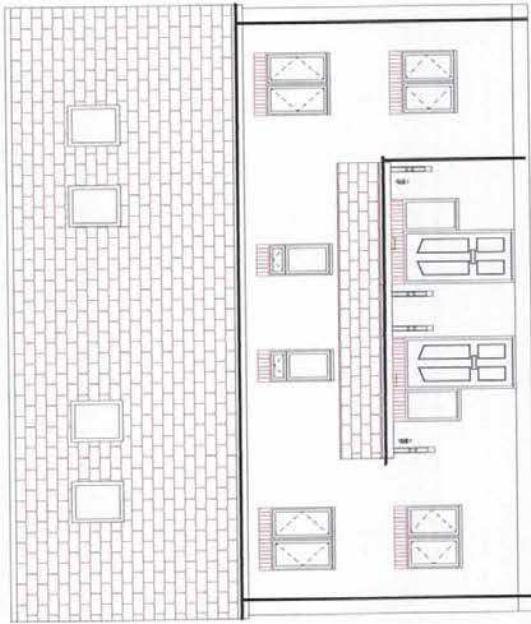
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Date 17/09/15

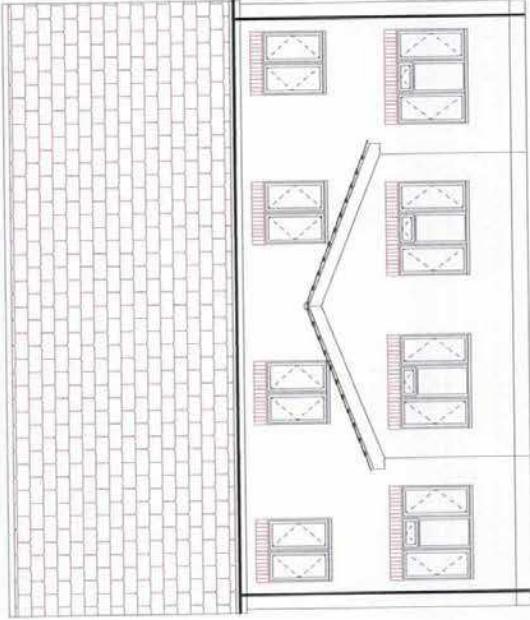
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020 8902 3464 info@courthomes.co.uk

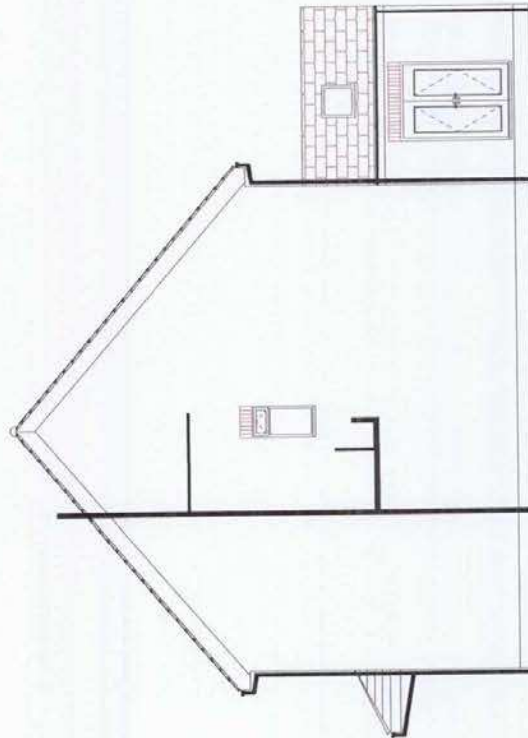
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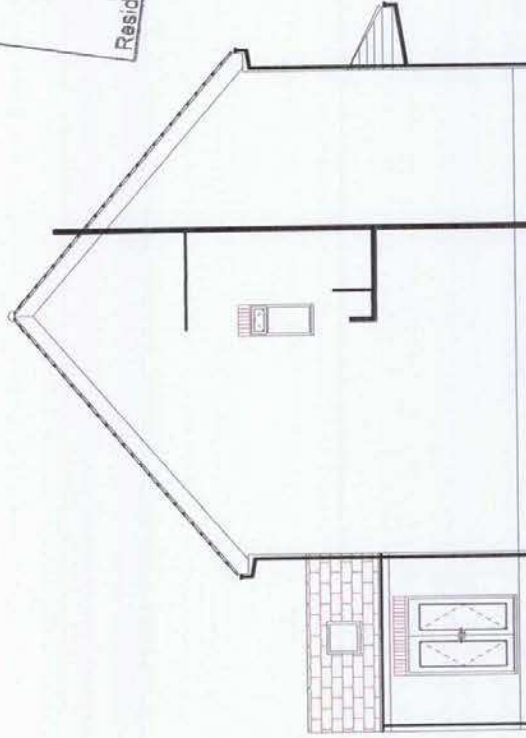
AS BUILT FRONT ELEVATION



AS BUILT REAR ELEVATION



AS BUILT SIDE ELEVATION



AS BUILT SIDE ELEVATION

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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
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FLOOR AREAS (GROSS INTERNAL)

Plot 1	
Ground Floor:	52.89m ² (569.2 sqft)
First Floor:	45.22m ² (486.7 sqft)
Total:	98.10m² (1055.9 sqft)
Plot 2	
Ground Floor:	52.89m ² (569.2 sqft)
First Floor:	45.22m ² (486.7 sqft)
Total:	98.10m² (1055.9 sqft)



London Borough of Hillingdon
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 2 8 OCT 2015
 Planning
 Residents Services

