



HILLINGDON
LONDON



Central & South Planning Committee

To Councillors on the Committee

Membership to be determined

Date: WEDNESDAY, 18 MAY 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

Published: Tuesday, 10 May 2016

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This Agenda is available online at:
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Putting our residents first

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Head of Democratic Services
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Useful information for residents and visitors

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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;

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

4. The Committee may ask questions of the

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To Sign and Receive the Minutes of the Meeting Held on 31 March 2016 1 - 4
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part I will be considered in Public and that the items marked Part 2 will be considered in private

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	14 Moorfield Road, Cowley - 69313/APP/2016/203	Brunel	First floor rear extension. Recommendation: Approval	5 - 18 208 - 211

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	4 Moorfield Road, Cowley - 42162/APP/2016/915	Brunel	Three storey building to create 6 x 2-bed self contained flats with associated parking involving demolition of existing house (Outline application with some matters reserved). Recommendation: Refusal	19 - 34 212 - 221

8	4 Moorfield Road, Cowley - 42162/APP/2016/912	Brunel	4 x 3-bed, semi detached dwellings with associated parking and amenity space involving demolition of existing house (Outline application with some matters reserved). Recommendation: Refusal	35 - 50 222 - 231
9	Brunel University, Kingston Lane - 532/APP/2016/210	Brunel	Variation of condition 2 (Submitted Plans) of planning permission Ref: 532/APP/2014/2161 dated 24/02/2015 to alter the parking layout (Installation of 52 additional parking spaces). Recommendation: Approval	51 - 64 232 - 240
10	Brunel University, Kingston Lane - 532/APP/2016/211	Brunel	Variation of condition 2 (Submitted Plans) of planning permission Ref: 532/APP/2014/2163 dated 24/02/2015 to alter the parking layout (Installation of 42 additional parking spaces). Recommendation: Approval	65 - 76 241 - 245
11	Hayes Football Club Yard - 29439/APP/2016/322	Charville	Erection of two linked portacabins for use as a day nursery. Recommendation: Approval	77 - 86 246 - 250
12	1 Salcombe Way, Hayes - 48976/APP/2016/520	Charville	Erection of a lean-to structure (Retrospective). Recommendation: Approval	87 - 94 251 - 257
13	49 Central Avenue, Hayes - 38444/APP/2016/744	Townfield	Change of use from a 6 person house in multiple occupation (Use Class C4) to a 10 person house in multiple occupation (Sui Generis). Recommendation: Approval	95 - 108 258 - 262

14	86 East Avenue, Hayes - 40159/APP/2015/4610	Townfield	Change of use from retail (Use Class A1) to a nursery (Use Class D1). Recommendation: Refusal	109 - 118 263 - 267
15	94 Hercies Road, Uxbridge - 19969/APP/2016/757	Uxbridge North	Extension of roof to create additional habitable roof space to include 2 new side dormers and enlargement of existing dormers (Part Retrospective). Recommendation: Refusal	119 - 126 268 - 272
16	133B High Street, Uxbridge - 68976/APP/2016/253	Uxbridge North	Retention of this outbuilding to the rear as built to be used as a community centre/place of worship. Recommendation: Refusal	127 - 138 273 - 276
17	133B High Street, Uxbridge - 68976/APP/2016/254	Uxbridge North	Retention of this outbuilding to the rear as built to be used as a community centre/place of worship (Listed Building Consent). Recommendation: Refusal	139 - 146 277 - 280
18	27 Kingston Avenue, Yiewsley - 67220/APP/2015/3631	Yiewsley	Single storey side extension. Recommendation: Approval	147 - 154 281 - 285

PART II - MEMBERS ONLY

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

19	ENFORCEMENT REPORT	155 - 166
20	ENFORCEMENT REPORT	167 - 176
21	ENFORCEMENT REPORT	177 - 184
22	ENFORCEMENT REPORT	185 - 196
23	ENFORCEMENT REPORT	197 - 206

PART I - Plans for Central and South Planning Committee - 207 - 286

Agenda Item 3

Minutes

CENTRAL & SOUTH PLANNING COMMITTEE

31 March 2016

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



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	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Janet Duncan, Manjit Khatra, Brian Stead and John Oswell (as substitute)</p> <p>LBH Officers Present: Alex Chrusciak (Planning Service Manager), Richard Phillips (Principal Planning Officer), Manmohan Ranger (Transport Consultant), Nicole Cameron (Legal Advisor), Alex Quayle (Democratic Services Officer)</p>	
56.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Cllr Dhillon, who was substituted by Cllr Oswell.</p>	
57.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>	
58.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD 28 JANUARY 2016 AND 16 FEBRUARY 2016 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held 28 January 2016 and 16 February 2016 were agreed.</p>	
59.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>	
60.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART I WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was noted that items in Part I would be considered in public, and items in Part II would be considered in private.</p>	
61.	<p>11A WOODSTOCK GARDENS, HAYES - 6670/APP/2015/1036 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and noted the addendum.</p> <p>A petitioner spoke in objection to the application, and raised the following points:</p>	<p>Action by</p>

- Refuse would be located by the petitioner's own outside wall, and the petitioner reported that they were already clearing rubbish from this area on a weekly basis.
- The resident located to the north of the application site (number 26) would lose natural light.
- The access road would be difficult for emergency services to navigate, as well as the heavy lorries required to service the building site, and neighbours were concerned about preserving access to garages
- Council policy was that a 3-bed property should have 2 parking spaces.
- The petitioner indicated that the photos displayed to Members did not accurately represent the parking situation as experienced by residents, and due to congestion the turn into the access road would be very narrow when cars were parked.
- It was unclear how the amenity space would be divided between private and shared space.

In response to points raised by the petitioner, officers responded:

- That the amenity space was a combination of shared and private space.
- That the property to the north would potentially be overshadowed by the development, but with limited loss of light due to existing trees. The application complied with Council policy of preserving a 45 degree angle for light, and there were no grounds for refusal on this issue.
- That the access to the garage would be preserved, and the width of the road at 3 metres complied with standards.
- Though officers had considered the parking arrangements, they had concluded that the development would not lead to a loss of parking or greater competition for existing spaces.
- That the refuse storage area marked was just for collection day, and not the regular location. This would be formally managed by a waste management process which should prevent rubbish dumping.

Members raised concerns about the detail of the plans they were scrutinising, including the plan of the amenity space, parking and turning points, as well as distance to neighbouring properties. A further question was raised regarding the impact of light on neighbouring properties, resulting in the Chairman recommending deferral to allow officers to supply more information and clarify concerns.

A motion for deferral was moved, seconded, and upon being put to a vote was unanimously agreed.

Resolved:

- That the item was deferred.

62.	<p>1 HOWS ROAD UXBRIDGE - 70108/APP/2016/95 (<i>Agenda Item 7</i>)</p> <p>This item was withdrawn.</p>	Action by
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63.	<p>CRIMSON COURT, 1390 UXBRIDGE ROAD - 11982/APP/2015/4013 (Agenda Item 8)</p> <p>Officers introduced the report and provided an overview of the retrospective application.</p> <p>Members concerns centred on two lights which had been installed but not yet activated, and the potential impact of light pollution on neighbours. It was requested that a condition be included to mitigate impact on residents. Officers suggested that the condition specify that lights were directed away from residential accommodation on De Salis Road.</p> <p>Officers reminded members that regardless of granting planning permission, residents still had recourse to complain to the Environmental Protection Unit and that the Council has powers under the Environmental Protection Act 1990 to overcome a nuisance caused by light and that planning permission did not affect this.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the additional condition that lights are directed away from housing on De Salis Road. 	Action by
64.	<p>LAND REAR OF CRESCENT PARADE UXBRIDGE ROAD - 70895/APP/2015/4349 (Agenda Item 9)</p> <p>Officers provided an overview of the application and noted the addendum. Officers commented that the 1 bedroom units were 0.5 square metres under the stipulated 50 square metres floor space as well as 1.5 square metres for storage space, the additional patio and balcony area meant this was not a consideration.</p> <p>Members commented that they anticipated local residents would be pleased with the replacement of the current building yard. A Member requested clarification of the distance between the south of the proposed development and the residential accommodation above Crescent Parade, to which officers responded that at 15.4 metres it was in excess of minimum standard distances.</p> <p>The officer recommendation for approval was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>Resolved:</p> <ul style="list-style-type: none"> - That the application be approved, subject to the addendum. 	Action by
65.	<p>ENFORCEMENT REPORT (Agenda Item 10)</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p> <p>2. That the Committee resolved to release their decision and the</p>	Action by

	<p>reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>	
	<p>The meeting, which commenced at 7.00 pm, closed at 8.17 pm.</p>	

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

Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

Development: First floor rear extension

LBH Ref Nos: 69313/APP/2016/203

Drawing Nos: PL/ASB/B2AMD
PL/ASB/A2AMD

Date Plans Received: 19/01/2016

Date(s) of Amendment(s):

Date Application Valid: 25/01/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a large two storey detached dwelling fronting the western side of Moorfield Road, Cowley. The property benefits from planning permission for the erection of a first floor side extension and raising of the roof, and benefits from an attached single garage with off road parking and a substantial size rear garden measuring approximately 45m deep.

The property falls within a residential area of Cowley comprising of a variety of housing types including terraced, semi-detached and bungalows. The site also backs onto the Metropolitan Green Belt and a Nature conservation Site of Borough Grade ii Local Importance.

1.2 Proposed Scheme

Householder consent is sought for a first floor rear extension.

The proposed first floor rear extension would be constructed partially above the existing single storey rear extension to measure 3.65m in depth, 6.6m in width and would be characterised by a hipped roof set 1m below the main ridgeline of the existing dwelling.

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

1.3 Relevant Planning History

34264/APP/2012/1322 14 Moorfield Road Cowley Uxbridge

3 x two storey, 3-bed terrace dwellings with habitable roofspace including associated parking and amenity space, installation of 3 x vehicular crossovers to front involving demolition of existing detached bungalow

Decision Date: 05-09-2012 Refused **Appeal:**

34264/APP/2012/3016 14 Moorfield Road Cowley Uxbridge

2 x two storey, 3-bed semi-detached dwellings including associated parking and amenity space, involving demolition of existing detached bungalow and garage

- Decision Date:** 14-01-2013 **NFA** **Appeal:**
34264/APP/2013/244 14 Moorfield Road Cowley Uxbridge
2 x two storey, 3-bedroom, semi-detached dwellings with associated parking and amenity space, involving demolition of existing detached bungalow and garage (Resubmission).
- Decision Date:** 11-06-2013 **Withdrawn** **Appeal:**
34264/APP/2014/869 14 Moorfield Road Cowley Uxbridge
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 22-04-2014 **NFA** **Appeal:**
69313/APP/2013/1907 14 Moorfield Road Cowley
2 x single storey side extensions (Application for a Certificate of Lawful Development for a Proposed Development)
- Decision Date:** 27-08-2013 **Refused** **Appeal:23-MAY-14** **Allowed**
69313/APP/2013/1908 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 09-08-2013 **Refused** **Appeal:**
69313/APP/2013/2661 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 24-10-2013 **Refused** **Appeal:**
69313/APP/2013/3880 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 Metres
- Decision Date:** 07-02-2014 **Refused** **Appeal:**
69313/APP/2014/1561 14 Moorfield Road Cowley
Single storey detached outbuilding to rear for use as a gym/store (Application for a Certificate of Lawful Development for a Proposed Development)
- Decision Date:** 02-07-2014 **Approved** **Appeal:**
69313/APP/2014/1566 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres
- Decision Date:** 16-06-2014 **Approved** **Appeal:**
69313/APP/2014/196 14 Moorfield Road Cowley

Demolition of existing bungalow and erection of 2no semi-detached two storey houses served by existing accesses

Decision Date: 03-04-2014 NFA **Appeal:**

69313/APP/2014/2213 14 Moorfield Road Cowley

2 x two storey, 3-bed semi detached dwellings with associated parking and amenity space to include the installation of bin stores to sides involving demolition of existing bungalow.

Decision Date: 29-01-2015 Refused **Appeal:**

69313/APP/2014/2335 14 Moorfield Road Cowley

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

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

69313/APP/2015/3137 14 Moorfield Road Cowley

First floor extension to side and alterations to elevations

Decision Date: 06-01-2016 Approved **Appeal:**

69313/APP/2015/669 14 Moorfield Road Cowley

Raising of roof to create first floor

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

Comment on Planning History

The application site benefits from an extensive planning history comprising of roof alterations, single storey and first floor extensions and a detached outbuilding.

The property has also been refused permission for the subdivision of the property to create 2 x 3 bedroom semi-detached dwellings on a number of occasions.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

A total of 5 adjoining and nearby neighbouring properties were consulted via letter dated 27.01.16 including a site notice displayed to the front of the premises on 28.01.16.

Following submission of amended plans, the adjoining neighbours were re-consulted via letter dated 04.03.16.

A total of 5 comments and objections received from the occupiers of the adjoining and nearby neighbouring residents:

A petition in opposition of the proposal was also signed by 23 neighbouring residents and submitted on 5 Feb 2016.

Following re-consultation on the amended plans, a second petition was submitted and signed by 20 neighbouring residents on 11 March 2016.

The issues raised can be summarised as follows:

1. Overbearing, overdevelopment and loss of light and amenity to occupants of No.12;
2. Would result in the creation of a 6 bedroom dwelling with only 2 on road and 2 off road parking spaces;
3. Unsuitable for disabled occupiers as plans show no ground floor bathroom or toilet;
4. Site Notice posted with fewer than 21 days notice for opposition, and no letters sent out by 29.02.16.
5. Height measurements of No.12, 14 and 16 are incorrect;
6. More bedrooms would mean more occupants at risk from flooding,
7. Building works have blocked the pavement and caused disruption.
8. Could be converted into two dwellings

OFFICER COMMENTS:

Overbearing, over development and loss of light: The proposed extension would retain a significant separation distance from adjoining properties, would be set below the main ridgeline and would not impede a 45 degree line of sight taken from the closest first floor rear window of No.12. It is considered by reason of the size, scale, and siting of the proposed extension, it would not result in a detrimental impact upon the residential amenities and light levels of the adjoining neighbours.

No revised Design & Access statement: A revised Design and Access Statement was not necessary as the proposal would result in the loss of one bedroom. The remainder of the original Design and Access Statement would still be relevant.

Risk of Flooding: The Flood and Water Management Team were consulted and requested a Flood Risk Assessment by way of Condition, before the commencement of works. They also seek a flood warning and evacuation plan.

Insufficient parking spaces: Policy AM14 seeks a maximum of two car parking spaces per dwelling. The site would benefit from a single garage space and a single off road space. A condition would also be imposed to ensure the garage is retained for the parking of cars and not for any other purpose.

Unsuitable for disabled persons, by lack of bathrooms and toilets at ground floor level: The current application is for a first floor rear extension, with the ground floor layout previously approved.

Site Notice posted with fewer than 21 days notice for opposition: The Site Notice was displayed to the front of the premises on the 28 January 2016, with an expiry date displayed on the site notice showing the 26th of February 2016. The Site Notice indicates a total of 29 days to submit comments and objections in addition to accepting comments after the expiry date. Adjoining neighbours were also re-consulted on 4th March 2016 for a period of 14 days following the submission of amended plans.

Could be divided into two dwellings: The Local Planning Authority has previously refused a number of applications for the subdivision of the application property into two separate dwellings, however the current application seeks a first floor extension which is what is being considered.

Works causing disruption to roads: Not considered to be a material planning consideration and would be covered by other legislation.

INTERNAL

Flood and Water Management Team Officer:

The proposal is for a first floor extension therefore the normal Environment Standing advice requiring flood protection for extensions is not applicable. However with the increase in residential provision at the property a FRA would be useful to inform them of the appropriate action to be taken in a flood event. No objection subject to conditions regarding flood risk and sustainable water management.

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

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

Part 1 Policies:

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

Part 2 Policies:

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

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- AM14 New development and car parking standards.
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene, the impact on the residential amenity of the adjoining neighbours and the location of the site within Flood Zone 3.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. 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 Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains design guidance for all types of extensions which should appear subordinate in scale to the original building.

Section 6.0 states that rear and first floor rear extensions should not abut or come close to the shared boundary with the adjoining house(s). Any extension at first floor level should not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. The extension should always appear subordinate to the original house, and extensions up to 4m to detached properties will normally be acceptable.

The proposed first floor extension would follow the existing south building line to project 3.65m beyond the rear elevation, would measure 6.6m in width and would be characterised by a hipped roof set 1m below the main ridgeline of the original dwelling. The proposed first floor rear extension by reason of its size, scale, design and roof form is considered to be a subordinate addition and would harmonise with the character and appearance of the original dwelling and visual amenities of the street scene.

The proposed development would therefore be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

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 to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 requires new extensions to protect the privacy of the occupiers and their neighbours.

The application site comprises of a large two storey detached dwelling, with adjoining neighbours to either flank elevation.

16 Moorfield Road forms a part of a terrace block to the northern flank elevation which benefits from a two storey rear element and an elongated single storey rear extension along the shared boundary. It is considered as the proposed extension would be sited to the opposite site of the main dwelling and given the separation distance between the proposed extension and this dwelling, the proposal would not result in an adverse impact upon the residential amenities and light levels of the occupiers of No.16 Moorfield Road.

No. 12 forms half of a semi-detached pair to the south side of the application site and is separated by an off road parking area measuring approximately 2.5m in width, in addition to being set in from the side of the shared boundary by an additional 1.1m. The proposed

extension would follow the southern building line of the main dwelling to retain the existing separation distance, would measure a maximum of 3.65m in depth and would ensure that a 45 degree line of sight taken from the closest first floor rear window of No.12 would not be impeded.

It is considered by reason of the size, siting and separation distance between the adjoining neighbours at No. 12 and 16 Moorfield Road, the proposed first floor extension would not result in a loss of residential amenity, loss of light, overlooking and overshadowing and would accord with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

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

Paragraph 3.13 of the SPD recommends that a dwelling with four+ bedrooms should have at least 100sq.m. The proposed extension would be at first floor level and therefore would not impinge upon the existing rear amenity area which measures in excess of 400sq.m and is thus in accordance with both HDAS and Local Plan Policy BE23.

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Policy AM14 states the need for all development to comply with the Council's adopted parking standards. The Council's maximum parking requirement for a dwelling of this size is 2 spaces. The PTAL score for the site is 1b (low) and as a result it is considered that the maximum level of spaces should be provided.

The application site benefits from an existing attached single garage, in addition to an off road parking space along the southern flank elevation. It was considered necessary within the previous application to prevent the use of the garage from being used for any other purpose. The traffic generated in association with the proposal is unlikely to have a significant effect on general traffic conditions in the immediate vicinity or the parking requirements for the site and for this reason, the proposal is considered to comply with the aims of Policies AM7 and AM14 of the Local Plan.

The site lies within Flood zone 3. The Flood and Water Management team were consulted and have not objected to the proposal, given that it is for a first floor extension, but have suggested conditions requiring submission of further details. These conditions are attached.

In conclusion, the proposal accords with Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies and Policies AM7, AM14, BE13, BE15, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

The application is thus, recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL/ASB/A2AMD and PL/ASB/B2AMD.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

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

REASON

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

5 RCU3 Loss of Garage(s) to Living Accommodation (Not Garage Courts

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

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 NONSC Non Standard Condition

Prior to commencement, a Flood Risk Assessment shall be submitted to, and approved in writing by the Local Planning Authority, and shall provide an appropriate flood warning and evacuation plan. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure future residents are aware of the risk and the action required to ensure they are safe in the event of a flood, to comply with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policy 5.12 of the London Plan (2015), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

7 NONSC Non Standard Condition

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater;
- iv. provide details of how rain and grey water will be recycled and reused in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2015), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering

materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

Standard Informatives

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

Part 1 Policies:

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

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008
LPP 3.5 (2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;

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

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

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

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

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

10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.

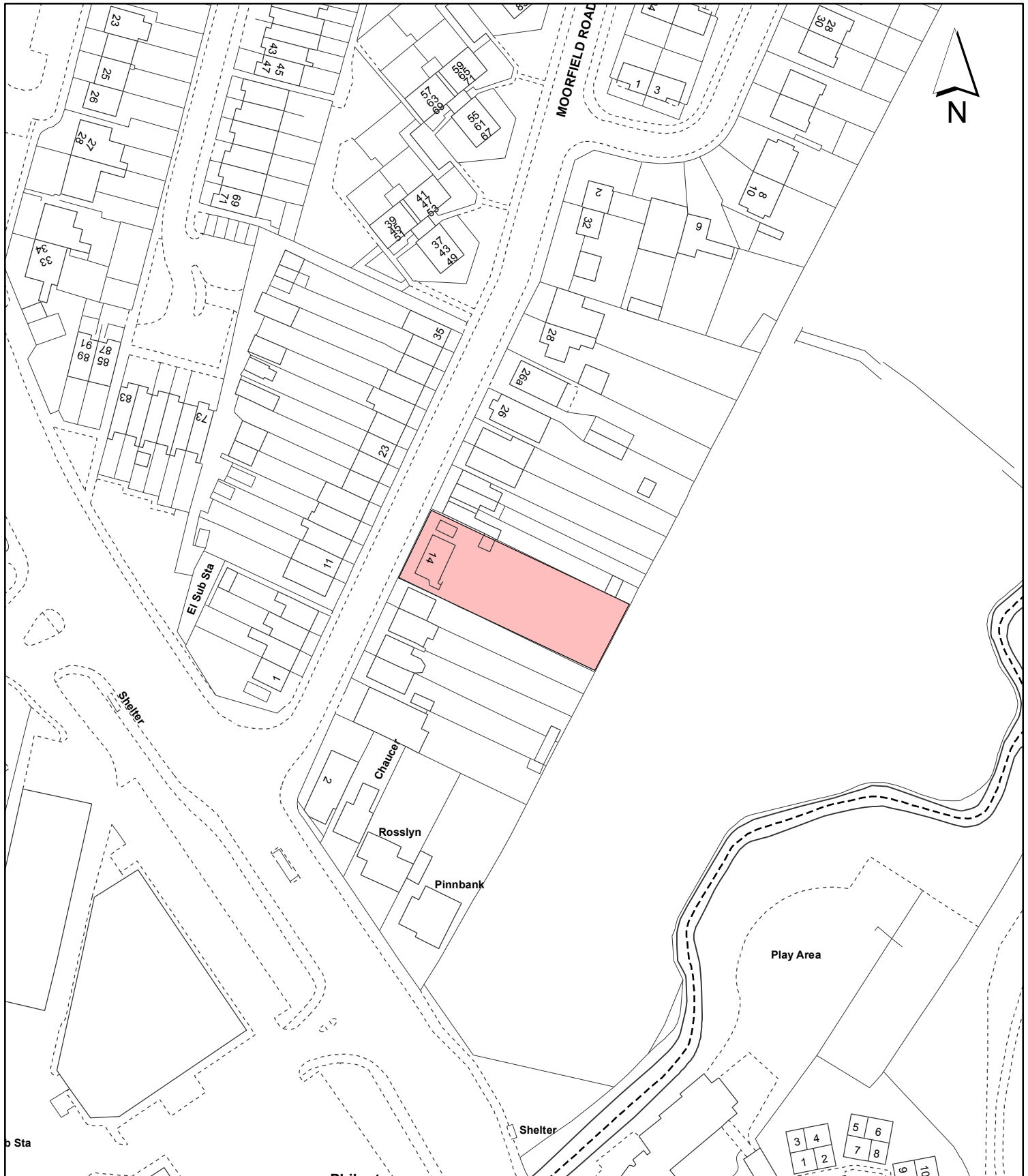
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions,

including solar, geothermal and fuel cell systems, and use of high quality insulation.

- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**14 Moorfield Road
 Cowley**

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

Planning Application Ref:
69313/APP/2016/203

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



Report of the Head of Planning, Sport and Green Spaces

Address 4 MOORFIELD ROAD COWLEY UXBRIDGE

Development: Demolition of existing building and erection of a three storey building to provide 6 x 2-bed self contained flats with associated parking (Outline application)

LBH Ref Nos: 42162/APP/2016/915

Drawing Nos: 10
11
12
13
14 Rev. A
2
3
16
Flood Risk Assessment
4
5
Design and Access Statement

Date Plans Received: 03/03/2016

Date(s) of Amendment(s):

Date Application Valid: 08/03/2016

1. SUMMARY

The application seeks outline planning permission for the erection of a three storey building to create 6 x 2-bed self contained flats with associated parking involving demolition of existing house. The outline application seeks approval for access, layout and scale. Appearance and landscaping are matters reserved for future consideration.

The proposal is considered unacceptable in principle given that the principle of additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework as stated in Policy EM6 of the Hillingdon Local Plan. The proposal would also be likely to impede the flow of flood water and reduce the flood plain storage capacity of the River Pinn, increasing the risk of local flooding with associated safety implications for persons at risk.

It is also considered that the development would detract from the character and appearance of the area. The three storey flat roofed building would not relate to the established layout and character of the area.

The proposal would also result in a loss of residential amenity to occupants of adjacent dwellings by way of an unacceptable loss of outlook and privacy. The proposed layout would also fail to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed units, resulting in an over-development of the site.

In addition, the proposal would result in a danger and inconvenience to highway and pedestrian users, to the detriment of public and highway safety and has failed to demonstrate that the development will safeguard existing trees on the site.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework and would also be likely to impede the flow of flood water and reduce the flood plain storage capacity of the River Pinn, increasing the risk of local flooding with associated safety implications for persons at risk. The proposal is therefore contrary to Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and Policy 5.12 of the London Plan (2011).

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its excessive height and bulk, siting, three storey flat roofed design, layout, and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character, appearance and local distinctiveness of the residential area as a whole. The proposal is detrimental to the visual amenity and character of the surrounding and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, The Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012), NPPF (March 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed development, by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupiers at 2 and 6 Moorfield Road and Chaucer, Cowley Road, by reason of overdominance, visual intrusion, loss of light, overshadowing, loss of outlook and loss of privacy. Therefore the proposal would be contrary to policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal would provide a driveway of sub-standard width resulting in danger and inconvenience to highway and pedestrian users, to the detriment of public and highway safety. Therefore the proposal is in conflict with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposal fails to provide outdoor amenity space of sufficient size and quality commensurate to the size and layout of the said units. As such the proposal would provide a substandard form of accommodation to the detriment of the amenity of future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore contrary to Policies BE38 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.

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.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.15	(2015) Water use and supplies
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment

LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a detached extended bungalow located on the south eastern side of Moorfield Road which lies within the Developed Area and Floor Zone 3 as defined within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The application property occupies a substantial plot extending to approximately 50m in depth. There are a number of mature trees within the rear garden.

3.2 Proposed Scheme

The application seeks outline planning permission for the erection of a three storey building to create 6 x 2-bed self contained flats with associated parking involving demolition of existing house. The outline application seeks approval for access, layout and scale. Appearance and landscaping are matters reserved for future consideration.

3.3 Relevant Planning History

42162/APP/2016/912 4 Moorfield Road Cowley Uxbridge

Demolition of existing building and erection of 4 x 3-bed, semi-detached dwellings with associated parking and amenity space (Outline application)

Decision:

Comment on Relevant Planning History

Application reference 42162/APP/2016/912 for the erection of 4 x 3-bed, semi detached dwellings with associated parking and amenity space involving demolition of existing house (Outline application with some matters reserved) is also submitted for consideration.

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.EM6 (2012) Flood Risk Management

Part 2 Policies:

- 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.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 3.8 (2015) Housing Choice
- LPP 5.12 (2015) Flood risk management
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.15 (2015) Water use and supplies
- LPP 7.1 (2015) Lifetime Neighbourhoods

LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding costal

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 neighbours were consulted by letter dated 8.3.16 and a site notice was displayed to the front of the site which expired on 9.4.16.

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

1. Unacceptable on flooding grounds
2. Out of keeping with development in the locality
3. Overdevelopment
4. Dangerous access and inadequate width of driveway
5. Increased demand for on street parking
6. Loss of privacy and outlook

Environment Agency:

Objection to the granting of permission in principle.

The site is located in Flood Zone 3b (functional floodplain) which is defined by the London Borough of Hillingdon's Strategic Flood Risk Assessment. Table 3 of the Flood Zone and Flood Risk Tables sets out flood risk vulnerability and flood zone compatibility and states that development falling within the 'more vulnerable' category such as residential 'should not be permitted' within flood zone 3b.

Therefore following the National Planning Policy Guidance, 'more vulnerable' development is not compatible with areas classified as flood zone 3b.

Ward Councillor:

Requests that the application is considered by the Committee.

Internal Consultees

Highways Officer:

A new access 2.5m wide (scaled dimension) for the length proposed is not considered adequate for a shared surface between pedestrians and vehicles. Objections are raised on highway grounds.

Floodwater Officer:

The application should be refused as the applicant does not demonstrate that it is appropriate in location and that flood risk is suitably mitigated as required by and Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

EPU:

No objection.

Tree Officer:

No tree survey has been submitted and none of the existing trees on, or close to, the site have been shown on plan. Car parking has been indicated along the southern boundary which occupies a significant area of the garden and an area which will be influenced by the existing trees. Trees are material planning consideration and it is possible that a tree survey will indicate that the current layout is unacceptable.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary consider the principle in the light of currently adopted and emerging policy.

Paragraph 7.29 of the Hillingdon Local Plan: Part 2 suggests that backland development may be acceptable in principle subject to being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The London Plan (2015) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, November 2012 now provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.23 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a communities' sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

The NPPF (March 2012), at paragraph 53, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The Council has also adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

Within the Council's emerging Local Plan: Part 2 - Development Management Policies (Proposed Submission Version, September 2014), paragraph 4.16 advises that the Council, in general will not accept proposals for development on back garden land. Policy DMH6: Garden and Backland Development states:

'There is a presumption against the loss of back gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- rear garden land which contributes either individually or as part of a larger swathe of green space to the amenity of residents or provides wildlife habitats must be retained;
- neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- development on backland sites must be more intimate in mass and scale and lower than frontage properties;
- Features such as trees, shrubs and wildlife habitat, which are important to character, appearance or wildlife must be retained or re-provided.'

While there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of substantial proportion of the back garden in this location would be detrimental to the local and historical context of the area and would have a detrimental impact on the character and appearance of the area.

It is also considered that the development appears very cramped within its site boundary, with no outdoor amenity area. It would not relate to the established open and spacious character of the area and would set an unwanted precedent of similar development, the cumulative effect of which is severely detrimental to the character and appearance of the wider area.

When balanced against the limited contribution the developments would make toward achieving housing targets in the borough it is considered that the principle of the proposed residential development is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, guidance within The London Plan Housing Supplementary Planning Guidance (November 2012) and the NPPF (March 2012).

The application site is also located within Flood Zone 3b (Functional Floodplain of the nearby River Pinn). According to table 2 of the Planning Practice Guidance 'residential development is defined as more vulnerable use. In Table 3 more vulnerable development is not permitted in Flood Zone 3b. For these reasons therefore, the proposal would conflict with the objectives of the NPPF, and Policies OE7, OE8 and EM6 of the Hillingdon Local Plan in regard to flooding matters.

7.02 Density of the proposed development

The London Plan (2015) in Table 3.2 suggests that an appropriate residential density for this site which has a PTAL score of 2 and a suburban setting would range from 150-250 habitable rooms per hectare (hr/ha) and 40-80 units per hectare (u/ha) for units with a typical size of 3.1-3.7 habitable rooms per unit (hr/u). The Council's HDAS: Residential Layouts further advises that larger rooms over 20sqm and capable of subdivision should be counted as 2 rooms.

The scheme equates to a density of 120 u/ha and 480 hr/ha which exceeds with the Mayor's guidance. However, density guidelines are of limited use on small infill sites as it will be more important to ensure that the scheme successfully harmonises with its neighbours whilst still affording appropriate living conditions for its future occupants. This is dealt with in an other relevant sections of this report.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and 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 proposal would replace the existing bungalow on the application site and introduce a three storey flat roofed building measuring 9m in height. The building would measure 23m in depth with three rows of side facing windows in the northern elevation, a blank wall in the southern elevation and windows in the front and rear. The character of the area is defined by a mixture of both single storey and two storey dwellings with hipped and gabled roofs. There are no examples of three storey flat roofed flatted buildings within the vicinity. Having regard to the excessive height of the proposed building and its flat roofed design and unsympathetic fenestration details, the proposal would result in a incongruous form of development which would be severely detrimental to the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), the Council's Supplementary Planning Document HDAS: Residential Layouts and Policies 3.5 and 7.4 of the London Plan.

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. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

Paragraph 4.9 of the adopted HDAS SPD: Residential Layouts (July 2006) gives advice that adequate distance should be maintained to overcome possible domination of neighbouring properties, particularly where a two or more storey building abuts a property or its boundary. It specifies that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m.

Paragraph 4.11 of the HDAS SPD gives advice on sunlight and daylight considerations, and that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows in new and adjacent properties to prevent overlooking and loss of privacy.

The proposed building would project approximately 12m to the rear of the two storey element of adjacent property, 6 Moorfield Road. Given this projection at three storey height, the proposal would result in a serious loss of light and outlook to the occupants of this property. Furthermore, three rows of windows in the northern elevation looking toward the rear gardens with oblique views towards the rear elevation of Number 6, would result in an unacceptable loss of privacy to the occupants of this property. Concerns are also raised in respect of the impact upon the occupants of number 2 Moorfield Road which would achieve a separation distance of 8m from its rear windows, and adjacent bungalow, Chaucer, Cowley Road, which would achieve a separation distance of approximately 11m. It is considered that the proposed building, at a height of 9m, would result in an overly dominant, visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), the Council's Supplementary Planning Document HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015 and they have been adopted by The Mayor of London in the form of Housing Standards Minor Alterations to The London Plan (March 2016). This sets out how the existing policies relating to Housing Standards in The London Plan should be applied from March 2016. Table 3.3 sets out how the minimum space standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

Policy 3.5 and Table 3.3 of The London Plan (March 2015), specify that the minimum internal floor space area/standard for a 2 bedroom (4 person) flat is 70 square metres. The

nationally described space standards defines the Gross Internal Area (GIA) or internal floor space area of a dwelling as 'the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. At a floor space of 70 square metres the proposed flats would adhere to this minimum standard.

The proposal identifies no outdoor amenity space for the flats whereas the Council's minimum requirement is for 25sqm per flat. Therefore The proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally.

The submitted plans show the provision of 9 x parking spaces (1.5 spaces per dwelling) along the side boundary accessed by a single width driveway. The Highways Officer has raised an objection to application reference 42162/APP/2016/912 on the grounds that a new access 2.5m wide for the length proposed is not considered adequate for a shared surface between pedestrians and vehicles. The same access and driveway is proposed under this application. The proposal therefore, due to the substandard width of the proposed shared driveway would result in danger and inconvenience to highway and pedestrian users, to the detriment of public and highway safety. Therefore the proposal is in conflict with Policy AM7 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the section above.

7.12 Disabled access

No issue raised

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Hillingdon Local Plan Part Two Policy BE38 seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development.

Whilst the application is in outline form, with landscaping being a reserved matter for future consideration, the current application does seek approval for the layout of the development. It is noted that there are a number of trees within the rear garden and adjacent to the site boundary, which are of visual amenity merit. The trees have not been identified on the proposed layout plan and the application form confirms that no trees are to be removed to facilitate the development. The proposed car parking spaces and dwellings to the rear of the site would be sited in close proximity to these trees. As such in the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837: 2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore contrary to Policies BE38 of the Hillingdon Local Plan - Saved

UDP Policies (November 2012).

7.15 Sustainable waste management

Provision for the siting of suitable refuse storage facilities could be made the subject of conditions should the application have been considered acceptable in all other respects.

7.16 Renewable energy / Sustainability

No issues raised.

7.17 Flooding or Drainage Issues

The site falls within Flood Zone 3b (Functional Floodplain of the nearby River Pinn. According to table 2 of the Planning Practice Guidance 'residential development is defined as more vulnerable use. In Table 3 more vulnerable development is not permitted in Flood Zone 3b.

Policy EM6 of the Local Plan requires that all proposals for new development within Flood Zones 3 should be accompanied by a Flood Risk Assessment that provides evidence of the Sequential Test for such development in accordance with the National Planning Policy Framework. Policy OE7 of the Hillingdon Local Plan states that in areas liable to flooding, planning permission will not be granted for new development without flood protection measures (in consultation with the Environment Agency). In addition, permission will not be granted for development which would result in an increased flood risk due to additional surface water run off unless attenuation measures (Policy OE8).

No evidence has been provided that such development could not take place elsewhere outside of the flood plain or that it can otherwise be treated as an exception and therefore the proposal fails to meet this general test. The Council has to be able to accept that the benefits of the development outweigh this risk by determining there is no available land at a lower risk of flooding. It is for the applicant to satisfy the Council as to why a new development should be located in this area. Without suitable evidence the Council should look to alternative sites at a lower risk to fulfil its housing needs. The majority of the Borough is outside of flood zones 2 and 3, including its main centres. The Council's housing land studies suggest that there are many locations across the Borough not at risk of flooding.

To overcome the objection the applicant would need to demonstrate that there is clear justification for developing this area ahead of sites at a lower risk of flooding. The Floodwater Management Officer has further advised that the submitted Flood Risk Assessment does not meet the requirements of a site specific flood risk assessment and does not include a detailed assessment of the risk to and from the site. It also does not demonstrate that the proposal does not increase the flood risk to the surrounding area and in accordance with the requirements of the exception test reduce that risk as well as managing the flood risk to the property. The proposal expands the building footprint within the functional floodplain. This footprint would take up space otherwise occupied by flood water and increase flood risk to the surrounding properties and adjacent school. No mitigation is provided for this loss. The resilience measures provided is considered limited in detail and there is no detailed flood evacuation plan provided for the development.

For these reasons therefore, the proposal would conflict with the objectives of the NPPF and Policies OE7, OE8 and EM6 of the Hillingdon Local Plan in regard to flooding matters.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments raised through the consultation process are addressed above.

7.20 Planning obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

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 outline planning permission for the erection of a three storey building to create 6 x 2-bed self contained flats with associated parking involving demolition of existing house. The outline application seeks approval for access, layout and scale. Appearance and landscaping are matters reserved for future consideration.

The proposal is considered unacceptable in principle given that the principle of additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework as stated in Policy EM6 of the Hillingdon Local Plan. The proposal would also be likely to impede the flow of flood water and reduce the flood plain storage capacity of the River Pinn, increasing the risk of local flooding with associated safety implications for persons at risk. It is also considered that the development would detract from the character and appearance of the area. The three storey flat roofed building would not relate to the established layout and character of the area. The proposal would also result in a loss of residential amenity to occupants of adjacent dwellings by way of an unacceptable loss of outlook and privacy. The proposed layout would also fail to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed units, resulting in an over-development of the site. In addition, the proposal would result in a danger and inconvenience to highway and pedestrian users, to the detriment of public and highway safety and has failed to demonstrate that the development will safeguard existing trees on the site.

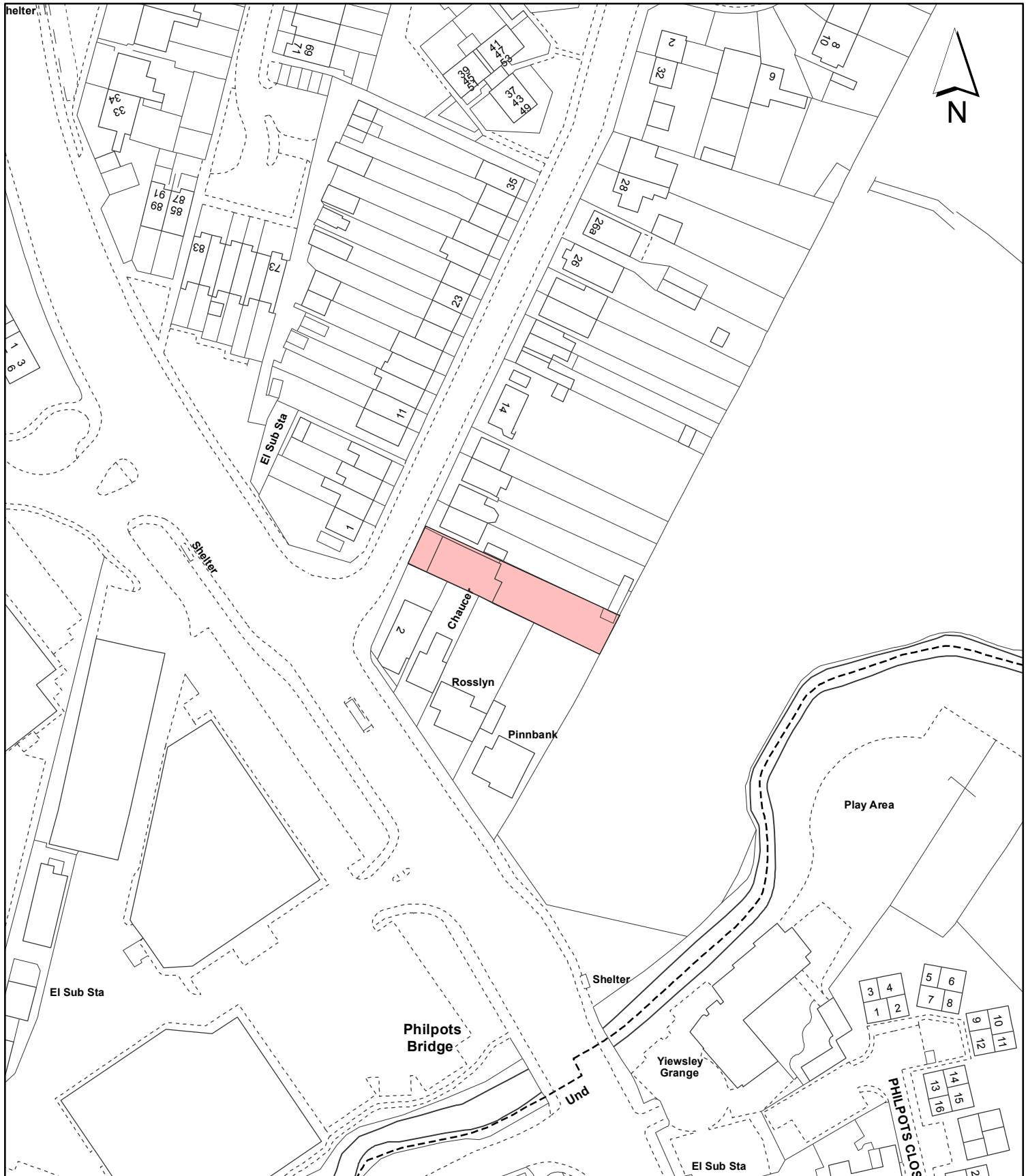
11. Reference Documents

The London Plan (2015).
Hillingdon Local Plan Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Mayor of London's Housing Supplementary Planning Guidance (November 2012)
Housing Standards Minor Alterations to The London Plan (March 2016)
Parking Standards Minor Alterations to The London Plan (March 2016)
Supplementary Planning Document HDAS: Residential Layouts (July 2006)

Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)
National Planning Policy Framework (March 2012)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**4 Moorfield Road
 Cowley**

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

Planning Application Ref:
42162/APP/2016/915

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 4 MOORFIELD ROAD COWLEY UXBRIDGE

Development: Demolition of existing building and erection of 4 x 3-bed, semi-detached dwellings with associated parking and amenity space (Outline application)

LBH Ref Nos: 42162/APP/2016/912

Drawing Nos: 2
6
7
8
9
3
4
5
Flood Risk Assessment

Date Plans Received: 03/03/2016

Date(s) of Amendment(s):

Date Application Valid: 07/03/2016

1. SUMMARY

The application seeks outline planning permission for the erection of 4 x 3-bed, semi detached dwellings with associated parking and amenity space involving demolition of existing house. The outline application seeks approval for access, layout and scale. Appearance and landscaping are matters reserved for future consideration.