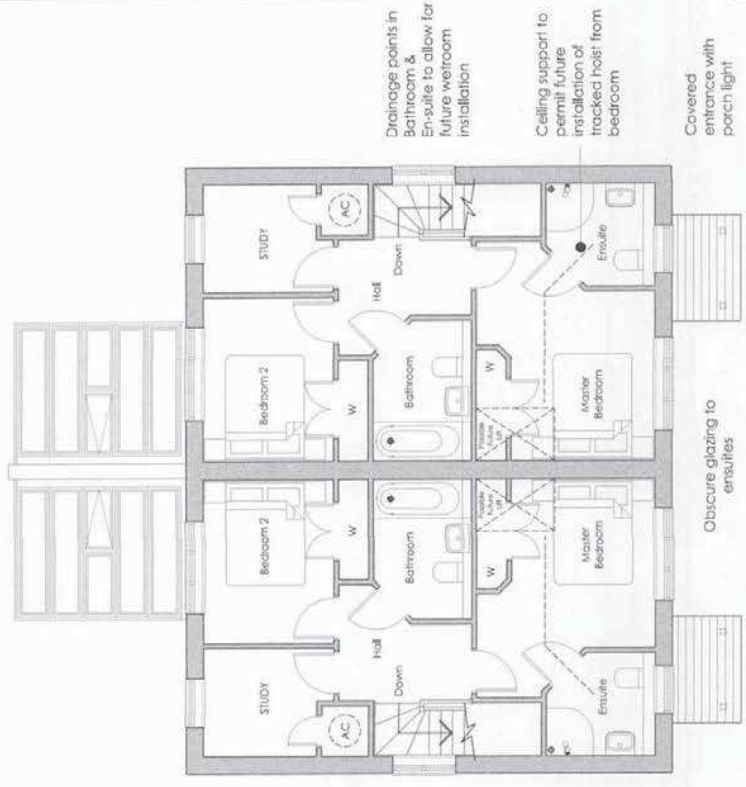
Rev	Date	Details
A	03/07/11	Lifetime homes standards updated and plans amended to full lifetime homes requirements and criteria.

PLANNING

ark|tec
 Architectural Consultancy
 1 Farnham Road
 Guildford
 GU2 4RG
 E: 01483 549 047
 F: 01483 549 100
 W: info@ark|tec.co.uk
 W: www.ark|tec.co.uk

Client: MR WARREN JONES
 Project: LAND TO R/O
 22-24 DICKENS AVE, UXBRIDGE
 Drawing: PROPOSED FLOOR PLANS
 Scale: 1:100 @ A3
 Date: 28/04/11

Drawing Number: **P08/06/110**
 Revision: **A**



PLOT 02

PLOT 01

FIRST FLOOR



PLOT 02

PLOT 01

GROUND FLOOR

- LIFETIME HOMES CONSIDERATIONS**
- The car parking area is directly adjacent to the homes and capable of enlargement to attain 3300mm.
 - The distance from the car parking to the home is minimal and is level.
 - The approach to the entrances is also level.
 - The front entrance is illuminated and covered, and has level access over the threshold in compliance with Part M.
 - There are no communal stairs or lifts.
 - The width of the internal doorways and hallways conforms to Part M. There is an allowance for 300mm of wall space to the side of the leading edge of the doors on the entrance level.
 - There is ample turning space for a wheelchair in the Dining Area and Living Room and adequate circulation space for wheelchairs elsewhere.
 - The Living Room is at entrance level.
 - There is ample space in the Living Room that could be used as a convenient bed space.
 - There is a toilet at entrance level that conforms to Part M. (This is a small two bedroom dwelling)
 - All walls in the Bathroom and WC are capable of taking handrail adaptations.
 - The design allows for the incorporation of a future through floor lift from the ground floor to the first floor.
 - The design provides a reasonable route for a potential hoist from a Bedroom to the Bathroom.
 - The Bathroom is designed for ease of access to the bath, WC and wash basin.
 - Habitable room glazing is easy to open/operate.
 - All switches, sockets, ventilation and service controls are to be fitted in accordance with Part M.

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FLOOR AREAS (GROSS INTERNAL)

Plot 1

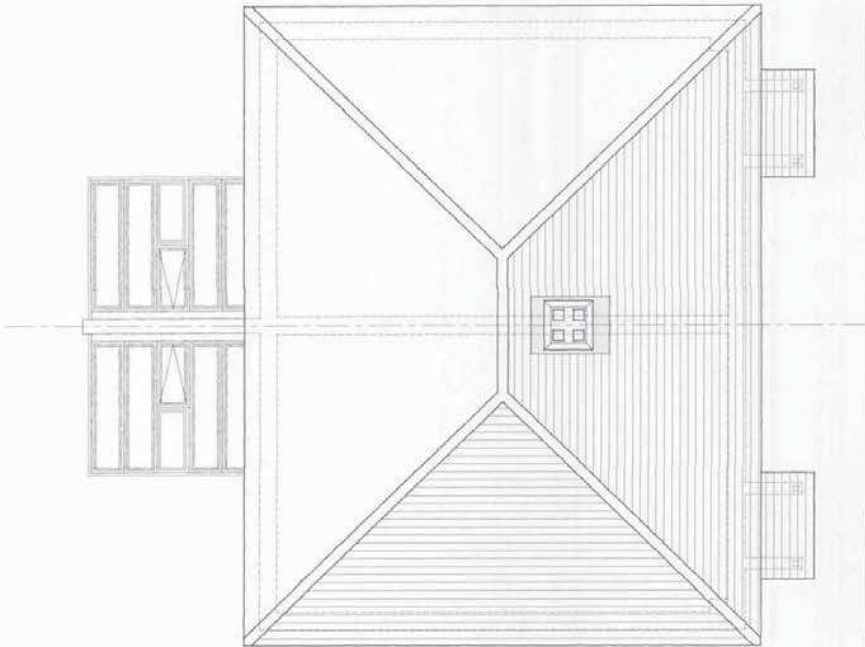
Ground Floor: 52.88m² (569.2 sqft)
 First Floor: 45.22m² (486.7 sqft)
 Total: 98.10m² (1055.9 sqft)

Plot 2

Ground Floor: 52.88m² (569.2 sqft)
 First Floor: 45.22m² (486.7 sqft)
 Total: 98.10m² (1055.9 sqft)



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 28 OCT 2015
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PLOT 01

PLOT 02

ROOF PLAN

Rev	Date	Details

PLANNING

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 GU2 4HG

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 F: 01483 549 100
 M: 07734 240044
 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

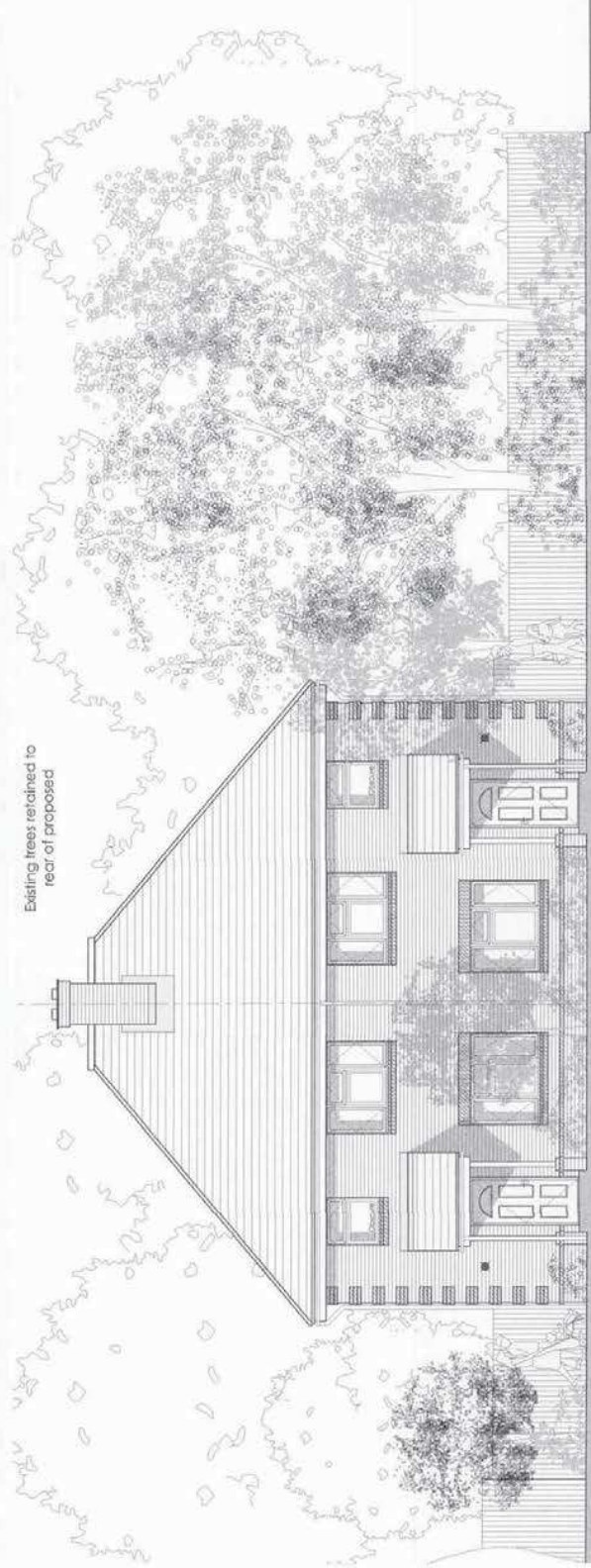
Date: 28/04/11

Drawing Number:

Revision:

P08/06/130 -

Notes:
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 Do not scale from this drawing except for planning purposes.
 All dimensions are in millimetres unless noted otherwise.
 Any technical information incorporated on this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.
 This drawing is to be read in conjunction with all the relevant consultants, supplier and manufacturers drawings and information.



Rear fence to No. 29 Daleham Drive

Existing foliage retained as per proposed site plan

Level entrance thresholds to both plots

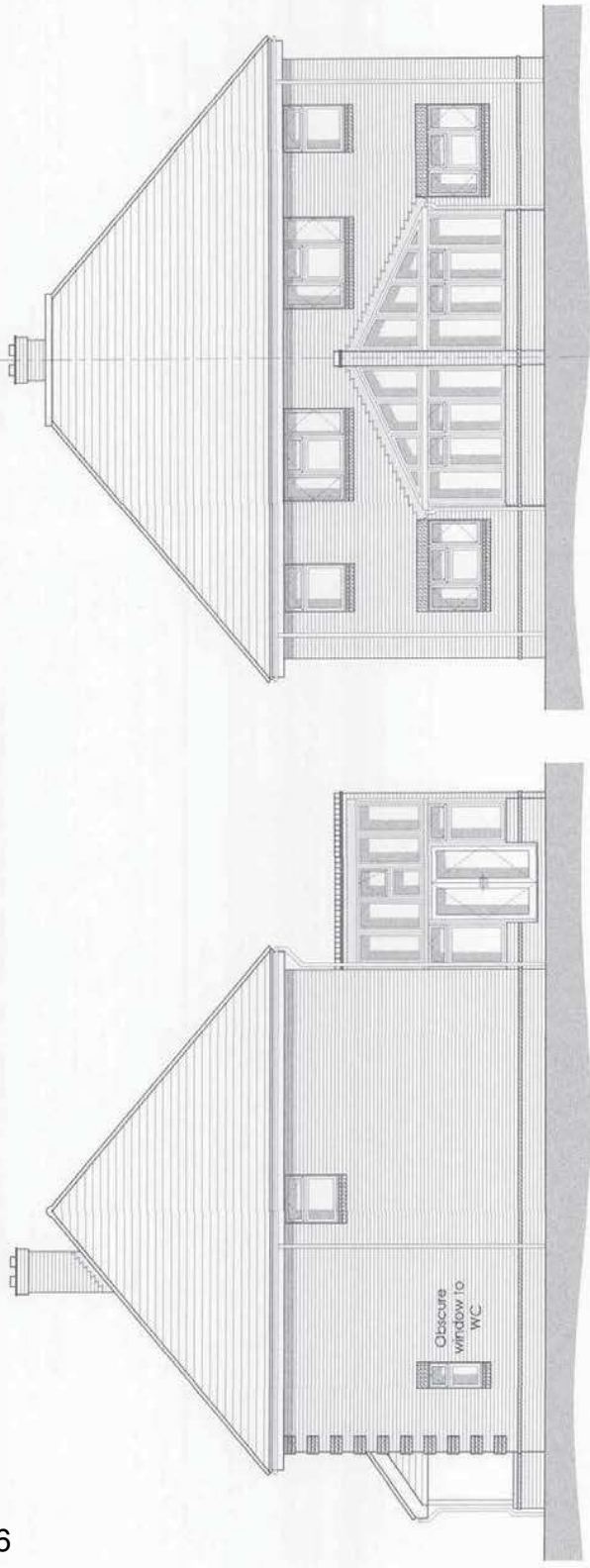
Proposed planting to front elevation

Driveways to No. 29 and 31 Daleham Drive

PLOT 01 **PLOT 02**
FRONT ELEVATION AND STREET SCENE

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

PLOT 02

PLOT 02 (PLOT 1 OPP)

REAR ELEVATION

SIDE ELEVATION

PLANNING

ark|tec
 Architectural Consultancy
 1 Fernham 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**
 Revision: **A**



Notes:

 Site boundary

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Site Address:

27A & 27B Daleham Drive

Planning Application Ref:

67783/APP/2015/4003

Planning Committee:

Central & South

Scale:

1:1,250

Date:

March 2016

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

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HEATHROW MEDICAL CENTRE 1 ST PETER'S WAY HARLINGTON

Development: Single storey side/rear extension

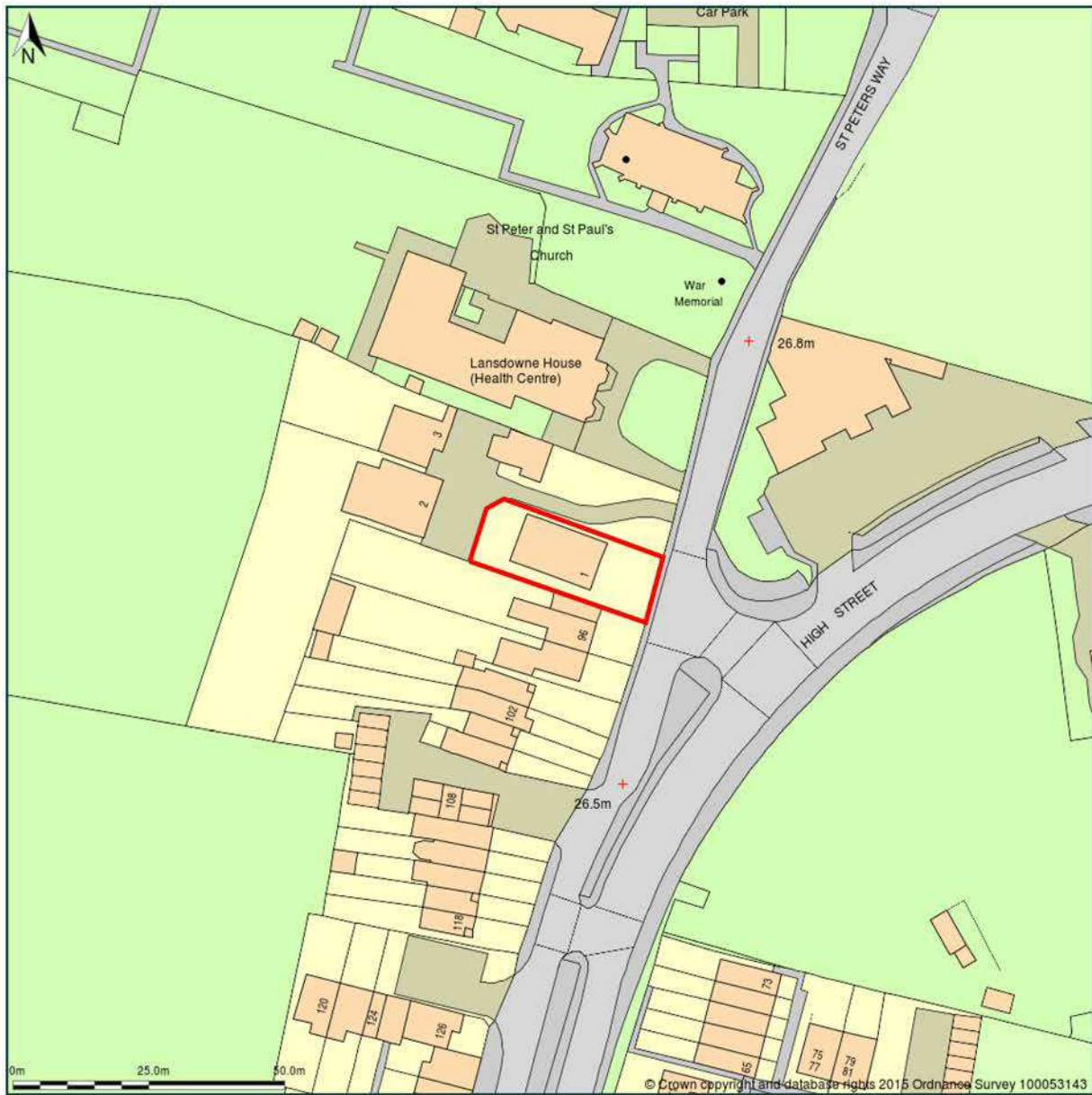
LBH Ref Nos: 55700/APP/2015/3554

Date Plans Received: 23/09/2015

Date(s) of Amendment(s):