The proposal is considered unacceptable in principle given that the principle of additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework as stated in Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies. The proposal would also be likely to impede the flow of flood water and reduce the flood plain storage capacity of the River Pinn, increasing the risk of local flooding with associated safety implications for persons at risk.

It is also considered that the development would detract from the character and appearance of the area. The buildings would not relate to the established layout and character of the area.

The proposal would also result in a loss of residential amenity to occupants of adjacent dwellings by way of an unacceptable loss of light and outlook. The proposal would also provide an indoor living area of an unsatisfactory size for the occupiers of the units and would thus give rise to a substandard form of living accommodation to the detriment of the residential amenity of future occupiers. The proposed layout would also fail to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed units, resulting in an over-development of the site.

In addition, the proposal would result in a danger and inconvenience to highway and pedestrian users, to the detriment of public and highway safety and has failed to demonstrate that the development will safeguard existing trees on the site.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework and would also be likely to impede the flow of flood water and reduce the flood plain storage capacity of the River Pinn, increasing the risk of local flooding with associated safety implications for persons at risk. The proposal is therefore contrary to Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policy 5.12 of the London Plan (2015) and The National Planning Practice Guidance.

2 NON2 Non Standard reason for refusal

The proposed development, by reason of its excessive height, bulk, siting (in a rear garden), design, layout, and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character, appearance and local distinctiveness of the residential area as a whole. The proposal is detrimental to the visual amenity and character of the surrounding and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, The Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012), NPPF (March 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed development, by virtue of its size, scale, bulk, height and proximity, would be detrimental to the amenities of the adjoining occupiers at 2 Moorfield Road and Chaucer, Cowley Road, by reason of overdominance, visual intrusion, and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

4 NON2 Non Standard reason for refusal

The proposal would provide a driveway of sub-standard width resulting in danger and inconvenience to highway and pedestrian users, to the detriment of public and highway safety. Therefore the proposal is in conflict with Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The proposal fails to provide outdoor amenity space of sufficient size and quality commensurate to the size and layout of the said units. As such the proposal would provide a substandard form of accommodation to the detriment of the amenity of future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the units and would thus give rise to a substandard form of living accommodation to the detriment of the residential amenity of future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan As amended by the Housing Standards Minor Alterations to The London Plan (March 2016) and The Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).

7 NON2 Non Standard reason for refusal

In the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837:2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore contrary to Policies BE38 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.

- 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.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2015) Increasing housing supply

LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.15	(2015) Water use and supplies
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4

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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a detached extended bungalow located on the south eastern side of Moorfield Road which lies within the Developed Area and Floor Zone 3 as defined within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The application property occupies a substantial plot extending to approximately 50m in depth. There are a number of mature trees within the rear garden.

3.2 Proposed Scheme

The application seeks outline planning permission for the erection of 4 x 3-bed, semi detached dwellings with associated parking and amenity space involving demolition of existing house. The outline application seeks approval for access, layout and scale. Appearance and landscaping are matters reserved for future consideration.

3.3 Relevant Planning History

42162/APP/2016/915 4 Moorfield Road Cowley Uxbridge

Demolition of existing building and erection of a three storey building to provide 6 x 2-bed self contained flats with associated parking (Outline application)

Decision:

Comment on Relevant Planning History

Application reference 42162/APP/2016/915 for the erection of a three storey building to create 6 x 2-bed self contained flats with associated parking involving demolition of existing house (Outline application with some matters reserved) is also submitted for consideration.

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.EM6 (2012) Flood Risk Management

Part 2 Policies:

- 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.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H4 Mix of housing units
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential

LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.12	(2015) Flood risk management
LPP 5.13	(2015) Sustainable drainage
LPP 5.15	(2015) Water use and supplies
LPP 7.1	(2015) Lifetime Neighbourhoods
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design
NPPF10	NPPF - Meeting challenge of climate change flooding coastal

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 neighbours were consulted by letter dated 8.3.16 and a site notice was displayed to the front of the site which expired on 7.4.16.

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

1. Unacceptable on flooding grounds
2. Out of keeping with development in the locality
3. Overdevelopment
4. Dangerous access and inadequate width of driveway
5. Increased demand for on street parking
6. Loss of privacy and outlook

Environment Agency:

Objection to the granting of permission in principle.

The site is located in Flood Zone 3b (functional floodplain) which is defined by the London Borough of Hillingdon's Strategic Flood Risk Assessment. Table 3 of the Flood Zone and Flood Risk Tables sets out flood risk vulnerability and flood zone compatibility and states that development falling within the 'more vulnerable' category such as residential 'should not be permitted' within flood zone 3b.

Therefore following the National Planning Policy Guidance, 'more vulnerable' development is not compatible with areas classified as flood zone 3b.

Ward Councillor:

Requests that the application is considered by the Committee.

Internal Consultees

Highways Officer:

A new access 2.5m wide (scaled dimension) for the length proposed is not considered adequate for a shared surface between pedestrians and vehicles. Objections are raised on highway grounds.

Floodwater Officer:

The application should be refused as the applicant does not demonstrate that it is appropriate in location and that flood risk is suitably mitigated as required by and Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy 5.12 Flood Risk Management of the London Plan (2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

EPU:

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary consider the principle in the light of currently adopted and emerging policy.

Paragraph 7.29 of the Hillingdon Local Plan: Part 2 suggests that backland development may be acceptable in principle subject to being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The London Plan (2015) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, November 2012 now provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.23 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a communities' sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

The NPPF (March 2012), at paragraph 53, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The Council has also adopted the Hillingdon Local Plan: Part 1 - Strategic Policies

(November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

Within the Council's emerging Local Plan: Part 2 - Development Management Policies (Proposed Submission Version, September 2014), paragraph 4.16 advises that the Council, in general will not accept proposals for development on back garden land. Policy DMH6: Garden and Backland Development states:

'There is a presumption against the loss of back gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- rear garden land which contributes either individually or as part of a larger swathe of green space to the amenity of residents or provides wildlife habitats must be retained;
- neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- development on backland sites must be more intimate in mass and scale and lower than frontage properties;
- Features such as trees, shrubs and wildlife habitat, which are important to character, appearance or wildlife must be retained or re-provided.'

While there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of substantial proportion of the back garden in this location would be detrimental to the local and historical context of the area and would have a detrimental impact on the character and appearance of the area.

It is also considered that the development appears very cramped within its site boundary, with limited amenity area. It would not relate to the established open and spacious character of the area and would set an unwanted precedent of similar backland development, the cumulative effect of which is severely detrimental to the character and appearance of the wider area.

When balanced against the limited contribution the developments would make toward achieving housing targets in the borough it is considered that the principle of the proposed residential development is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, guidance within The London Plan Housing Supplementary Planning Guidance (November 2012) and the NPPF (March 2012).

The application site is also located within Flood Zone 3b (Functional Floodplain of the nearby River Pinn). According to table 2 of the Planning Practice Guidance 'residential development is defined as more vulnerable use. In Table 3 more vulnerable development is not permitted in Flood Zone 3b. For these reasons therefore, the proposal would conflict with the objectives of the NPPF, and Policies OE7, OE8 and EM6 of the Hillingdon Local Plan in regard to flooding matters.

7.02 Density of the proposed development

The London Plan (2015) in Table 3.2 suggests that an appropriate residential density for this site which has a PTAL score of 2 and a suburban setting would range from 150-250 habitable rooms per hectare (hr/ha) and 40-80 units per hectare (u/ha) for units with a typical size of 3.1-3.7 habitable rooms per unit (hr/u). The Council's HDAS: Residential Layouts further advises that larger rooms over 20sqm and capable of subdivision should be counted as 2 rooms.

The scheme equates to a density of 80 u/ha and 400 hr/ha which exceeds with the Mayor's guidance. However, density guidelines are of limited use on small infill sites as it will be more important to ensure that the scheme successfully harmonises with its neighbours whilst still affording appropriate living conditions for its future occupants. This is dealt with in other relevant sections of this report.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Furthermore policies BE13 and 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 proposal would replace the existing bungalow on the application site and introduce a form of two storey dwellings along the frontage, in line with the development along Moorfield Road with a pair of semi detached dwellings across the entire width of the site towards the rear. The dwellings would have a half hipped roof design and the frontage building would have a ridge height of 10.05m with the rear building measuring 8.9m in height. The character of the area is defined by a mixture of both single storey and two storey dwellings with hipped and gabled roofs. There are no examples of half-hipped roofs within the vicinity. Having regard to the excessive height of the proposed dwellings, their spread across the entire width of the site (at the rear) and the backland layout of the rear houses, the proposal would result in a incongruous form of development which would be severely detrimental to the character and appearance of the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and BE22 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), the Council's Supplementary Planning Document HDAS: Residential Layouts and Policies 3.5 and 7.4 of the London Plan.

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. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

Paragraph 4.9 of the adopted HDAS SPD: Residential Layouts (July 2006) gives advice that adequate distance should be maintained to overcome possible domination of neighbouring properties, particularly where a two or more storey building abuts a property or its boundary. It specifies that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m.

Paragraph 4.11 of the HDAS SPD gives advice on sunlight and daylight considerations, and that the 45 degree line of sight principle will be applied to new development, to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.12 of the HDAS SPD requires a minimum of 21m distance between facing habitable room windows in new and adjacent properties to prevent overlooking and loss of privacy.

Whilst the proposal would result in a separation distance of 23m between the two pairs of semi-detached properties, and between the rear windows of adjacent number 6 and the rear pair of dwellings, concerns are raised in respect of the impact upon the occupants of number 2 Moorfield Road which would achieve a separation distance of 8m from its rear windows, and adjacent bungalow, Chaucer, Cowley Road, which would achieve a separation distance of approximately 11m. It is considered that the proposal would result in an overly dominant, visually intrusive and an un-neighbourly form of development, resulting in a material loss of residential amenity. Therefore the proposal would be contrary to policies BE19, BE20, and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS: Residential Layouts.

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015 and they have been adopted by The Mayor of London in the form of Housing Standards Minor Alterations to The London Plan (March 2016). This sets out how the existing policies relating to Housing Standards in The London Plan should be applied from March 2016. Table 3.3 sets out how the minimum space standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

Policy 3.5 and Table 3.3 of The London Plan (March 2015), specify that the minimum internal floor space area/standard for a 3 bedroom, 3 storey (4 person)house should be 90 sq.m and a two storey three bedroom (4 person house) 84m². The nationally described space standards defines the Gross Internal Area (GIA) or internal floor space area of a

dwelling as 'the total floor space measured between the internal faces of perimeter walls that enclose a dwelling. This includes partitions, structural elements, cupboards, ducts, flights of stairs and voids above stairs. At a floor space of 80 square metres and 82 square metres, all four dwellings would fail to comply with this minimum standard and would result in an unacceptable form of living accommodation in conflict with policy 3.5 of the London Plan.

The proposal identifies an outdoor amenity space for each dwelling measuring approximately 20 square metres, whereas the Council's minimum requirement is for 60sqm per dwelling. Therefore The proposal fails to provide amenity space of sufficient size and quality commensurate to the size and layout of the said units. As such the proposal would provide a substandard form of accommodation for future residents contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Document HDAS: Residential Layouts.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally.

The submitted plans show the provision of 6 x parking spaces (1.5 spaces per dwelling) along the side boundary (between the two pairs of dwellings) accessed by a single width driveway. The Highways Officer has raised an objection to the proposal on the grounds that a new access 2.5m wide for the length proposed is not considered adequate for a shared surface between pedestrians and vehicles. The proposal therefore, due to the substandard width of the proposed shared driveway would result in danger and inconvenience to highway and pedestrian users, to the detriment of public and highway safety. Therefore the proposal is in conflict with Policy AM7 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the section above.

7.12 Disabled access

No issue raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Hillingdon Local Plan Part Two Policy BE38 seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development.

Whilst the application is in outline form, with landscaping being a reserved matter for future consideration, the current application does seek approval for the layout of the development. It is noted that there are a number of trees within the rear garden and adjacent to the site boundary, which are of visual amenity merit. The trees have not been identified on the proposed layout plan and the application form confirms that no trees are to be removed to facilitate the development. The proposed car parking spaces and dwellings to the rear of the site would be sited in close proximity to these trees. As such in the absence of a Tree Survey and Arboricultural Implication Assessment to BS5837: 2012 standards, the application has failed to demonstrate that the development will safeguard existing trees on the site and further fails to demonstrate protection for and long-term retention of the trees. The proposal is therefore contrary to Policies BE38 of the Hillingdon Local Plan - Saved

UDP Policies (November 2012).

7.15 Sustainable waste management

Provision for the siting of suitable refuse storage facilities could be made the subject of conditions should the application have been considered acceptable in all other respects.

7.16 Renewable energy / Sustainability

No issues raised.

7.17 Flooding or Drainage Issues

The site falls within Flood Zone 3b (Functional Floodplain of the nearby River Pinn. According to table 2 of the Planning Practice Guidance 'residential development is defined as more vulnerable use. In Table 3 more vulnerable development is not permitted in Flood Zone 3b.

Policy EM6 of the Local Plan requires that all proposals for new development within Flood Zones 3 should be accompanied by a Flood Risk Assessment that provides evidence of the Sequential Test for such development in accordance with the National Planning Policy Framework. Policy OE7 of the Hillingdon Local Plan states that in areas liable to flooding, planning permission will not be granted for new development without flood protection measures (in consultation with the Environment Agency). In addition, permission will not be granted for development which would result in an increased flood risk due to additional surface water run off unless attenuation measures (Policy OE8).

No evidence has been provided that such development could not take place elsewhere outside of the flood plain or that it can otherwise be treated as an exception and therefore the proposal fails to meet this general test. The Council has to be able to accept that the benefits of the development outweigh this risk by determining there is no available land at a lower risk of flooding. It is for the applicant to satisfy the Council as to why a new development should be located in this area. Without suitable evidence the Council should look to alternative sites at a lower risk to fulfil its housing needs. The majority of the Borough is outside of flood zones 2 and 3, including its main centres. The Council's housing land studies suggest that there are many locations across the Borough not at risk of flooding.

To overcome the objection the applicant would need to demonstrate that there is clear justification for developing this area ahead of sites at a lower risk of flooding. The Floodwater management Officer has further advised that the submitted Flood Risk Assessment does not meet the requirements of a site specific flood risk assessment and does not include a detailed assessment of the risk to and from the site. It also does not demonstrate that the proposal does not increase the flood risk to the surrounding area and in accordance with the requirements of the exception test reduce that risk as well as managing the flood risk to the property. The proposal expands the building footprint within the functional floodplain. This footprint would take up space otherwise occupied by flood water and increase flood risk to the surrounding properties and adjacent school. No mitigation is provided for this loss. The resilience measures provided is considered limited in detail and there is no detailed flood evacuation plan provided for the development.

For these reasons therefore, the proposal would conflict with the objectives of the NPPF and Policies OE7, OE8 and EM6 of the Hillingdon Local Plan in regard to flooding matters.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments raised through the consultation process are addressed above.

7.20 Planning obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

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 outline planning permission for the erection of 4 x 3-bed, semi detached dwellings with associated parking and amenity space involving demolition of existing house. The outline application seeks approval for access, layout and scale. Appearance and landscaping are matters reserved for future consideration.

The proposal is considered unacceptable in principle given that the principle of additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework as stated in Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies. The proposal would also be likely to impede the flow of flood water and reduce the flood plain storage capacity of the River Pinn, increasing the risk of local flooding with associated safety implications for persons at risk. It is also considered that the development would detract from the character and appearance of the area. The buildings would not relate to the established layout and character of the area. The proposal would also result in a loss of residential amenity to occupants of adjacent dwellings by way of an unacceptable loss of light and outlook. The proposal would also provide an indoor living area of an unsatisfactory size for the occupiers of the units and would thus give rise to a substandard form of living accommodation to the detriment of the residential amenity of future occupiers. The proposed layout would also fail to provide amenity space of sufficient size and quality commensurate to the size and layout of the proposed units, resulting in an over-development of the site. In addition, the proposal would result in a danger and inconvenience to highway and pedestrian users, to the detriment of public and highway safety and has failed to demonstrate that the development will safeguard existing trees on the site.

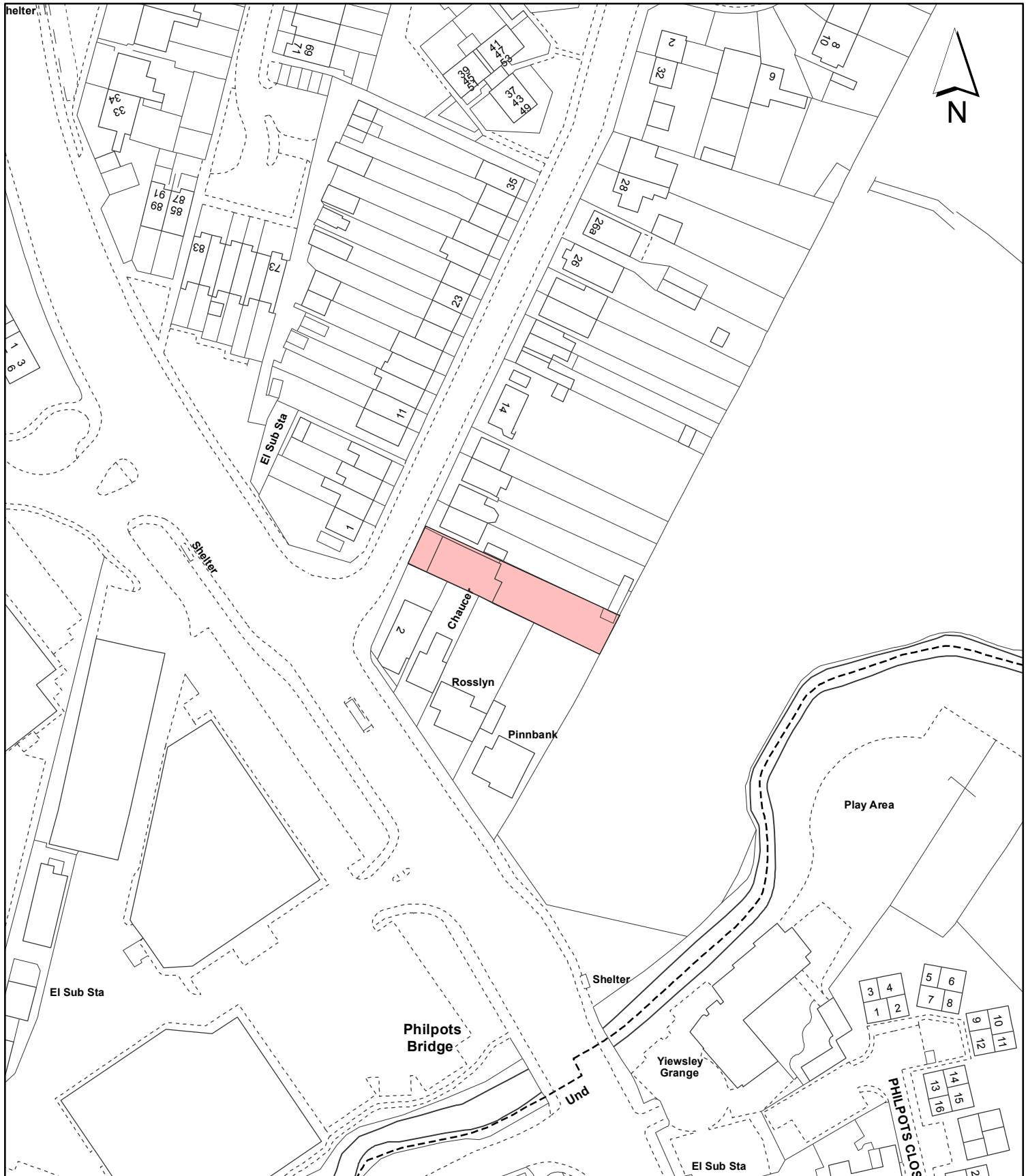
11. Reference Documents

The London Plan (2015).
Hillingdon Local Plan Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
Mayor of London's Housing Supplementary Planning Guidance (November 2012)

Housing Standards Minor Alterations to The London Plan (March 2016)
Parking Standards Minor Alterations to The London Plan (March 2016)
Supplementary Planning Document HDAS: Residential Layouts (July 2006)
Supplementary Planning Document HDAS: Accessible Hillingdon (January 2010)
National Planning Policy Framework (March 2012)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**4 Moorfield Road
 Cowley**

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

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

Planning Application Ref:

42162/APP/2016/912

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Variation of condition 2 (Submitted Plans) of planning permission Ref: 532/APP/2014/2161 dated 24/02/2015 to alter the parking layout (Installation of 52 additional parking spaces)

LBH Ref Nos: 532/APP/2016/210

Drawing Nos: 6604.202C
6604.203C
6604.204C
6604.205C
6604.206C
6604.207C
6604.208C
6604.201C

Date Plans Received: 19/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 18/02/2016

1. **SUMMARY**

This application is being referred to the Planning Committee because the proposal constitutes a minor development in a site located within the Green Belt.

This application seeks a variation of Condition 2 (Submitted Plans) of planning permission reference 532/APP/2014/2161, which was granted on 24/02/2015 for the installation of 52 additional parking spaces. The requirement for additional parking spaces with permission 532/APP/2014/2161 was identified as a result of the loss of 111 parking spaces arising from the proposal to construct a BCAST Science Park facility in the south-west corner of the site, which houses the Brunel University campus.

This application proposes minor alterations to the layout of the approved parking spaces, and would result in a reduction of the number of the approved spaces from 52 to 49. The proposed alterations incorporate the provision of 4 disabled parking spaces, set-back of spaces from a new pavement to avoid conflict with existing manhole services, removal of foliage and installation of tree protection measures, retention and installation of existing/new lamp-posts, installation of SUDS complaint grid system with gravel infill and installation of new pavement and dropped kerbs with tactile paving.

The principle of the provision of additional parking spaces in the related car park location as well as in the floodplain (Flood Zone 2) has already been considered acceptable with permission 532/APP/2014/2161, and subject to the inclusion of an appropriate landscaping condition, it is considered that the revisions to the layout of the car park and spaces would not detract from the character and local distinctiveness of the surrounding natural and built environment, which lie within the Green Belt. Furthermore the proposals are considered acceptable on flooding/drainage grounds and would not have any adverse impact upon neighbouring residential amenity.

Accordingly, the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 6604.205C, 6604.206C, 6604.207C and 6604.208C, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM8 Tree Protection

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

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

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

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

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

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

2.b No materials or plant shall be stored;

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

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

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

REASON

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

4 COM9 Landscaping (car parking & refuse/cycle storage)

No development shall take place until a landscape scheme has been submitted to and

approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping
 - 2.a Hard Surfacing Materials
 - 2.b External Lighting
 - 2.c Other structures
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Car Parking provision for wheelchair users (a minimum of 10% of the spaces should be shown to be available)

3. Details of Landscape Maintenance
 - 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 3.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38, AM13 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

6 NONSC Non Standard Condition

Notwithstanding the submitted plans, no development shall take place on site until details of the incorporation of sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan, have been submitted to, and approved in writing by the Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policies EM6 and OE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.12 of the London Plan (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
LPP 7.16	(2015) Green Belt
NPPF	National Planning Policy Framework

3 159 **Councils Local Plan : Part 1 - Strategic Policies**

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

4 147 **Damage to Verge - For Council Roads:**

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is occupied by grass verges and open space around the Gardeners Compound to the west of the River Pinn, and to the north of the Southern Perimeter Road on the Brunel University campus (off Kingston Lane).

The areas affected include an area of grass/open space, with trees, adjacent to the River Pinn, an existing verge (with trees) immediately to the north of the Southern Perimeter Road and an existing verge outside the Joseph Lowe building.

3.2 Proposed Scheme

This application seeks a variation of Condition No. 2 (Submitted Plans) of planning permission reference 532/APP/2014/2161, which was granted on 24/02/2015 for the installation of 52 additional parking spaces. The requirement for additional parking spaces with permission 532/APP/2014/2161 was identified as a result of the loss of 111 parking spaces arising from the proposal to construct a BCAST facility in the south-west corner of the site, which houses the Brunel University campus.

This application proposes minor alterations to the layout of the approved parking spaces, and would result in a reduction of the number of the approved spaces from 52 to 49. The proposed alterations incorporate the provision of 4 disabled parking spaces, set-back of spaces from a new pavement to avoid conflict with existing manhole services, removal of foliage and installation of tree protection measures, retention and installation of existing/new lamp-posts, installation of SUDS complaint grid system with gravel infill and installation of new pavement and dropped kerbs with tactile paving.

It is instructive to note that in addition to permission 532/APP/2014/2161, permissions were also granted (references 532/APP/2014/2163 and 532/APP/2014/2160) on 24/02/2015 for the installation of 42 additional parking spaces and 15 additional spaces elsewhere in the Campus respectively.

3.3 Relevant Planning History

532/APP/2014/2161 Brunel University Kingston Lane Hillingdon
Installation of 52 additional parking spaces

Decision: 27-11-2014 Approved

Comment on Relevant Planning History

532/APP/2014/2161 - Installation of 52 additional parking spaces
Decision: Approved on 24/02/2015.

532/APP/2014/2163 - Installation of 42 additional parking spaces (originally submitted as 56 spaces but amended throughout the course of the application).
Decision: Approved on 24/02/2015.

532/APP/2014/2160 - Installation of 15 additional parking spaces.
Decision: Approved on 24/02/2015.

An outline planning permission for the development of the Campus (reference 532/APP/2002/2237), granted in April 2004, allowed for a total provision of 2,598 car parking spaces. However, a Travel Plan forms part of the approved application documentation and required the level of car parking to be reduced to 2,088 spaces across the Campus by the end of the 2012.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
LPP 7.16	(2015) Green Belt
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

3 neighbouring properties (1 & 1A Church Road and 15 Cleveland Road), the Cleveland Road Residents Association, the Cleveland Neighbourhood Watch and the Environment Agency were consulted by letter dated 22/02/2016, and a site notice was displayed in the area on 02/03/2016.

One letter of objection has been received from a neighbouring property, the contents of which are summarised below:

- Concerned that the maximum number of 2088 parking spaces, which was imposed at the time of the Campus expansion in 2004 would be exceeded, as subsequent large building developments have led to significant increases in traffic levels in the area. Number of parking spaces should be revised downwards to encourage other sustainable modes of transport.

Environment Agency - No comments to make.

Internal Consultees

Drainage Officer:

The proposal for some additional car parking spaces is acceptable. Plan I/P4A show the new car parking bays are in flood zone 1. They have indicated they will be a Suds compliant grid system with gravel infill. These are acceptable.

However the other proposals are shown to be partly within the floodplain and no information has been submitted to show that these will be safe.

A Flood Risk Assessment was submitted as a technical note on the original application by Arup Dated June 5th 2014. The FRA states that the site is already signed up for the EA flood warnings. Section 8 called Proposed Flood management plan states "The additional flood risk associated with new car park spaces will therefore need to be added to the Brunel University site wide Flood Management Plan." A copy of this management plan should be submitted to the Council to demonstrate that the risk to these spaces and their occupants will be managed appropriately

additional spaces in the floodplain can be considered. The River Pinn responds rapidly to rain and so the warning time is limited for any action to be taken to remove cars from this area.

Plan I/P4B show an intensification of parking bays in flood Zone 2 and in an area shown as being at risk of surface water flooding on the Environment Agency mapping. There is also indicated two charging bays for electric cars. These would either need to be designed to be used in flood water or moved to the area marked on plan I/P4A which is out of the flood zone.

Plan I/P4C show an intensification of parking bays closer to the water course which are in flood zone 2 and at risk of surface water flooding.

Plan I/P4D shows an intensification of parking bays adjacent to the water course in flood zone 2 in an area shown to be at risk of surface water flooding.

CASE OFFICER COMMENTS:

The comments and objection of the Drainage Officer in relation to the siting of parking spaces in the natural floodplain (Flood Zone 2) is noted. However, it is instructive to note that permission 532/APP/2014/2161 permits the provision of parking spaces in the floodplain, and the proposed reduction of spaces in this application is such that one of the approved spaces in the floodplain would be removed. As such, refusal of permission for the proposed variation would not be justified on such grounds. Furthermore, the FRA submitted with that application was considered acceptable and a condition was imposed with the permission requiring the incorporation of sustainable urban drainage, and the submission, approval and installation/permanent retention of related details. Given that this application proposes a variation to the approved layout of the parking spaces, and the applicants have not yet discharged the related condition, it is considered expedient to impose the same condition to this decision. In relation to the concern regarding the electric charging points - this can be addressed under the requirements of suggested Condition 4.

Highways Officer:

The variation seeks/results in a decrease in the approved car parking provision of 52 spaces to 49 spaces. No objections on highway grounds.

Trees Officer:

This application seeks minor amendments of plans approved under application ref. 2014/2161 on 17 July 2014 (my previous comments made 17 July 2014). The amendments include the provision of disabled parking spaces and take into account existing services manholes.

No objection subject to the imposition of a suitable condition in respect of the submission and approval of a landscape scheme (Condition code COM9).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the installation of the approved 52 additional parking spaces within the Brunel Campus has already been considered acceptable with permission 532/APP/2014/2161, and when considered against Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.13 of The London Plan.

The provision of the car parking spaces forms part of the overall allocation of car parking spaces on this site and their presence is considered not to be detrimental to the openness

of this Major Developed Site in the Green Belt. This application proposal, which proposes a variation to that permission is therefore considered acceptable in principle.

7.02 Density of the proposed development

Not applicable, as the application does not incorporate a residential development.

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

The site is not located within any Archaeological Priority Zone, Conservation Area or Area of Special Local Character. The site does not comprise any statutorily or locally listed buildings, so there are no adjacent or host heritage assets that would be adversely impacted on.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policies OL1 and OL5 of the Local Plan (Part Two) are relevant to this development given that Brunel University Campus is a Major Developed Site within the Green Belt. These policies will only allow proposals which are not detrimental to the visual amenities of the Green Belt. It is considered that measures such as the use of Grasscrete or similar product and the siting of the car parking spaces adjacent to a wide and mature landscaping belt serves to protect the visual amenities of the Green Belt, and in the overall context of this Major Developed Site and is in accordance with Policies OL1 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

It was proposed with application/permission 532/APP/2014/2161 that the use of materials such as Grasscrete or similar products would be used in the surfacing of the parking spaces. Those materials were considered acceptable, and given that the same materials, as well as the use of tactile permeable paving is also proposed, it is considered that the materials and the complementary soft landscaping are appropriate, and would protect the visual amenities of the Green Belt, and maintain the character and appearance of the area. It is thus considered that the proposed car parking spaces would not adversely affect the visual amenities and openness of Green Belt land in the overall context of this Major Developed Site, and is in accordance with the relevant policies of the Hillingdon Local Plan: Part One (Strategic Policies) and Part Two (Saved UDP Policies) (November 2012).

7.08 Impact on neighbours

It is considered that the proposed revision to the layout of the approved parking spaces and resultant reduction of spaces from 52 to 49 spaces are such that the proposal would not generate any adverse impacts in respect of the residential amenity of neighbouring residential occupiers.

In this regard, it is considered that there is an adequate separation distance between the car parking spaces and any nearby residential properties. Furthermore, tree screening along the perimeter of Brunel University Campus serves to protect the residential amenity of adjoining residential occupiers.

7.09 Living conditions for future occupiers

Not applicable, as the application does not incorporate a residential development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The objection from the adjacent neighbour in respect of traffic pressures in the area and revising the maximum number of parking spaces on the campus downwards is noted.

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms

of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Local Plan specifies that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

Permission 532/APP/2014/2014/2161 permitted the provision of 52 parking spaces, given that existing spaces were lost as a result of the construction of the BCAST Science Park. With the provision of all 113 spaces lost as a result of the Science Park, it was considered as part of that permission that the overall parking provision will still be under the total travel plan target of 2088 spaces set in 2004. This application proposal would result in a further reduction of the approved spaces by 3 spaces, and the Highways Officer has not raised any objection in this regard.

The proposed revisions to the layout of the car park have been considered acceptable by both the Highways and Trees Officers, and it does not constitute an unacceptable design, which would otherwise have adversely impacted on the amenity of the area.

As such, it is considered that the proposal would not result in any detrimental impact on the surrounding local road network, or have any adverse impact on highway and/or pedestrian safety. This addresses the objection from the neighbour.

7.11 Urban design, access and security

The design aspect of the proposal for the revised layout of the approved car parking spaces has been addressed in sections of this report above.

7.12 Disabled access

Disabled access has been provided throughout the parking provision of the Brunel University Campus. This is considered consistent with the details approved under the outline planning permission for the Brunel University Campus.

7.13 Provision of affordable & special needs housing

Not applicable, as the application does not incorporate a residential development.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

The Landscape Officer has not expressed any objection to the proposed minor alterations to the car parking spaces, and has recommended the imposition of a suitable condition in respect of securing the retention of existing planting and/or replacement planting, to ensure that the proposal preserves and enhances the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Part of the wider Brunel University Campus falls within Environment Agency Flood Zone 2 due to its proximity to the River Pinn. The applicant had previously submitted a Flood Risk Assessment (FRA) with approved application 532/APP/2014/2161. The technical notes in the FRA submitted with that approved application adequately considered the control of surface water on site by using grasscrete or other such material, which would be permeable. Furthermore consideration of the risks should the access flood, have also been

considered and are proposed to be controlled through an emergency plan implemented by the University. Given that this application proposal incorporates the reduction of the approved spaces by 3 (including 1 in the floodplain), it is considered that the proposal would not have any adverse implications for localised flood risk, subject to the imposition of a suitable condition.

Concern regarding the electric charging points can be addressed under the requirements of suggested Condition 4.

7.18 Noise or Air Quality Issues

The reduction of the number of parking spaces provided and the nature of their use are such that the proposal would not result in any worsening trip generations over and above what is presently experienced on the site, and as such, there would be no adverse implications for noise and/or air quality issues.

7.19 Comments on Public Consultations

The representation received from an adjacent neighbouring resident has been addressed within the main body of this application report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

Members must be satisfied that any planning obligations to be secured by way of an agreement or undertaking pursuant to Section 106 of the Town and Country Planning Act

1990 are necessary to make the development acceptable in planning terms. The obligations must be directly related to the development and fairly and reasonably related to the scale and kind to the development (Regulation 122 of Community Infrastructure Levy 2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

This application proposes minor alterations to the layout of the approved parking spaces, and would result in a reduction of the number of the approved spaces from 52 to 49. The proposed alterations incorporate the provision of 4 disabled parking spaces, set-back of spaces from a new pavement to avoid conflict with existing manhole services, removal of foliage and installation of tree protection measures, retention and installation of existing/new lamp-posts, installation of SUDS complaint grid system with gravel infill and installation of new pavement and dropped kerbs with tactile paving.

The principle of the provision of additional parking spaces in the related car park location as well as in the floodplain (Flood Zone 2) has already been considered acceptable with permission 532/APP/2014/2161, and subject to the inclusion of an appropriate landscaping condition, it is considered that the revisions to the layout of the car park and spaces would not detract from the character and local distinctiveness of the surrounding natural and built environment, which lie within the Green Belt. Furthermore the proposals are considered acceptable on flooding/drainage grounds and would not have any adverse impact upon neighbouring residential amenity.

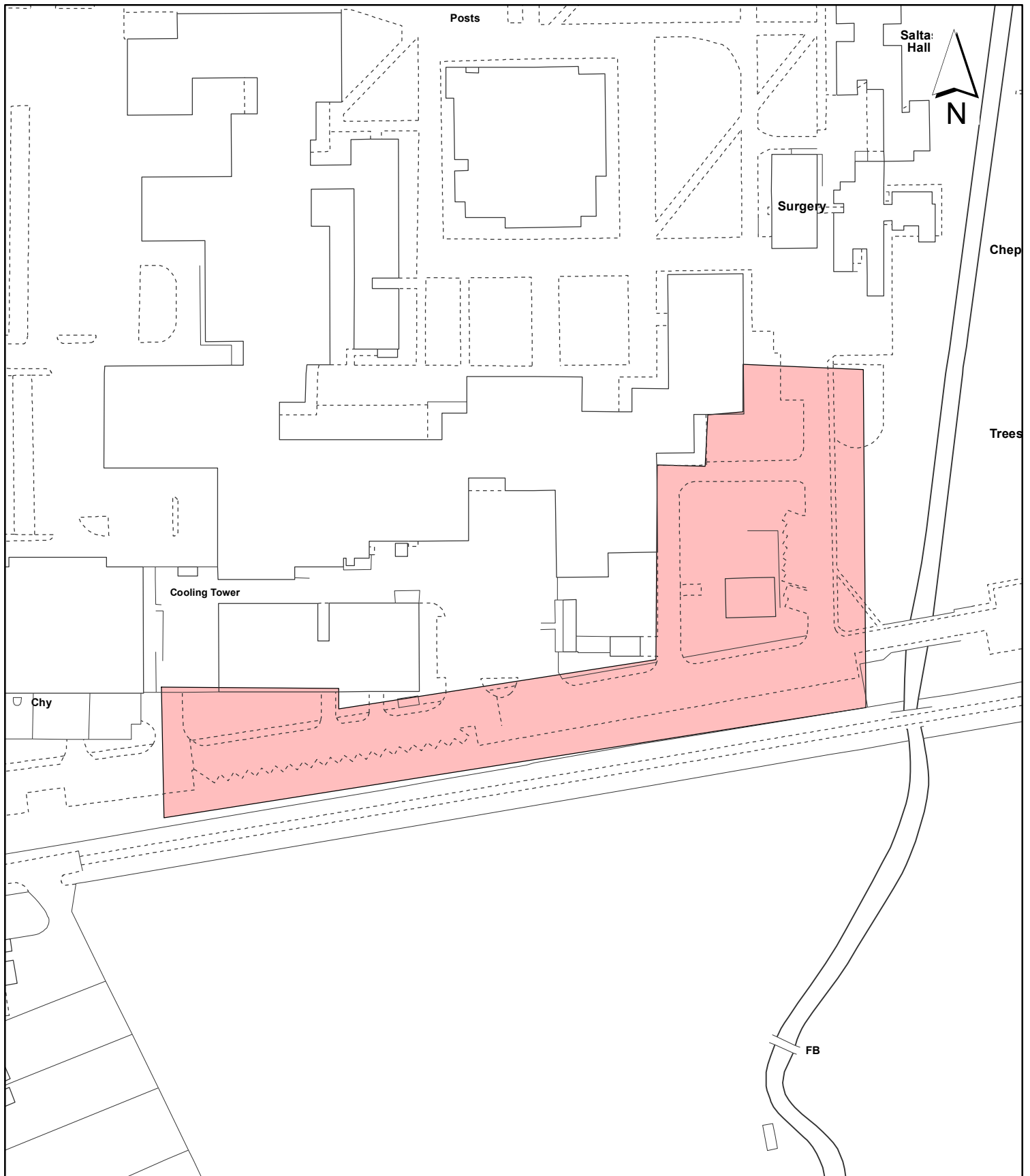
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (March 2015)

National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Brunel University
 Kingston Lane**

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

Planning Application Ref:
532/APP/2016/210

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Variation of condition 2 (Submitted Plans) of planning permission Ref: 532/APP/2014/2163 dated 24/02/2015 to alter the parking layout (Installation of 42 additional parking spaces)

LBH Ref Nos: 532/APP/2016/211

Drawing Nos: 6604.213D
6604.212C
6604.209C

Date Plans Received: 19/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 15/02/2016

1. **SUMMARY**

This application seeks a variation of Condition No. 2 (Submitted Plans) of planning permission reference 532/APP/2014/2163, which was granted on 24/02/2015 for the installation of 42 additional parking spaces. The requirement for additional parking spaces with permission 532/APP/2014/2163 was identified as a result of the loss of 111 parking spaces arising from the proposal to construct a BCAST Science Park facility in the south-west corner of the site, which houses the Brunel University campus.

This application proposes minor alterations to the layout of the approved parking spaces, and would result in a reduction of the number of the approved spaces from 42 to 37. The proposed alterations incorporate the provision and marking of 4 disabled parking spaces, relocation of an existing exit to a previous entrance location, re-instating of a car park entrance, use of recessed white bricks to mark new spaces, extension of pathway with dropped kerb and tactile paving, provision of tree protection measures and re-turfing of removed hardstanding in areas outside of some parking bays.

The principle of the provision of additional parking spaces in the related car park location as well as in the floodplain (Flood Zone 2) has already been considered acceptable with permission 532/APP/2014/2163, and subject to the inclusion of an appropriate landscaping condition, it is considered that the revisions to the layout of the car park and spaces would not detract from the character and local distinctiveness of the surrounding natural and built environment, which lie within the Green Belt. Furthermore the proposals are considered acceptable on flooding/drainage grounds and would not have any adverse impact upon neighbouring residential amenity.

Accordingly, the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 6604.209C and 6604.213D, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Hard Surfacing Materials

2.b External Lighting

2.c Other structures

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Car Parking provision for wheelchair users (a minimum of 10% of the spaces should be shown to be available)

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38, AM13 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Notwithstanding the submitted plans, no development shall take place on site until details of the incorporation of sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan, have been submitted to, and approved in writing by the

Local Planning Authority. The approved details shall thereafter be installed on site and thereafter permanently retained and maintained.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policies EM6 and OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.12 of The London Plan (2015).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
EM6	(2012) Flood Risk Management
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
LPP 7.16	(2015) Green Belt
NPPF	National Planning Policy Framework

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site forms part of the wider Brunel University Campus (off Kingston Lane) and is occupied by an unsurfaced area of open land between the St John's Building and the Eastern Gateway, bounded to the east by Kingston Lane and to the west by the Brunel estate road. The area is currently used for (unmarked) overflow parking, which extends into the area to the east. This is bounded to the south with a grass verge with some tree planting. There is also some vegetation and screening to the northern and eastern boundaries.