Date Application Valid: 19/10/2015

Heathrow Medical Centre, 1 St Peter's Way, St. Peters Way, Hayes, UB3 5AB

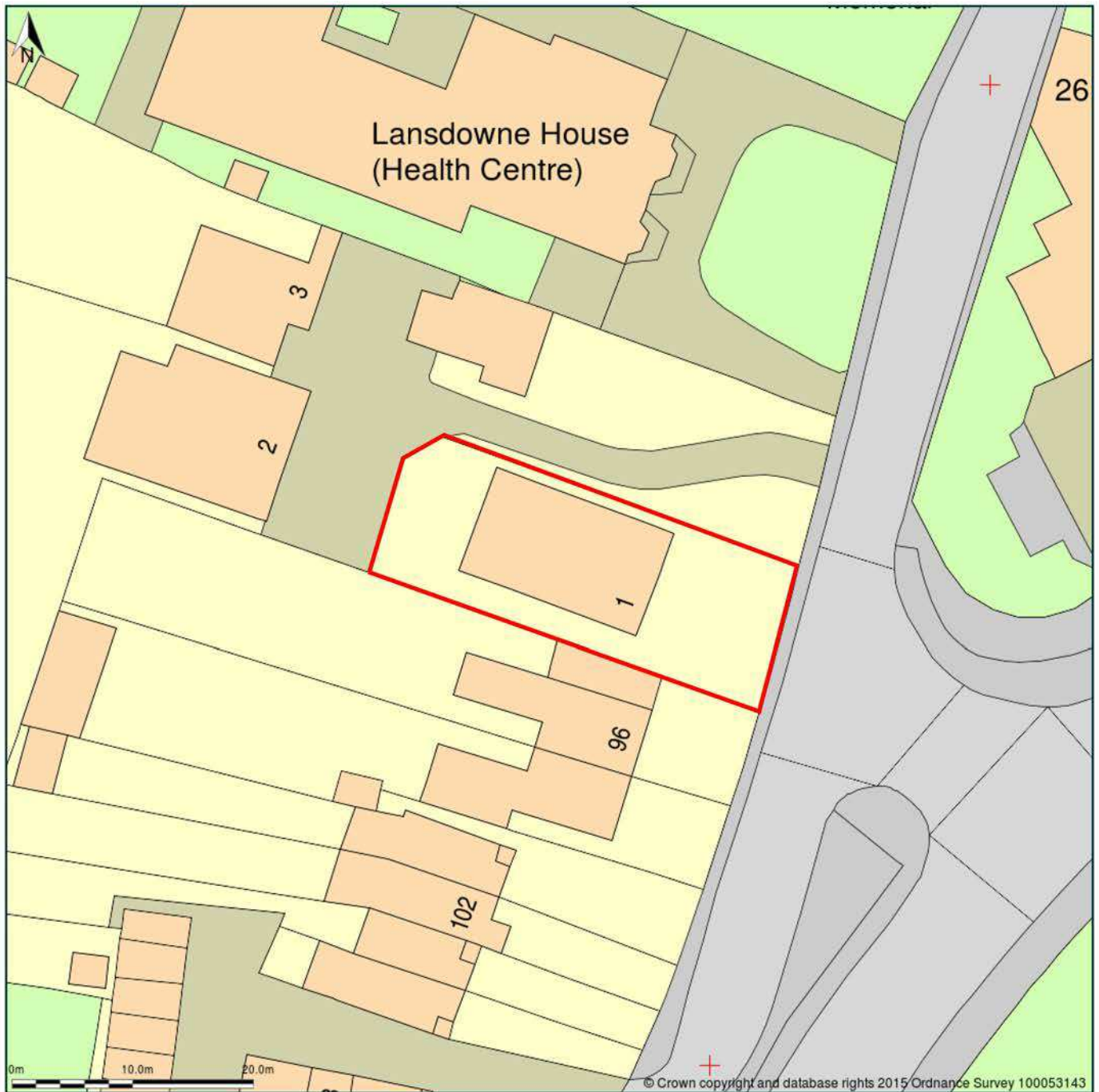


Site Plan shows area bounded by: 508675.96804766,178043.03195234 508875.96804766,178243.03195234 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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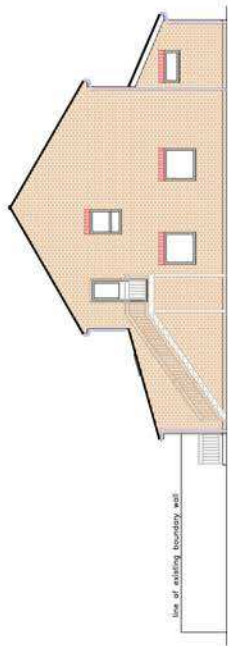
Heathrow Medical Centre, 1 St Peter's Way, St. Peters Way, Hayes, UB3 5AB



Block Plan shows area bounded by: 508731.0,178098.0 508821.0,178188.0 (at a scale of 1:500) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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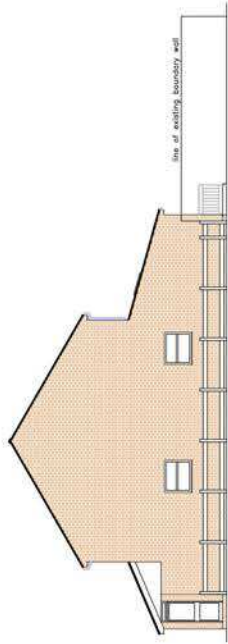
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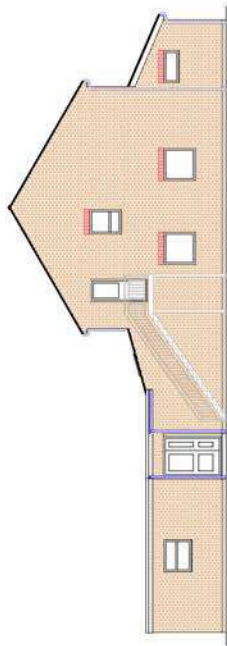
Existing Side Elevation



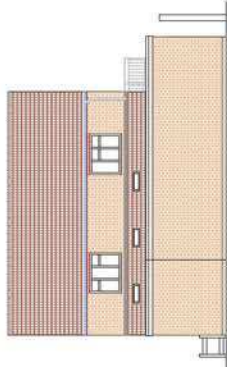
Existing Rear Elevation



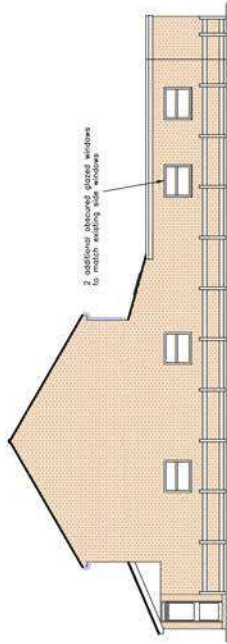
Existing Side Elevation



Proposed Side Elevation

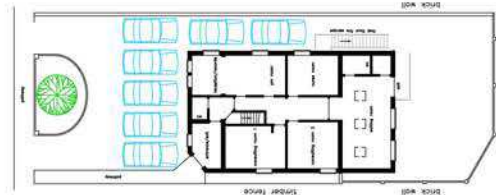


Proposed Rear Elevation

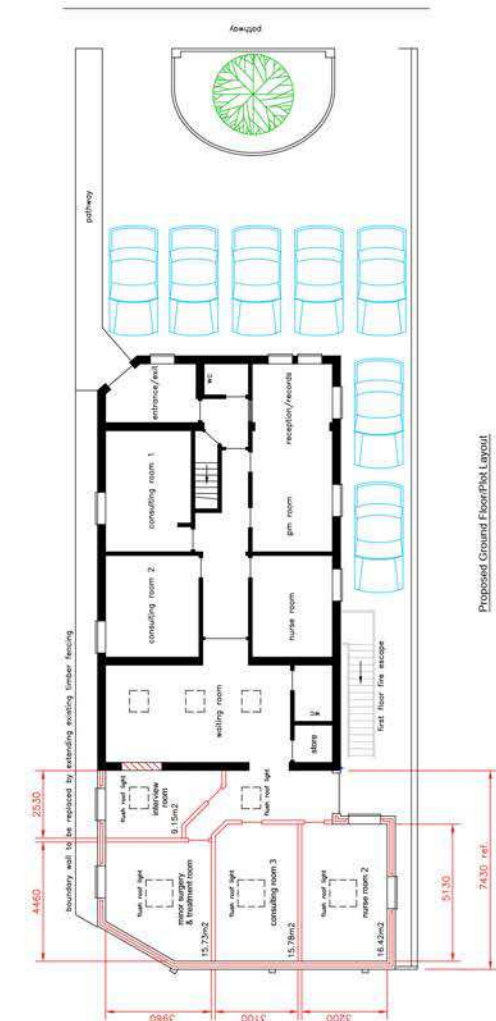


Proposed Side Elevation

Proposed Front Elevation
(viewed from passageway)



Existing Ground Floor/Plot Layout



Proposed Ground Floor/Plot Layout

General Notes

- SEE SHEET FOR SITE LOCATION MAP.
- SEE SCALED PHOTOGRAPHS OF EXISTING.
- EXTERNAL MATERIALS TO MATCH EXISTING.