3.2 Proposed Scheme

This application seeks a variation of Condition No. 2 (Submitted Plans) of planning permission reference 532/APP/2014/2163, which was granted on 24/02/2015 for the installation of 42 additional parking spaces. The requirement for additional parking spaces with permission 532/APP/2014/2161 was identified as a result of the loss of 111 parking spaces arising from the proposal to construct a BCAST facility in the south-west corner of the site, which houses the Brunel University campus.

This application proposes minor alterations to the layout of the approved parking spaces, and would result in a reduction of the number of the approved spaces from 42 to 37. The proposed alterations incorporate the provision and marking of 4 disabled parking spaces, relocation of an existing exit to a previous entrance location, re-instating of a car park entrance, use of recessed white bricks to mark new spaces, extension of pathway with dropped kerb and tactile paving, provision of tree protection measures and re-turfing of removed hardstanding in areas outside of some parking bays.

It is instructive to note that in addition to permission 532/APP/2014/2163, permissions were also granted (references 532/APP/2014/2161 and 532/APP/2014/2160) on 24/02/2015 for the installation of 52 additional parking spaces and 15 additional spaces elsewhere in the Campus respectively.

3.3 Relevant Planning History

532/APP/2014/2163 Brunel University Kingston Lane Hillingdon
Installation of 42 additional parking spaces

Decision: 27-11-2014 Approved

Comment on Relevant Planning History

532/APP/2014/2163 - Installation of 42 additional parking spaces (originally submitted as 56 spaces but amended throughout the course of the application).
Decision: Approved on 24/02/2015.

532/APP/2014/2161 - Installation of 52 additional parking spaces
Decision: Approved on 24/02/2015.

532/APP/2014/2160 - Installation of 15 additional parking spaces.
Decision: Approved on 24/02/2015.

An outline planning permission for the development of the Campus (reference 532/APP/2002/2237), granted in April 2004, allowed for a total provision of 2,598 car parking spaces. However, a Travel Plan forms part of the approved application documentation and required the level of car parking to be reduced to 2,088 spaces across the Campus by the end of the 2012.

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.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- EM6 (2012) Flood Risk Management
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- OL1 Green Belt - acceptable open land uses and restrictions on new development

OL5	Development proposals adjacent to the Green Belt
PR22	Brunel University
LPP 7.16	(2015) Green Belt
NPPF	National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

7 neighbouring properties (30, 31, 32, 33, 34 & 35 Turnpike Lane and 15 Cleveland Road), the Cleveland Road Residents Association, the Cleveland Neighbourhood Watch and the Environment Agency were consulted by letter dated 22/02/2016, and a site notice was displayed in the area on 02/03/2016.

One letter of objection has been received from a neighbouring property who is concerned that the maximum number of 2088 parking spaces, which was imposed at the time of the Campus expansion in 2004 would be exceeded, as subsequent large building developments have led to significant increases in traffic levels in the area. Number of parking spaces should be revised downwards to encourage other sustainable modes of transport.

Environment Agency - No comments to make.

Internal Consultees

Drainage Officer:

The proposed site for some of the parking spaces as shown on the amended plan indicates that two of the spaces lie partly in Flood Zone 3 and Flood Zone 2.

Additional spaces within the floodplain should not be encouraged in addition to those already in place. It is not shown how the risks to these spaces will be managed, therefore increasing risk to the occupants and their property.

A condition of permission 532/APP/2014/2163 requested a Flood Management Plan to be implemented. A copy of this plan should be provided before considering any further applications for additional car parking within the floodplain.

CASE OFFICER COMMENTS:

The comments and objection of the Drainage Officer in relation to the siting of parking spaces in the natural floodplain (Flood Zone 2) is noted. However, it is instructive to note that permission 532/APP/2014/2163 permits the provision of parking spaces in the floodplain, and the proposed reduction of spaces in this application is such that three of the approved spaces in the floodplain would be removed. As such, refusal of permission for the proposed variation would not be justified on such grounds. Furthermore, the FRA submitted with that application was considered acceptable and a condition was imposed with the permission requiring the incorporation of sustainable urban drainage, and the submission, approval and installation/permanent retention of related details. Given that this application proposes a variation to the approved layout of the parking spaces, and the

applicants have not yet discharged the related condition, it is considered expedient to impose the same condition to this decision.

Highways Officer:

42 car parking were approved. The variation seeks to reduce them to 37. No objections are raised on highway grounds.

Trees Officer:

This application involves minor amendments to the plans approved under application reference 2014/2163, on 25 June 2014. No objection subject to the imposition of a suitable condition in respect of the submission and approval of a landscape scheme (Condition code COM9).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the installation of the approved 42 additional parking spaces within the Brunel Campus has already been considered acceptable with permission 532/APP/2014/2163, and when considered against Policies AM2, AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 6.13 of The London Plan (2015).

The provision of the car parking spaces forms part of the overall allocation of car parking spaces on this site and their presence is considered not to be detrimental to the openness of this Major Developed Site in the Green Belt. This application proposal, which proposes a variation to that permission is therefore considered acceptable in principle.

7.02 Density of the proposed development

Not applicable, as the application does not incorporate a residential development.

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

The site is not located within any Archaeological Priority Zone, Conservation Area or Area of Special Local Character. The site does not comprise any statutorily or locally listed buildings, so there are no adjacent or host heritage assets that would be adversely impacted on.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Policies OL1 and OL5 of the Local Plan (Part Two) are relevant to this development given that Brunel University Campus is a Major Developed Site within the Green Belt. These policies will only allow proposals which are not detrimental to the visual amenities of the Green Belt. It is considered that measures such as the use of Grasscrete or similar product and the siting of the car parking spaces adjacent to a wide and mature landscaping belt serves to protect the visual amenities of the Green Belt, and in the overall context of this Major Developed Site and is in accordance with Policies OL1 and OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

It was proposed with application/permission 532/APP/2014/2163 that the use of materials such as Grasscrete or similar products would be used in the surfacing of the parking spaces. Those materials were considered acceptable, and given that the same materials, as well as the use of tactile permeable paving is also proposed, it is therefore considered that the materials and the complementary soft landscaping are appropriate, and would protect the visual amenities of the Green Belt, and maintain the character and appearance

of the area. It is thus considered that the proposed car parking spaces would not adversely affect the visual amenities and openness of Green Belt land in the overall context of this Major Developed Site, and is in accordance with the relevant policies of the Hillingdon Local Plan: Part One (Strategic Policies) and Part Two (Saved UDP Policies) (November 2012).

7.08 Impact on neighbours

It is considered that the proposed car parking spaces would not generate any adverse impact in respect of the residential amenity of adjoining residential occupiers. In this regard it is considered that there is an adequate separation distance between the car parking spaces and the residential properties on Cleveland Road. Furthermore, tree screening along the perimeter of Brunel University Campus serves to protect the residential amenity of adjoining residential occupiers.

7.09 Living conditions for future occupiers

Not applicable, as the application does not incorporate a residential development.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The objection from the adjacent neighbour in respect of traffic pressures in the area and revising the maximum number of parking spaces on the campus downwards is noted.

Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Local Plan specifies that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

Permission 532/APP/2014/2014/2163 permitted the provision of 42 parking spaces, given that existing spaces were lost as a result of the construction of the BCAST Science Park. With the provision of all 113 spaces lost as a result of the Science Park, it was considered as part of that permission that the overall parking provision will still be under the total travel plan target of 2088 spaces set in 2004. This application proposal would result in a further reduction of the approved spaces by 5 spaces, and the Highways Officer has not raised any objection in this regard.

The proposed revisions to the layout of the car park have been considered acceptable by both the Highways and Trees Officers, and it does not constitute an unacceptable design, which would otherwise have adversely impacted on the amenity of the area.

As such, it is considered that the proposal would not result in any detrimental impact on the surrounding local road network, or have any adverse impact on highway and/or pedestrian safety. This addresses the objection from the neighbour.

7.11 Urban design, access and security

The design aspect of the proposal for the revised layout of the approved car parking spaces has been addressed in sections of this report above.

7.12 Disabled access

Disabled access has been provided throughout the parking provision of the Brunel University Campus. This is considered consistent with the details approved under the outline planning permission for the Brunel University Campus.

7.13 Provision of affordable & special needs housing

Not applicable, as the application does not incorporate a residential development.

7.14 Trees, landscaping and Ecology

Saved Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies

(November 2012) seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

The site is occupied by an unsurfaced area of open land between the St John's Building and the Eastern Gateway, bounded to the east by Kingston Lane and to the west by the Brunel estate road. The area is currently used for (unmarked out) overflow parking. The Landscape Officer has not expressed any objection to the proposed minor alterations to the car parking spaces, and has recommended the imposition of a suitable condition in respect of securing the retention of existing planting and/or replacement planting, to ensure that the proposal preserves and enhances the character and local distinctiveness of the surrounding natural and built environment.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Part of the wider Brunel University Campus falls within Environment Agency Flood Zone 2 due to its proximity to the River Pinn. The applicant had previously submitted a Flood Risk Assessment (FRA) with approved application 532/APP/2014/2163. The technical notes in the FRA submitted with that approved application adequately considered the control of surface water on site by using grasscrete material, which is permeable. Furthermore, consideration of the risks should the access flood, have also been considered and are proposed to be controlled through an emergency plan implemented by the University. Given that this application proposal incorporates the reduction of the approved spaces by 5 spaces (including 3 in the floodplain), it is considered that the proposal would not have any adverse implications for localised flood risk, subject to the imposition of a suitable condition.

7.18 Noise or Air Quality Issues

The reduction of the number of parking spaces provided and the nature of their use are such that the proposal would not result in any worsening trip generations over and above what is presently experienced on the site, and as such, there would be no adverse implications for noise and/or air quality issues.

7.19 Comments on Public Consultations

The representation received from an adjacent neighbouring resident has been addressed within the main body of this application report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

Members must determine planning applications having due regard to the provisions of the development plan so far as material to the application, any local finance considerations so far as material to the application, and to any other material considerations (including

regional and national policy and guidance). Members must also determine applications in accordance with all relevant primary and secondary legislation.

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

This application proposes minor alterations to the layout of the approved parking spaces, and would result in a reduction of the number of the approved spaces from 42 to 37. The proposed alterations incorporate the provision and marking of 4 disabled parking spaces, relocation of an existing exit to a previous entrance location, re-instating of a car park entrance, use of recessed white bricks to mark new spaces, extension of pathway with dropped kerb and tactile paving, provision of tree protection measures and re-turfing of removed hardstanding in areas outside of some parking bays.

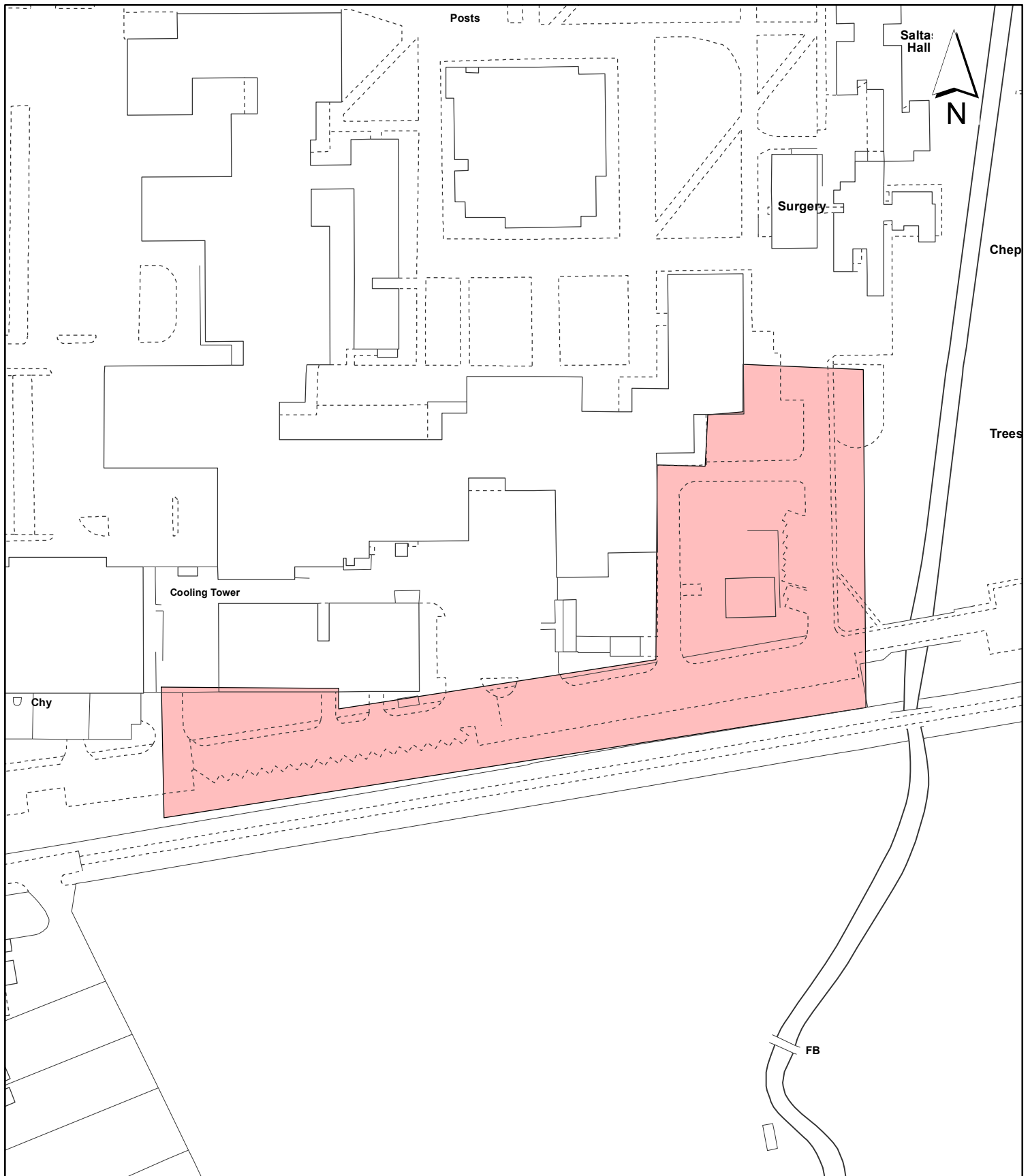
The principle of the provision of additional parking spaces in the related car park location as well as in the floodplain (Flood Zone 2) has already been considered acceptable with permission 532/APP/2014/2163, and subject to the inclusion of an appropriate landscaping condition, it is considered that the revisions to the layout of the car park and spaces would not detract from the character and local distinctiveness of the surrounding natural and built environment, which lie within the Green Belt. Furthermore the proposals are considered acceptable on flooding/drainage grounds and would not have any adverse impact upon neighbouring residential amenity.

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)
National Planning Policy Framework
Hillingdon Supplementary Planning Document - Accessible Hillingdon

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Brunel University
 Kingston Lane**

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

Planning Application Ref:
532/APP/2016/211

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address HAYES FOOTBALL CLUB YARD KINGSHILL AVENUE HAYES

Development: Erection of two linked portacabins for use as a day nursery

LBH Ref Nos: 29439/APP/2016/322

Drawing Nos: 4871-2
4871-3
4871-IB
Design & Access Statement

Date Plans Received: 26/01/2016

Date(s) of Amendment(s):

Date Application Valid: 15/02/2016

1. SUMMARY

This application sought planning permission for the erection of two linked portacabins to the rear of Hayes, Football Club Yard, Kingshill Avenue.

The proposed portacabins would be sited to the rear of the existing building on site, and would not appear visible to the surrounding area or street scene. The structure would be single storey in height and would appear intimate in scale and mass.

On balance, the proposal is considered to have provided sufficient information to establish the very special circumstances required to justify development within the Green belt and will have an acceptable impact upon the visual amenity of the application site and the character of the surrounding area.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 4871-2 and 4871-3 and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM7 Materials (Submission)

No development shall take place until details of all materials and external finishes 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)

INFORMATIVES

1 152 Compulsory Informative (1)

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

2 153 Compulsory Informative (2)

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

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.
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.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LPP 7.16	(2015) Green Belt
NPPF	National Planning Policy Framework
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies

from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

4 147 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

This applications is located on the northern side of Kingshill Avenue, Hayes and seeks the erection of two linked portacabins to the rear of two existing building erected at Hayes Football Club Yard.

Both of the existing buildings are set considerably far back from the surrounding street, and the belt of trees and landscaping which borders the application site results in the existing buildings not appearing overly dominant within the surrounding character area. The existing clubhouse at the application site has been extended previously to allow the incorporation of the Youth Centre.

The site lies within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the erection of two linked portacabins for use as a day nursery. The resultant structure measures 13.1m in width, 8.1m in depth and 3m in height.

The nursery would accommodate a maximum of 35 children and would be open between 8am to 4pm on weekdays during normal term times.

3.3 Relevant Planning History

29439/APP/2009/1770 Brook House Football Club Kingshill Avenue Hayes

Details in compliance with conditions 3 (materials), 4 (cycle storage), 5 (landscape scheme), 7 (landscape maintenance), 11 (disabled parking), 12 (sustainable urban drainage), 14 (travel plan) and 17 (youth centre management plan) of planning permission ref.29439/APP/2009/411 dated 28/05/2009: Alterations and extension to existing football clubhouse to provide new youth centre facilities.

Decision: 04-07-2012 Approved

29439/APP/2009/2068 Brook House Football Club Kingshill Avenue Hayes

Details in compliance with conditions 8 (site survey) and 10 (tree protection) of planning permission ref. 29439/APP/2009/411 dated 28 May 2009: Alterations and extension to existing football clubhouse to provide new youth centre facilities.

Decision: 24-06-2011 NFA

29439/APP/2009/411 Brook House Football Club Kingshill Avenue Hayes

Alterations and extension to existing football clubhouse to provide new youth centre facilities.

Decision: 12-05-2009 Approved

Comment on Relevant Planning History

29439/APP/2009/1770 - Details in compliance with conditions (approved)

29439/APP/2009/411 - Alterations and extension to the clubhouse (approved)

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.

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.

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

OL4 Green Belt - replacement or extension of buildings

LPP 7.16 (2015) Green Belt

NPPF National Planning Policy Framework

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

4 neighbouring properties were consulted with an expiry date of 9 March. No response was received from the neighbouring properties.

A second site notice has been displayed and this expires on 29 April 2016.

Internal Consultees

Trees/Landscaping - No objections

Highways - The site has a low PTAL (1b) indicative of high car use. The proposal should include a transport assessment report considering traffic generation from the proposed nursery and the cumulative assessment with the Youth Club and Football Club. The proposed provision of 12 car park spaces should be justified and a layout plan provided. Additional information was supplied and the Highways Officer confirmed that he raises no objection, given that the large Football Club car park will be available for use by parents.

Officer response: The Agent has provided details within the Design and Access Statement and confirms that the nursery would operate between 8.00 am and 4.00 pm every weekday during term time. The existing car park is spacious and used principally by the football supporters at the weekends and public holidays, entirely free of traffic during the opening hours of the nursery. Also a large proportion of children would arrive on foot from the nearby housing areas and car parking demand would therefore be small. Since the Youth Club and Football Club operate exclusively during the evenings and weekends there would be no effect on the small volume of traffic associated with the nursery.

Access Officer - No response

Flood and Water Management - The site is in flood zone 1 but sits in between two water courses and part of the wider site lies in flood zone 2. There are no objections as the new units are raised slightly above ground level which will provide some protection.

Green Spaces Division - No response

Hillingdon Families' Information Service - We do have a shortage of childcare places in this area. In particular there are a lack of spaces to meet the local authority's statutory duty to provide free childcare for disadvantaged two year olds. 79 two year olds living in this area are eligible but there are only 22 places available, meaning that there are not sufficient places for 57 two year olds. There is also a shortfall in neighbouring wards.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green

Belts are their openness and their permanence. Therefore, the provision of new buildings in the Green Belt is inappropriate except in very special circumstances. These can include limited infilling or partial redevelopment of previously developed sites. This is an existing developed site, which is currently used as a football club and a youth club for the local community.

The proposed development is to provide a children's nursery school in an area identified in need of additional nursery school provision. The applicant states that they have tried without success to find an alternative suitable location within the Barnhill Estate. This site already provides certain community facilities and is within convenient walking distance of the catchment area.

Although there are existing buildings on the site, the applicant states that these are not suitable to provide an adequately safe environment for young children, which would comply with Ofsted requirements. This includes toilet facilities, storage requirements and direct access from the only available room to outside, meaning they could not provide a free flow environment.

The proposed development is relatively small in scale in the context of the wider site. It will fit discretely behind the existing buildings, out of site of the road and in an area currently occupied by some storage containers which will be removed. Given the backdrop of the structure against the other buildings within a site enclosed within well established hedgerows, it is not considered the proposal would significantly increase of the built up appearance of the site or harm the visual amenity of the Green Belt.

On balance: it is considered that the combination of the lack of appropriate alternative sites in the local area; the inability to accommodate the use in the existing building due to a lack of facilities; and the identified need for childcare provision in this area, taken together demonstrate sufficient very special circumstances to allow for this development in the Green Belt.

7.02 Density of the proposed development

This is not applicable to this application.

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

This is not applicable to this application.

7.04 Airport safeguarding

This is not applicable to this application.

7.05 Impact on the green belt

The proposal would involve installation of a portacabin within an established Youth Club and Football Club. The proposed structure will be set to the rear of the existing buildings and will not be visible from outside of the site and the wider Green Belt. Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that any development is not disproportionate, does not injure the visual amenities of the Greenbelt and does not create a 'built-up appearance'. Therefore the proposal is considered acceptable.

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.

The proposed portacabin structure is relatively modest in scale and will be finished in

natural colours, details of which could be conditioned to ensure it would harmonise with surrounding area.

Portacabins are normally associated with temporary structures and therefore would only normally be allowed for a temporary period give their poor visual appearance. However in this instance, in addition to the finish being controlled by condition, the proposed development would be adequately screened by the existing planting and would not be unduly prominent or visible to the wider area.

On balance therefore it is considered that the proposed development would not detract from the visual amenities of the street scene and character and appearance of the area in accordance with Policy BE1 of the Hillingdon Local Plan: Part One -Strategic Policies (November 2012) and Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012) seek to ensure that the amenities of adjoining occupiers are protected in new developments.

The siting of the proposed development would ensure it would be located a considerable distance away from the neighbouring residential properties and would not be visible from outside of the application site. It is considered that the proposed development would not impact on the amenities of the adjoining occupiers in terms of visual intrusion, overlooking, loss of daylight or loss of sunlight in accordance with Policies BE19, BE20 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

This is not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Highways initially raised concerns over the potential cumulative increase in traffic to the site. However it is noted that the use of the proposed nursery would not take place at the same times as the use of the site for the Youth Club or the Football Club, as the nursery will operate during the day in term times, whilst the other uses are primarily during the evenings, weekends and holiday periods. Therefore it is not considered that there would be any significant cumulative increase on the existing use of the site and thus would not impact upon parking provision, traffic or pedestrian safety in accordance with Policy AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Not relevant to this application.

7.12 Disabled access

Ramped entrances suitable for disabled access over level thresholds would be installed to the front and rear of the building. The Access Officer has not submitted any objection to the proposal.

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, landscaping and Ecology

No trees or other landscape features of merit will be affected by the proposal.

7.15 Sustainable waste management

Not applicable to this application

7.16 Renewable energy / Sustainability

Not applicable to this application

7.17 Flooding or Drainage Issues

Not applicable to this application

7.18 Noise or Air Quality Issues

Not applicable to this application

7.19 Comments on Public Consultations

Not applicable to this application

7.20 Planning obligations

Not relevant to this application.

7.21 Expediency of enforcement action

Not relevant to this application.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of

opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

10. CONCLUSION

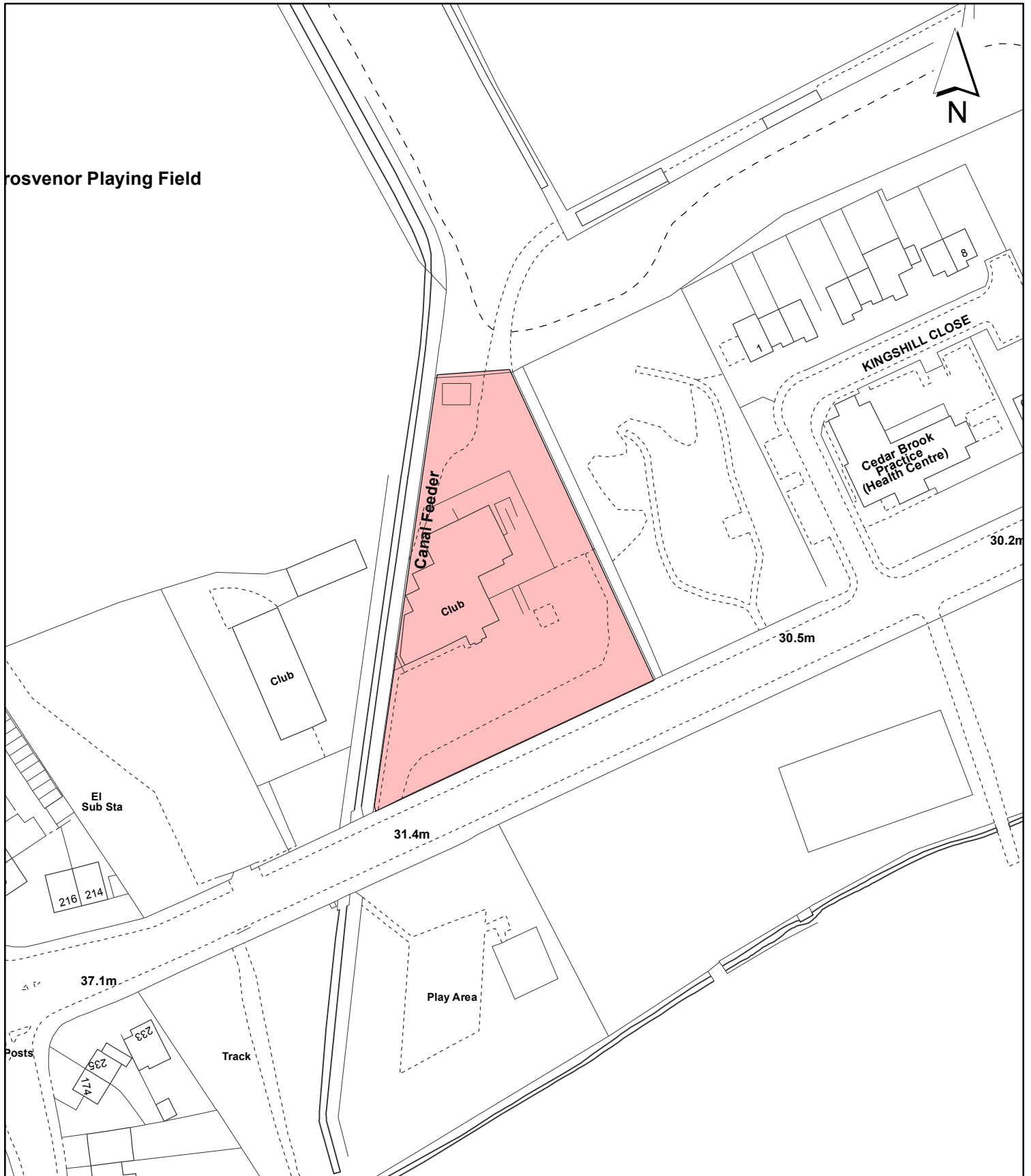
For the reasons outlined above and given that the development complies with the aforementioned policies of the adopted Hillingdon Unitary Development Plan (Saved Policies November 2012), this application is recommended for approval.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan.
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

Hayes Football Club Yard

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

Planning Application Ref:
29439/APP/2016/322

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 1 SALCOMBE WAY HAYES

Development: Erection of a lean-to structure (Retrospective)

LBH Ref Nos: 48976/APP/2016/520

Drawing Nos: Proposed Front and Rear Elevations
Proposed Floor Plan
Proposed Side Elevation
Supporting Photographs
Block Plan (1:500) Received 23-03-2016
Location Plan (1:1250) Received 23-03-2016

Date Plans Received: 09/02/2016 **Date(s) of Amendment(s):** 24/02/2016
Date Application Valid: 23/03/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a modest two storey end terraced dwelling located on the south western side of Salcombe Way which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). A Council owned footway runs between the side boundary of the application site and the flank wall of the adjacent property, 50 Portland Road, leading to the rear gardens of the terrace in Portland Road. The timber lean-to providing bin, bicycle and general storage, which is the subject of this retrospective application, has been built between the flank wall of the application property and the footway.

1.2 Proposed Scheme

The application seeks retrospective planning permission for the erection of a lean-to structure. The lean-to structure is constructed of timber with a felt roof. The maximum height of the roof is 2.42m and the maximum width is 1.37m. The lean-to structure has locked doors which would open over the adjacent footway and is used for general storage, bicycle storage and bin storage.

1.3 Relevant Planning History Comment on Planning History

There is no planning history of relevance to this application.

2. Advertisement and Site Notice

- 2.1 Advertisement Expiry Date:- Not applicable
- 2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

12 neighbouring properties were consulted by letter dated 3.3.16 and a site notice was displayed to the front of the site which expired on 4.4.16. No response received.

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

Housing Services: No objection subject to a condition requiring the doors to remain shut and locked when not in use.

Tree and Landscape Officer: No objection

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE19 New development must improve or complement the character of the area.
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the streetscene and locality and the impact upon the amenities of adjoining occupiers.

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 Council's HDAS states requires side extensions to not exceed two thirds the width of the original dwelling. They should not also exceed 3.4m in height. This is to ensure that the extension appears subordinate to the main house.

Both in terms of its height and width, the lean-to accords with the above criteria and therefore would appear subordinate to the main property. Whilst the materials do not match those on the original dwelling, given its scale and being discrete in its siting with the three storey wall of the adjacent building providing a good screen from a number of public viewpoints locally, it is considered that it does not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Given that the flank wall of the adjacent building is blank, the lean-to does not harm the amenity of nearby residents through loss of daylight. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The bicycle store and bin store both have doors opening over the adjacent footpath which leads to the rear gardens of the adjacent dwellings. This footpath is Council owned and notice has been served in respect of this encroachment. The doors are currently locked by way of padlocks. The Council's Housing Services Department has raised no objection to the proposal subject to a condition requiring the doors to this structure being closed and locked when not in use to avoid any obstruction of this footway.

The parking provision would remain unaffected by the proposal.

The application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO2 Accordance with approved

The development hereby permitted shall not be retained out except in complete accordance with the details shown on the submitted plans, Proposed Floor Plan, Proposed Side Elevation and Proposed front and Rear Elevations.

REASON

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

2 NONSC Non Standard Condition

The door to the bicycle and bin store, shall remain closed and locked when not in use.

REASON

To ensure that there is no obstruction of the adjacent footpath and to avoid any conflict with use by pedestrians in accordance with Policy AM7 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

INFORMATIVES

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

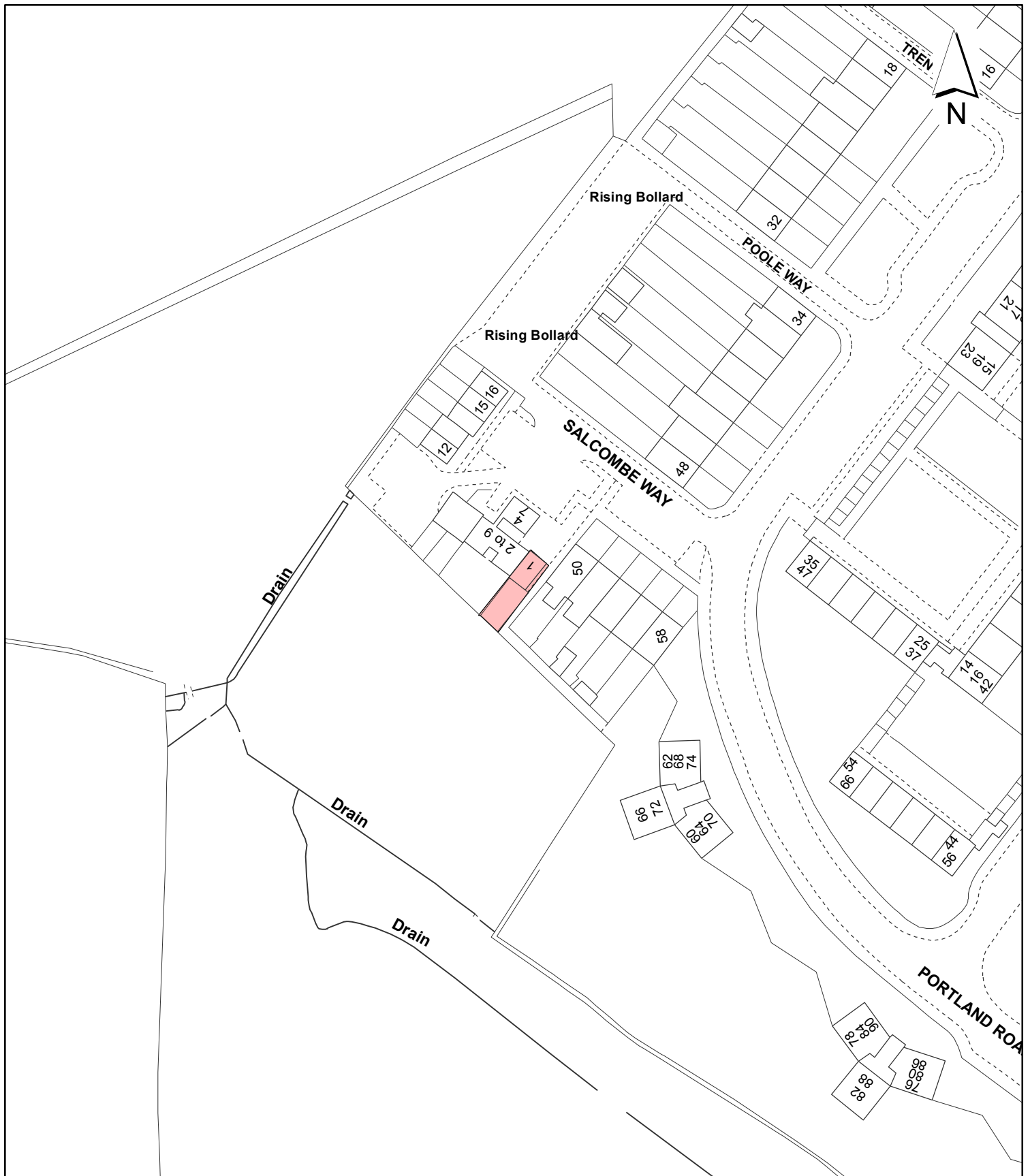
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
- C) The elimination of the release of dust or odours that could create a public health nuisance.
- D) No bonfires that create dark smoke or nuisance to local residents.
- You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**1 Salcombe Way
 Hayes**

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

Planning Application Ref:
48976/APP/2016/520

Scale:
1:1,000

Planning Committee:
Central & South

Date:
May 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 49 CENTRAL AVENUE HAYES

Development: Change of use from a 6 person house in multiple occupation (Use Class C4) to a 10 person house in multiple occupation (Sui Generis)

LBH Ref Nos: 38444/APP/2016/744

Drawing Nos: Design and Access Statement
49CA-HMO-1 Rev 1.0
HMO Management Supervision Plan
49CA-HMO-3 Rev 1.0
49CA-HMO-2 Rev 1.0

Date Plans Received: 23/02/2016 **Date(s) of Amendment(s):**

Date Application Valid: 26/02/2016

1. SUMMARY

The application seeks planning permission for a change of use from from a 6 person house in multiple occupation (Use Class C4) to a 10 person house in multiple occupation (Sui Generis). The proposal is not considered to detract from the character and appearance of the Central Avenue Area of Special Local Character (ASLC) and, subject to the imposition of conditions to secure compliance with the submitted Management Plan, would not result in an unacceptable loss of residential amenity to occupants of neighbouring dwellings. The proposal does not raise any highway safety concerns and it therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan and document, number 49CA-HMO-3 Rev 1.0 and HMO Management Supervision Plan received 22.2.16

REASON

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

3 NONSC Non Standard Condition

The development shall not be occupied until the proposed cycle parking as shown on the proposed site plan, Drawing No. 49CA-HMO-3 Rev 1.0 has been provided. Thereafter, the proposed cycle parking provision shall be maintained and retained at all times for the

occupants of the site.

REASON

To ensure that an appropriate level of secure cycle storage provision is provided on site in accordance with Policy AM9 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan . (July 2011).

4 NONSC Non Standard Condition

The development hereby permitted shall not be occupied until the physical works and management arrangements are completed/in place in accordance with the specified supporting plans and/or documents:

- (i) HMO Management Procedure (HMO Management Supervision Plan received 22.2.16)
- (ii) Parking Arrangements (as set out within plan no: 49CA-HMO-3 Rev 1.0)

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

REASON

To ensure that the development complies with the objectives of Policies AM14, OE1 and BE38 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Polices (November 2012) and Policy 3.5 of the London Plan (2015).

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

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

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Landscape Maintenance

- 2.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 2.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

3. Schedule for Implementation

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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
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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4 I47 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage

occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

5 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

6 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the west side of Central Avenue and is occupied by a two

storey end of terrace dwelling with a two storey side and single storey rear extension and rear dormer extension. The site is situated within the Developed Area and Central Avenue Area of Special Local Character (ASLC) as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for a change of use from from a 6 person house in multiple occupation (Use Class C4) to a 10 person house in multiple occupation (Sui Generis). The submitted plans propose the following:

- 1 communal kitchen,
- 1 communal living/dining room,
- 2 shared shower-rooms with WC,
- 1 shared bathroom,
- 1 shared WC facility,
- 2 en-suite bedrooms
- 1 sheltered cycles storage (7 bicycles)
- soft landscaped front and rear garden
- front driveway for 4 cars
- 2 refuse storage bins

The size of the bedrooms proposed are as follows:

- Bedroom 1 - 12.8m²
- Bedroom 2 - 12.4m²
- Bedroom 3 - 9.5m²
- Bedroom 4 - 9.5m²
- Bedroom 5 - 8.7m²
- Bedroom 6 - 15.0m²
- Bedroom 7 - 10.0m²

3.3 Relevant Planning History

38444/APP/2014/2222 49 Central Avenue Hayes

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 6 metres, for which the maximum height would be 3.6 metres, and for which the height of the eaves would be 3 metres

Decision: 04-08-2014 PRN

38444/APP/2015/1554 49 Central Avenue Hayes

Conversion of garage to habitable room involving alterations to rear elevation and replacement window to front (Part Retrospective)

Decision: 30-06-2015 Approved

38444/APP/2015/166 49 Central Avenue Hayes

Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 11-03-2015 Approved

38444/APP/2015/187 49 Central Avenue Hayes

Conversion of garage into habitable room with replacement window (Application for a Certificate Lawful Development for an Existing Development)

Decision: 21-04-2015 Refused

Comment on Relevant Planning History

The following planning history is considered to be of relevance to this application:

38444/APP/2015/1554 - Conversion of garage to habitable room involving alterations to rear elevation and replacement window to front (Part Retrospective) APPROVED

38444/APP/2015/187 - Conversion of garage into habitable room with replacement window (Application for a Certificate of Lawful Development for an Existing Development) was refused for the following reason:

The development does not constitute Lawful Development under Section 191 of Town and Country Planning Act 1990, Section 191 as amended by Section 10 of the Planning and Compensation Act 1991 as the Applicant has not demonstrated that, on the balance of probability, the use has existed and been continuous for at least a period of four years, prior to the date of this application and the development does not constitute permitted development by virtue of the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as condition 3 of 38444/APP/86/0678 for the original development of the garage stated that the garage cannot be used other than for the parking of private motor vehicles.

38444/APP/2015/166 - Conversion of roofspace to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development). APPROVED

38444/APP/2014/2222 - Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3.6 metres, and for which the height of the eaves would be 3 metres. APPROVED.

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:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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
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.
H2	Restrictions on changes of use of residential properties
H3	Loss and replacement of residential accommodation
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.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The Townfield Tenants Residents Association and 7 neighbouring properties were consulted by letter dated 3.3.16 and a site notice was displayed to the front of the site which expired on 4.4.16

1 letter of objection has been received from the Hayes Village Conservation Area Panel raising concerns about the extensions to this property which were carried out on the assumption that the property was a single private dwellinghouse. The property should be retained as a larger single private dwelling which are in demand in this area. HMO's detract from the character of the area, often leading to parking problems.

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

Internal Consultees

HMO Housing Officer: No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 2.8 of the SPG HMO 2004 advises that policies H2 and H3 seek to safeguard

existing housing in the borough. In this respect, it should be noted that the Council does not consider the change of use of a HMO to sui generis to represent a loss of residential accommodation and as such the proposal would not be in conflict with the above mentioned policies. Hence the principle of the change of use from an existing House in Multiple Occupancy (C4) to a larger House in Multiple Occupancy (sui generis) is considered acceptable, subject to the proposal meeting all other guidelines.

Paragraph 3.5 of the SPG states that terraced properties with minimum gross floor area (GFA) of 120m² can be considered for conversion. The proposal property is an end terrace and has a total GFA of 165m². Hence this property would be considered suitable for the conversion. The principle of the development is therefore considered acceptable.

7.02 Density of the proposed development

Not applicable to this application.

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

The application site lies within the Central Avenue Area of Special Local Character (ASLC). Policy BE5 resists development which would adversely affect Areas of Special Local Character. The proposal would not result in any external alterations to the property itself. The submitted plans propose the introduction of soft landscaping to the frontage which would be of visual benefit to the ASLC.

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. Policy BE5 seeks to resist development which would adversely affect the character of Areas of Special Local Character.

The proposal does not involve any external alterations to the building. The submitted plans show the introduction of a soft landscaped area to the frontage which would be an improvement to the character and appearance of the street scene. As a result it is considered that the proposal would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE5, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

In assessing applications for HMOs, the Council will seek to ensure that the change of use will not be detrimental to the residential amenity of the area, including whether the dwelling is large enough and that any increase in the number of residents will not have an adverse impact on noise levels and the level of amenity neighbouring residents can reasonably be expected to enjoy. Under Policy OE1, uses which are likely to become detrimental to the amenities of the surrounding properties or area generally because of noise are not permitted and uses which have the potential to cause noise nuisance will need to be mitigated (Policy OE3).

Policy OE1 states permission will not normally be granted for uses and structures which

are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally due to their siting or appearance, the storage or display of items, traffic generation and congestion, and noise and vibration emissions.

Although properties used by single families are equally capable of becoming run down, many landlords do not live on-site and so physical problems with converted properties can go undetected for some time without proper management supervision. The transient nature of many converted properties, because of the relatively short duration of tenancies, also increases the need for the effective management and maintenance of properties. Regardless of the interior condition of a property, outwardly visible signs of poor management and maintenance (such as unkempt gardens) tend to have a detrimental effect on the overall street scene and level of residential amenity.

Effective management control, whether it be carried out by housing associations, managing agents or applicants themselves, is crucial to maintaining a satisfactory environment for tenants and for achieving a good tenant/neighbour relationship. The applicant has submitted a Management Plan with this application which the Council's Housing Servicing Manager has advised is acceptable. It is recommended that this management plan be conditioned accordingly to ensure that occupants of nearby dwellings do not suffer an unacceptable loss of amenity in accordance with Policies OE1 and OE3 of the Local Plan.

7.09 Living conditions for future occupiers

The guidance contained within the Council's SPG on Houses in Multiple Occupation advises that the occupancy levels for semi-detached houses should be a maximum of 10 and will be required to provide a ground floor habitable room over 10m², other than a kitchen for communal living purposes. The proposal complies with this advice with the provision of a kitchen diner measuring 22.5 square metres and a separate communal living room measuring 15 square metres. All bedrooms are considered to be of an acceptable size with an acceptable layout and the future occupants of the property would enjoy a satisfactory level of residential amenity in accordance with the requirements of the Supplementary Planning Guidance Houses in Multiple Occupation and other non-self contained housing (2004).

The Council's SPG on HMOs require the provision of 15 square metres of external amenity space for each habitable room (excluding those used for communal living purposes). Therefore, the proposed development would be required to provide 105 square metres of external amenity space. A total of 189 square metres of external amenity space is provided and this would therefore comply with Policy BE23 of the Hillingdon Local Plan (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Local Plan considers the traffic generated by proposals but states that permission will not be granted where the free flow of traffic or conditions of general highway or pedestrian safety are likely to be prejudiced. Policy 4.7 within the SPG 'Houses in Multiple Occupation' offers the following advice in terms of parking for HMOs:

'The Council will require the provision of up to 1 off-street parking space for every 2 habitable rooms, excluding those used for communal living purposes. The submitted plan shows the provision of 4 parking spaces within the frontage which would meet this requirement. The submitted plans also confirm the provision of 7 secure cycle spaces which will be conditioned accordingly. The proposal is therefore considered acceptable in accordance with Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

The issues are addressed in the sections above.

7.12 Disabled access

No issues raised.

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

The proposal includes the provision of two 240L wheelie bins with permanent enclosure, located to the rear of the property.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

The issues are addressed in the sections above.

7.19 Comments on Public Consultations

An objection has been raised from the Hayes Village Conservation Panel raising concerns that the property is being used as an HMO with a licence for operating as such. The application property can be used as a small HMO (C4) with a maximum occupancy of 6 residents as permitted development. The current application seeks permission for a change of use of this property from a C4 use to a sui generis use to increase the number of occupants and thus does not result in a change in the nature of the use.

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

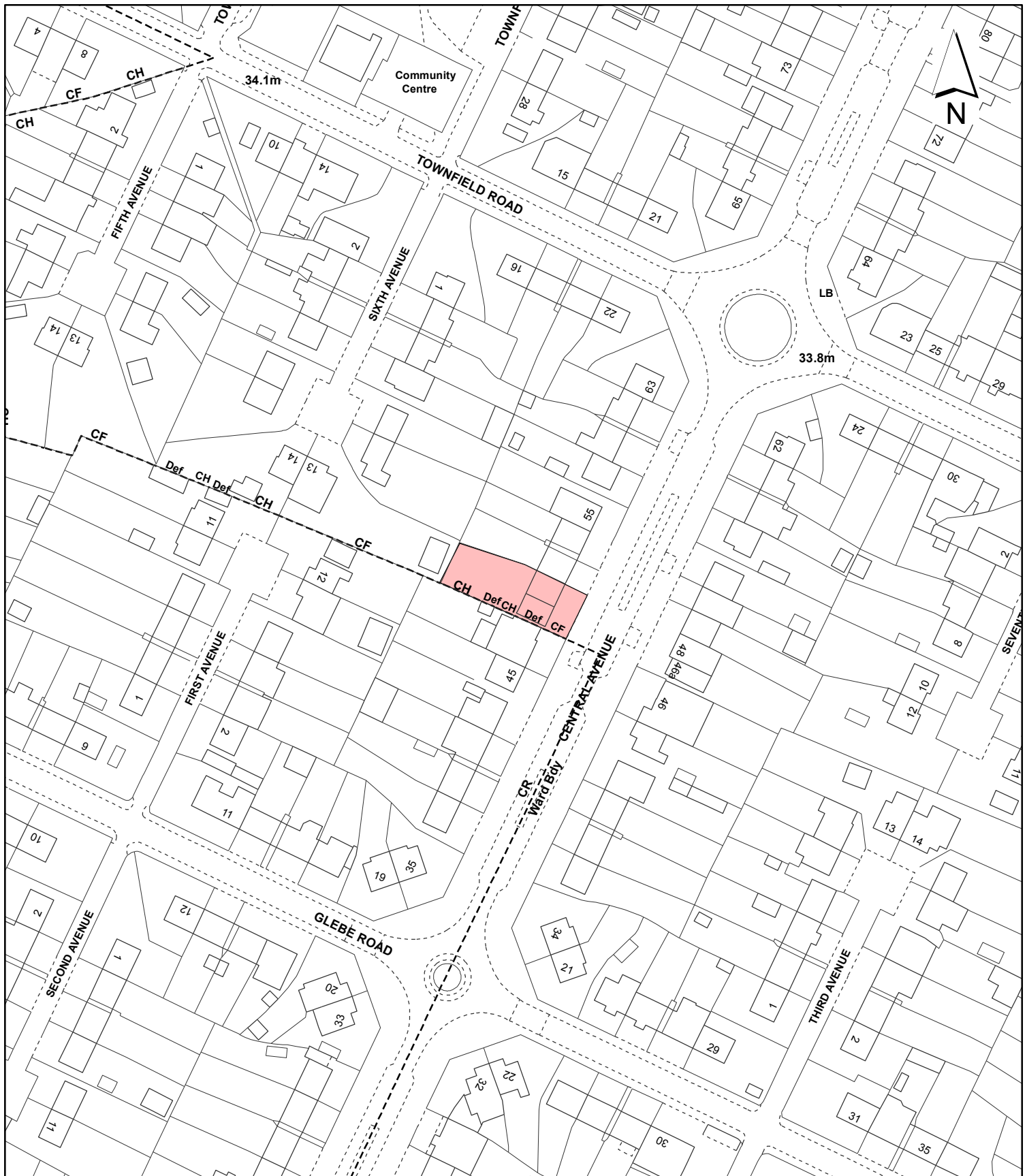
The application seeks planning permission for a change of use from from a 6 person house in multiple occupation (Use Class C4) to a 10 person house in multiple occupation (Sui Generis). The proposal is not considered to detract from the character and appearance of the Central Avenue Area of Special Local Character (ASLC) and, subject to the imposition of conditions to secure compliance with the submitted Management Plan, would not result in an unacceptable loss of residential amenity to occupants of neighbouring dwellings. The proposal does not raise any highway safety concerns and it therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan (November 2012)
The London Plan (March 2015)
Housing Standards Minor Alterations to The London Plan (March 2016)
Parking Standards Minor Alterations to The London Plan (March 2016)
National Planning Policy Framework
Hillingdon Design and Accessibility Statement: Residential Layouts (July 2006)
Supplementary Planning Guidance Houses in Multiple Occupation and other non-self contained housing (2004)

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

49 Central Avenue

Planning Application Ref:

38444/APP/2016/744

Planning Committee:

Central & South

Scale:

1:1,250

Date:

May 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 86 EAST AVENUE HAYES

Development: Change of use from retail (Use Class A1) to a nursery (Use Class D1)

LBH Ref Nos: 40159/APP/2015/4610

Drawing Nos: A102
Location Plan (1:1250)
Supporting Photographs
A101

Date Plans Received: 17/12/2015 **Date(s) of Amendment(s):**

Date Application Valid: 15/02/2016

1. **SUMMARY**

The application seeks planning permission for the change of use from retail (Use Class A1) to nursery (Use Class D1). The proposal would result in the separation of retail properties by more than 12m and as such would fail to retain the retail function and attractiveness of the secondary shopping area of the Hayes Town Centre. Furthermore in the absence of details in respect of operating hours and noise surveys the applicant has failed to provide a robust case to support the proposed use. It is considered necessary to provide a noise survey to quantify the existing noise levels and the noise levels associated with the nursery use and to demonstrate that the proposed opening hours would not detract from residential amenity. In addition, the applicant has failed to demonstrate that the proposal would not result in additional on-street parking which would be detrimental to highway and pedestrian safety.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal, by reason of the loss of a retail unit and the concentration of non-retail uses that would result, would erode the retail function of the secondary shopping area of the Hayes Town Centre thereby harming the vitality and viability of the centre. The proposal is therefore contrary to Policy S12 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and Policy 2.15 of the London Plan (2015).

2 NON2 **Non Standard reason for refusal**

In the absence of information relating to operating hours, details of numbers of children and staff and parking provision, the applicant has failed to demonstrate that the proposal would not result in additional on-street parking which would be detrimental to highway and pedestrian safety. The proposal is thus contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3 NON2 **Non Standard reason for refusal**

The proposed development has failed to demonstrate that unacceptable levels of noise and disturbance 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 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials
R10	Proposals for new meeting halls and buildings for education, social, community and health services
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
OE4	New or improved roads or railways - mitigation measures
OE5	Siting of noise-sensitive developments
OE6	Proposals likely to result in pollution
S1	New retail development within the shopping hierarchy
S5	Proposals for new or expanded markets or other retail use of open land
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
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 Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

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.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of a ground floor vacant former retail use located on the south eastern side of East Avenue which lies within Hayes Town Centre as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The Council's Town Centre Surveys confirm that the application property has been used as a tuition centre (D1) use for the period 2014-2015. However no planning permission was granted for this use. The authorised use of the application property is retail and hence the application is assessed as such.

3.2 Proposed Scheme

The application seeks planning permission for the change of use from retail (Use Class A1) to nursery (Use Class D1). The submitted plans show the provision of 3 classrooms and a reception area and 4 x toilets. The application site does not include any external space or on site parking. The application forms confirm that there will be 2 full time employees and 4 x part-time employees. No details have been provided about number of children or hours of operation.

The proposed development would lead to the loss of existing A1 retail space. Therefore the application has been referred to the Planning Committee for consideration in accordance with the requirements of the Council's Scheme of Delegation.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no planning history of relevance to this application.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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.
BE26	Town centres - design, layout and landscaping of new buildings
BE28	Shop fronts - design and materials
R10	Proposals for new meeting halls and buildings for education, social, community and health services
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
OE4	New or improved roads or railways - mitigation measures
OE5	Siting of noise-sensitive developments
OE6	Proposals likely to result in pollution
S1	New retail development within the shopping hierarchy
S5	Proposals for new or expanded markets or other retail use of open land
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
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

11 neighbouring properties were consulted by letter dated 16.2.16 and a site notice was displayed to the front of the site which expired on 17.3.16.

1 letter of comment has been received requesting that access to the nursery is achieved via East

Avenue and not the alleyway linking the site to Coldharbour Lane.

Officer comment: rights of access over this alleyway are not a material planning consideration.

Internal Consultees

None received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy R10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will regard proposals for new meeting halls, buildings for education, social, community and health services, including libraries, nursery, primary and secondary school buildings, as acceptable in principle subject to the other policies of the Local Plan.

Paragraph 8.24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) defines secondary shopping areas as peripheral to the primary areas and in which shopping and service uses are more mixed although Class A1 shops should still be the majority use. Paragraph 8.26 states that as a guideline, the Council will normally seek to prevent a separation or an increase in the separation of Class A1 units of more than about 12m, that is broadly the width of two typical shop fronts. Class A1 shops should remain the predominant use in secondary areas and the Local Planning Authority will expect at least 50% of the frontage to be in class A1 use.

Policy S12 establishes that the change of use from Class A1 to non Class A1 uses in secondary frontages where there remains adequate retail facilities to accord with the character and function of the shopping centre in order to maintain the vitality and viability of the town centre will be acceptable.

The Local Planning Authority's aim is to retain the retail function of all shopping areas to meet the needs of the area each serves. Shops grouped conveniently together assist the process of search for and comparison of goods and hence attract shoppers. As such the Local Planning Authority will exercise strict control over the loss of shops to other uses.

Within this secondary frontage for Hayes Town Centre, there are 59 individual retail (A1) units and 51 non-retail units. Hence, the existing percentage of units with retail (A1) uses is at 53.6%. If the application proposal for the change of use was permitted, there would be 58 individual retail (A1) units and 52 non-retail units. Hence, the percentage of units with retail (A1) uses would be 52.7% if the application were permitted.

When assessed against the Council's survey data for uses within the secondary shopping frontage of Hayes Town Centre, the proposed change of use would result in the loss of a further 4.7m of retail frontage which would bring the total A1 use down to 384.1m. This would result in the retention of 57% of the total secondary shopping frontage in retail use and as such, would remain above the 50% threshold as advised within paragraph 8.26 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). However, the development would create a separation of more than 12m between class A1 units.

The proposal would therefore fail to retain the function and attractiveness of the secondary shopping area of the Hayes Town Centre, and would fail to maintain its vitality and viability. The proposal is therefore in conflict with Policy S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy 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.

No alterations are proposed to the external appearance of the building and as such the proposal would not have any impact upon the visual amenity of the site or surroundings.

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The site is located within a town centre location with residential properties located at first floor level. It is considered that the applicant has failed to provide a robust case to support the proposed use. It is considered necessary to provide a noise survey to quantify the existing noise levels and the noise levels associated with the nursery use and to demonstrate that the proposed opening hours would not detract from residential amenity. Noise mitigation measures may also need to be explored and if necessary conditioned. It is considered that it would not be appropriate to secure these details by condition.

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. These require a maximum provision of 1 space per 4 members of staff plus 3 spaces per nursery.

The application site does not have any off street parking and East Avenue is a Controlled Parking Zone. This part of the Hayes Town Centre has good public transport links. The application site is within walking distance of Hayes & Harlington Station and there are good bus links on Coldharbour Lane. However, without details of the number of children and any indication of hours of operation, it is considered that the applicant has failed to demonstrate that the proposal would not result in additional on-street parking or congestion which would be detrimental to highway and pedestrian safety. The proposal is thus contrary to Policies

AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

See Section 7.07.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

These issues are addressed in the section above.

7.19 Comments on Public Consultations

The issues raised have been covered in the main report.

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 proposal would result in the separation of retail properties by more than 12m and as such would fail to retain the retail function and attractiveness of the secondary shopping area of the Hayes Town Centre. Furthermore in the absence of details in respect of operating hours and noise surveys the applicant has failed to provide a robust case to support the proposed use. It is considered necessary to provide a noise survey to quantify the existing noise levels and the noise levels associated with the nursery use and to demonstrate that the proposed opening hours would not detract from residential amenity. In addition, the applicant has failed to demonstrate that the proposal would not result in additional on-street parking which would be detrimental to highway and pedestrian safety.

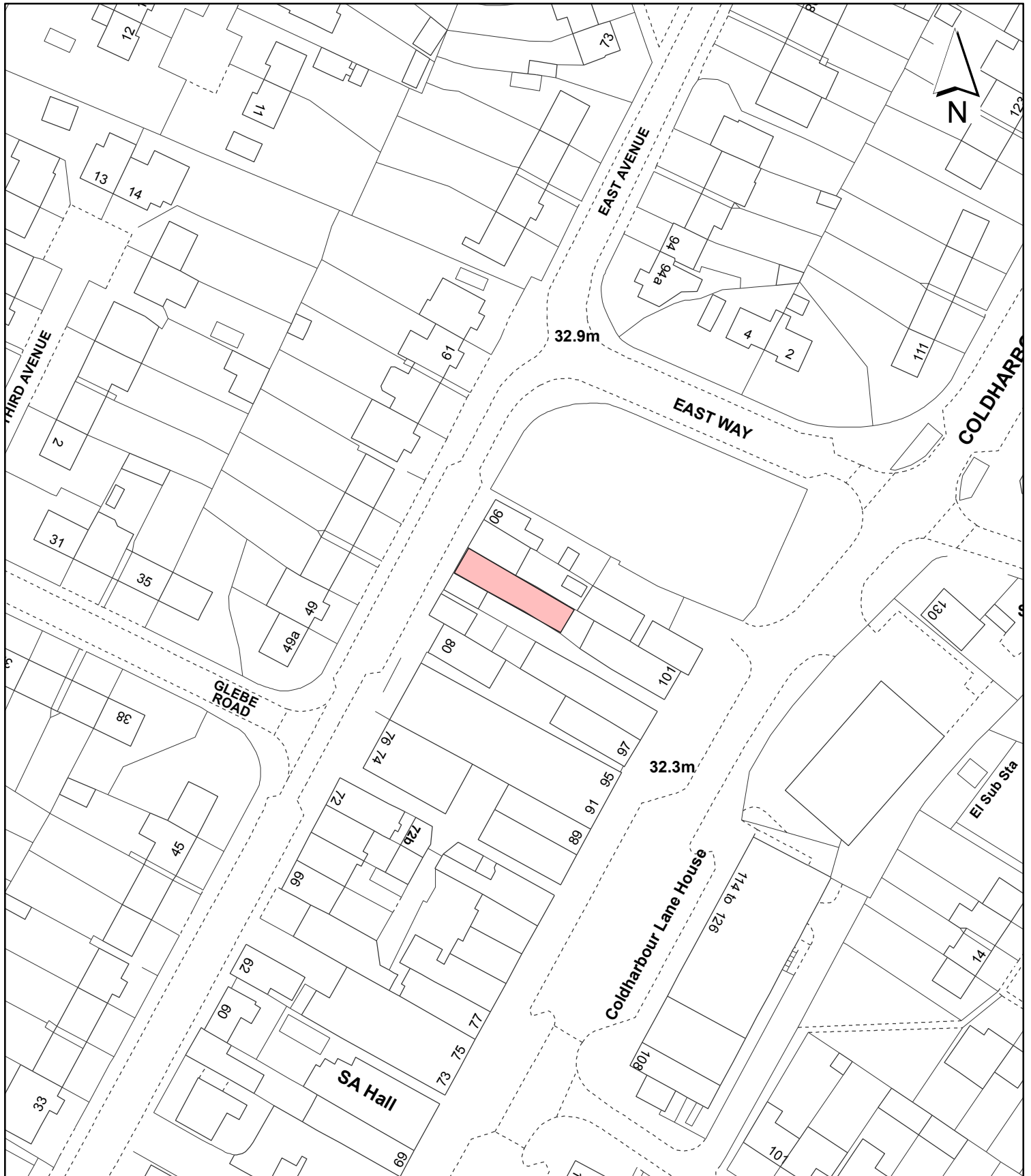
11. Reference Documents

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

Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**86 East Avenue
 Hayes**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

40159/APP/2015/4610

Scale:

1:1,000

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 94 HERCIES ROAD HILLINGDON

Development: Extension of roof to create additional habitable roof space to include 2 new side dormers and enlargement of existing dormers (Part Retrospective)

LBH Ref Nos: 19969/APP/2016/757

Drawing Nos: MB/3090/1
MB/3090/3 Rev. A
Location Plan (1:1250)

Date Plans Received: 23/02/2016 **Date(s) of Amendment(s):**

Date Application Valid: 23/02/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a detached bungalow which has been previously extended through addition of dormer extensions to the roof and rear extensions. The property has extensive hardstanding to the front and a single garage on the right hand side served by a driveway. Nos.92 and 96 Hercies Road adjoin the site. Both are single storey dwellings. No 96 has a dormer extension facing towards the site and is separated by a driveway. No.92 has secondary side windows at ground floor level.

1.2 Proposed Scheme

Work, already commenced on the application proposal, involves the extension of the roof to create additional habitable roofspace including new gable end windows to the rear, two new side dormers and replacement of existing side dormers.

The proposed development is a resubmission of a previously refused scheme.

1.3 Relevant Planning History

19969/APP/2000/168 94 Hercies Road Hillingdon
ERECTION OF A SINGLE STOREY REAR EXTENSION

Decision Date: 07-03-2000 Approved **Appeal:**

19969/APP/2015/3567 94 Hercies Road Hillingdon
Two side dormers (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 17-11-2015 Approved **Appeal:**

19969/APP/2015/3568 94 Hercies Road Hillingdon
Extension of roof to create additional habitable roofspace including new gable end window to rear and four side dormers

Decision Date: 24-11-2015

Refused

Appeal:

Comment on Planning History

A Certificate of Lawful Proposed Development was issued on 17/11/2015 for the erection of replacement side dormer windows. By virtue of the conditions attached to Class B, all side facing windows are required to be obscure glazed and top opening only.

Planning application reference 19969/APP/2016/3568 was refused for the follow reasons:

The proposed dormer windows, by reason of their cumulative size, scale, bulk and design would fail to harmonise with the architectural composition of the original and adjoining dwellings and would be detrimental to the character, appearance and visual amenity of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The proposal would result in the provision of habitable rooms with no or restricted outlook and poor levels of daylight/sunlight to the detriment of the amenities of current/future occupiers. Therefore, the proposal would fail to provide a satisfactory residential environment, contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Extensions

The proposal, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers by reason of over-dominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

ENFORCEMENT ACTION

An Enforcement Notice has been served and took effect on the 6th May 2016. The notice, requires the removal of the roof extension including dormers.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

Nos. 92 and 96 and 105 and 107 were notified of the application on 26.02.16. A site notice was displayed from 01.03.16.

One objection and one comment received making the following points:

- Over developed with three new rear windows (the middle window or door is a different size to the other two) which now have been fitted?
- Overlooking and imposing on ours and neighbouring landscape rear gardens.
- This extension has already been built up to 80%

- Completely removing and imposing the light from our downstairs side window.
- Two windows overlooking the side of our premises look odd with different sizes.
- Out of character with this road.
- There has never been any public planning notification displayed outside number 94 Hercies Road about any planning applications.
- We never heard or seen anything like it in forty years.

A letter has been received from the applicant outlining the following:

1. The scale of the dormers at the back have been reduced and made smaller as advised by the Hillingdon planning officer who dealt with the original application.
2. The side dormer windows at the rear dormer have been re-located to the back the dormer to ensure that there are no additional side dormer windows. The windows in the old plan have been moved to the back of the property fit onto smaller scale dormers to protect the privacy of both neighbours and do not overlook either 96 Hercies or 92 Hercies road.
3. All the existing side windows maintained on the existing dormers are fitted with obscured glass to also protect the privacy of neighbours on either side.

NERL: No safeguarding issues

RAF Safeguarding - Northolt: No comments received

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

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

5. MAIN PLANNING ISSUES

The main planning issues relate to the effect of the proposal on the character and

appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenities of neighbouring dwellings, provision of acceptable amenity for the application property and the sufficiency of car parking.

- Visual Impact

Section 7.0 of the Council's Supplementary Planning Document (SPD) HDAS: Residential Extensions recognises that creating a room or rooms within an existing roofspace is a common way of providing additional bedroom or other accommodation. However, this must be assessed against any possible detrimental effect to neighbouring residents and, in particular, the appearance of the original house and character of the local area.

The property previously had dormer windows on both side roofs, these appeared as a small subordinate elements of the original dwelling.

The application proposal, near completed, has materially increased the size of the dormer windows on both sides of the roof. It comprises two dormer windows on each side 0.5m apart which sit approximately 0.5m from the apex of the roof, approximately 0.5m from the eaves and 1 metre from the front elevation.

There is no material difference in the effect of this proposal than that previously refused. This application proposal has substantially altered the appearance of the dwelling, giving it a top heavy and largely flat roof appearance. The alteration does not harmonise with the architectural composition of the existing building, resulting in an appearance substantially out of keeping with the over-riding character of the street scene. The small gap between the dormers will not be readily apparent when viewed from the street. This harm is further emphasised by the staggered nature of this property and its immediate neighbours with the application site sitting further forward than No. 96 and thus being very visible within the street scene. As such it is considered that the proposal is contrary to the requirements of Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 7.0 of the SPD HDAS: Residential Extensions.

- Impact on residential amenities and the amenities of the dwelling

The nearest neighbours are Nos. 92 Hercies Road (to the right) and 96 (to the left). No 92 is separated from the application site by a garage and driveway. There are small secondary windows at ground floor level. To the left, No. 96 has its own drive and garage on the right hand side. There is a dormer window in the roof which faces directly towards the application site.

The applicant has indicated that the side windows will be obscure glazed and top opening. Whilst this would be appropriate for the bathroom and en-suite windows, the use for bedroom windows gives rise to concern. Obscure/top opening glazing for side facing windows is a condition for permitted development and was a requirement of the recent decision to issue a Certificate of Lawful proposed development. However, in that case, the Local Planning Authority was not required to make any planning judgement. Use of obscure glazing with top opening windows would result in a substantive number of habitable rooms which would not benefit from adequate outlook and the result would be an oppressive environment. It is also considered that for this reason use of obscure glazing is extremely difficult to enforce since subsequent occupiers may alter the windows to improve their amenities. If this occurs the neighbouring properties are likely to experience loss of privacy by reason of overlooking.

It is also considered that the substantial nature of the extensions would result in an overbearing impact on neighbours. Since No. 96 has a side dormer which appears to serve a habitable room (bedroom) facing directly towards the new dormers on this side, the property is likely to be exposed to a substantial level of lighting from the windows which will add to the overbearing impact of the proposal. The substantial scale of the development facing side on to No. 94 is also of concern due to the scale and impact of lighting, although this is mitigated somewhat by the presence of a drive within the application site and the secondary nature of the ground floor windows in No. 94

It is also proposed to add a new rear facing window. This would face over the rear garden and would afford views of the rear gardens of the neighbouring property. This is a normal relationship in a higher density residential environment and does not, of itself, result in a material loss of amenity.

Overall, the proposal would fail to provide a satisfactory residential environment for future occupiers and for occupiers of neighbouring properties, contrary to Policies BE19, BE20, BE21, and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2015) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

Paragraph 3.13 of the HDAS requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a large rear garden and the provision of the dormer extensions will not reduce the space available. As such, in this regard, it is considered that the proposal is appropriate under Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- Car parking and landscaping

The property currently has three bedrooms, one at ground floor and two in the roof space. The proposal involves reconfiguring the internal arrangements but does not increase the number of bedrooms. It is noted that one room in the extended roof space is referred to as a study. However, this is approximately 6sq.m and it is unlikely that this could be converted into a further bedroom. Notwithstanding this, the property has sufficient space for three or more vehicles. Therefore it is considered that the proposal complies with the requirements of Policy AM14 of the Hillingdon Local Plan 2012, Part 2.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed dormer windows, by reason of their cumulative size, scale, bulk and design would fail to harmonise with the architectural composition of the original and adjoining dwellings and would be detrimental to the character, appearance and visual amenity of the street scene and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposal would result in the provision of habitable rooms with no or restricted outlook to the detriment of the amenities of current/future occupiers. Therefore, the proposal would fail to provide a satisfactory residential environment, contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposal, by virtue of its size, scale, bulk and proximity, would be detrimental to the amenities of the adjoining occupiers by reason of overdominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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

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

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

3 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in

September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

- 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. We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

Standard Informatives

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

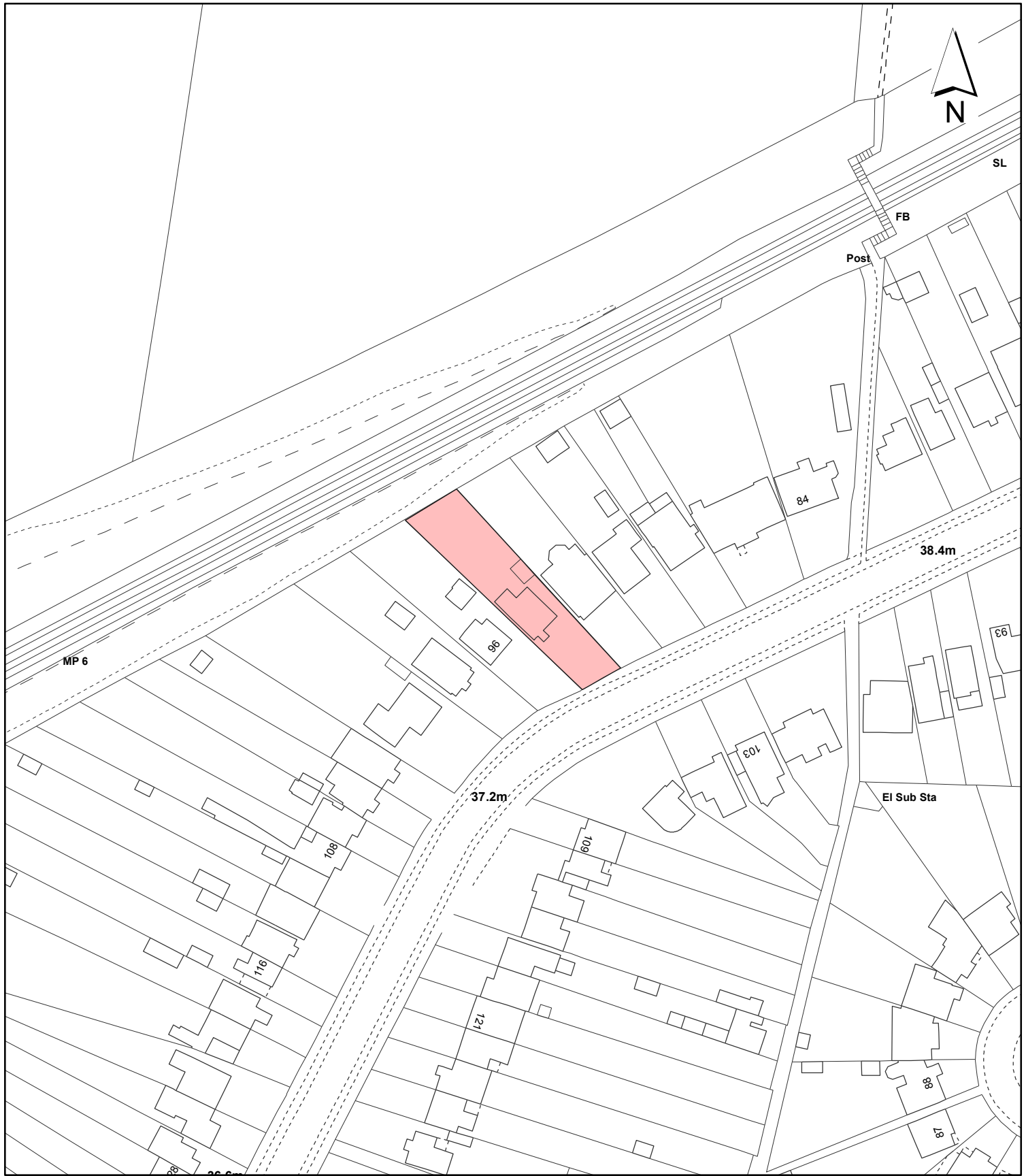
Part 1 Policies:

Part 2 Policies:

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

Contact Officer: Peter Morgan

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

94 Hercies Road

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

Planning Application Ref:
19969/APP/2016/757

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 133B HIGH STREET UXBRIDGE

Development: Retention of outbuilding to the rear as built to be used as a community centre/place of worship.

LBH Ref Nos: 68976/APP/2016/253

Drawing Nos: Design, Access and Heritage Statement
Location Plan (1:1250)
B3919-20

Date Plans Received: 21/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 21/01/2016

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The outbuilding, by reason of its visually unacceptable appearance would detrimentally impact on the character, appearance and setting of the Grade II Listed Building and Listed Wall and fails to preserve the character and appearance of the immediate street scene and surrounding Old Uxbridge/Windsor Street Conservation Area contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE10, BE13 and BE15 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.

AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE21	Siting, bulk and proximity of new buildings/extensions.

BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
R9	Proposals for the use of buildings for religious and cultural purposes

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an existing single storey, rectangular building located to the rear of the retail parade on the eastern side of Uxbridge High Street. The building is currently in use as the Eyup Sultan Educational Cultural Centre and place of worship, which is classified as a D1 use.

The building is to the rear of the three storey terraced building, No.133 High Street, which has a split retail unit at ground floor and residential accommodation at first and second floors. The building is Grade II Listed as part of a listing which covers Nos.129-133 High Street. The application building is link attached to No.133a High Street through a brick wall, running along the boundary with the footpath passageway between the High Street and Redford Way to the rear of the site. The wall is protected as part of the Listing of the building. There is a curved section of the listed wall at the rear of the existing building which is hidden under render, along with an up stand of bricks (from the original wall) along the north-west elevation.

No.132 High Street, The Good Yarn Public House, is located opposite the site. To the south of the site is the two storey rear wing of No.134A High Street, this building is also Grade II Listed and was granted approval in 2012 to be converted into 3 x 2 bedroom flats.

To the rear (north-east) of the site is the nearest residential property, a purpose built residential block known as Culham Court on Redford Way. Located opposite Culham Court and also on Redford Way is Redford House, in use as a charity furniture store (A1 Use) and the building immediately to the north of Redford House also accessed via Redford Way is a place of worship.

The site lies in the Old Uxbridge/Windsor Street Conservation Area and is located within an Archaeological Priority Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

Redford Way and all the surrounding residential streets are located within a controlled

parking zone, with car parking limited to permit parking between 9am and 5pm Monday to Saturday on Redford Way. The site has a Public Transport Accessibility Level (PTAL) of 6.

3.2 Proposed Scheme

Planning permission is sought for the retention of an outbuilding, as built, to be used as a community centre/place of worship (D1 Use Class).

3.3 Relevant Planning History

68976/APP/2013/799 133b High Street Uxbridge

Demolition of existing outbuilding and erection of new single-storey building, for use as cultural centre/place of worship (Use Class D1)

Decision: 10-07-2013 Refused

68976/APP/2013/800 133b High Street Uxbridge

Demolition of existing outbuilding (Conservation Area Consent).

Decision: 10-07-2013 Refused

68976/APP/2014/3478 133b High Street Uxbridge

Details pursuant to condition 6 (footings) of planning permission ref: 68976/APP/2014/467, date 17-06-2014 (Listed Building Consent for demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1))

Decision: 18-12-2014 Approved

68976/APP/2014/3479 133b High Street Uxbridge

Details pursuant to condition 5 (footings) of planning permission ref: 68976/APP/2014/351, date 17-06-2014 (Demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1))

Decision: 18-12-2014 Approved

68976/APP/2014/351 133b High Street Uxbridge

Demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1)

Decision: 12-06-2014 Approved

68976/APP/2014/3829 133b High Street Uxbridge

Details pursuant to condition 6 (Written Scheme of Archaeological Investigation and Watching Brief) of planning permission ref: 68976/APP/2014/351, dated 17/6/2014 (Demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (Class D1)).

Decision: 01-12-2014 Approved

68976/APP/2014/3830 133b High Street Uxbridge

Details pursuant to condition 7 (Written Scheme of Archaeological Investigation and Watching Brief) of Listed Building Consent ref: 68976/APP/2014/467, dated 14/6/2014 (Demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1)).

Decision: 01-12-2014 Approved

68976/APP/2014/467 133b High Street Uxbridge

Listed Building Consent for demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1)

Decision: 12-06-2014 Approved

68976/APP/2016/254 133b High Street Uxbridge

Retention of outbuilding to the rear as built to be used as a community centre/place of worship (Listed Building Consent).

Decision:

Comment on Planning History

See Section 7.21 of this report.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

BE4 New development within or on the fringes of conservation areas

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

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

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

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

area

R9 Proposals for the use of buildings for religious and cultural purposes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 28 local owners/occupiers and a site notice was displayed. Two responses were received:

- i) Rear wall reduced with an unfinished appearance
- ii) Interior wall probably needs some protection from the elements
- iii) Water pouring from unfinished guttering
- iv) Impact on Listed Building and Conservation Area
- v) The Listed Wall needs to be properly repaired and rendered
- vi) Visual amenity for residents
- vii) Design, appearance and materials of windows and doors inappropriate for Conservation Area - will they be PVC or wooden?
- viii) Development has not been built in accordance with approved plans
- ix) Unacceptable parking
- x) Commercial refuse bins along Johnson's Yard impact on public access

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

Old Uxbridge Conservation Panel: No response received

Uxbridge Local History and Archive Society: No response received

Historic England: On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

Internal Consultees

Conservation Officer:

The site lies within the Old Uxbridge/Windsor Street Conservation Area, the boundary wall is considered as listed as it falls within the curtilage of the grade II frontage property and the site itself also falls within the curtilage of this listed structure.

There are considerable concerns re this application:

- The Design and Access Statement advises that the building is to be retained as built, whilst the drawings show the changes that were discussed with the applicant, such as changes to the boiler flue, the removal of the metal door left hanging off the wall and replacement of the PVC windows. It is important that these elements of the works are undertaken in order to ensure that the current building is of a sufficient quality, in terms of the adjacent heritage assets and their settings, that it can be retained.

- Where there are vertical gaps between the new building and original walls, these should be infilled

with brickwork toothed into the original structure. The wall should not be cut back. It is advised that the gap to the south of the new building is corrected by the insertion of a brick pier located within the garden space between the 2 structures, this can then be used to support the free end of the bowed section of brickwork (to the original wall). It is advised that an appropriately experienced specialist brick layer is employed to undertake these works and details will be required.

- The PVC windows should be removed and white painted timber, side hung casements of a traditional appearance inserted in their place - detailed design to be agreed.

- The shiny white plastic fascia boards should be replaced in timber and the PVC down pipes and gutters replaced in metal. The down pipe adjacent to the listed wall to the south must be run into the existing drain.

- The new timber door design (in place) is acceptable and the door at the northern end of the building should be replaced to match. The door in the original wall can also be replaced in timber, however, a detail should be provided of this as its not to the same proportions as the other standard modern doors.

- The existing stub of the original wall at ground level should be protected by a wide stone capping with a DPC below, if required- it should not be capped with additional concrete, or be covered with a flashing.

- The proposed "roof" cover to the end of the wall should be omitted, as this is proposed to be slate covered in felt, which would be visible over the top of the existing structures. If a water proof cover is necessary, this should sit below the roof/wall parapet.

- The rear elevation drawing and cross-section do not match re the roof profile

- Details of the repairs to the wall are required

- The wall and new building should both be painted off white, RAL colour/manufacturers colour code to be confirmed

Revised drawings required

Officer comments: No revised drawings have been received to address the Conservation Officer's comments. Whilst some of the issues raised could be dealt with through the use of suitably worded conditions, it is considered that insufficient detail has been provided in order to fully address the concerns raised by the Conservation Officer.

Environmental Protection Unit: No objection to the planning application.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The use of the building for a community centre/place of worship (Use Class D1) was established as part of planning permission ref: 68976/APP/2014/351, dated 17-06-14. This current application seeks to regularise the appearance of the building which has not been built in accordance with the previously approved plans. There is no objection to the continued use as a community centre/place of worship.

7.02 Density of the proposed development

Not applicable to this application.

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

The application site is located at the rear of No.133 High Street, which is part of a Grade II

Listed Building (Nos.129-133 High Street). The application building is attached to No.133a High Street through a brick wall, running along the boundary with the footpath passageway between the High Street and Redford Way to the rear of the site. The wall is protected as part of the Listing of the building. The site is also located in the Old Uxbridge/Windsor Street Conservation Area.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new developments should retain or enhance the character and appearance of the Conservation Area and those features which contribute to the special architectural qualities. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states planning permission will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

The Council's Conservation Officer considers that the outbuilding, as built, is visually unacceptable due to an incomplete appearance resulting from gaps between the new building and original listed walls and the use of PVC windows, PVC down pipes and PVC gutters.

The development would have a detrimental impact on the character, appearance and setting of the Grade II Listed Building and Listed Wall. The development would also visibly impact, and fail to preserve the character and appearance of the surrounding Old Uxbridge/Windsor Street Conservation Area. As such, the proposed scheme does not comply with Policies BE4 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires alterations and extensions to existing buildings to harmonise with the scale, form, architectural composition and properties of the original building.

The outbuilding, as built, does not present an appropriate visual impact on the immediate street scene due to gaps between the new building and original listed walls creating an incomplete appearance to the building. Also, the use of PVC windows, PVC down pipes and PVC gutters is not in keeping with the surrounding buildings, thereby appearing out of character with the surrounding area.

The proposed scheme is therefore considered to not comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The impact of the proposal on the Listed Building (No.133 High Street), the listed wall and the Old Uxbridge/Windsor Street Conservation Area have been dealt with in Section 7.03 of the report.

7.08 Impact on neighbours

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the design of new buildings to protect the privacy of occupiers and their

neighbours. Policy OE1 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) requires new development to protect the character and amenities of surrounding properties by reason of siting or appearance, traffic generation and congestion and noise or vibration.

The nearest residential properties to the new building are located approximately 8 metres away in Culham Court to the northwest across Johnson's Yard and the highway of Redford Way. Further residential properties are located approximately 12 metres away in upper floor flats located above the commercial premises at No.133 High Street and No.134 High Street.

The previously approved scheme (ref: 68976/APP/2014/351) did not include windows on the side or rear elevations. The current as built outbuilding has two windows on the side elevation. It is considered that these windows, which face onto the neighbouring Public House (The Good Yarn, No.132 High Street) would not result in loss of privacy or issues of overlooking between the two buildings.

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 UDP Policies (November 2012) requires due consideration of the impact of new development in traffic generation on the surrounding road network whilst Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) sets out the Council's Car Parking Standards.

Due to the small size of the development, the high PTAL rating of 6 for the site, the town centre location and the controlled car parking in operation, the proposal would not result in unacceptable levels of parking and traffic generation. The proposal would therefore accord with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

See Section 7.03 of this report.

7.12 Disabled access

Level access to and from the building would be provided. As such, it is considered that the proposal would be acceptable in terms of accessibility.

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

During the public consultation, concern was raised over the impact of commercial refuse bins along Johnson's Yard on public access. Refuse storage and refuse collection arrangements were considered acceptable at the time of the original planning permission (ref: 68976/APP/2014/467, granted in June 2014). The current application to retain the outbuilding, as built, would not impact on the previously approved refuse arrangements.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Two responses were received during the public consultation. The points raised have been discussed elsewhere in this report.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

The application site had been in use as an unauthorised cultural centre/place of worship for a number of years, and was considered immune from enforcement action. The use of the site as a cultural centre/place of worship (D1 Use Class) was regularised through planning permission ref: 68976/APP/2014/351 and the associated Listed Building Consent (ref: 68976/APP/2014/467), granted in June 2014.

There is currently an enforcement investigation on the site as the development has not been built in accordance with the approved plans. This current application, and the associated Listed Building Consent (ref: 68976/APP/2016/254) seeks to regularise the 'as built' outbuilding.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

2010).

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

Planning permission is sought for the retention of an outbuilding, as built, to the rear of 133B High Street, to be used as a community centre/place of worship (D1 Use Class). This application seeks to regularise the as built outbuilding, which has not been built in accordance with the plans approved under planning permission ref: 68976/APP/2014/351, and the associated Listed Building Consent (ref: 68976/APP/2014/467) granted in June 2014.