No	Revision/Issue	Date

DAVEY DESIGNS LTD.
 Drawn By: P. Davey
 D. Cloutney Road,
 M. Wainwright,
 Berks.
 SL6 1TS
 Tel. 01628-671962

Site Address & Title:
**PROPOSED SINGLE STOREY REAR
 EXTENSION TO HEATHROW MEDICAL
 CENTRE, 1, ST. PETERS WAY,
 HARRINGTON, HAYES, UB3 5AB, FOR
 DR. M. NATARAJAN.**

Project:	Single Storey Rear Extension	Sheet:	1 of 1
Date:	September 2015	Dwg No.:	PD 671
Scale:	1:100 & 1:200		



Notes:

Site boundary

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Site Address:

**Heathrow Medical Centre
1 St Peter's Way
Harlington**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

55700/APP/2015/3554

Scale:

1:1,250

Planning Committee:

Central & South

Date:

March 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 132 UXBRIDGE ROAD HAYES

Development: Change of use from retail (Use Class A1) to a mixed use comprising drinking establishment and single storey rear extension for use as a Shisha Lounge(Use Class A4/Sui Generis)

LBH Ref Nos: 3125/APP/2015/4029

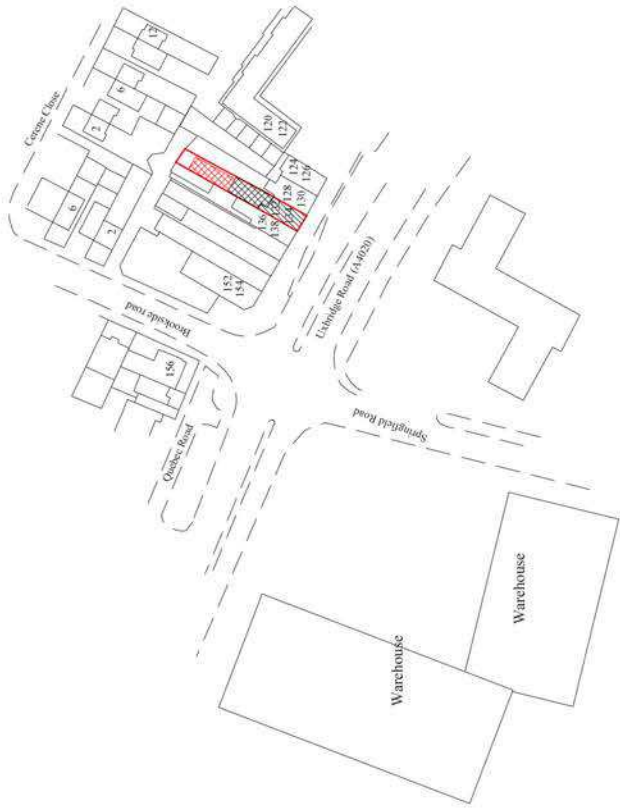
Date Plans Received: 30/10/2015

Date(s) of Amendment(s):




Date Application Valid: 04/12/2015



BLOCK PLAN

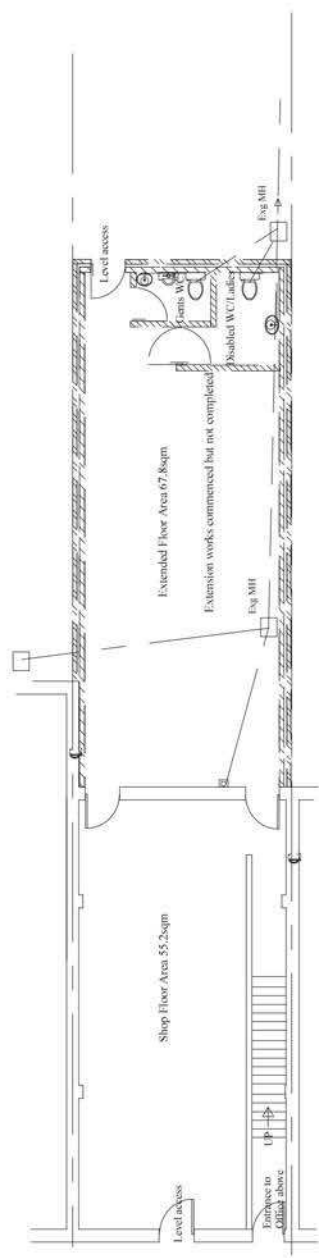


LOCATION PLAN

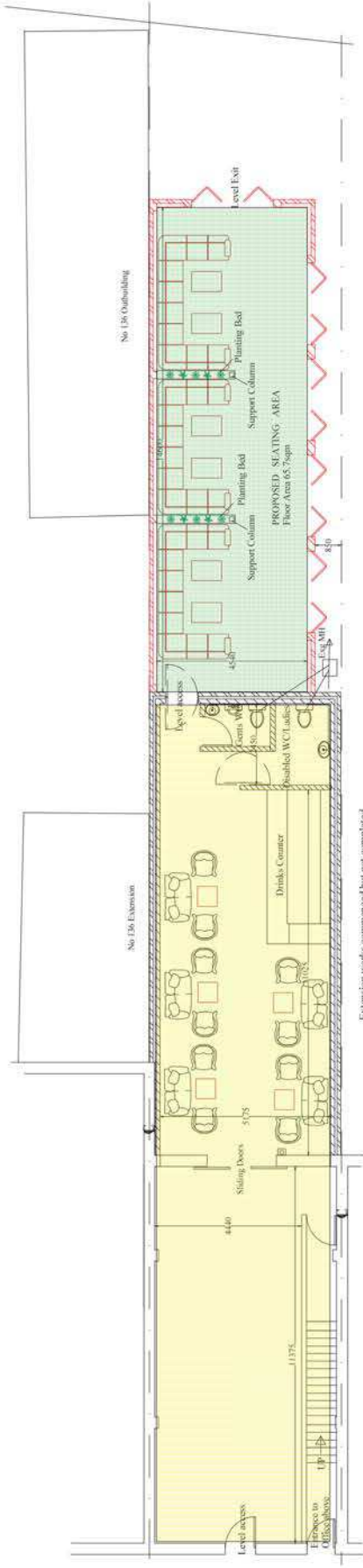
-  Existing Shop
-  Existing Extension construction commenced, but not built.
-  Proposal Extension