There is no objection to the continued use of the building within Use Class D1. The outbuilding, as built, presents a visually unacceptable appearance that detrimentally impacts on the character, appearance and setting of the Grade II Listed Building and Listed Wall, the immediate street scene, and fail to preserve the character and appearance of the surrounding Old Uxbridge/Windsor Street Conservation Area.

The application does not comply with Policies BE4, BE10, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for refusal.

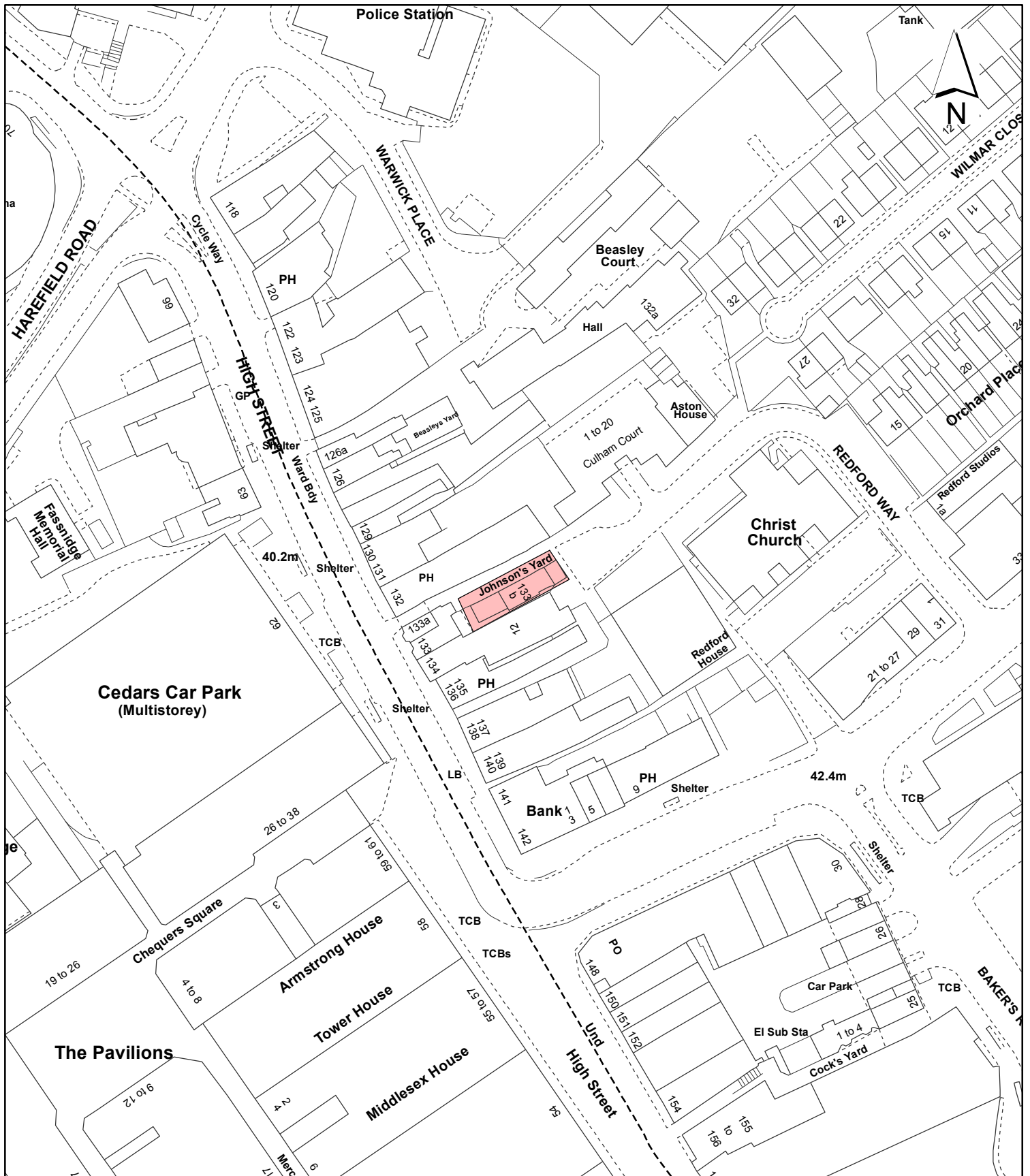
11. Reference Documents

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

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

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**133B High Street
 Uxbridge**

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

Planning Application Ref:
68976/APP/2016/253

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address	133B HIGH STREET UXBRIDGE	
Development:	Retention of outbuilding to the rear as built to be used as a community centre/place of worship (Listed Building Consent).	
LBH Ref Nos:	68976/APP/2016/254	
Drawing Nos:	Design, Access and Heritage Statement Location Plan (1:1250) B3919-20	
Date Plans Received:	21/01/2016	Date(s) of Amendment(s):
Date Application Valid:	21/01/2016	

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises an existing single storey, rectangular building located to the rear of the retail parade on the eastern side of Uxbridge High Street. The building is currently in use as the Eyup Sultan Educational Cultural Centre and place of worship, which is classified as a D1 use.

The building is to the rear of the three storey terraced building, No.133 High Street, which has a split retail unit at ground floor and residential accommodation at first and second floors. The building is Grade II Listed as part of a listing which covers Nos.129-133 High Street. The application building is link attached to No.133a High Street through a brick wall, running along the boundary with the footpath passageway between the High Street and Redford Way to the rear of the site. The wall is protected as part of the Listing of the building. There is a curved section of the listed wall at the rear of the existing building which is hidden under render, along with an up stand of bricks (from the original wall) along the north-west elevation.

No.132 High Street, The Good Yarn Public House, is located opposite the site. To the south of the site is the two storey rear wing of No.134A High Street, this building is also Grade II Listed and was granted approval in 2012 to be converted into 3 x 2 bedroom flats.

To the rear (north-east) of the site is the nearest residential property, a purpose built residential block known as Culham Court on Redford Way. Located opposite Culham Court and also on Redford Way is Redford House, in use as a charity furniture store (A1 Use) and the building immediately to the north of Redford House also accessed via Redford Way is a place of worship.

The site lies in the Old Uxbridge/Windsor Street Conservation Area and is located within an Archaeological Priority Area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

Redford Way and all the surrounding residential streets are located within a controlled parking zone, with car parking limited to permit parking between 9am and 5pm Monday to

Saturday on Redford Way. The site has a Public Transport Accessibility Level (PTAL) of 6.

1.2 Proposed Scheme

Listed Building Consent is sought for the retention of an outbuilding, as built, to be used as a community centre/place of worship (D1 Use Class).

1.3 Relevant Planning History

68976/APP/2013/799 133b High Street Uxbridge

Demolition of existing outbuilding and erection of new single-storey building, for use as cultural centre/place of worship (Use Class D1)

Decision Date: 10-07-2013 Refused **Appeal:**

68976/APP/2013/800 133b High Street Uxbridge

Demolition of existing outbuilding (Conservation Area Consent).

Decision Date: 10-07-2013 Refused **Appeal:**

68976/APP/2014/3478 133b High Street Uxbridge

Details pursuant to condition 6 (footings) of planning permission ref: 68976/APP/2014/467, dated 17-06-2014 (Listed Building Consent for demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1))

Decision Date: 18-12-2014 Approved **Appeal:**

68976/APP/2014/3479 133b High Street Uxbridge

Details pursuant to condition 5 (footings) of planning permission ref: 68976/APP/2014/351, dated 17-06-2014 (Demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1))

Decision Date: 18-12-2014 Approved **Appeal:**

68976/APP/2014/351 133b High Street Uxbridge

Demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1)

Decision Date: 12-06-2014 Approved **Appeal:**

68976/APP/2014/3829 133b High Street Uxbridge

Details pursuant to condition 6 (Written Scheme of Archaeological Investigation and Watching Brief) of planning permission ref: 68976/APP/2014/351, dated 17/6/2014 (Demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (Class D1)).

Decision Date: 01-12-2014 Approved **Appeal:**

68976/APP/2014/3830 133b High Street Uxbridge

Details pursuant to condition 7 (Written Scheme of Archaeological Investigation and Watching Brief) of Listed Building Consent ref: 68976/APP/2014/467, dated 14/6/2014 (Demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1)).

Decision Date: 01-12-2014 Approved **Appeal:**

68976/APP/2014/467 133b High Street Uxbridge

Listed Building Consent for demolition of existing outbuilding and erection of new single storey building, for continued use as a cultural centre/place of worship (D1)

Decision Date: 12-06-2014 **Approved** **Appeal:**
68976/APP/2016/253 133b High Street Uxbridge

Retention of outbuilding to the rear as built to be used as a community centre/place of worship.

Decision Date: **Appeal:**

Comment on Planning History

The application site had been in use as an unauthorised cultural centre/place of worship for a number of years, and was considered immune from enforcement action. The use of the site as a cultural centre/place of worship (D1 Use Class) was regularised through planning permission ref: 68976/APP/2014/351 and the associated Listed Building Consent (ref: 68976/APP/2014/467) granted in June 2014.

There is currently an enforcement investigation on the site as the development has not been built in accordance with the approved plans. This current application, and the associated Listed Building Consent (ref: 68976/APP/2016/254) seeks to regularise the as built outbuilding.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL

Consultation letters were sent to 28 local owners/occupiers and a site notice was displayed. One response was received:

- i) Impact on Listed Building and Conservation Area
- ii) The Listed Wall needs to be properly repaired and rendered
- iii) Visual amenity for residents
- iv) Design, appearance and materials of windows and doors inappropriate for Conservation Area - will they be PVC or wooden?
- v) Development has not been built in accordance with approved plans
- vi) Unacceptable parking
- vii) Commercial refuse bins along Johnson's Yard impact on public access

Officer comments: Points i), ii), iii), iv) and v) have been discussed elsewhere in this report. In regards to Points vi) and vii) parking and refuse storage are planning matters which have been dealt with as part of the associated planning application ref: 68976/APP/2016/253.

Old Uxbridge Conservation Panel: No response received

Uxbridge Local History and Archive Society: No response received

Historic England: On the basis of the information provided, we do not consider that it is necessary for this application to be notified to Historic England under the relevant statutory provisions.

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

INTERNAL

Conservation Officer:

The site lies within the Old Uxbridge Windsor Street Conservation Area, the boundary wall is considered as listed as it falls within the curtilage of the grade II frontage property and the site itself also falls within the curtilage of this listed structure.

There are considerable concerns re this application:

- The Design and Access Statement advises that the building is to be retained as built, whilst the drawings show the changes that were discussed with the applicant, such as changes to the boiler flue, the removal of the metal door left hanging off the wall and replacement of the PVC windows. It is important that these elements of the works are undertaken in order to ensure that the current building is of a sufficient quality, in terms of the adjacent heritage assets and their settings, that it can be retained.

- Where there are vertical gaps between the new building and original walls, these should be infilled with brickwork toothed into the original structure. The wall should not be cut back. It is advised that the gap to the south of the new building is corrected by the insertion of a brick pier located within the garden space between the 2 structures, this can then be used to support the free end of the bowed section of brickwork (to the original wall). It is advised that an appropriately experienced specialist brick layer is employed to undertake these works and details will be required.

- The PVC windows should be removed and white painted timber, side hung casements of a traditional appearance inserted in their place - detailed design to be agreed.

- The shiny white plastic fascia boards should be replaced in timber and the PVC down pipes and gutters replaced in metal. The down pipe adjacent to the listed wall to the south must be run into the existing drain.

- The new timber door design (in place) is acceptable and the door at the northern end of the building should be replaced to match. The door in the original wall can also be replaced in timber, however, a detail should be provided of this as its not to the same proportions as the other standard modern doors.

- The existing stub of the original wall at ground level should be protected by a wide stone capping with a DPC below, if required - it should not be capped with additional concrete, or be covered with a flashing.

- The proposed "roof" cover to the end of the wall should be omitted, as this is proposed to be slate covered in felt, which would be visible over the top of the existing structures. If a water proof cover is necessary, this should sit below the roof/wall parapet.

- The rear elevation drawing and cross-section do not match re the roof profile

- Details of the repairs to the wall are required
- The wall and new building should both be painted off white, RAL colour/manufacturers colour code to be confirmed

Revised drawings required

Officer comments: No revised drawings have been received to address the Conservation Officer's comments. Whilst some of the issues raised could be dealt with through the use of suitably worded conditions, it is considered that insufficient detail has been provided in order to fully address the concerns raised by the Conservation Officer.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment

Part 2 Policies:

- BE4 New development within or on the fringes of conservation areas
- BE10 Proposals detrimental to the setting of a listed building

5. MAIN PLANNING ISSUES

The main planning issue relates to the impact the development has on the Grade II Listed Building, No.133 High Street, and the boundary wall next to the existing outbuilding.

Policy BE4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new developments should retain or enhance the character and appearance of the Conservation Area and those features which contribute to the special architectural qualities. Policy BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states planning permission will not normally be granted for proposals which are considered detrimental to the setting of a listed building.

The application site lies within the Old Uxbridge/Windsor Street Conservation Area and falls within the curtilage of No.133 High Street, which is a Grade II Listed Building. The building was once a merchant's house and would have had a generous sized rear yard/garden befitting of this eminent building in Uxbridge's historic town centre. The boundary wall to Johnson's Yard in the backyard is brick built, of historic interest that is an attractive feature and is of visual amenity value to the adjacent Johnson's Yard passageway and to the wider locality of the Old Uxbridge/Windsor Street Conservation Area.

The Council's Conservation Officer considers that the outbuilding, as built, is visually unacceptable due to an incomplete appearance resulting in gaps between the new building and original listed walls and the use of PVC windows, PVC down pipes and PVC gutters. The development would have a detrimental impact on the character, appearance and setting of the Grade II Listed Building and Listed Wall. The development would also visibly

impact upon, and fail to preserve the character and appearance of the surrounding Old Uxbridge/Windsor Street Conservation Area. As such, the proposed scheme does not comply with Policies BE4 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application for Listed Building Consent is therefore recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The outbuilding, by reason of its visually unacceptable appearance would detrimentally impact on the character, appearance and setting of the Grade II Listed Building and Listed Wall and fails to preserve the character and appearance of the immediate street scene and surrounding Old Uxbridge/Windsor Street Conservation Area contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4 and BE10 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

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

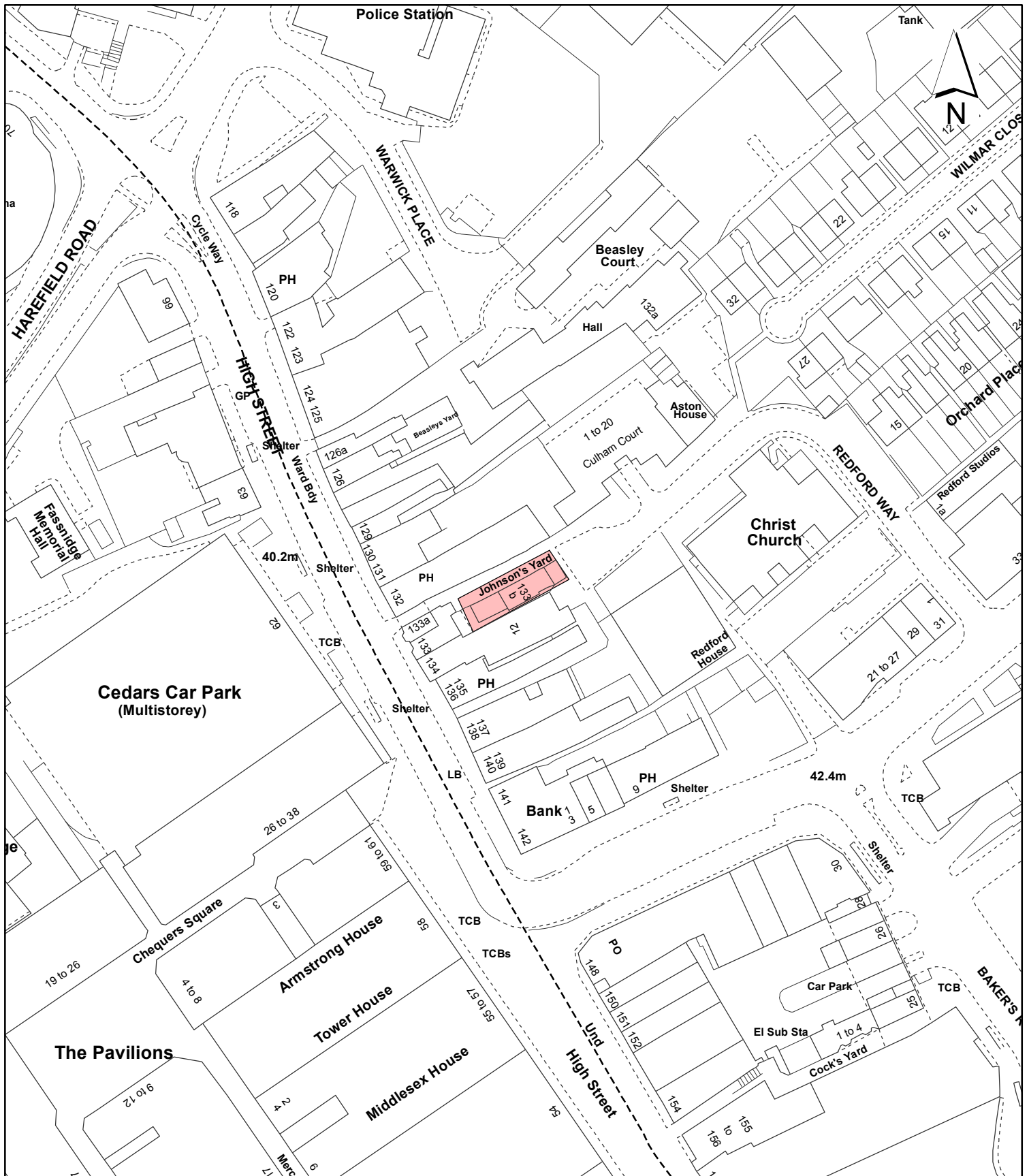
2 The decision to REFUSE Listed Building Consent has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to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

BE4 New development within or on the fringes of conservation areas

BE10 Proposals detrimental to the setting of a listed building

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**133B High Street
 Uxbridge**

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

Planning Application Ref:
68976/APP/2016/254

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



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 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 27 KINGSTON AVENUE YIEWSLEY

Development: Single storey side extension

LBH Ref Nos: 67220/APP/2015/3631

Drawing Nos: SD1552(P)02-A
SD1552(P)03
Site Plans

Date Plans Received: 29/09/2015

Date(s) of Amendment(s):

Date Application Valid: 16/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a two storey end of terrace dwelling along Kingston Avenue. The property is set on a lower ground level than the adjacent highway and is characterised by a hipped roof with the front access via the flank elevation. The property benefits from ample garden area to the front and rear, with parking only available on street.

The surrounding area is characterised by semi-detached and terraced blocks that vary in size, form and appearance. A fair proportion of houses have created off road parking spaces within their curtilages however Kingston Avenue still depends heavily on on street parking as a result of the wide grass area directly opposite the row of terraced blocks.

1.2 Proposed Scheme

Householder permission is sought for the construction of a single storey side extension, following the demolition of the existing temporary single storey side element.

The proposed side extension would be set back from the principal elevation by 2.6m and would measure 4m in depth, 1.1m in width and would be characterised by a flat roof with a maximum height of 3m.

The extension would be finished in materials to match the main dwelling.

1.3 Relevant Planning History

67220/APP/2010/2068 27 Kingston Avenue Yiewsley

Single storey rear extension and single storey detached outbuilding to rear with 4 rooflights for use as storage.

Decision Date: 12-11-2010

Refused

Appeal:

67220/APP/2011/9

27 Kingston Avenue Yiewsley

Single storey rear extension with 2 rooflights and single storey detached outbuilding to rear for storage use.

Decision Date: 10-03-2011 **Approved** **Appeal:**

67220/APP/2015/3634 27 Kingston Avenue Yiewsley

Single storey detached outbuilding to rear for use as an entertainment area, gym and store
(Retrospective)

Decision Date: 05-05-2016 **NFA** **Appeal:**

Comment on Planning History

There is also an extant enforcement notice relating the independent residential occupation of the single storey outbuilding located in the garden to the rear of the house.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of five neighbouring properties including the Whitehorn Residents Association were consulted via letter on 19.10.15 as well as a site notice which was attached to the front on 19.10.15.

One comment/ objection received from the owner of 29 Kingston Avenue stating:
As long as the bricks match, isn't an eyesore, is added on the side of the property and not used for additional occupancy, then no objections.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

AM14 New development and car parking standards.

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

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene and the level of impact on the residential amenity and light levels of the adjoining neighbours.

- Character and Appearance

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. 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 Council's Adopted SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains design guidance for all types of extensions. Section 4.0 states: single storey side extensions should not dominate the existing character of the original property but appear subordinate to the main house. The width and height of the extension should be considerably less than that of the main house to appear subordinate, and be between half and two thirds of the original house. Flat roofs will generally be acceptable over single storey side extension.

The proposed side extension would be set back from the principal elevation by 2.6m, 4m in depth to line up with the rear wall, 1.1m in width and would be characterised by a flat roof with a maximum height of 3m. The proposed extension would be less than quarter of the width of the original house, and would extend the full depth of the existing house as well as flush with the flank wall of the existing single storey rear extension. The extension would also retain a 1m gap from the shared boundary to retain access to the rear garden. The proposed extension by reason of its size, scale, bulk, and height is considered to be a subordinate addition to the main dwelling.

- Residential Amenity

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 neighbour to the north at No. 29 benefits from no windows across the side flank elevation, and by reason of the size and scale of the proposed side extension it is considered to have a negligible impact on the light levels and residential amenities of the adjoining neighbour.

The adjoining neighbour at No.25 is sited on the opposite side of the proposed development and would not be visible from their outlook.

The proposed single storey side extension would comply with the objectives set out in Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- Possible breach of planning control

There is a live enforcement investigation into the use of the existing single storey rear extension regarding concerns that it is occupied as a separate residential unit. The existing floor plan shows no direct link between the main house and the existing single storey rear extension. Whilst the submitted floor plans show this area to be a bedroom, the enforcement investigation is seeking to check allegations of a possible creation in this space of a separate kitchen area and separate washroom.

This extension would create the link between the house and the room in the rear extension to overcome the current need to exit the house to get to it. This would represent the benefit of tying the extension back into the main house.

Each planning application must be judged on its own merits and the Council could not take into account the ongoing enforcement allegation. Any grant of planning permission for the proposed porch would not an impact on the Council's ability to take future enforcement action if it is later established that the rear extension has been subdivided from the main house and is being used as a separate independent dwelling.

It is recommended that planning permission be granted.

6. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 HO4 Materials

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

REASON

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

INFORMATIVES

1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary

Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning

application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In

particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

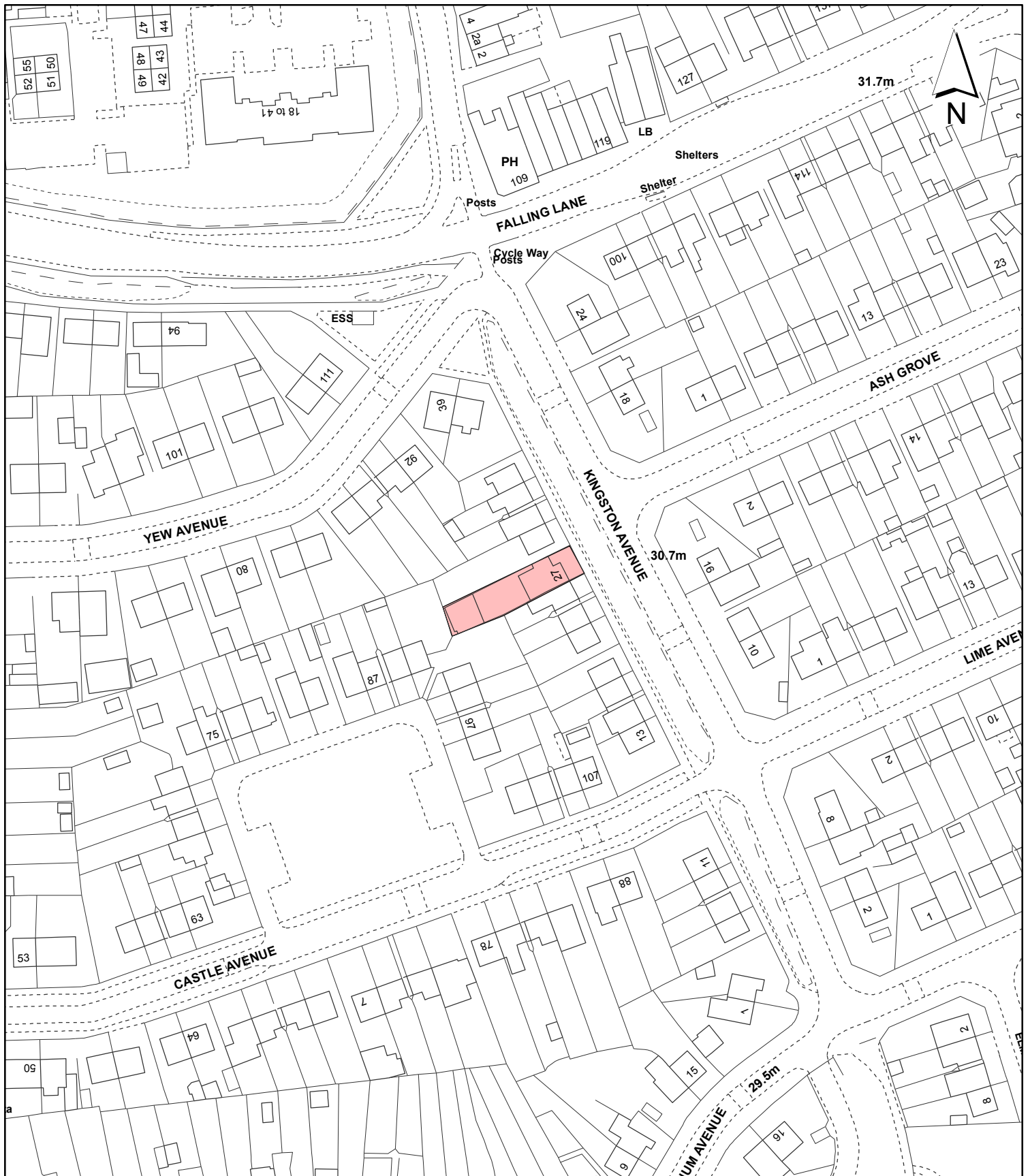
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

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Site Address:

**27 Kingston Avenue
Yiewsley**

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

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

Planning Application Ref:

67220/APP/2015/3631

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
LONDON

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Plans for Central & South Applications Planning Committee

Wednesday 18th May
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

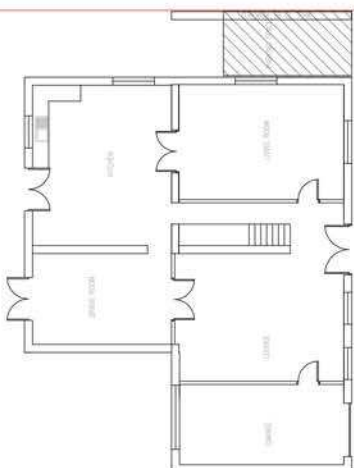
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LBH Ref Nos: 69313/APP/2016/203

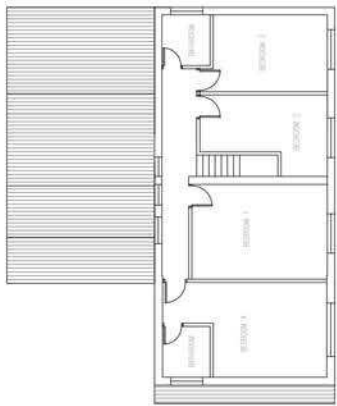
Date Plans Received: 19/01/2016

Date(s) of Amendment(s):

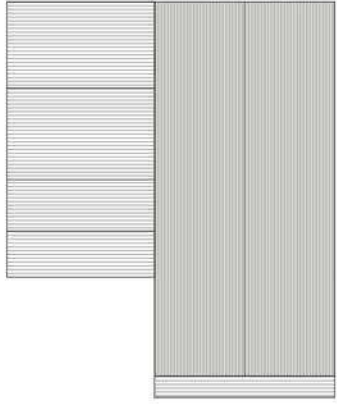
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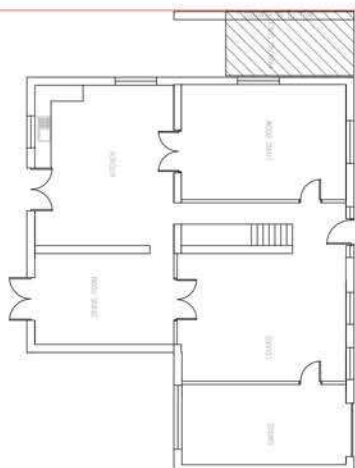
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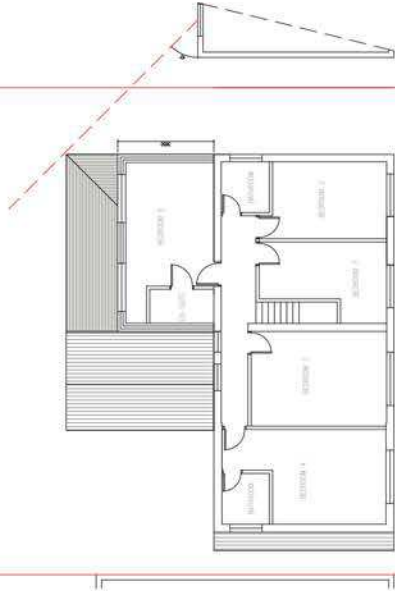
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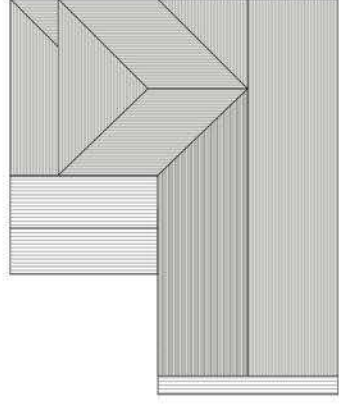
PROPOSED FIRST FLOOR REAR EXTENSION (1:100 SCALE) (A3)



PROPOSED GROUND FLOOR PLAN (1:100 SCALE) (B1)



PROPOSED FIRST FLOOR PLAN (1:100 SCALE) (B2)



PROPOSED FIRST FLOOR REAR EXTENSION (1:100 SCALE) (B3)

DESCRIPTION:
PROPOSED FIRST FLOOR REAR
EXTENSION

CLIENT: MR SINGH
SITE ADDRESS:
14 MOOREFIELD ROAD
UB8 3SL

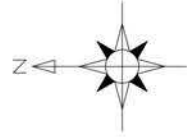
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DRAWING NUMBER: PLASBB2
DATE: 29 FEB 2016
REVISIONS: 29 FEB 2016

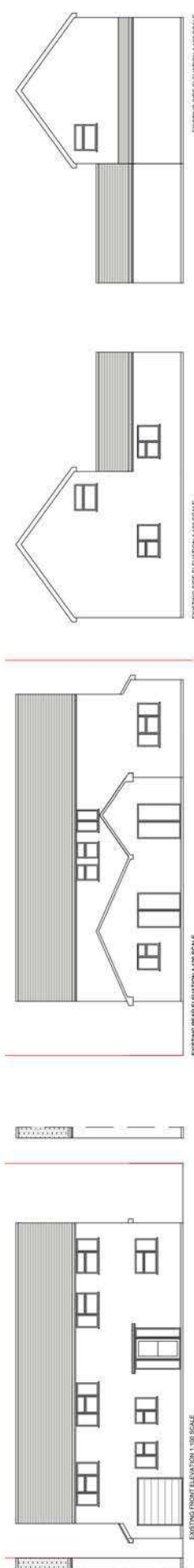


e-mail: ab@urbanplanning@gmail.com
Tel: 0770 2167000

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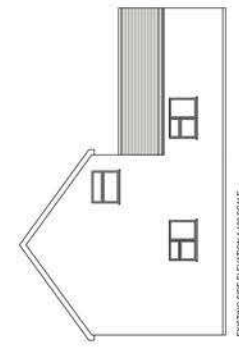
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CLIENT BEFORE COMMENCING WORKS.
ALL WORKS INCLUDING FOUNDATIONS,
TO BE WITHIN
BOUNDARY LINES OF SITE.



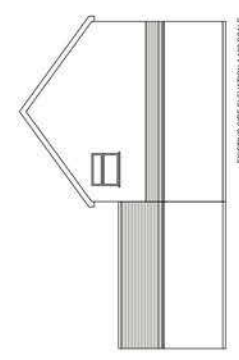


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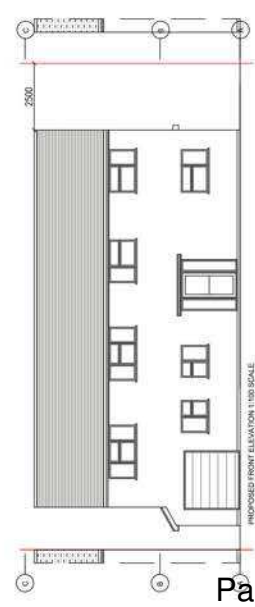
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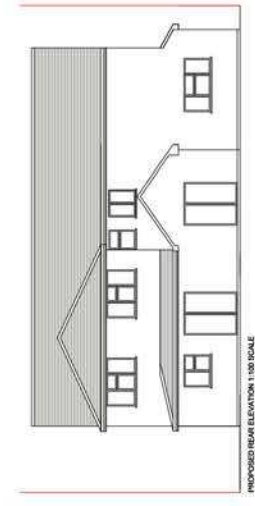
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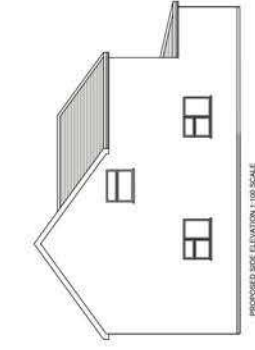
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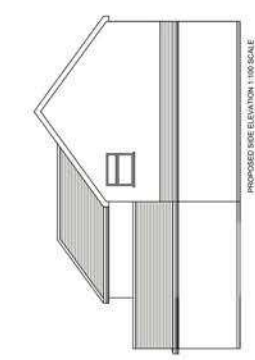
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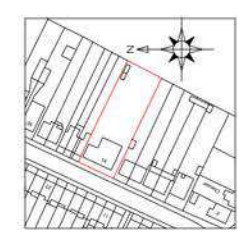
PROPOSED REAR ELEVATION 1:100 SCALE



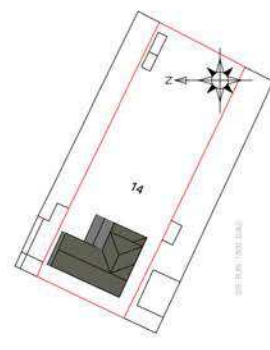
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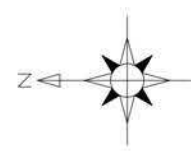
PROPOSED SIDE ELEVATION 1:100 SCALE



EXISTING PLAN 1:1000 SCALE



PROPOSED PLAN 1:1000 SCALE



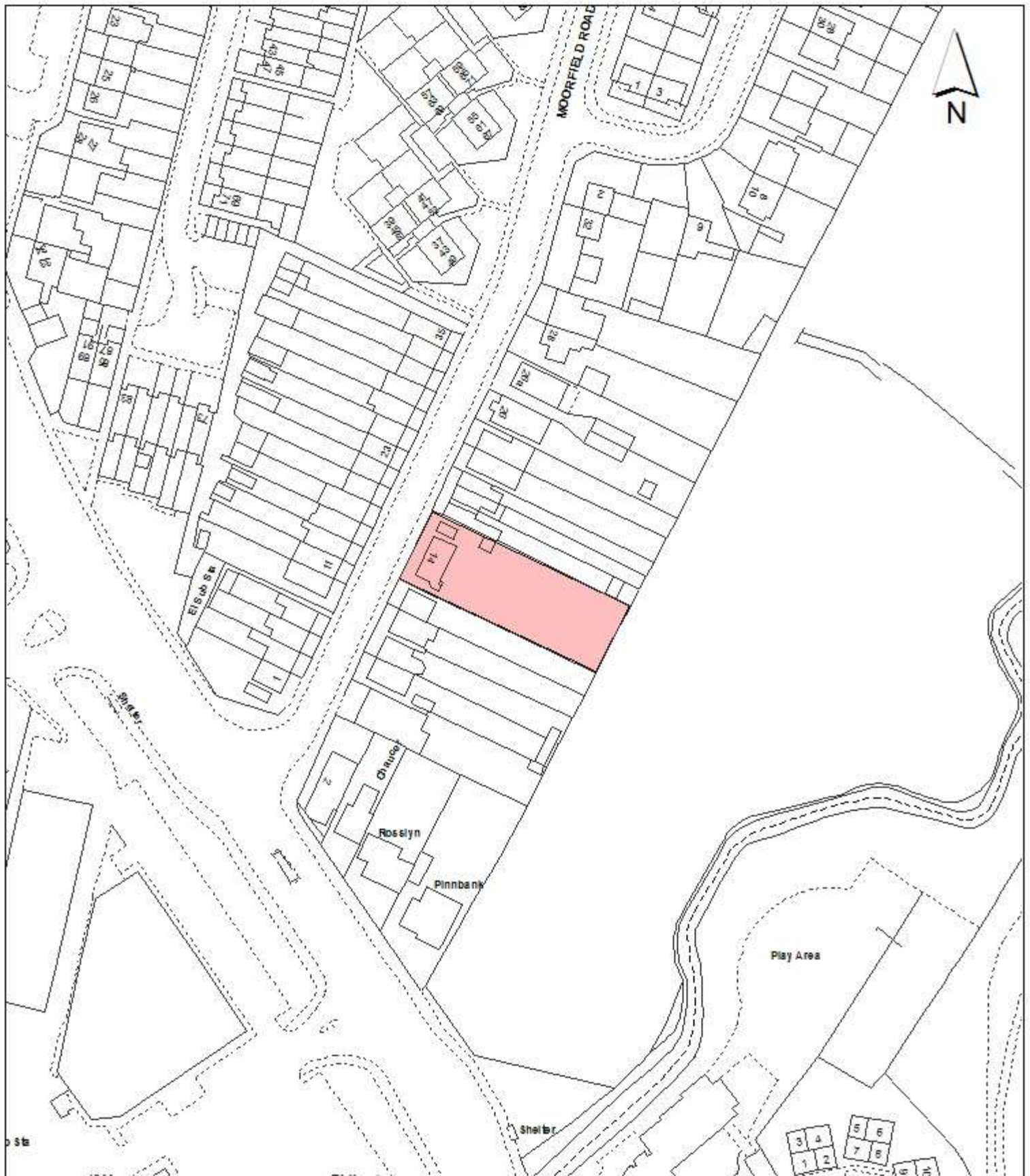
DESCRIPTION:
PROPOSED FIRST FLOOR REAR
EXTENSION

CLIENT: MR SINGH
SITE ADDRESS:
14 MOOREFIELD ROAD
UNDERIDGE
UB8 3SL
SCALE: 1:100 @A1
DRAWING NUMBER: PLASBIAQ
REVISIONS: 29 FEB 2016



e-mail: abdrawings@gmail.com
Tel: 0770 2167000

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Site Address:

**14 Moorfield Road
Cowley**

Planning Application Ref:

69313/APP/2016/203

Planning Committee:

Central & South

Scale:

1:1,250

Date:

May 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 4 MOORFIELD ROAD COWLEY UXBRIDGE

Development: Three storey building to create 6 x 2-bed self contained flats with associated parking involving demolition of existing house (Outline application with some matters reserved)

LBH Ref Nos: 42162/APP/2016/915

Date Plans Received: 03/03/2016

Date(s) of Amendment(s): 03/03/0016

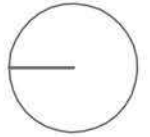
Date Application Valid: 08/03/2016

03/03/2016

Ordnance Survey
UKmapcentre.com



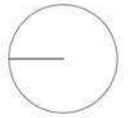
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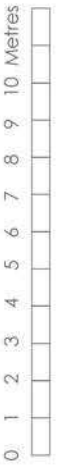
Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
Drawing Name: **Location Plan**
Drawing Number: **2**
Scale **1:1250@A4**
Date: **28.02.16**

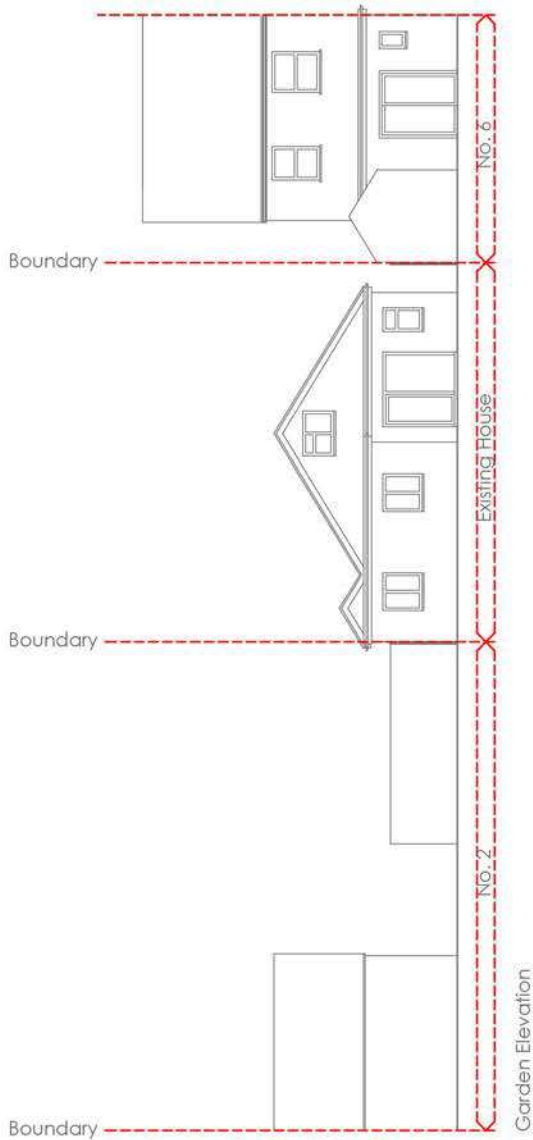


Existing House

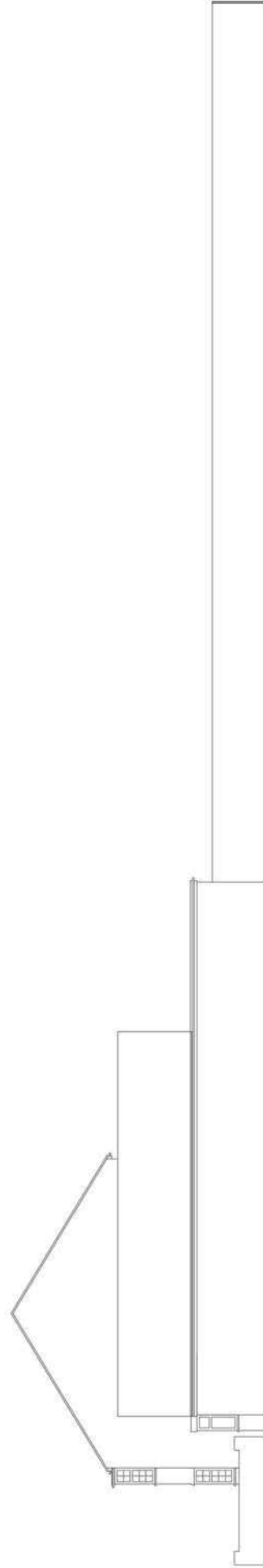


Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
Drawing Name: **Site Plan Existing**
Drawing Number: **3**
Scale **1:100@A2**
Date: **28.02.16**

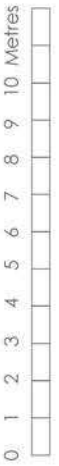




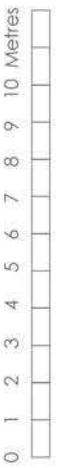
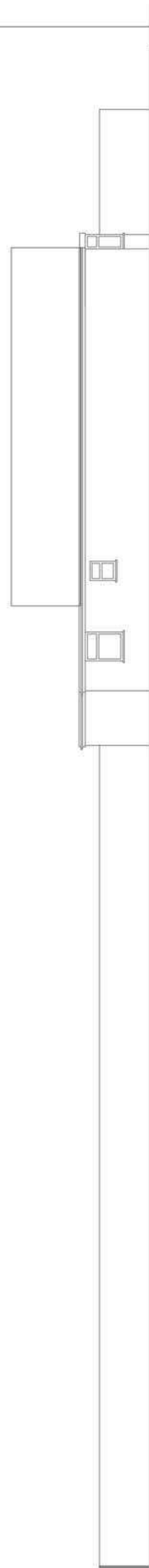
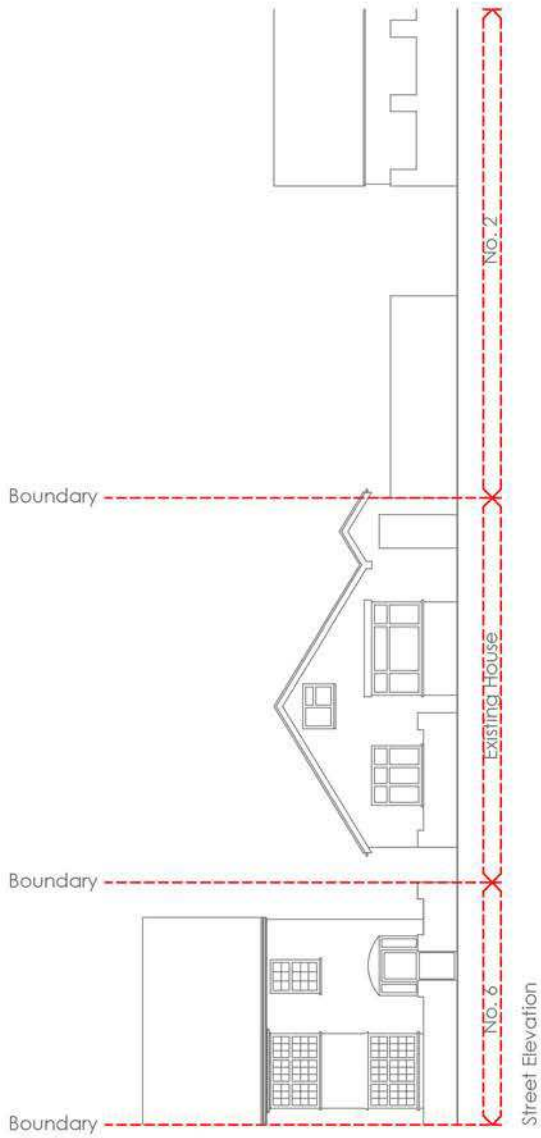
Garden Elevation



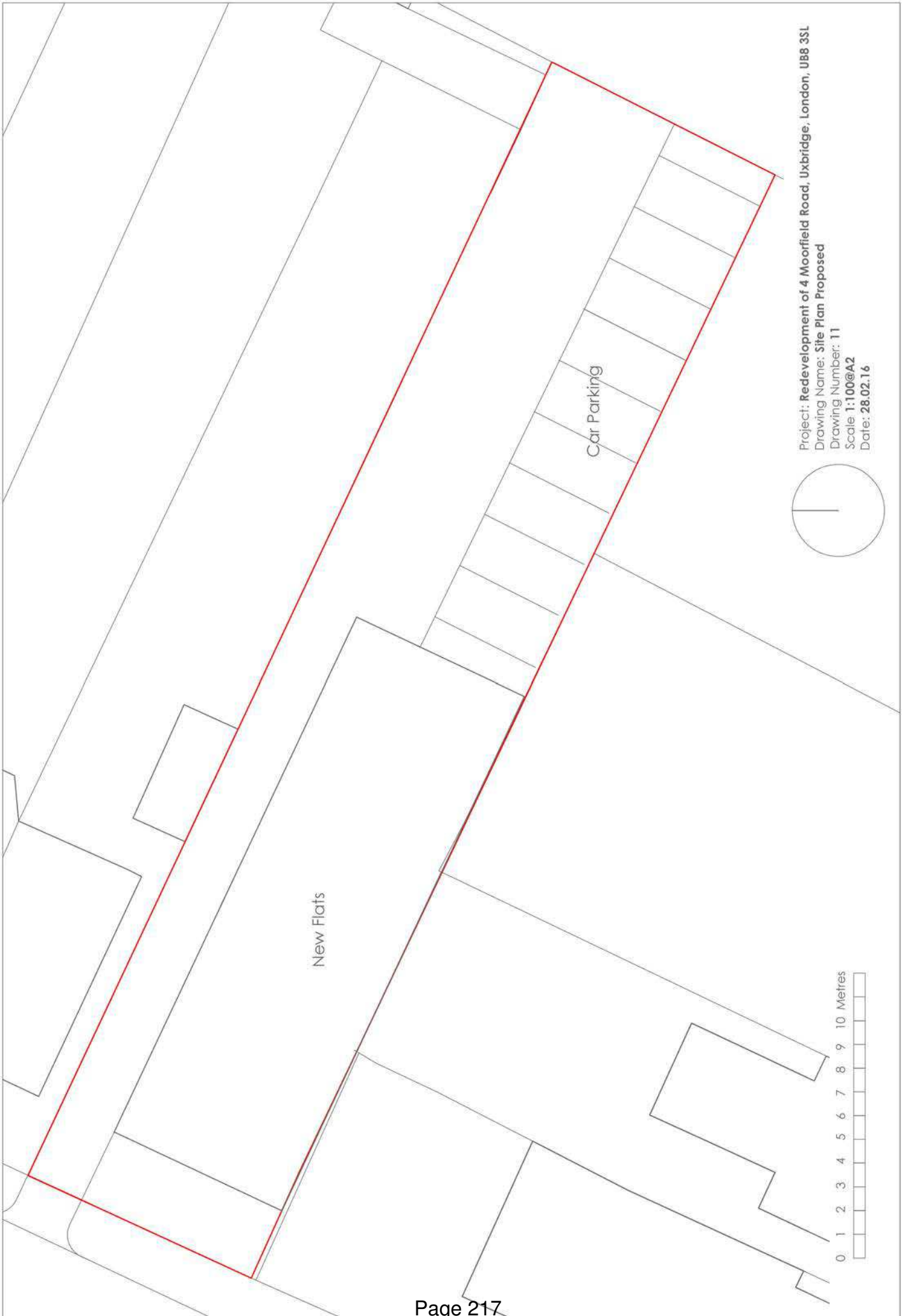
Side Elevation Looking North



Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Elevations Existing**
 Drawing Number: **5**
 Scale **1:100@A2**
 Date: **28.02.16**

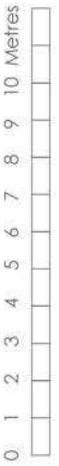
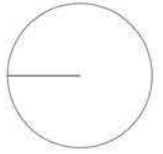


Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Elevations Existing**
 Drawing Number: **4**
 Scale **1:100@A2**
 Date: **28.02.16**

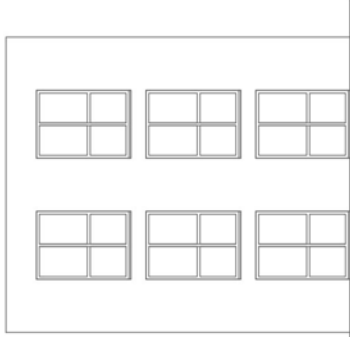


New Flats

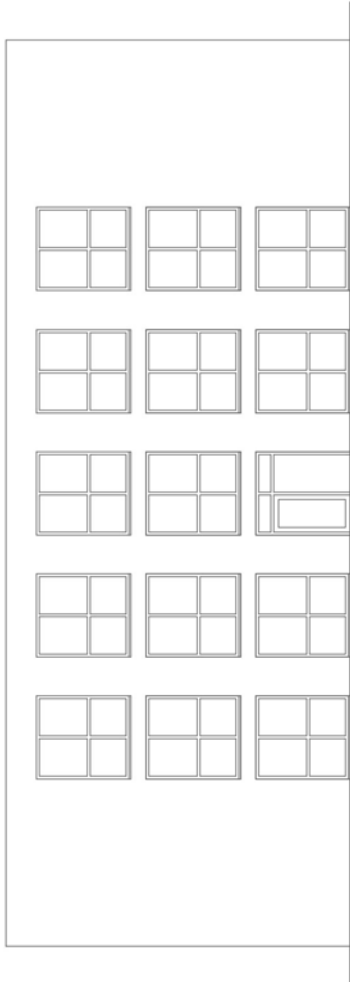
Car Parking



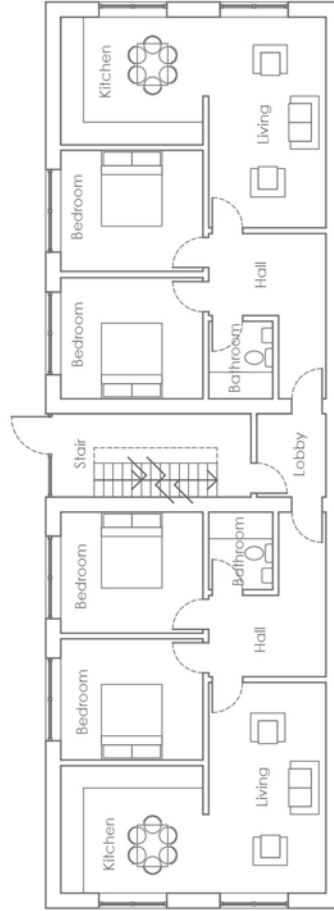
Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
Drawing Name: **Site Plan Proposed**
Drawing Number: **11**
Scale: **1:100@A2**
Date: **28.02.16**



Street + Garden Elevation



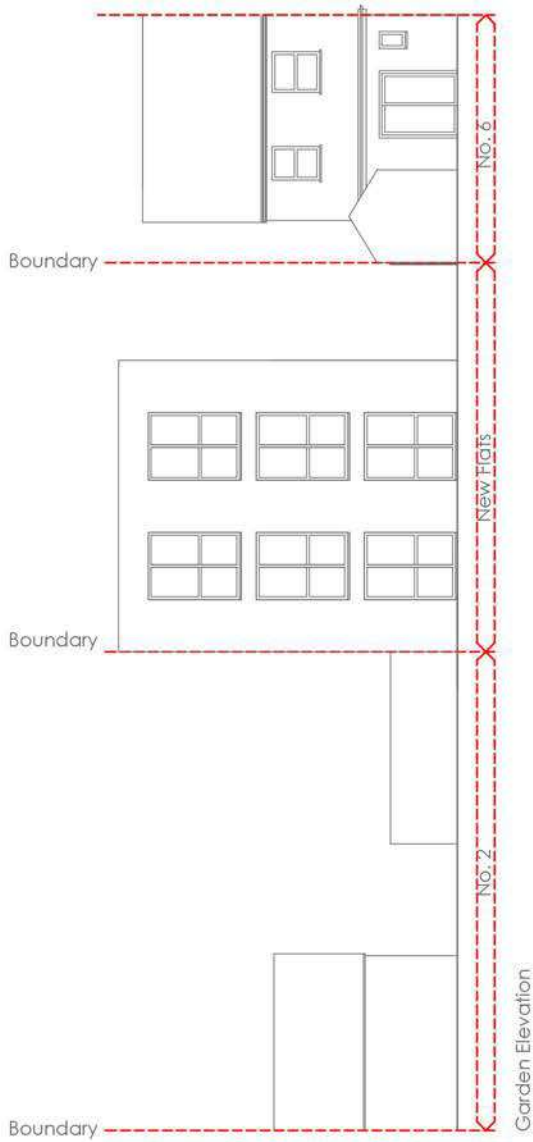
North Elevation (South Elevation same but with no windows)



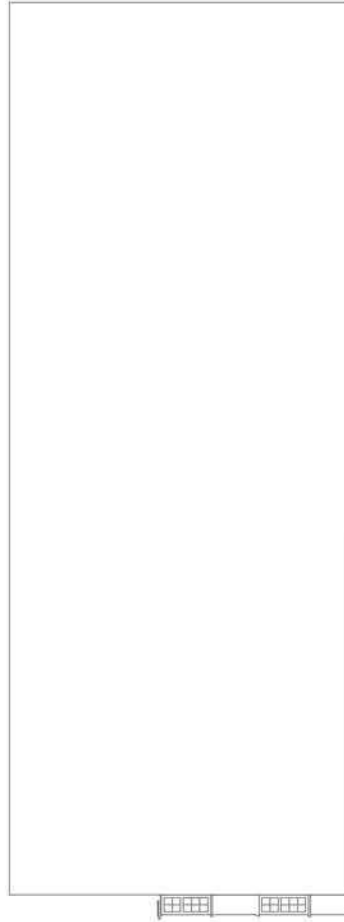
Ground Floor Plan



Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Plans + Elevations Proposed**
 Drawing Number: **14 Revision A**
 Scale: **1:100@A2**
 Date: **06.03.16**



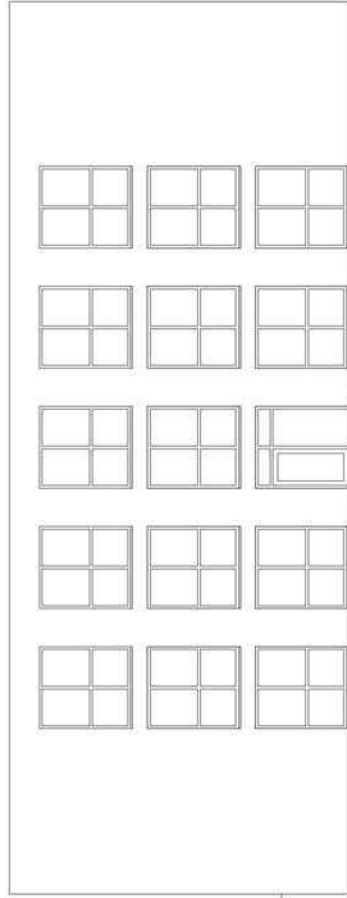
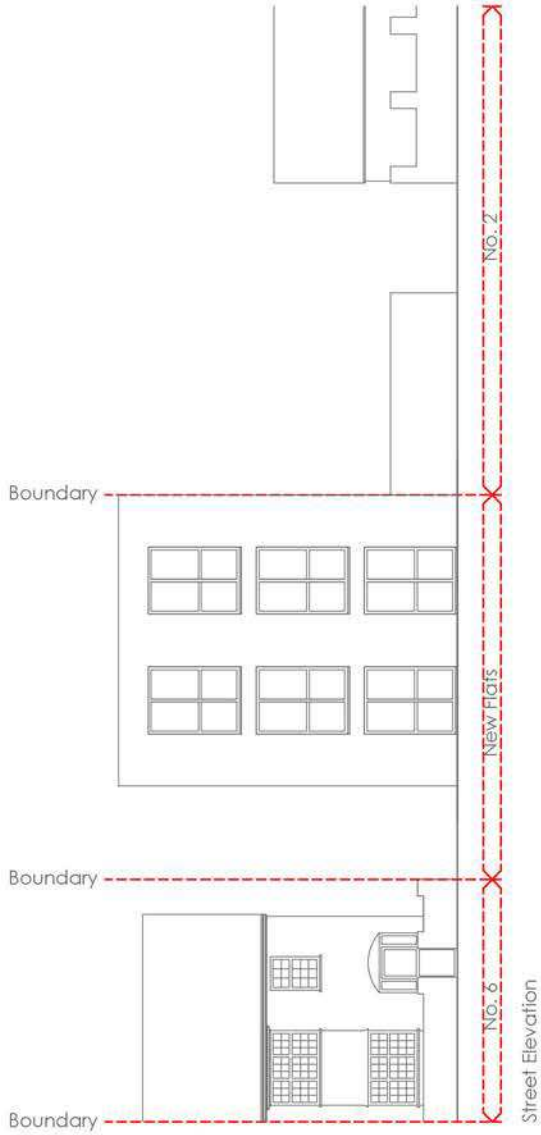
Garden Elevation



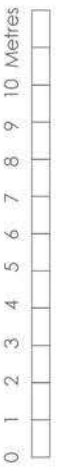
Side Elevation Looking North



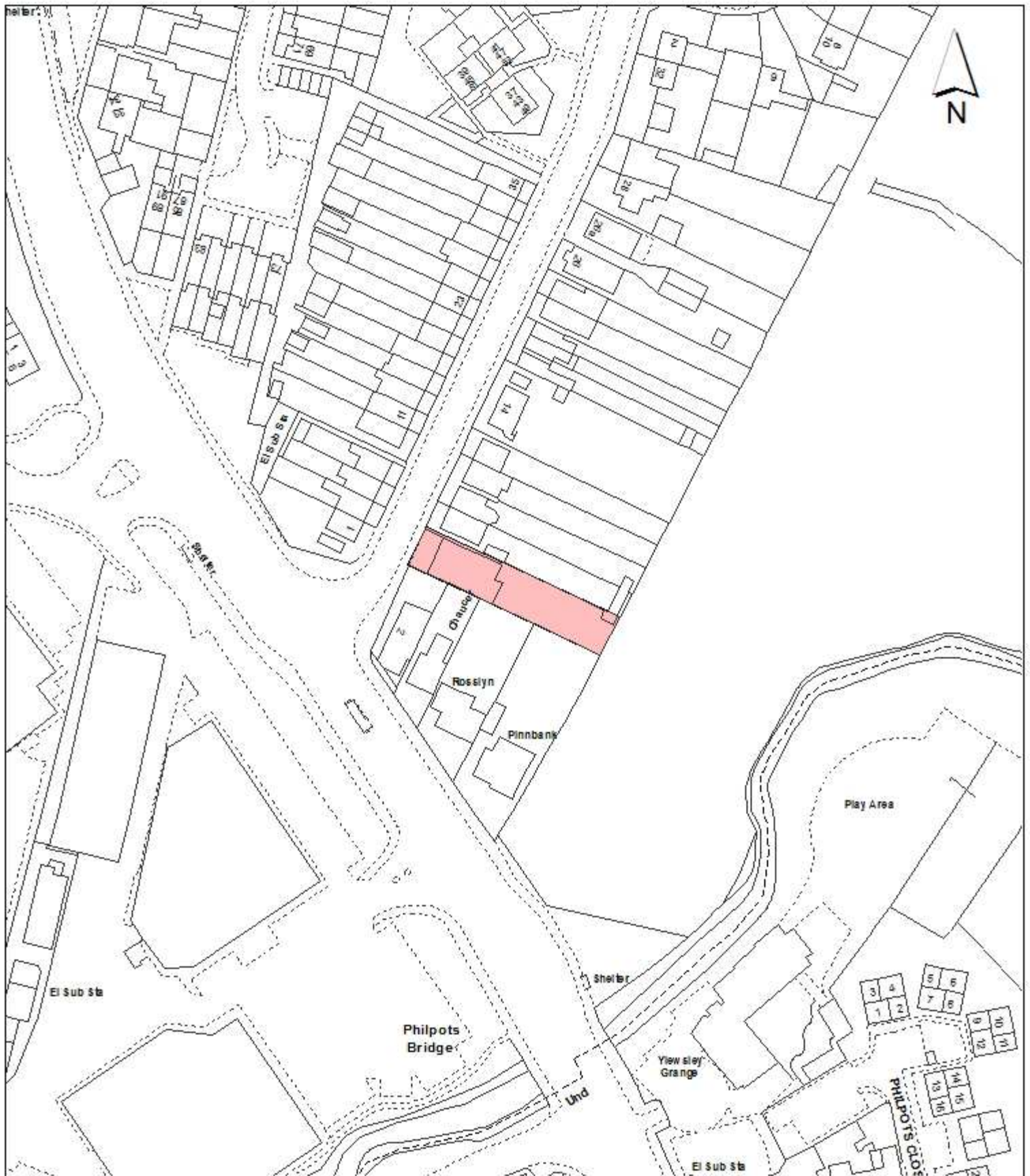
Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Elevations Proposed**
 Drawing Number: **13**
 Scale **1:100@A2**
 Date: **28.02.16**



Side Elevation Looking South



Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Elevations Proposed**
 Drawing Number: **12**
 Scale: **1:100@A2**
 Date: **28.02.16**



Notes:

 Site boundary

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Site Address:

**4 Moorfield Road
Cowley**

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

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

Planning Application Ref:

42162/APP/2016/915

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 4 MOORFIELD ROAD COWLEY UXBRIDGE

Development: 4 x 3-bed, semi detached dwellings with associated parking and amenity space involving demolition of existing house (Outline application with some matters reserved)

LBH Ref Nos: 42162/APP/2016/912

Date Plans Received: 03/03/2016

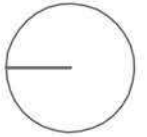
Date(s) of Amendment(s):

Date Application Valid: 07/03/2016

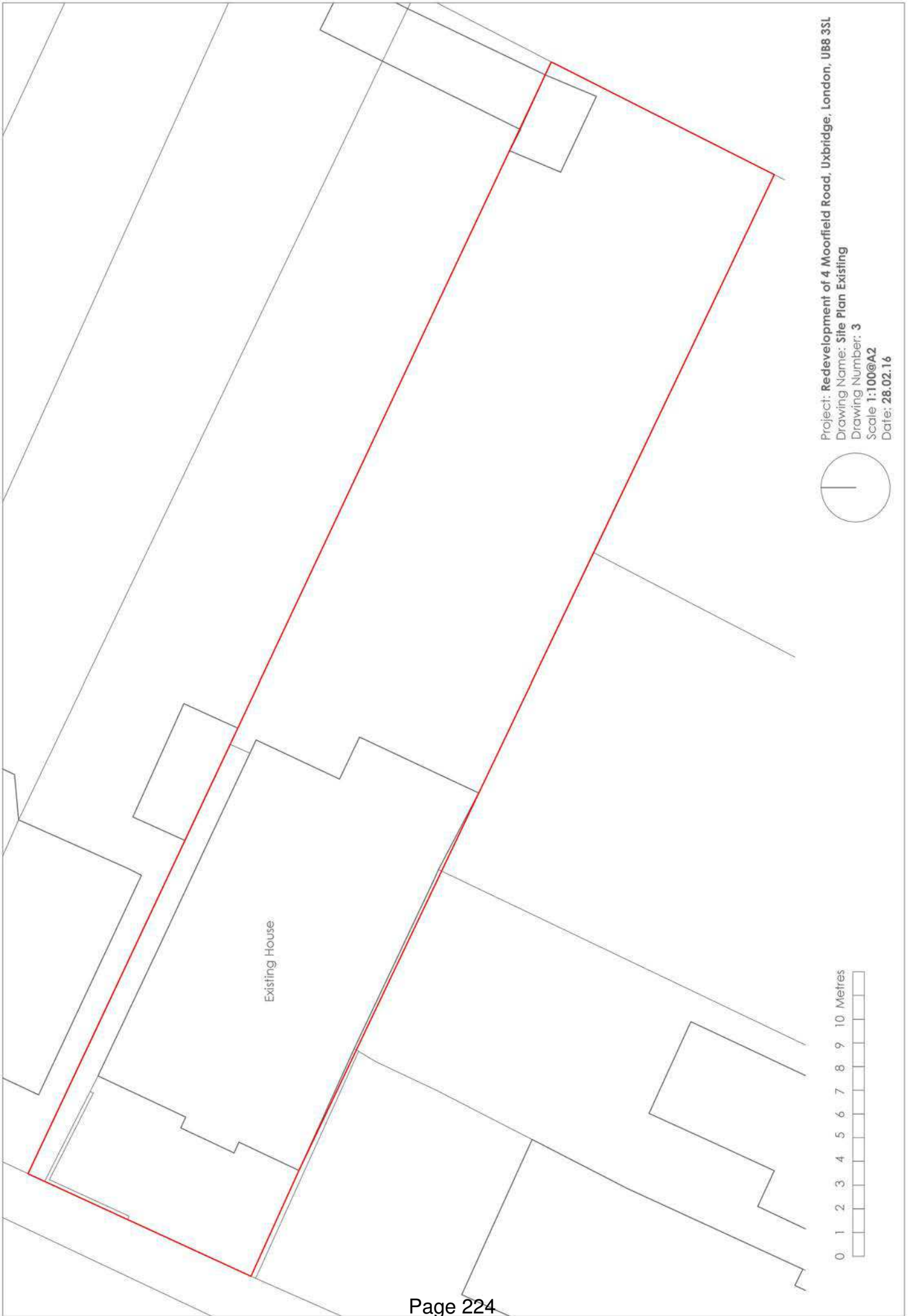
Ordnance Survey
UKmapcentre.com



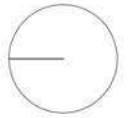
Serial Number: 84990
Crown Copyright and database right 2016
Ordnance Survey Licence 100048957



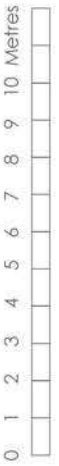
Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
Drawing Name: **Location Plan**
Drawing Number: **2**
Scale **1:1250@A4**
Date: **28.02.16**

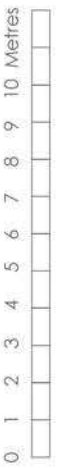
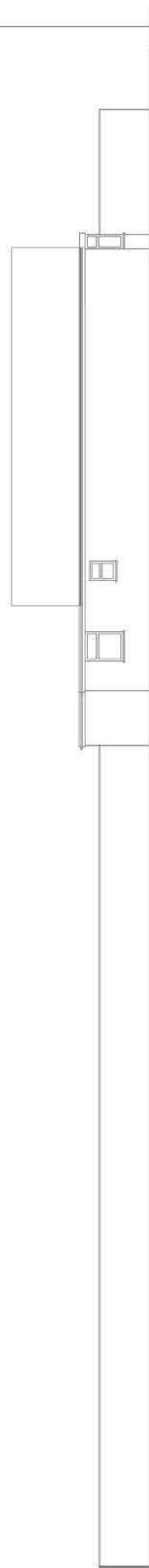
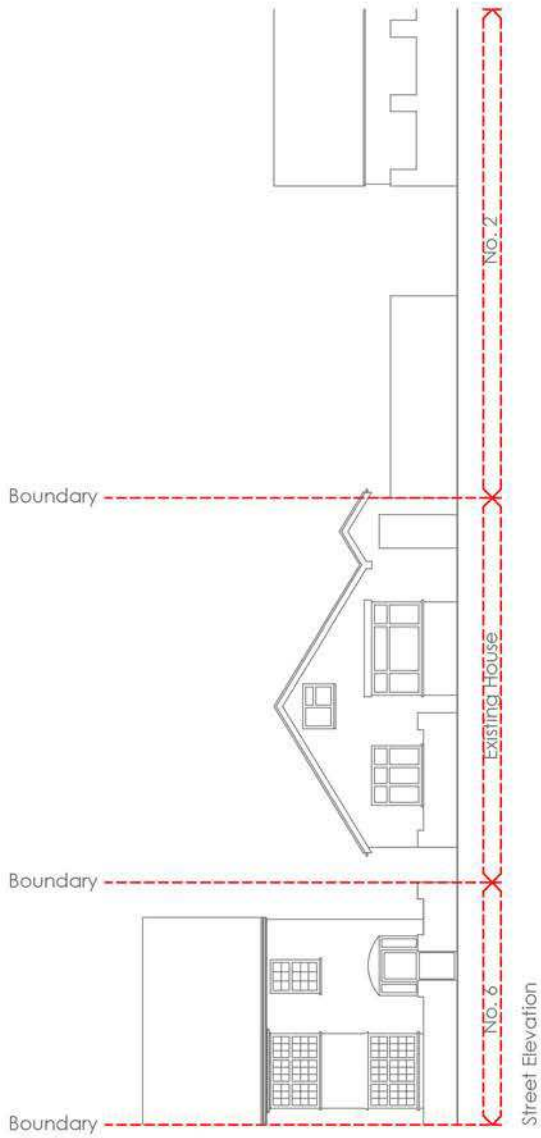


Existing House

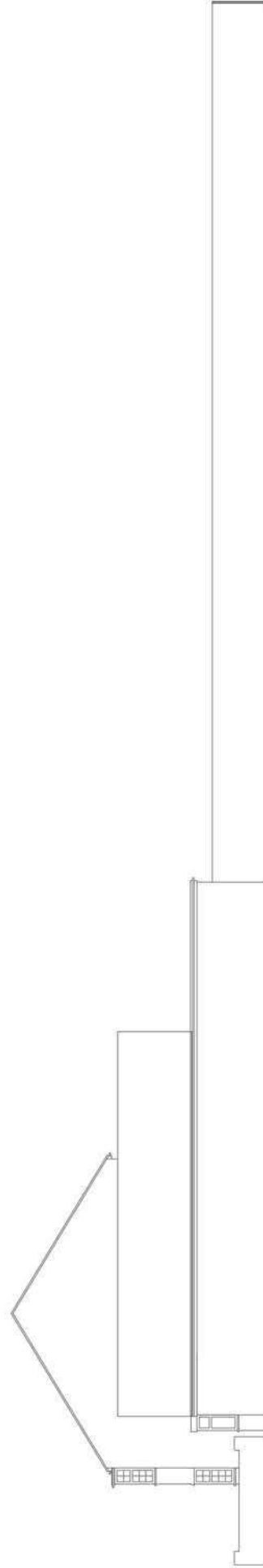
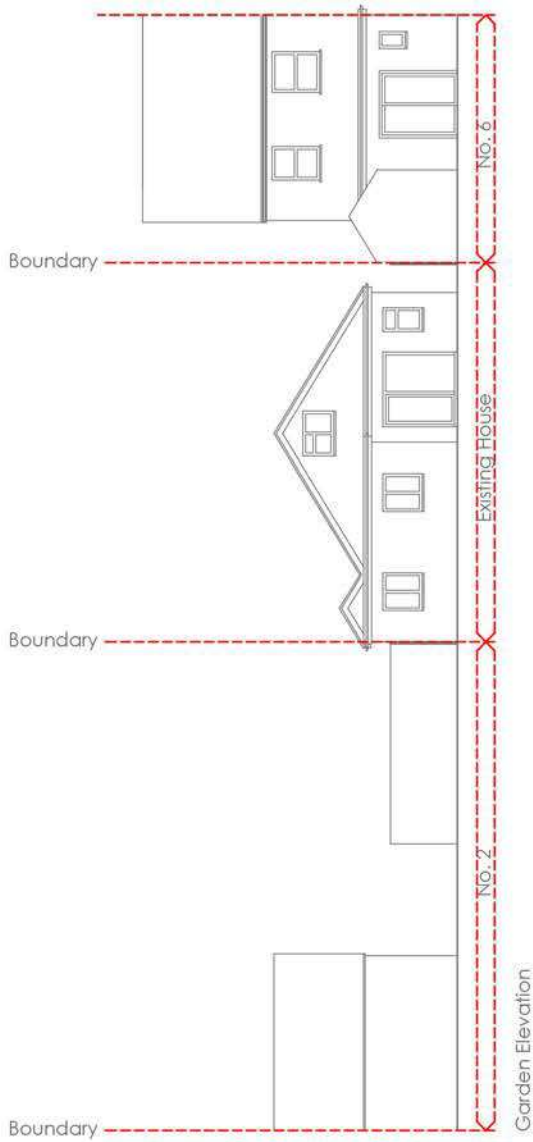


Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
Drawing Name: **Site Plan Existing**
Drawing Number: **3**
Scale **1:100@A2**
Date: **28.02.16**

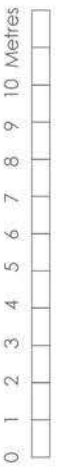




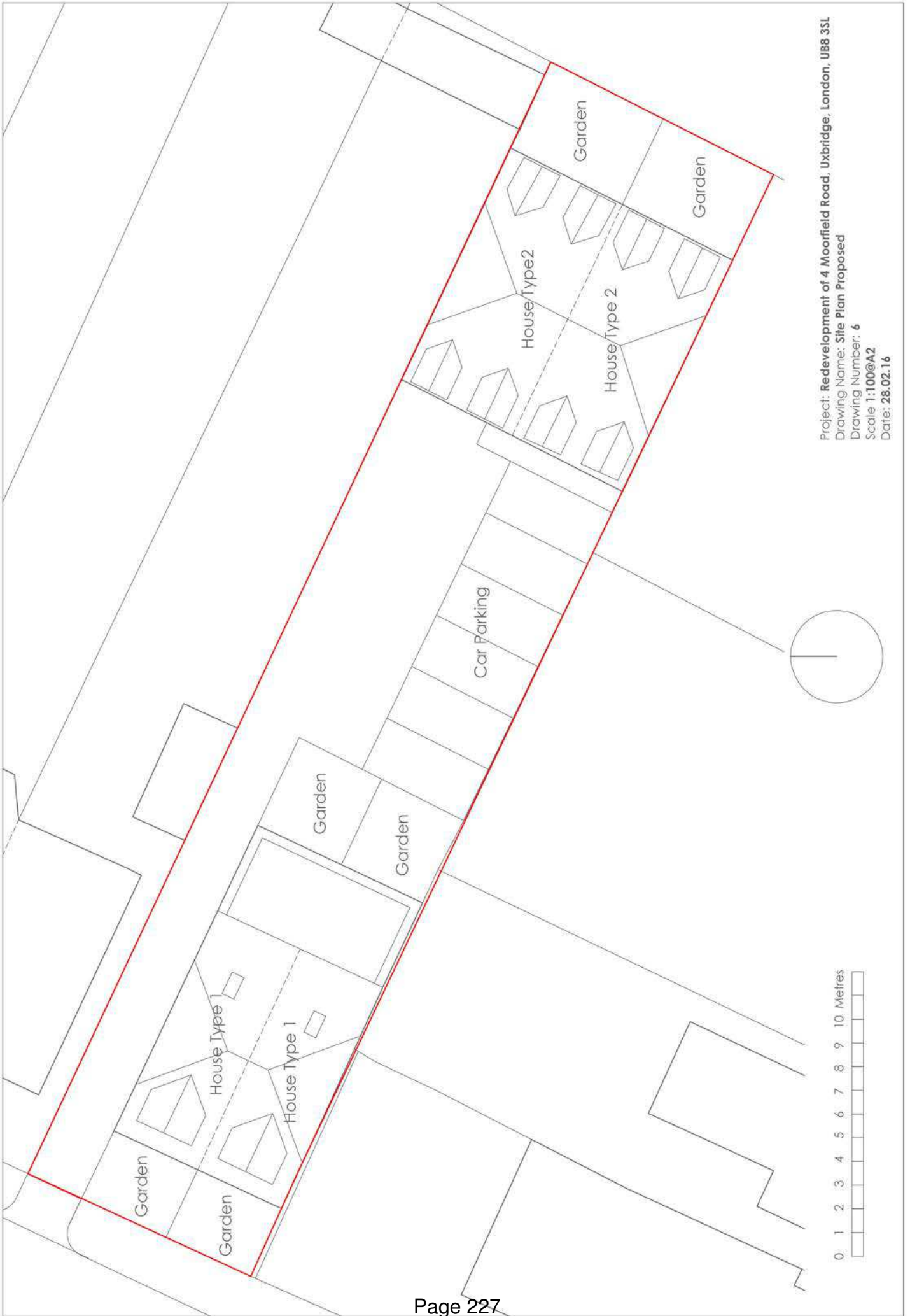
Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Elevations Existing**
 Drawing Number: **4**
 Scale **1:100@A2**
 Date: **28.02.16**



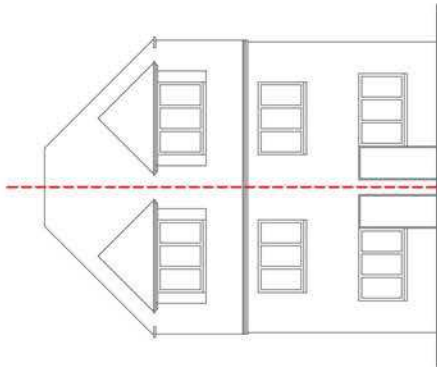
Side Elevation Looking North



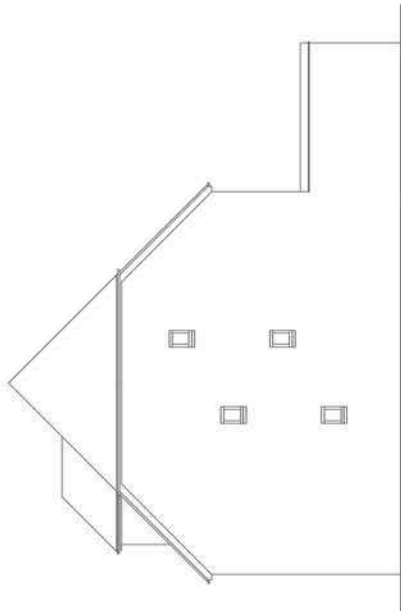
Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Elevations Existing**
 Drawing Number: **5**
 Scale **1:100@A2**
 Date: **28.02.16**



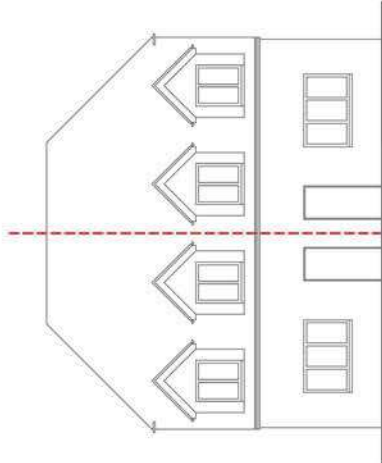
Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Site Plan Proposed**
 Drawing Number: **6**
 Scale **1:100@A2**
 Date: **28.02.16**



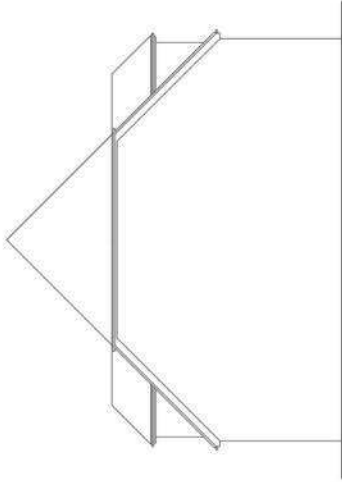
House Type 1 - Front Elevation



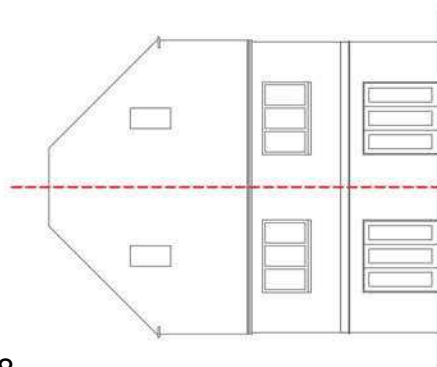
House Type 1 - Side Elevation



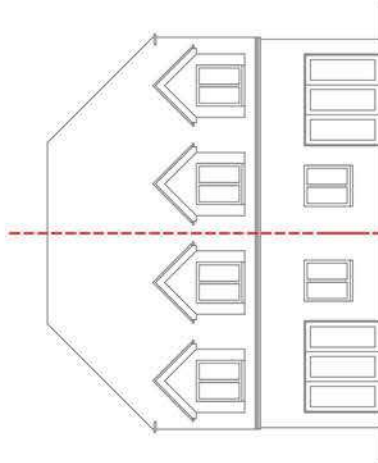
House Type 2 - Front Elevation



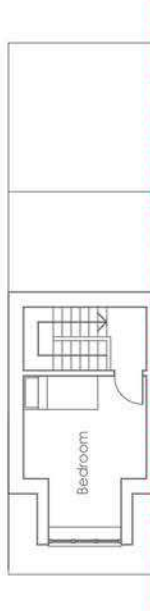
House Type 2 - Side Elevation



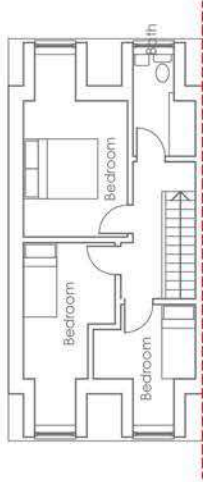
House Type 1 - Rear Elevation



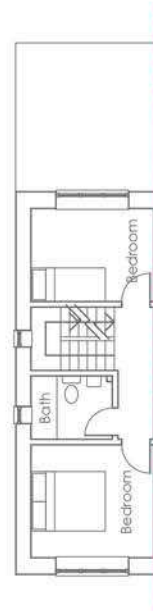
House Type 2 - Rear Elevation



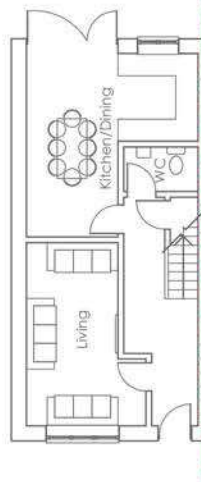
House Type 1 - Second Floor Plan



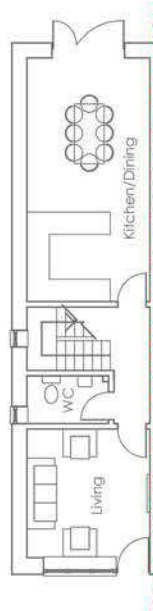
House Type 2 - First Floor Plan



House Type 1 - First Floor Plan



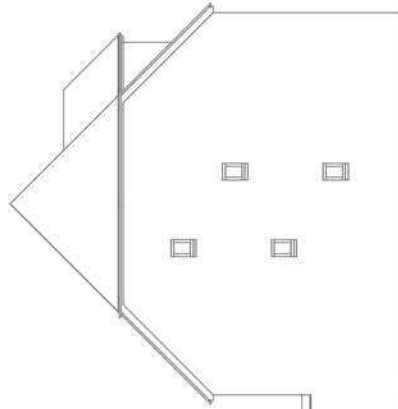
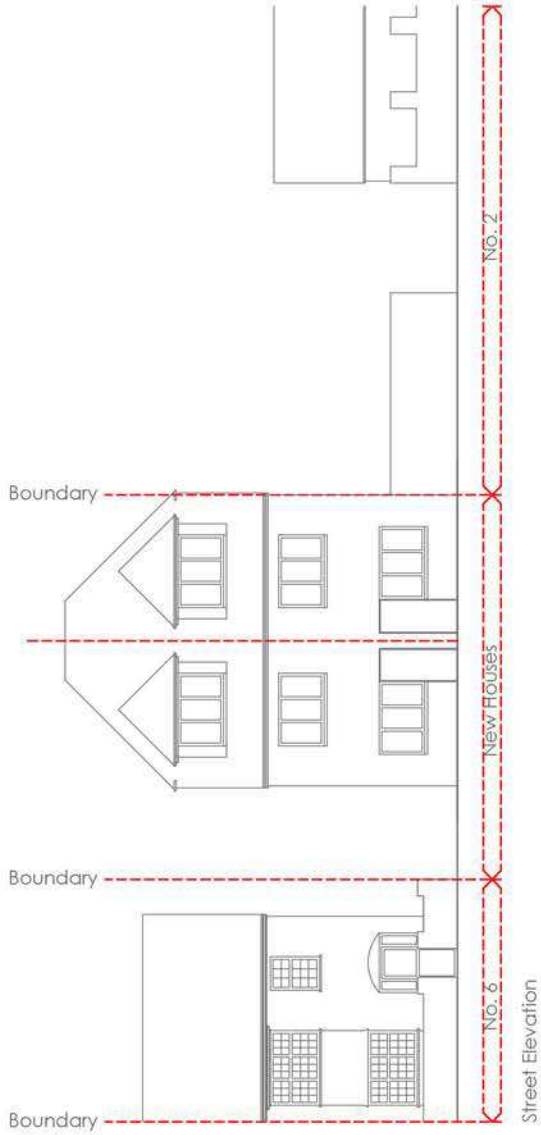
House Type 2 - Ground Floor Plan