Area shown to be Change of use to A4
Floor Area 132.25 sqm

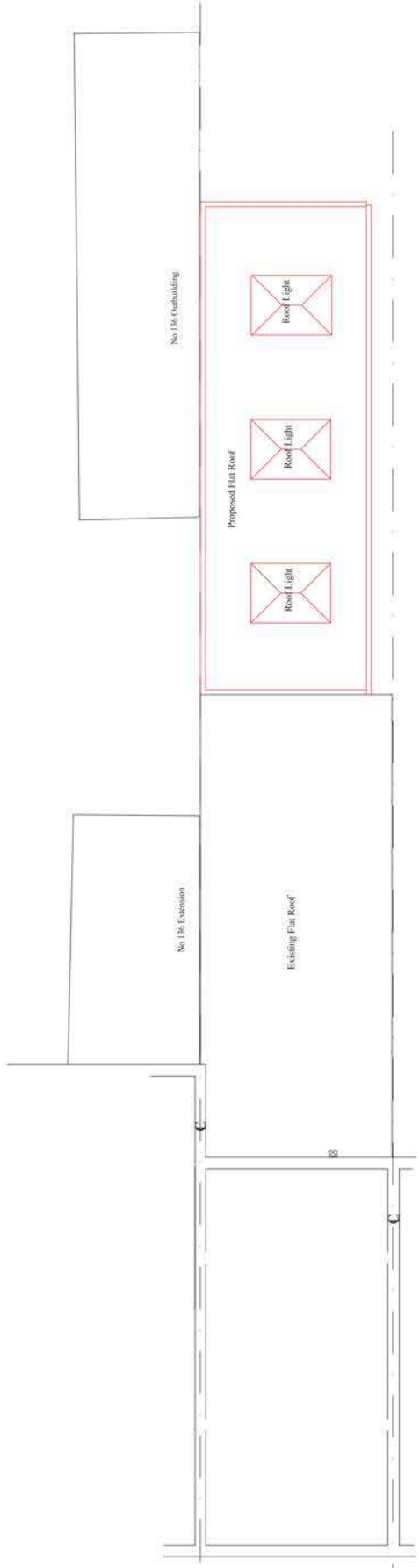
Area shown to be Sui Generis use only
Floor Area 66.38 sqm



EXISTING GROUND FLOOR PLAN



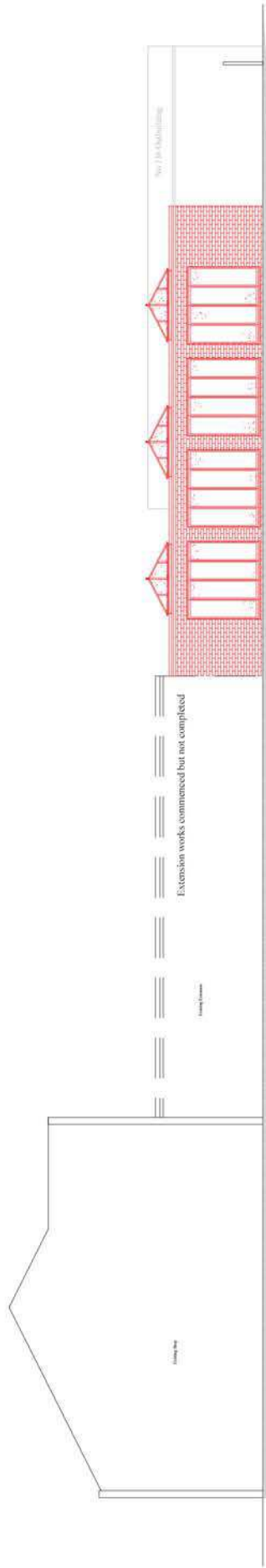
PROPOSED GROUND FLOOR PLAN



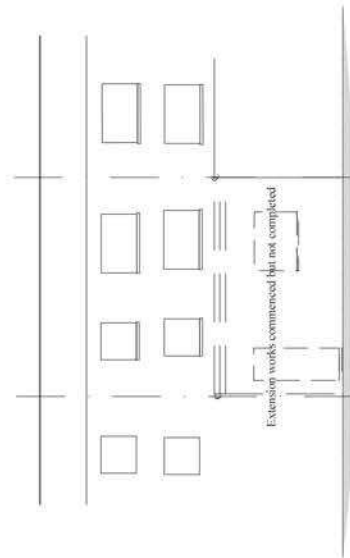
PROPOSED ROOF PLAN



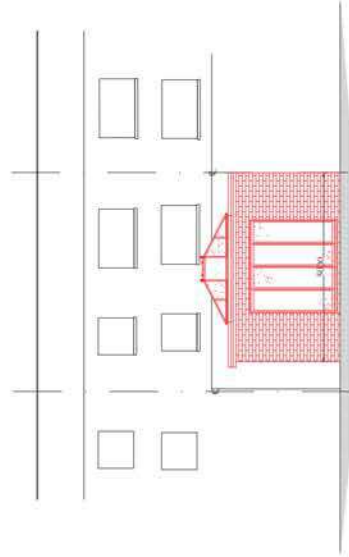
EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION