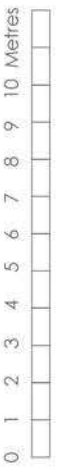
House Type 1 - Ground Floor Plan



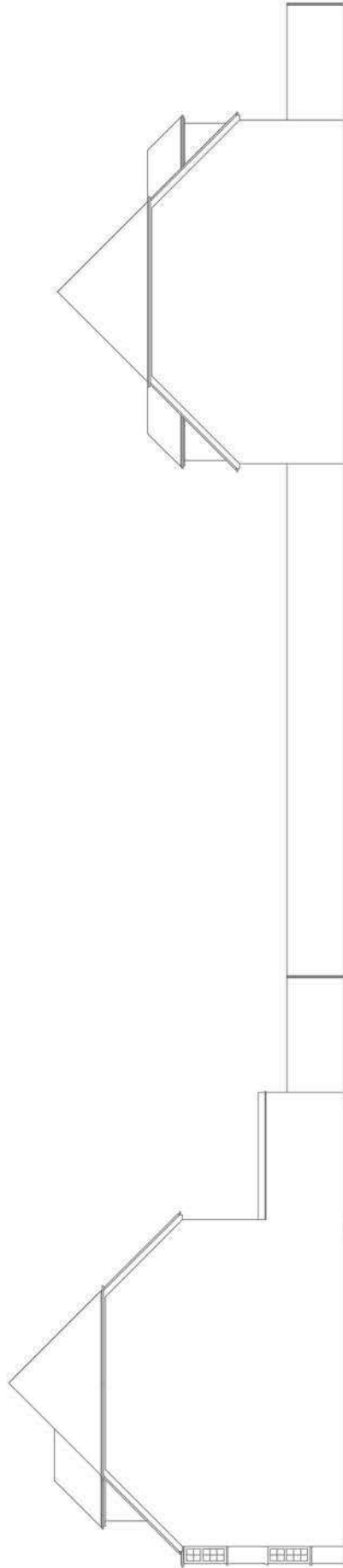
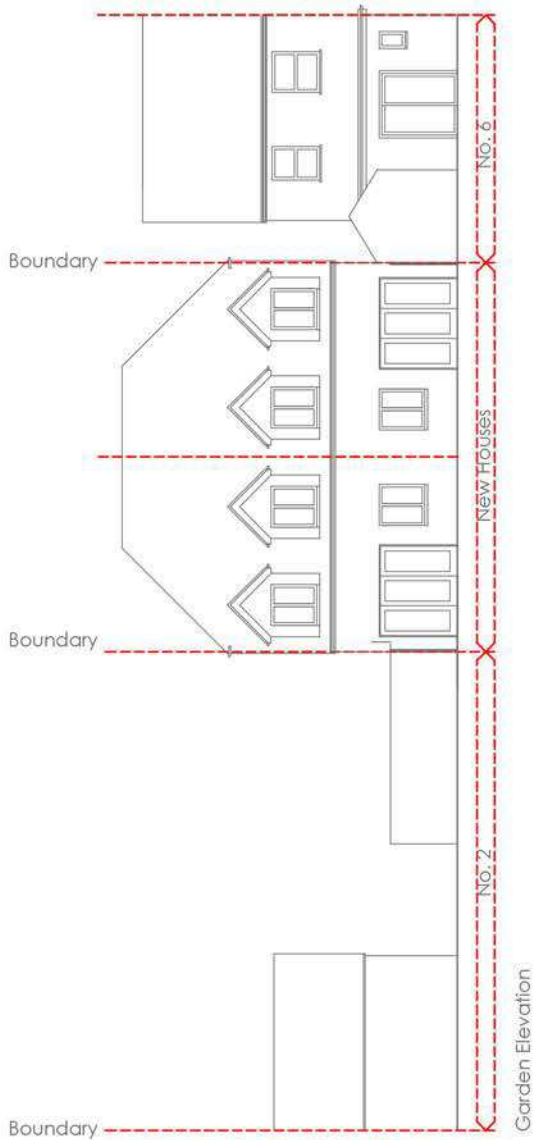
Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
Drawing Name: **Plans + Elevations Proposed**
Drawing Number: **9**
Scale **1:100@A2**
Date: **28.02.16**



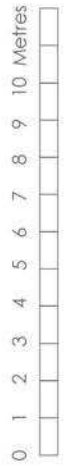
Side Elevation Looking South



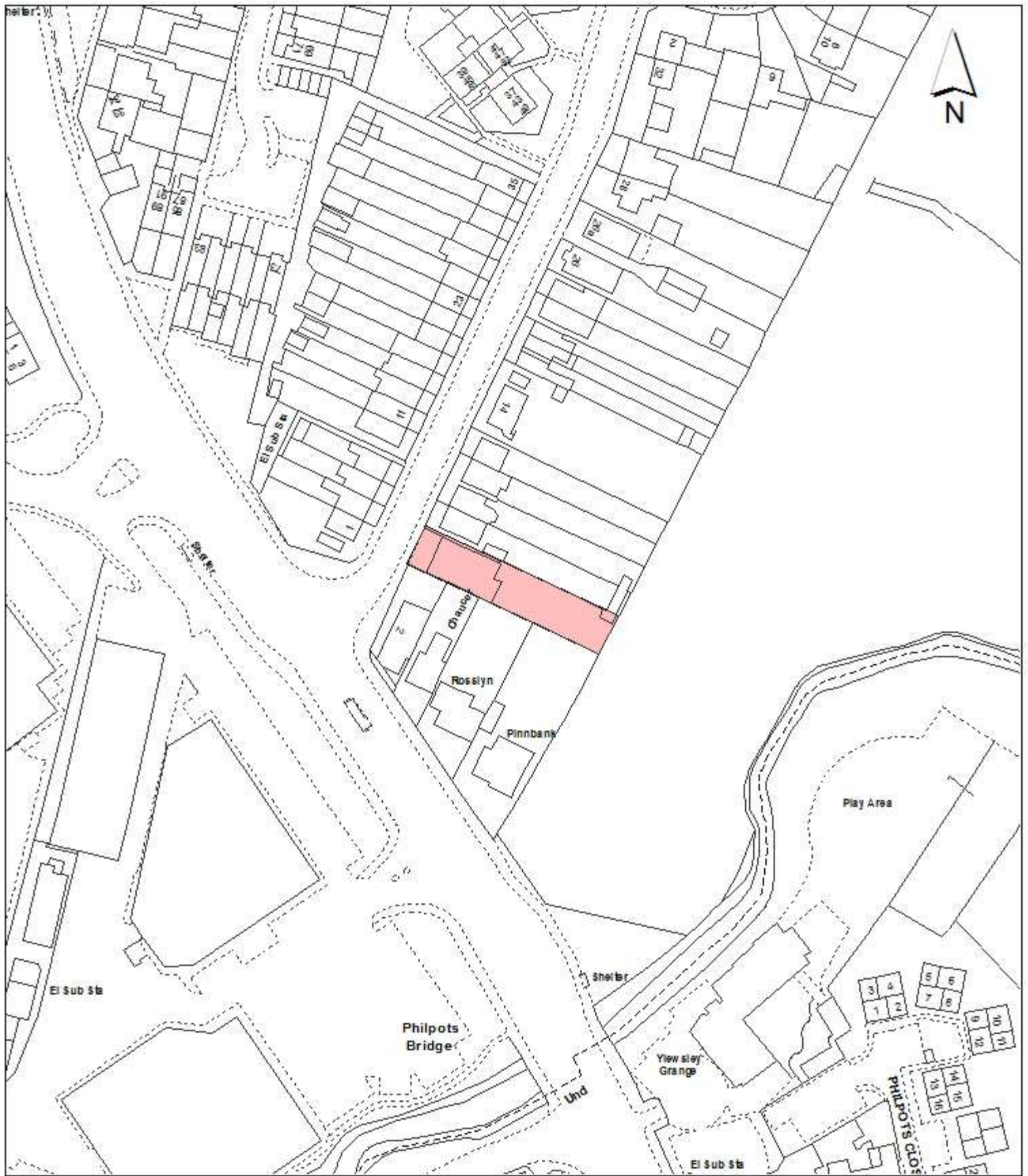
Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Elevations Proposed**
 Drawing Number: **7**
 Scale: **1:100@A2**
 Date: **28.02.16**



Side Elevation Looking North



Project: **Redevelopment of 4 Moorfield Road, Uxbridge, London, UB8 3SL**
 Drawing Name: **Elevations Proposed**
 Drawing Number: **8**
 Scale **1:100@A2**
 Date: **28.02.16**



Notes:

 Site boundary

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Site Address:

**4 Moorfield Road
Cowley**

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

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

Planning Application Ref:

42162/APP/2016/912

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Variation of condition 2 (Submitted Plans) of planning permission Ref: 532/APP/2014/2161 dated 24/02/2015 to alter the parking layout (Installation of 52 additional parking spaces)

LBH Ref Nos: 532/APP/2016/210

Date Plans Received: 19/01/2016 **Date(s) of Amendment(s):**

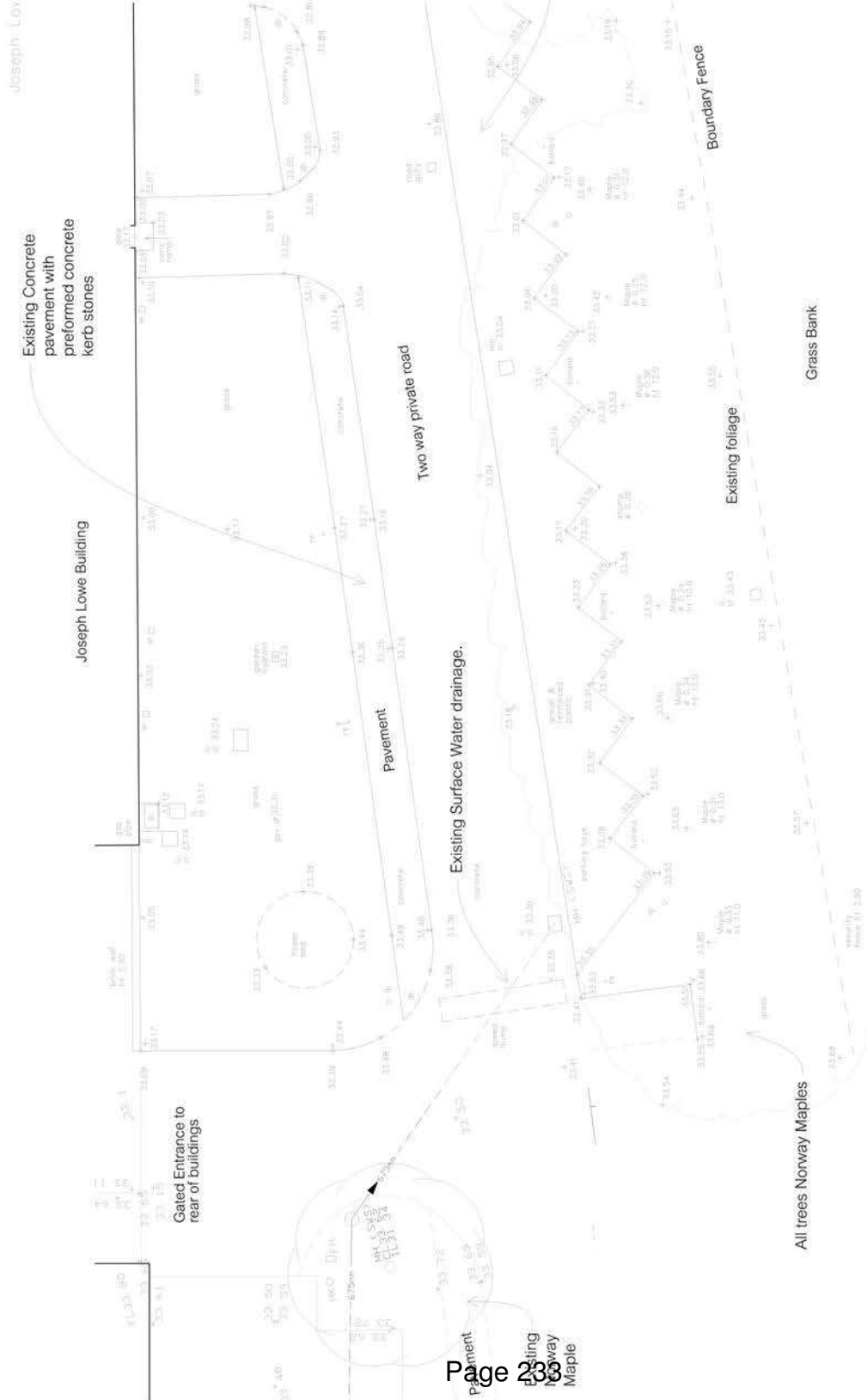
Date Application Valid: 18/02/2016



Site Location Key

Notes

- *This survey information is taken from topographical survey dated Aug 2008 & Dec 2015, a tree survey dated 2001, a campus map dated October 2015 and is an amalgam of this data and therefore could contain inaccuracies.
- * All Dimensions to be checked on site prior to setting out & construction.
- * Site service positions to be checked on site prior to setting out & construction.
- * Levels assumed from information supplied and to be checked on site prior to construction.
- * All parking areas within the Brunel site are accessed via barriers with key code authorisation.
- * Bay sizes are 4000x2400. N.B. this may be unsuitable for larger light cars (eg. off road/high build post 2005).
- * Signage to car park entrances/exits/payment procedures not shown.
- * Any new barrier positions NOT shown.



Existing Parking Bays. SUDS compliant grid system with gravel infill



Existing Site in I/P4A

Parking Proposal
 Brunel University
 Kingston Lane, Hillingdon
 Existing Site in I/P4A

Client: Brunel University
 Drawing No: I/P4A
 Date: 15/11/15
 Scale: 1:100

Author: GRAY BAYNES + SHEW
 Project: BRUNEL UNIVERSITY - HILLINGDON
 Drawing: I/P4A



Site Location Key

Notes

- *This survey information is taken from topographical survey dated Aug 2006 & Dec 2015, a tree survey dated 2001, a campus map dated October 2015 and is an amalgam of this data and therefore could contain inaccuracies.
- * All Dimensions to be checked on site prior to setting out & construction.
- * Site service positions to be checked on site prior to setting out & construction.
- * Levels assumed from information supplied and to be checked on site prior to construction
- * All parking areas within the Brunel site are accessed via barriers with key code authorisation
- * Bay sizes are 4800x2400. N.B. this may be unsuitable for larger light cars (eg. off road/high build post 2005).
- * Signage to car park entrances/exits/payment procedures not shown.
- * Any new barrier positions NOT shown



Existing Site in I/P4C

Drawing created using the
 topographic information:
 Building outline colour derived
 from aerial photography
 revision by date
 TS Dec 15 C
 TS Dec 15 B
 TS Dec 15 A
 TS Dec 15 A

GRAY BAYNES + SHEW
 ARCHITECTS - SURVEYORS - CONSULTANTS - CIVIL ENGINEERS
 10 Thame House - 10 Park Lane - Oxford OX1 2JH
 01865 206100 - 01865 206101 - 01865 206102 - 01865 206103

Parking Proposal
 Brunel University
 Kingston Lane, Hillingdon
 Existing Site in I/P4C

scale 1:100 @ A1 date Nov 15 drawn TS



Site Location Key

Notes

- This survey information is taken from topographical survey dated Aug. 2006 & Dec 2015, a tree survey dated 2001, a campus map dated October 2015 and is an amalgam of this data and therefore could contain inaccuracies.
- All Dimensions to be checked on site prior to setting out & construction.
- Site service positions to be checked on site prior to setting out & construction.
- Levels assumed from information supplied and to be checked on site prior to construction.
- All parking areas within the Brunel site are accessed via barriers with key code authorisation.
- Bay sizes are 4800x2400. N.B. this may be unsuitable for larger light cars (eg. off road/high build post 2005).
- Signage to car park entrances/exits/payment procedures not shown.
- Any new barrier positions NOT shown.



Existing Site in IP4D

Drawing created following the
 topographical information
 Building outline colour allowed
 revision
 by
 date
 look
 TS Dec 15 C
 TS Dec 15 P
 TS Dec 15 B

GRAY BAYNES + SHEW
 ARCHITECTS - SURVEYORS - CONSULTANTS - CIVIL ENGINEERS
 10 Thames House - 10 Park Lane - London W1K 7PP
 phone 020 7614 1234 - fax 020 7614 1235 - www.graybarnesandshew.com

Parking Proposal
 Brunel University
 Kingston Lane, Hillingdon
 Existing Site in IP4D

scale 1:100 @ A1 date Nov 15 drawn TS

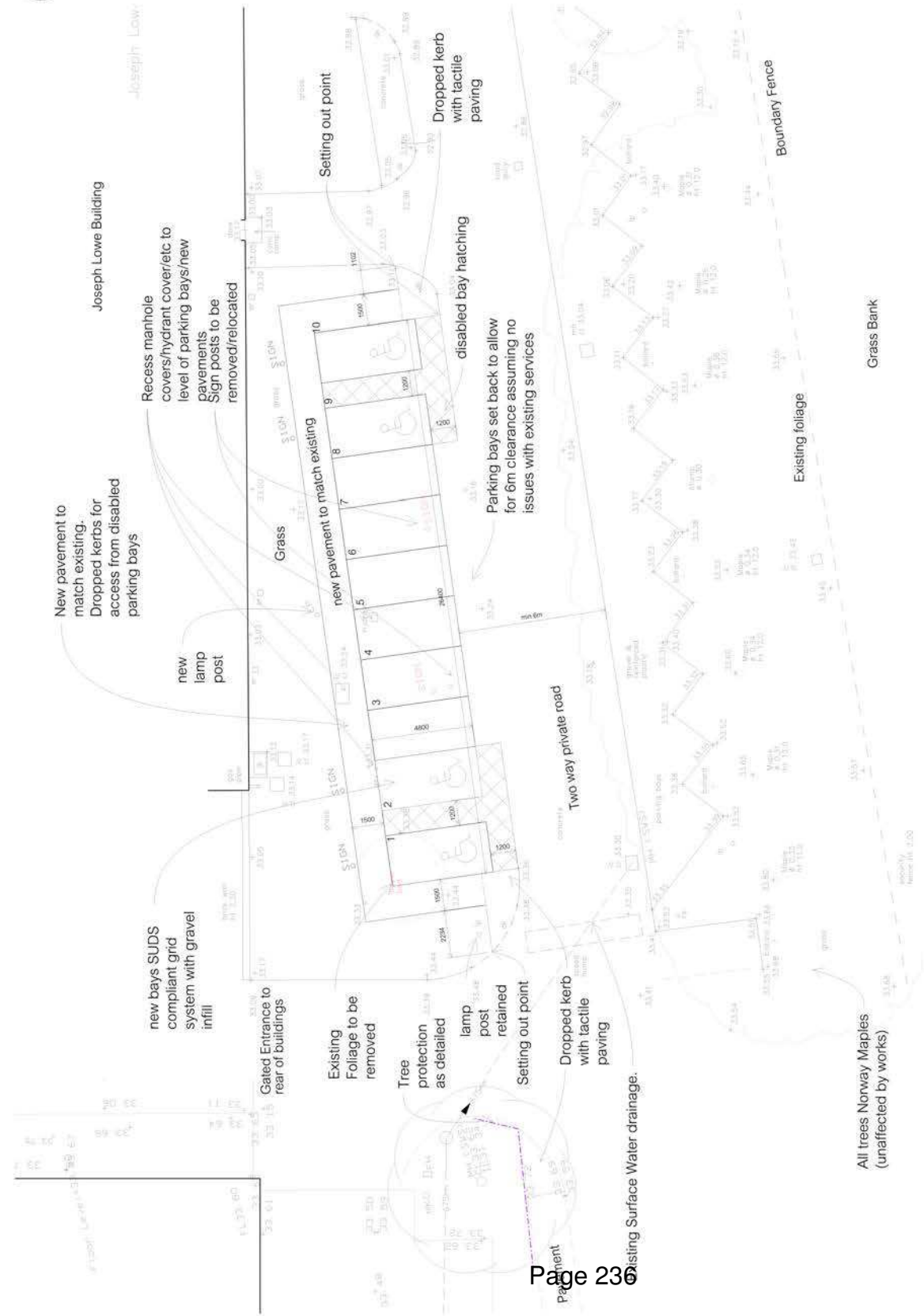
6604.204C



Site Location Key

Notes

- This survey information is taken from topographical survey dated Aug 2006 & Dec 2015, a tree survey dated 2001, a campus map dated October 2015 and is an amalgam of this data and therefore could contain inaccuracies.
- All Dimensions to be checked on site prior to setting out & construction.
- Levels assumed from information supplied and to be checked on site prior to construction
- Site service positions to be checked on site prior to setting out & construction.
- Protective fencing to tree canopies in any area where trees are to be affected by work, to be 2.3m height with high wiled mesh panels connected to braced scaffold framework with wire or scaffold clamps.
- Hand digging required in any area that affects trees for roof protection
- Roof protection areas to be protected with geotextile fabric and side building scaffold boards on a compressible layer to BS5837:2012 (Section 9)
- 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:
 - There shall be no changes in ground level
 - No materials of plant shall be stored
 - No building or temporary buildings shall be erected or stationed.
 - No materials or waste shall be burnt, and
 - No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.
- Any new planting added to be incorporated into Brunel's overall gardening & maintenance scheme.
- Parking bays and haunching in accordance with Highways Agency (HA) 'specification for highway works'. See CE's details and specification
- Bay sizes are 4800x2400. N.B. this may be unsuitable for larger light cars (eg. off road/high build post 2005).
- Signage to car park entrances/exits/payment procedures not shown.
- Any new barrier positions NOT shown
- Appropriate signage to be displayed in front of disabled bays at eye level
- New drainage runs for foul and surface water, including any soakaways, to CE's details and specification
- Locations of contractor hoarding & any required compound to be agreed with client.
- Contractor to supply all safety signage
- Tactile paving for dropped kerbs installed to BS1 British standard DD CEN/TS 15209:2008 and the equality act 2010
- New lamp post to be Highway Diamond LED lighting, model number HWD640LED4450-S4 by ASD Lighting



Proposed Parking in I/P4A

Parking Proposal
Brunel University
Kingston Lane, Hillingdon
Proposed Parking in IP4A

Drawing updated following new
revision
by
date

TS: Dec '15
C:
B:
A:

GRAY BAYNES + SHEW

ARCHITECTS SURVEYORS CONSULTANTS - CIVIL ENGINEERS
10 Thame House - 1 Becket Street - Oxford OX1 2PP
www.gray-baynes.com - info@gray-baynes.com - g.p@gray-baynes.com

scale 1:100 @ A1 date Nov '15 drawn TS

6604.205C



Charging point for charging bays to Electrical Engineer's details and specification

Parking bays set back to allow for 6m clearance assuming no issues with existing services

Existing Foul Water drainage.

Existing Surface Water drainage.

Recess manhole covers to level of parking bay

Recess hydrant cover to level of new parking bay

New bays SUDS compliant grid system with gravel infills

Existing hard standing. (less than 1 in 20 slope)

Proposed Parking in I/P4B

Existing Parking Bays. SUDS compliant grid system with gravel infills



Site Location Key

Notes

- * This survey information is taken from topographical survey dated Aug 2016 & Dec 2015, a tree survey dated 2001, a campus map dated October 2015 and is an amalgam of this data and therefore could contain inaccuracies.
- * All Dimensions to be checked on site prior to setting out & construction.
- * Levels assumed from information supplied and to be checked on site prior to construction
- * Site service positions to be checked on site prior to setting out & construction.
- * Protective fencing to tree canopies in any area where trees are to be effected by work, to be 2.3m height with high weld mesh panels connected to braced scaffold framework with wire or scaffold clamps.
- * Hand digging required in any area that effects trees for root protection
- * Root protection areas to be protected with geotextile fabric, and side bulging scaffold boards on a compressible layer to BS5837:2012 (Section 9)
- * 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:
 - There shall be no changes in ground level
 - No materials or plant shall be stored
 - No building or temporary buildings shall be erected or stationed.
 - No materials or waste shall be burnt, and
 - No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.
- * Any new planting added to be incorporated into Brunel's overall gardening & maintenance scheme.
- * Parking bays and haunching in accordance with Highways Agency (HA) specification for highway works'. See CE's details and specification
- * Bay sizes are 4800x2400. N.B. this may be unsuitable for larger light cars (eg. off road high build post 2005).
- * Signage to car park entrances/exits/payment procedures not shown.
- * Any new barrier positions NOT shown
- * Appropriate signage to be displayed in front of disabled bays at eye level
- * New drainage runs for foul and surface water, including any soakaways, to CE's details and specification
- * Locations of contractor hoarding & any required compound to be agreed with client.
- * Contractor to supply all safety signage
- * Tactile paving for dropped kerbs reslotted to BS1 British standard DD CEN/TS 15309:2008 and the equality act 2010*. New lamp post to be Highway Diamond LED lighting, model number HWD540LED4450-S4 by ASD Lighting

Parking Proposal
Brunel University
Kingston Lane, Hillingdon
Proposed Parking in I/P4B

GRAY BAYNES + SHEW

ARCHITECTS, SURVEYORS, CONSULTANTS - SINCE 1959
10 Thame House • 1 Becket Street • Oxford OX1 2PP
01865 206000 • info@graybaynes.com • www.graybaynes.com

scale 1:100 @ A1 date Nov 15 drawn 15

6604.206C



Site Location Key

Notes

- This survey information is taken from topographical survey dated Aug 2006 & Dec 2015, a tree survey dated 2001, a campus map dated October 2015 and is an amalgam of this data and therefore could contain inaccuracies.
- All Dimensions to be checked on site prior to setting out & construction.
- Levels assumed from information supplied and to be checked on site prior to construction
- Site service positions to be checked on site prior to setting out & construction.
- Protective fencing to tree canopies in any area where trees are to be effected by work, to be 2.3m height with high weld mesh panels connected to braced scaffold framework with wire or scaffold clamps.
- Hand digging required in any area that effects trees for root protection
- Root protection areas to be protected with geotextile fabric and side building scaffold boards on a compressible layer to BS5937:2012 (Section 9)
- 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:
 - There shall be no changes in ground level
 - No materials of plant shall be stored
 - No building or temporary buildings shall be erected or stationed.
 - No materials or waste shall be burnt; and
 - No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.
- Any new planting added to be incorporated into Brunel's overall gardening & maintenance scheme.
- Parking bays and hawthorn in accordance with Highways Agency (HA) 'specification for highway works'. See CE's details and specification
- Bay sizes are 4800x2400. N.B. this may be unsuitable for larger light cars (eg. off road/high build post 2005).
- Signage to car park entrances/exits/payment procedures not shown.
- Any new barrier positions NOT shown
- Appropriate signage to be displayed in front of disabled bays at eye level
- New drainage runs for foul and surface water, including any soakaways, to CE's details and specification
- Locations of contractor hoarding & any required compound to be agreed with client.
- Contractor to supply all safety signage
- Facilitate paving for dropped kerbs installed to BSI British standard DD CEN/TS 15209:2008 and the equality act 2010

Quantity Schedules (Marking) Rev: A
 Informational information
 A revision and issue for added revision by date

Rev: 15 Date: 15
 Rev: 15 Date: 15
 Rev: 15 Date: 15

GRAY BAYNES + SHEW
 ARCHITECTS, SURVEYORS, CONSULTANTS - since 1999
 10 Thame House 10 Thame Road Oxford OX9 2PP
 01865 206000 01865 206001 01865 206002 01865 206003

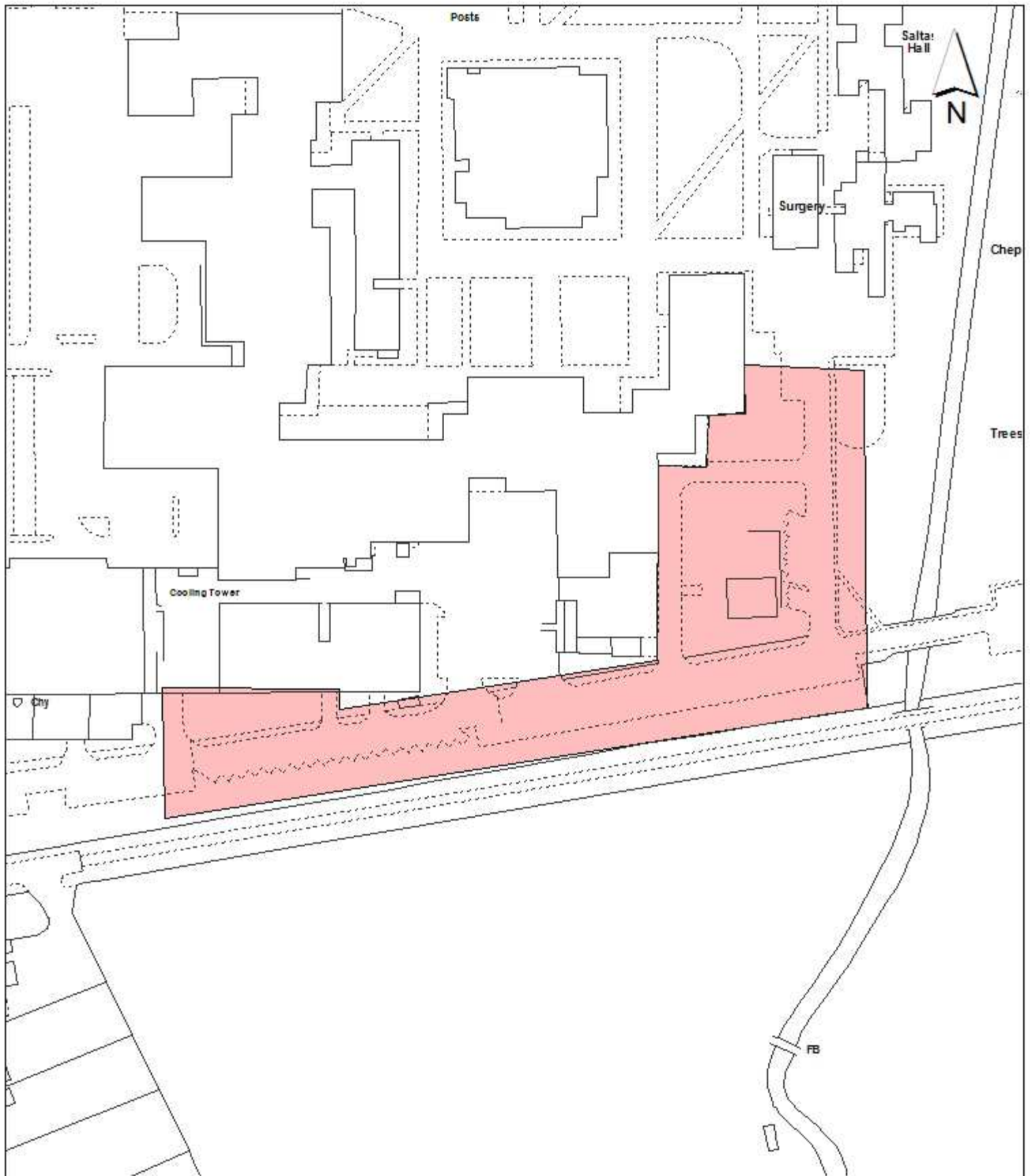
Parking Proposal
 Brunel University
 Kingston Lane, Hillingdon
 Proposed Parking in IP4D

scale: 1:50 @ A1 date Nov 15 drawn 15

6604.208C



Proposed Parking in IP4D



<p>Notes:</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2016 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p>Brunel University Kingston Lane</p>		<p>LONDON BOROUGH OF HILLINGDON Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>532/APP/2016/210</p>	<p>Scale:</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee:</p> <p>Central & South</p>	<p>Date:</p> <p>May 2016</p>	

Report of the Head of Planning, Sport and Green Spaces

Address BRUNEL UNIVERSITY KINGSTON LANE HILLINGDON

Development: Variation of condition No.2 (Submitted Plans) of planning permission Ref: 532/APP/2014/2163 dated 24/02/2015 to alter the parking layout (Installation of 42 additional parking spaces)

LBH Ref Nos: 532/APP/2016/211

Date Plans Received: 19/01/2016

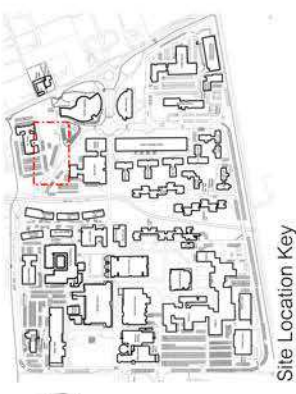
Date(s) of Amendment(s):

Date Application Valid: 15/02/2016



Existing Site in I/P10

- Notes**
- * This survey information is taken from topographical survey dated Aug 2006 & Dec 2015, a ree survey dated 2001, a campus map dated October 2015 and is an amalgam of this data and therefore could contain inaccuracies.
 - * All Dimensions to be checked on site prior to setting out & construction.
 - * Site service positions to be checked on site prior to setting out & construction.
 - * Levels assumed from information supplied and to be checked on site prior to construction.
 - * All parking areas within the Brunei site are accessed via barriers with key code authorisation.
 - * Bay sizes are 4600x2400. N.B. this may be unsuitable for larger light cars (eg. off road/high build post 2005).
 - * Signage to car park entrances/exits/payment procedures not shown.
 - * Any new barrier positions NOT Shown



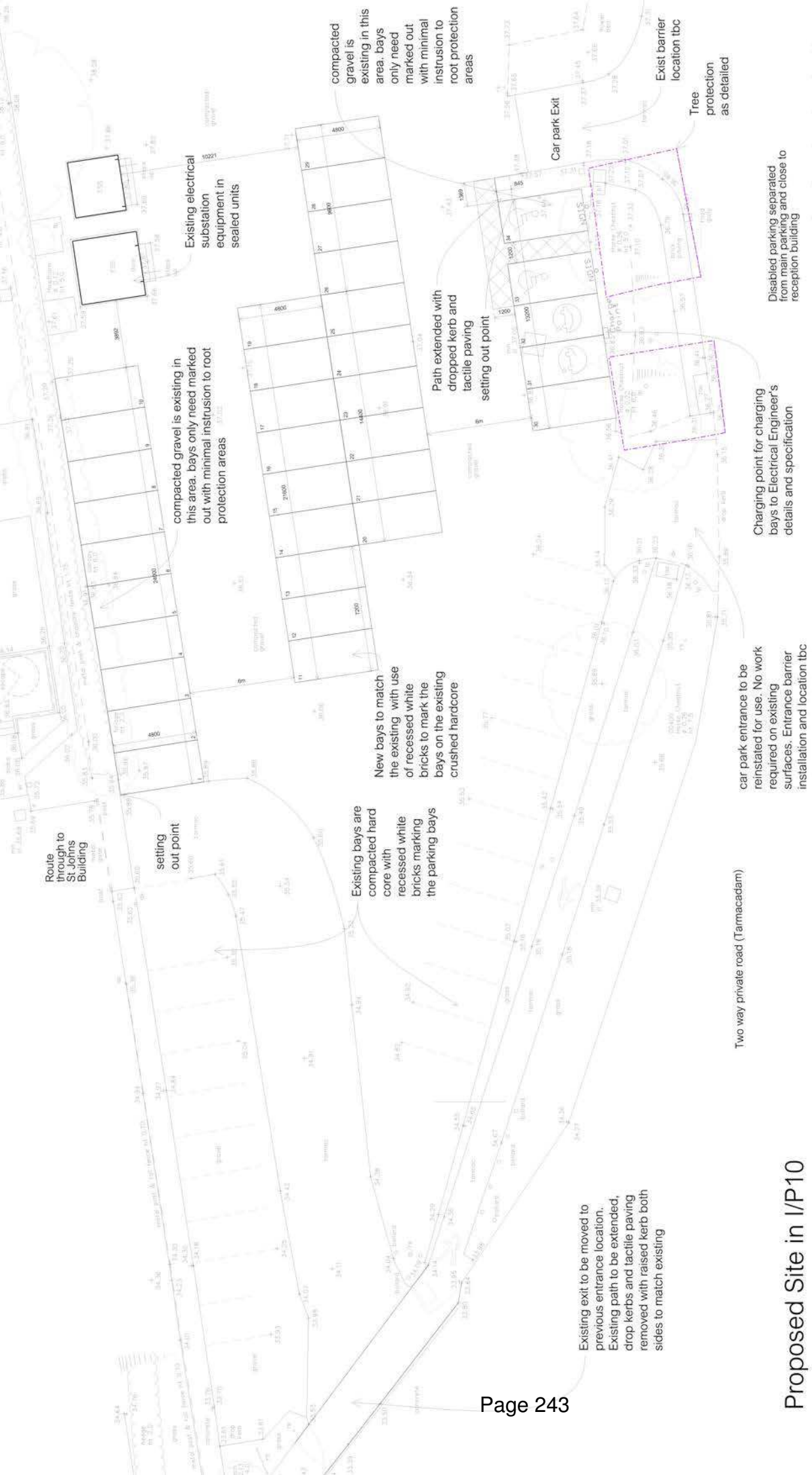
Drawing updated following rev/ TS: Dec '15 C
 Date of issue TS: Dec '15 B
 Issue number, revision and N of page TS: Dec '15 B
 Scale shown TS: Dec '15 B
 Author TS: Dec '15 A
 Version TS: Dec '15 A

GRAY BAYNES + SHEW
 ARCHITECTS, SURVEYORS, CONSULTANTS - SURVEY DATA
 10 Thorne House - 10 Park Lane - Oxford OX1 2PP
 Phone: 01865 206000 - Fax: 01865 206001 - Email: info@graybaynes.co.uk

Parking Proposal
 Brunei University
 Kingston Lane, Hillingdon
 Existing Site in I/P10

scale: 1:100 @ A1 date: Nov '15 drawn: TS

6604.212C



Proposed Site in I/P10

- Notes**
- This survey information is taken from topographical survey dated Aug 2006 & Dec 2015, a tree survey dated 2001, a campus map dated October 2015 and is an amalgam of this data and therefore could contain inaccuracies.
 - All Dimensions to be checked on site prior to setting out & construction.
 - Levels assumed from information supplied and to be checked on site prior to construction
 - Site service positions to be checked on site prior to setting out & construction.
 - Protective fencing to tree canopies in any area where trees are to be effected by work, to be 2.3m height with high weld mesh panels connected to braced scaffold framework with wire or scaffold clamps.
 - Hand digging required in any area that affects trees for root protection
 - Root protection areas to be protected with geotextile fabric and side bulging scaffold boards on a compressible layer to BS6837:20012 (Section 9)
 - 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:
 - There shall be no changes in ground level

Existing exit to be moved to previous entrance location. Existing path to be extended, drop kerbs and tactile paving removed with raised kerb both sides to match existing

Existing bays are compacted hard core with recessed white bricks marking the parking bays

New bays to match the existing with use of recessed white bricks to mark the bays on the existing crushed hardcore

compacted gravel is existing in this area. bays only need marked out with minimal instruction to root protection areas

Existing electrical substation equipment in sealed units

Path extended with dropped kerb and tactile paving setting out point

compacted gravel is existing in this area. bays only need marked out with minimal instruction to root protection areas

Two way private road (Tarmacadam)

car park entrance to be reinstated for use. No work required on existing surfaces. Entrance barrier installation and location tbc

Charging point for charging bays to Electrical Engineers details and specification

Disabled parking separated from main parking and close to reception building

Exist barrier location tbc protection as detailed



Site Location Key

Drawn by	Checked by	Date
12	15	15
13	15	15
14	15	15
15	15	15

GRAY BAYNES + SHEW
 ARCHITECTS, SURVEYORS, CONSULTANTS - CIVIL, ENVIRONMENTAL
 15, THREE HILLS, KINGTON LANE, HILLINGDON, BRUNEL UNIVERSITY
 PROPOSED PARKING IN I/P10