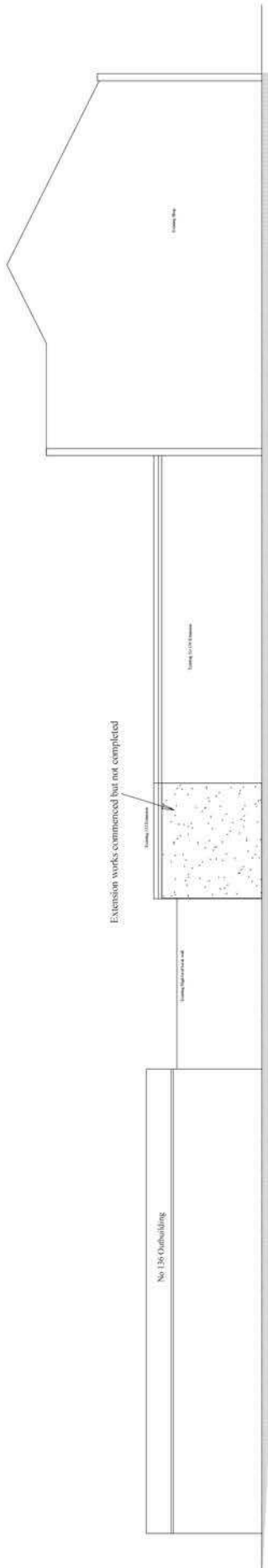
PROPOSED REAR ELEVATION

Project : 132 Uxbridge Road,
Hayes,
UB4 0JH

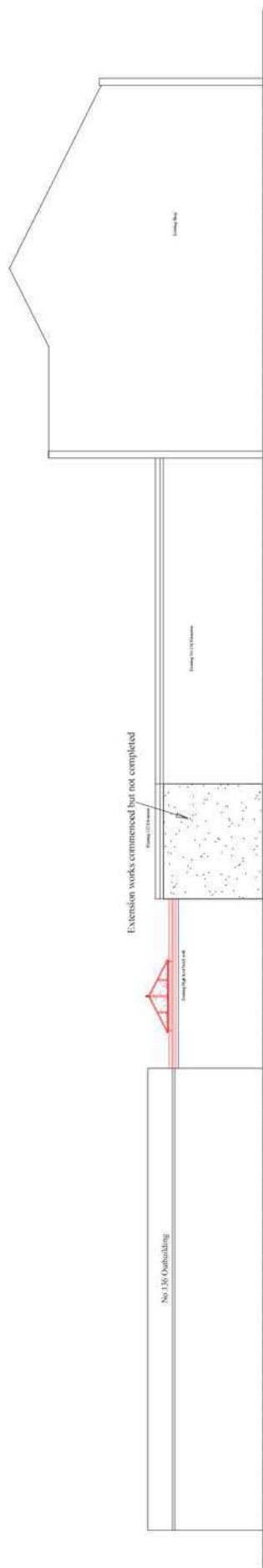
Existing Proposed Rear Elevation used
as Site Elevation and Change of Use to A1

Scale	1:100	Draw No	P/123	Rev	B
Date	Oct 2015	Drawn	MK	Size	A2





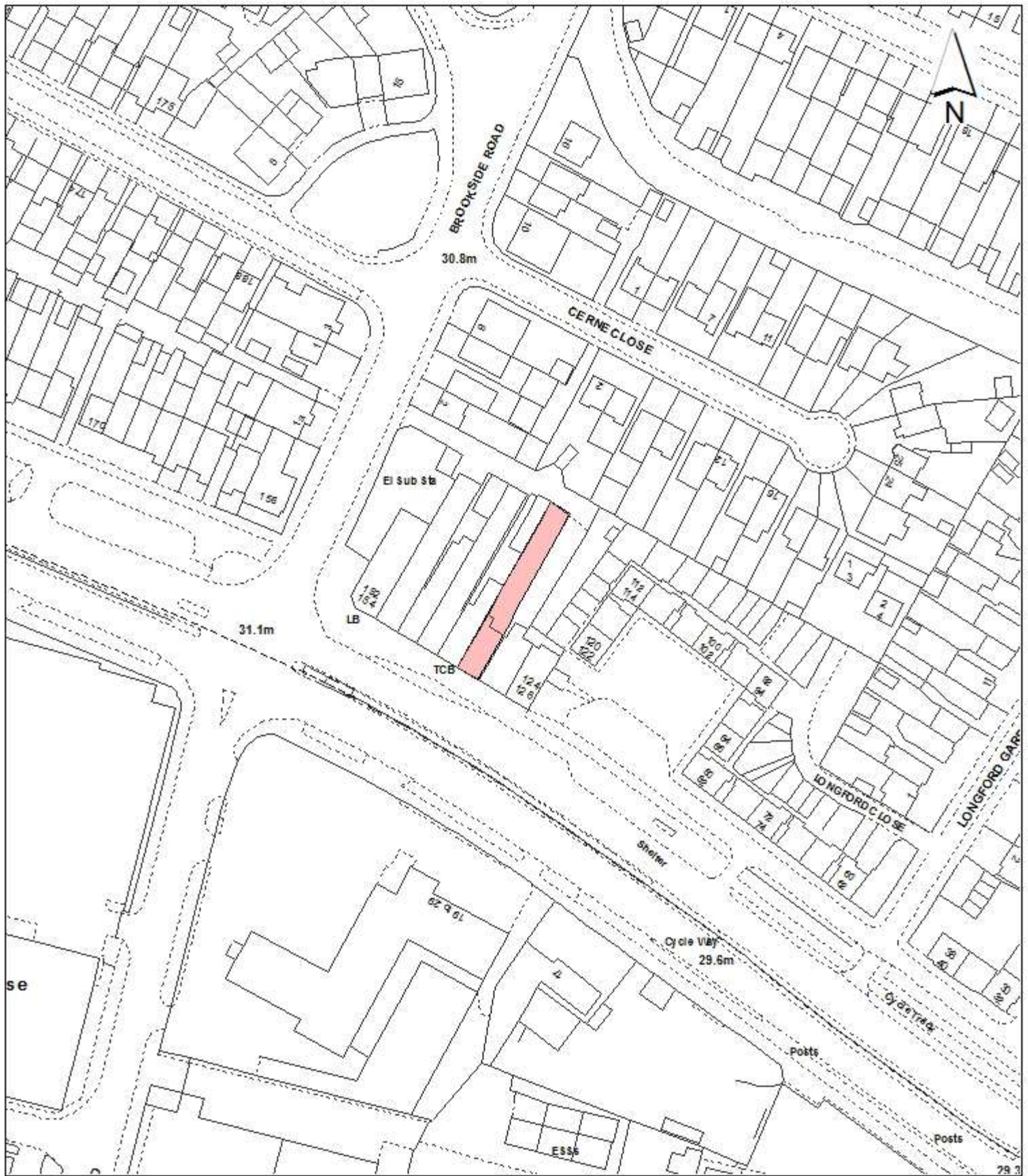
EXISTING SIDE ELEVATION (No 136/138)



PROPOSED SIDE ELEVATION (No 136/138)

Project : 132 Uxbridge Road, Hayes, UB4 0JH			
Drawing: Proposed Rear Extension (see as Shown) and Change of Use to A4			
Scale	1:100	Draw No	P/1324
Date	OCT 2015	Rev	B
Drawn	MK	Size	A2





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Site Address:

**132 Uxbridge Road
Hayes**

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

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

Planning Application Ref:

3125/APP/2015/4029

Scale:

1:1,250

Planning Committee:

Central & South

Date:

March 2016



HILLINGDON
LONDON