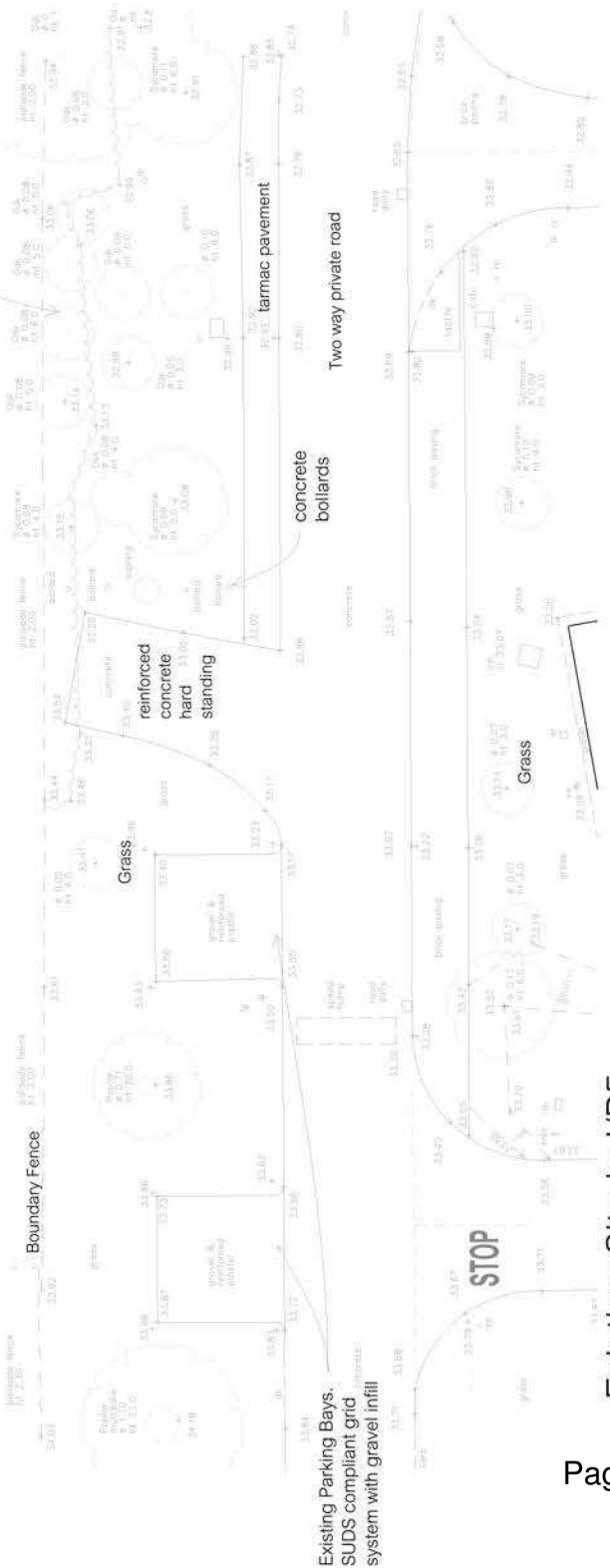


Site Location Key

Notes

- * This survey information is taken from topographical survey dated Aug 2006 & Dec 2015, a tree survey dated 2001, a campus map dated October 2015 and is an amalgam of this data and therefore could contain inaccuracies.
- * All Dimensions to be checked on site prior to setting out & construction.
- * Site service positions to be checked on site prior to setting out & construction.
- * Levels assumed from information supplied and to be checked on site prior to construction
- * Protective fencing to tree canopies in any area where trees are to be effected by work, to be 2.3m height with high weld mesh panels connected to braced scaffold framework with wire or scaffold clamps.
- * Hand digging required in any area that effects trees for root protection
- * Root protection areas to be protected with geotextile fabric and side butting scaffold boards on a compressible layer to BS9537:2012 (Section 9)
- * 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:
 - There shall be no changes in ground level
 - No materials of plant shall be stored
 - No building or temporary buildings shall be erected or stationed.
 - No materials or waste shall be burnt; and
 - No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.
- * Any new planting added to be incorporated into Brunel's overall gardening & maintenance scheme.
- * Parking bays and haunching in accordance with Highways Agency (HA) 'specification for highway works' See CE's details and specification
- * Bay sizes are 4600x2400. N.B. this may be unsuitable for larger light cars (eg. off road/high build post 2005).
- * Signage to car park entrances/exits/payment procedures not shown.
- * All parking areas within the Brunel site are accessed via barriers with key code administration.
- * Any new barrier positions NOT shown
- * Appropriate signage to be displayed in front of disabled bays at eye level
- * New drainage runs for foul and surface water, including any soakaways, to CE's details and specification
- * Locations of contractor hoarding & any required compound to be agreed with client.
- * Contractor to supply all safety signage
- * Tactile paving for dropped kerbs installed to BS1 British standard DD CEN/TS 15209:2008 and the equality act 2010

Existing Foliage

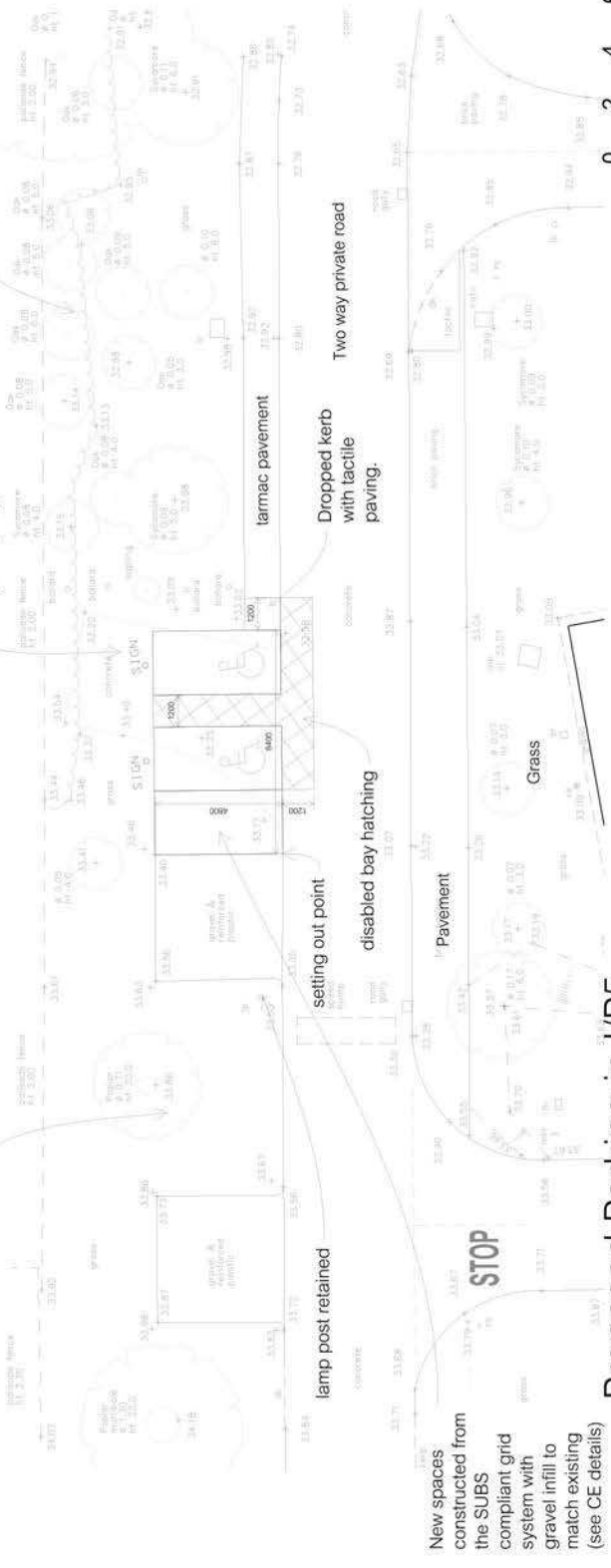


Existing Site in I/P5

tree to be retained and no work in root area

Hard standing removed and returned in areas outside of parking bay

Existing Foliage



Proposed Parking in I/P5

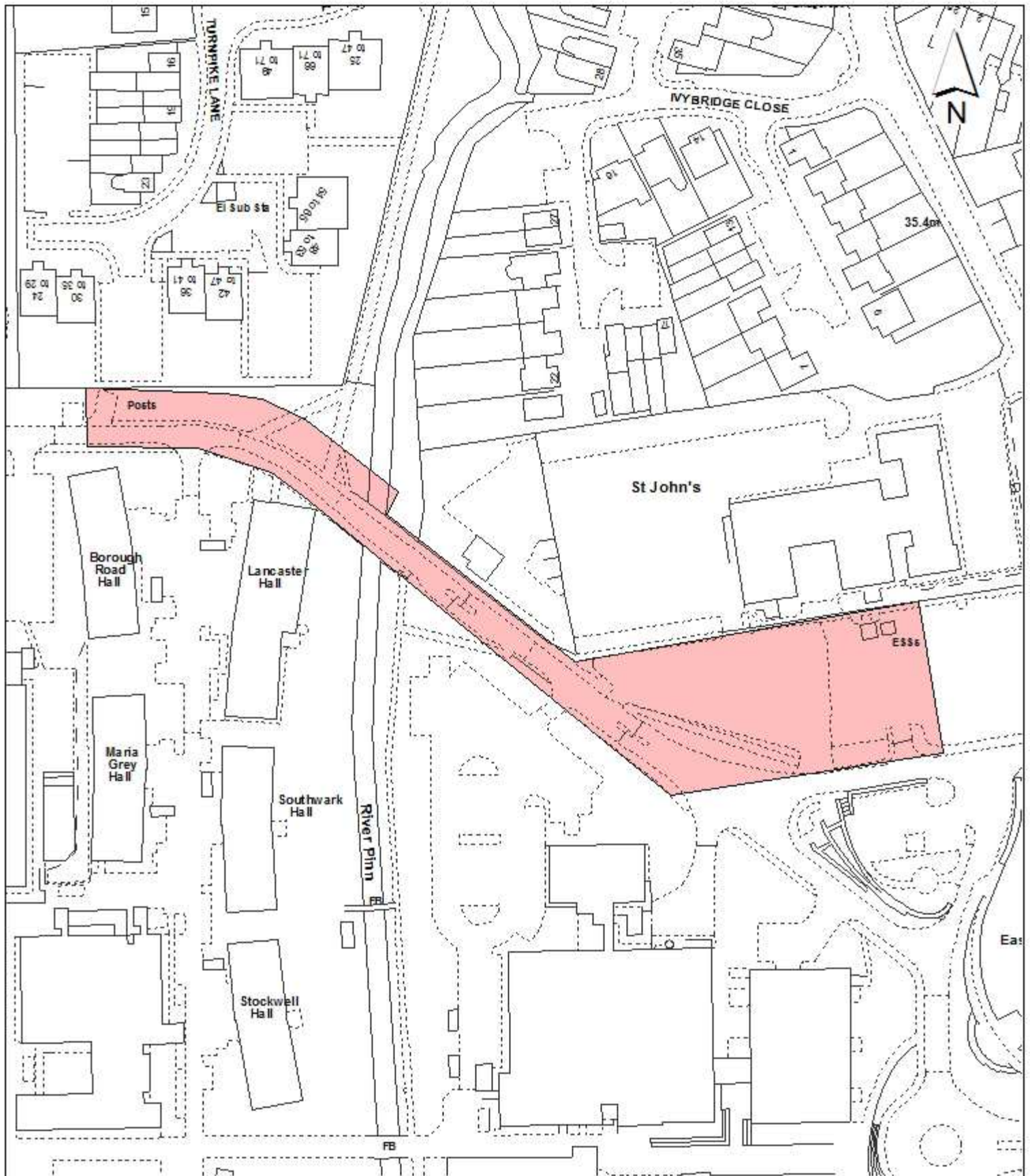
New spaces constructed from the SUBS compliant grid system with gravel infill to match existing (see CE details)



revision	by	date	A:	B:	C:
15	Dec 15				
14	Dec 15				
13	Dec 15				
12	Nov 15				
11	Nov 15				
10	Nov 15				
9	Nov 15				
8	Nov 15				
7	Nov 15				
6	Nov 15				
5	Nov 15				
4	Nov 15				
3	Nov 15				
2	Nov 15				
1	Nov 15				

Parking Proposal
 Brunel University
 Kingston Lane, Hillingdon
 Existing and Proposed
 Parking in I/P5

GRAY BAYNES + SHEW
 ARCHITECTS, SURVEYORS, CONSULTANTS - WEST LINDSAY
 10 Thames House - 106 Baker Street - Bristol BS1 1PP
 phone: 0117 927 6000 - fax: 0117 927 6001 - www.graybaynes.co.uk



Notes:

 Site boundary

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Site Address:
**Brunel University
 Kingston Lane**

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

Planning Application Ref:
532/APP/2016/211

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



Report of the Head of Planning, Sport and Green Spaces

Address HAYES FOOTBALL CLUB YARD KINGSHILL AVENUE HAYES

Development: Erection of two linked portacabins for use as a day nursery

LBH Ref Nos: 29439/APP/2016/322

Date Plans Received: 26/01/2016

Date(s) of Amendment(s):

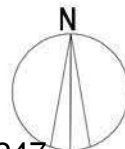
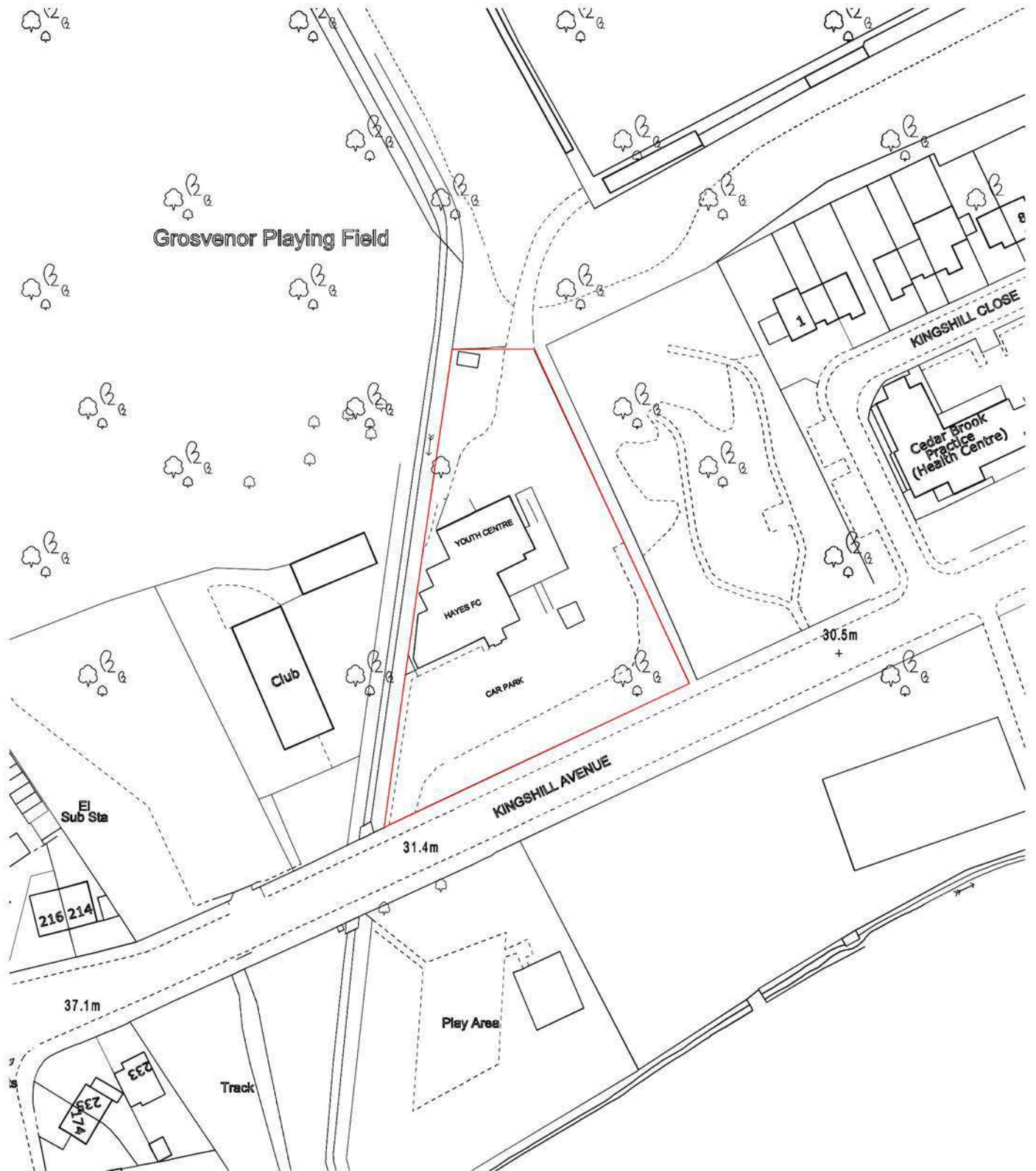
Date Application Valid: 15/02/2016

Address: KINGSHILL AVENUE

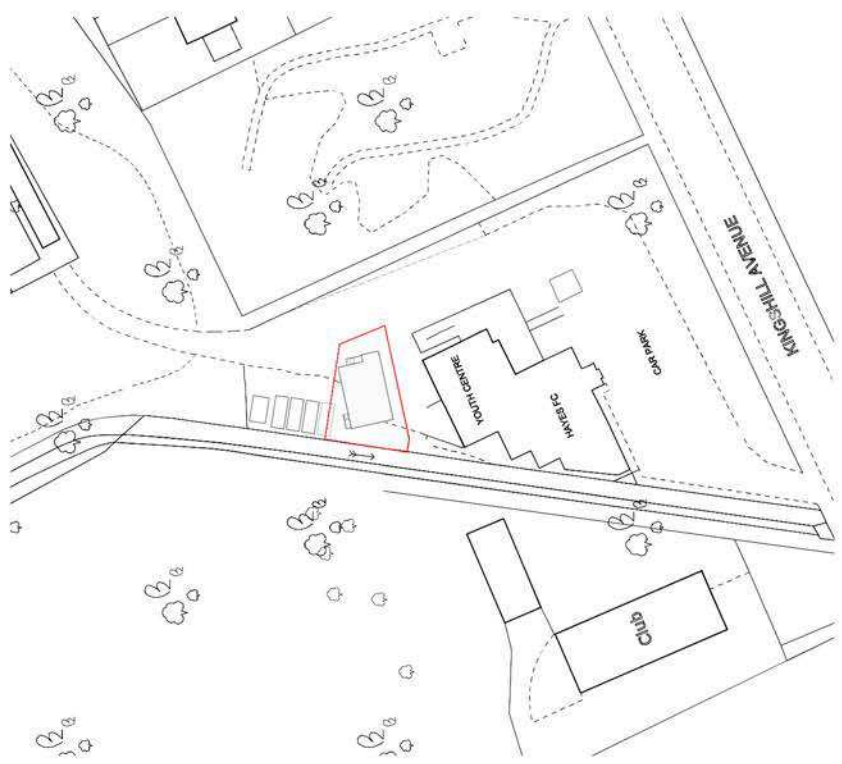
Title: LOCATION PLAN

Scale: 1:1250 @A4 Drawing: 4871-IB

Date: 26.01.2016



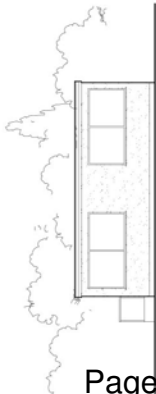
AMENDMENTS	DATE	REV.	
COPYRIGHT RESERVED			
ALL SCALED DIMENSIONS MUST BE VIEWED ON SITE			
JOB			
SMARTY'S NURSERY			
KINGSHILL AVENUE,			
HAYES,			
UB4 8DD			
CLIENT			
RUTH STOLL			
DRAWING			
PROPOSED PLANS			
DALE VENN ARCHITECTS			
Architects, Planners & Surveyors			
HIGH HOUSE, HARLINGTON ROAD,			
HILLINGDON, MIDDLESEX			
01895-237345			
SCALE	1:500	DRAWING NO.	REV.
DATE	JAN 16	DRAWN	JG
CHECKED		DV	
		4871-2	



SITE PLAN 1:500



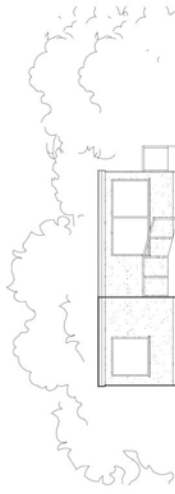
GROUND FLOOR 1:50



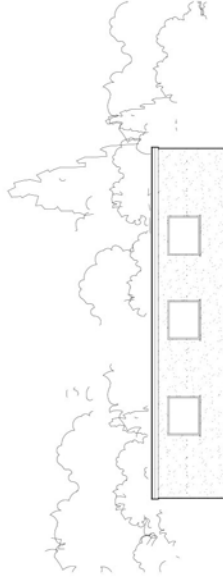
WEST ELEVATION 1:100



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

AMENDMENTS DATE REV.
COPYRIGHT RESERVED
ALL SCALED DIMENSIONS MUST BE VERIFIED ON SITE

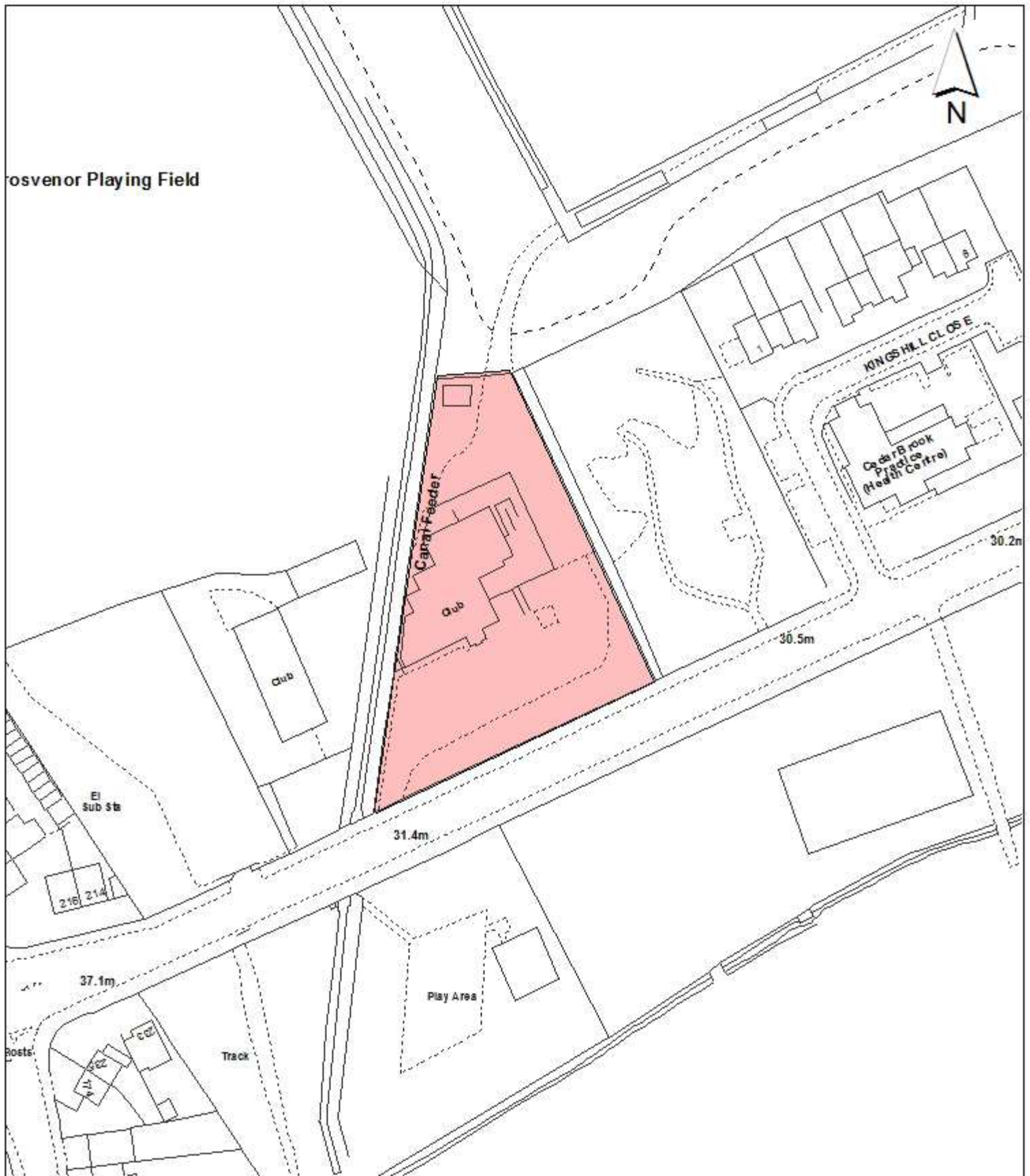
JOB
SMARTY'S NURSERY
KINGSHILL AVENUE,
HAYES,
UB4 8DD
CLIENT
RUTH STOLL
DRAWING
PROPOSED ELEVATIONS

DALE VENN ARCHITECTS
Architects, Planners & Surveyors
HIGH HOUSE, HARLINGTON ROAD,
HILLINGDON, MIDDLESEX. 01895-237345

SCALE 1:100 (A1)
DATE JAN '16
DRAWN JG
CHECKED DV
DRAWING No. 4871-3
REV.



osvenor Playing Field



Notes:

 Site boundary

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Site Address:

Hayes Football Club Yard

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

Planning Application Ref:
29439/APP/2016/322

Scale:
1:1,250

Planning Committee:
Central & South

Date:
May 2016



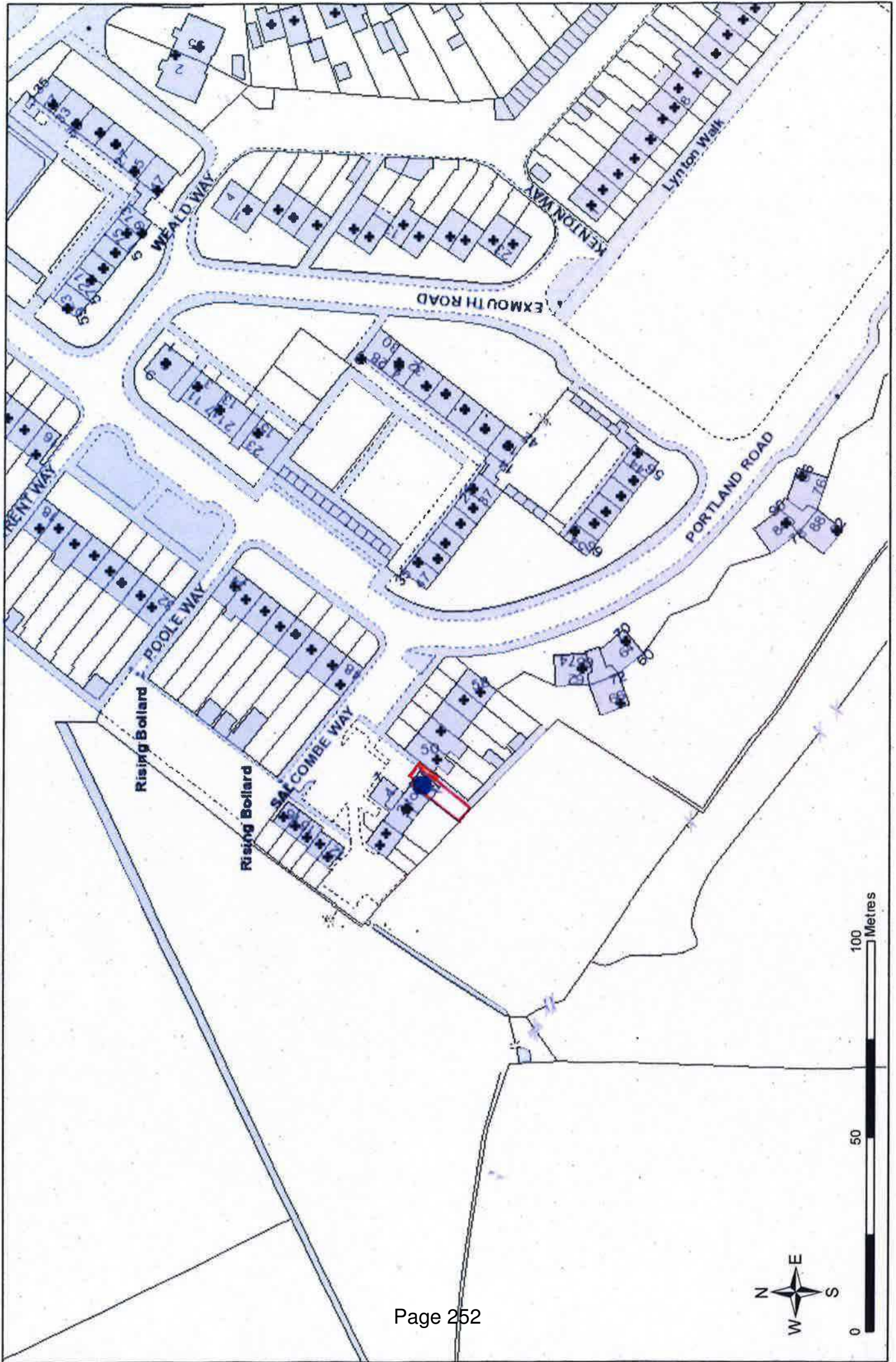
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

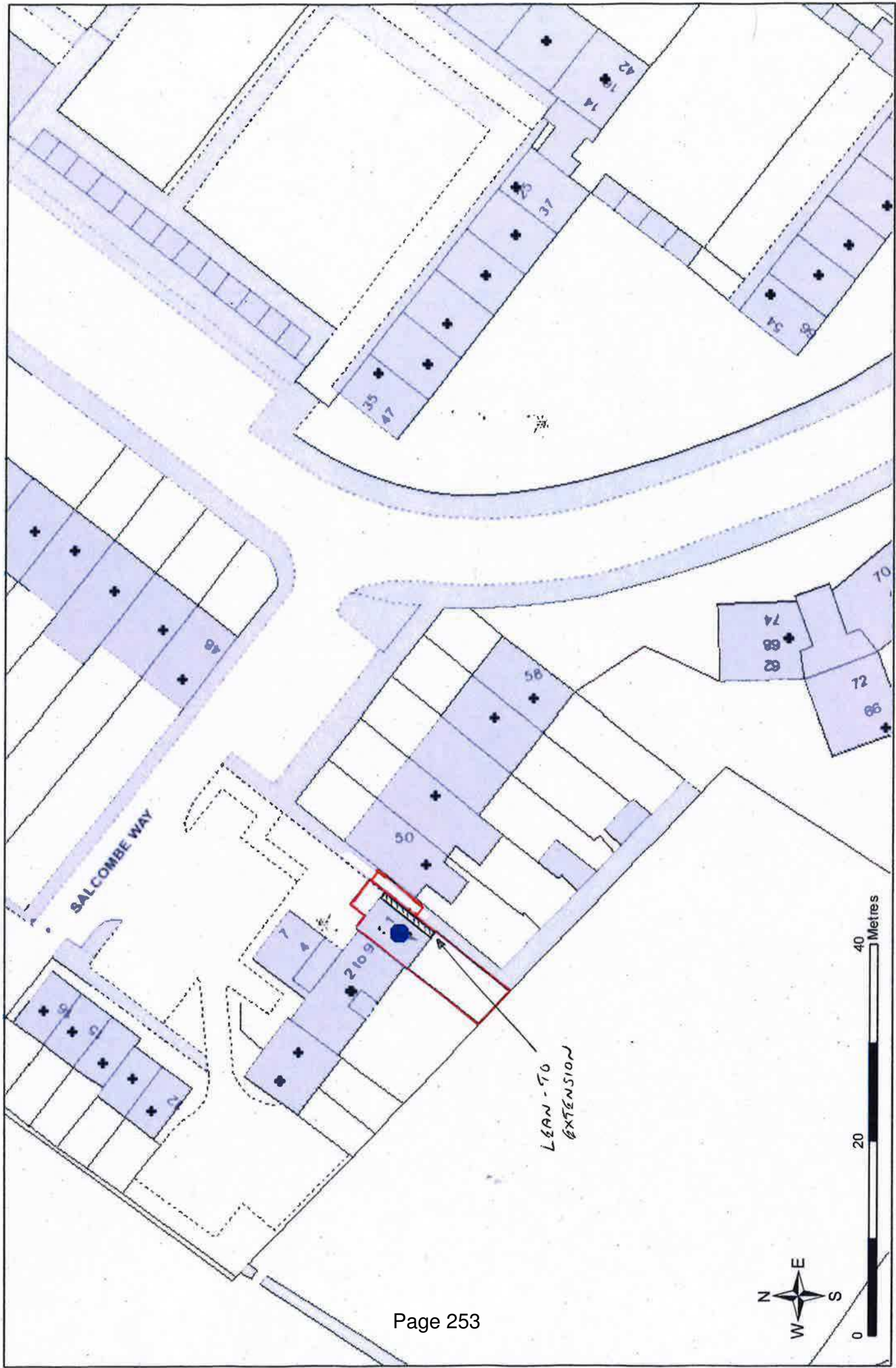
Address 1 SALCOMBE WAY HAYES
Development: Erection of a lean-to structure (Retrospective)
LBH Ref Nos: 48976/APP/2016/520

Date Plans Received: 09/02/2016 **Date(s) of Amendment(s):** 24/02/2016
Date Application Valid: 23/03/2016

1 SALCOMBE WAY, HAYES, UB4 8TA

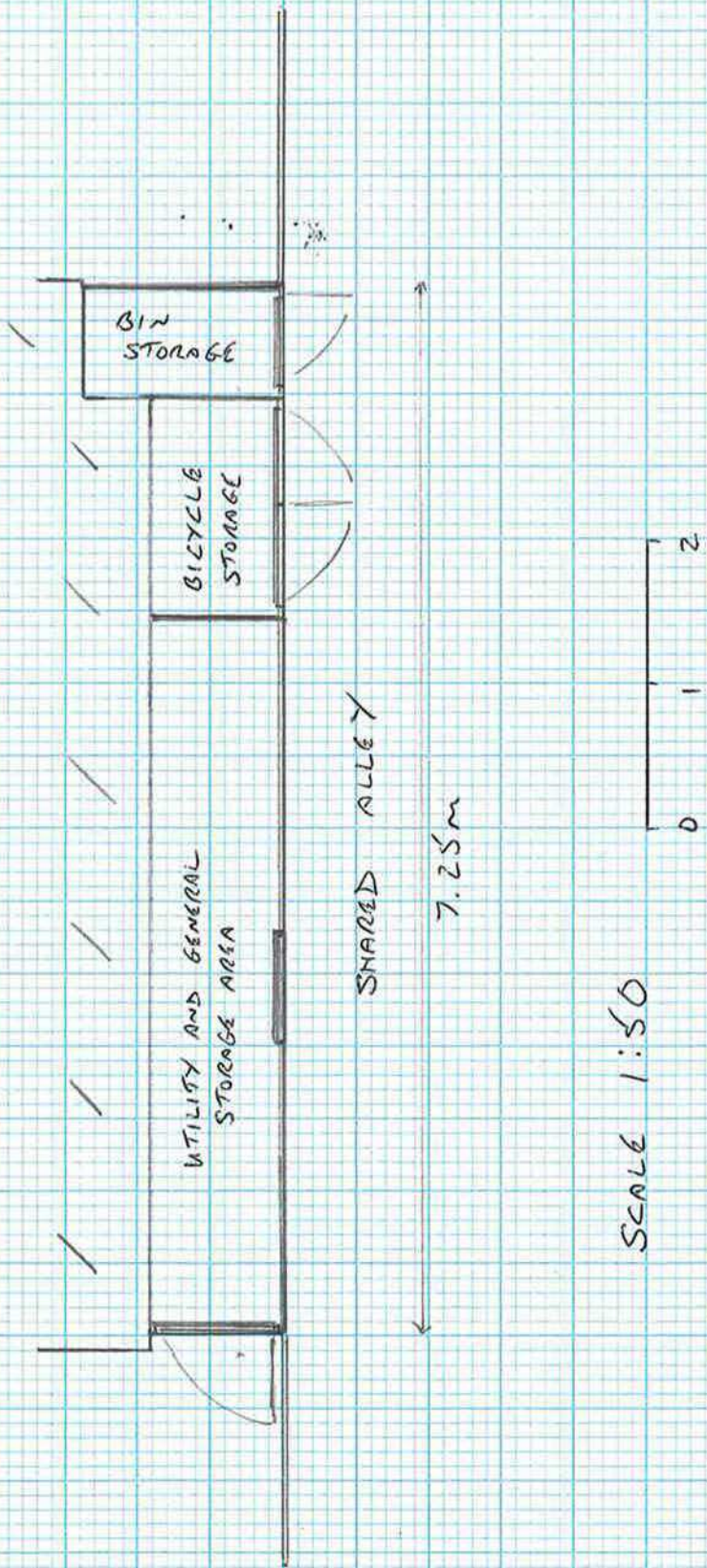


1 SALCOMBE WAY, HAYES, UB4 8TA



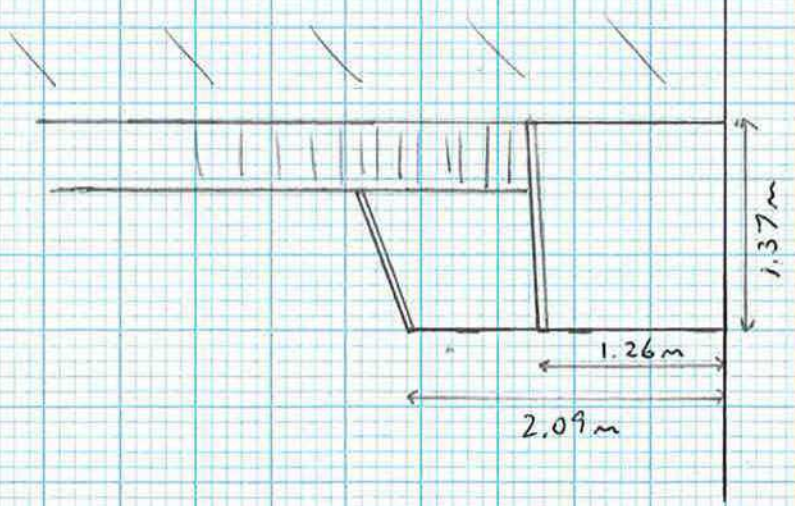
1 SALCOMBE WAY, NAYES, UB4 8TA.

FLOOR PLAN

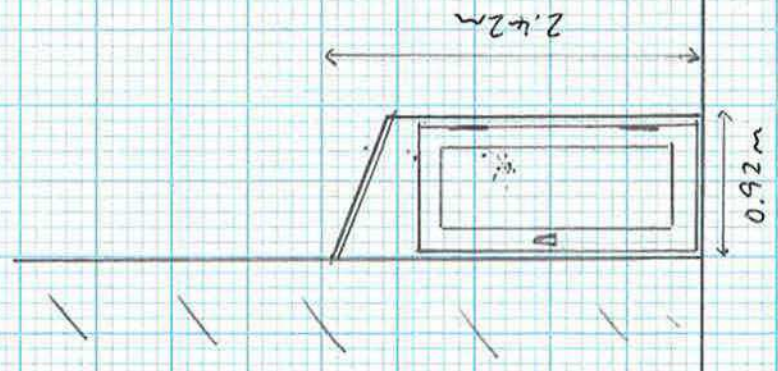


1 SALCOMBE WAY, HAYES, UB4 8TA.

FRONT ELEVATION



REAR ELEVATION

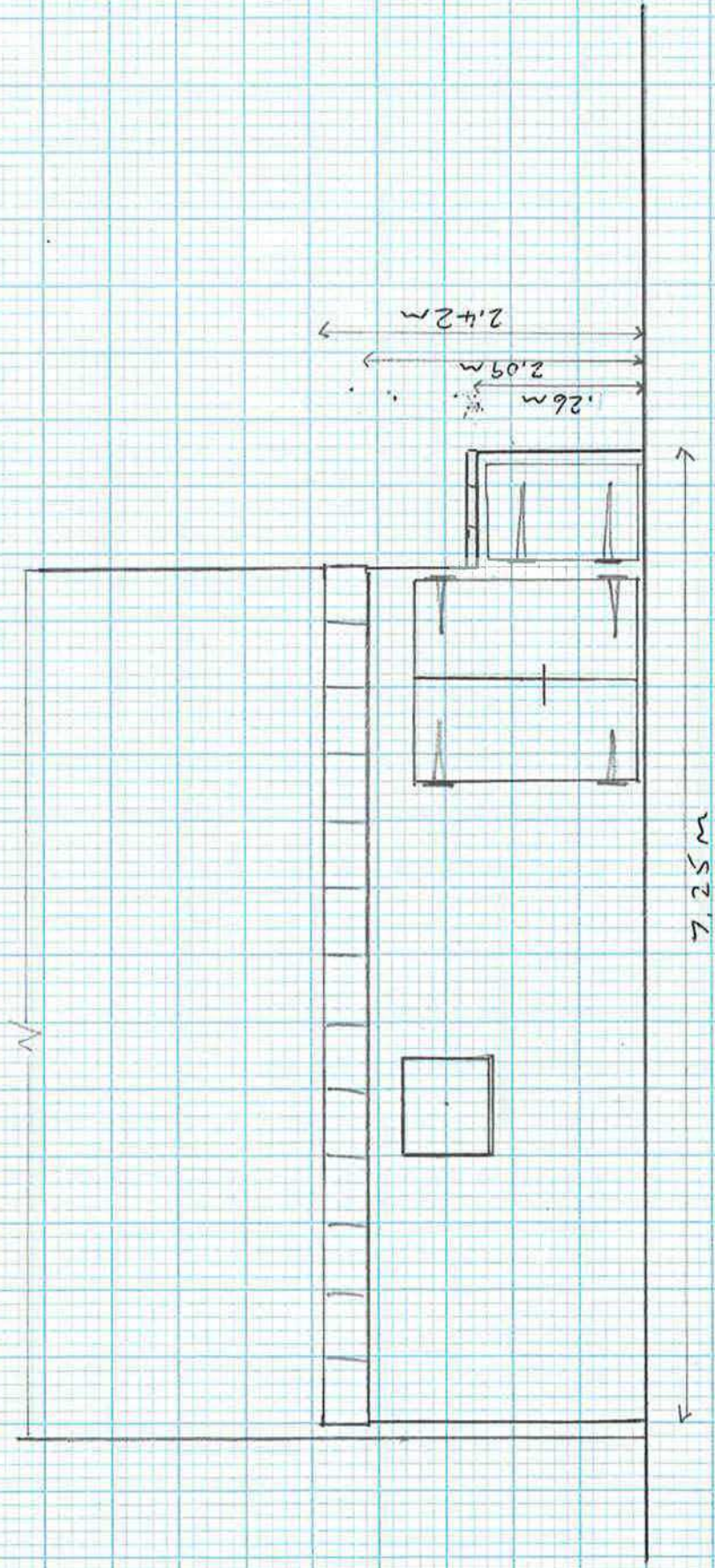


SCALE 1:50

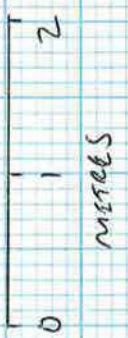


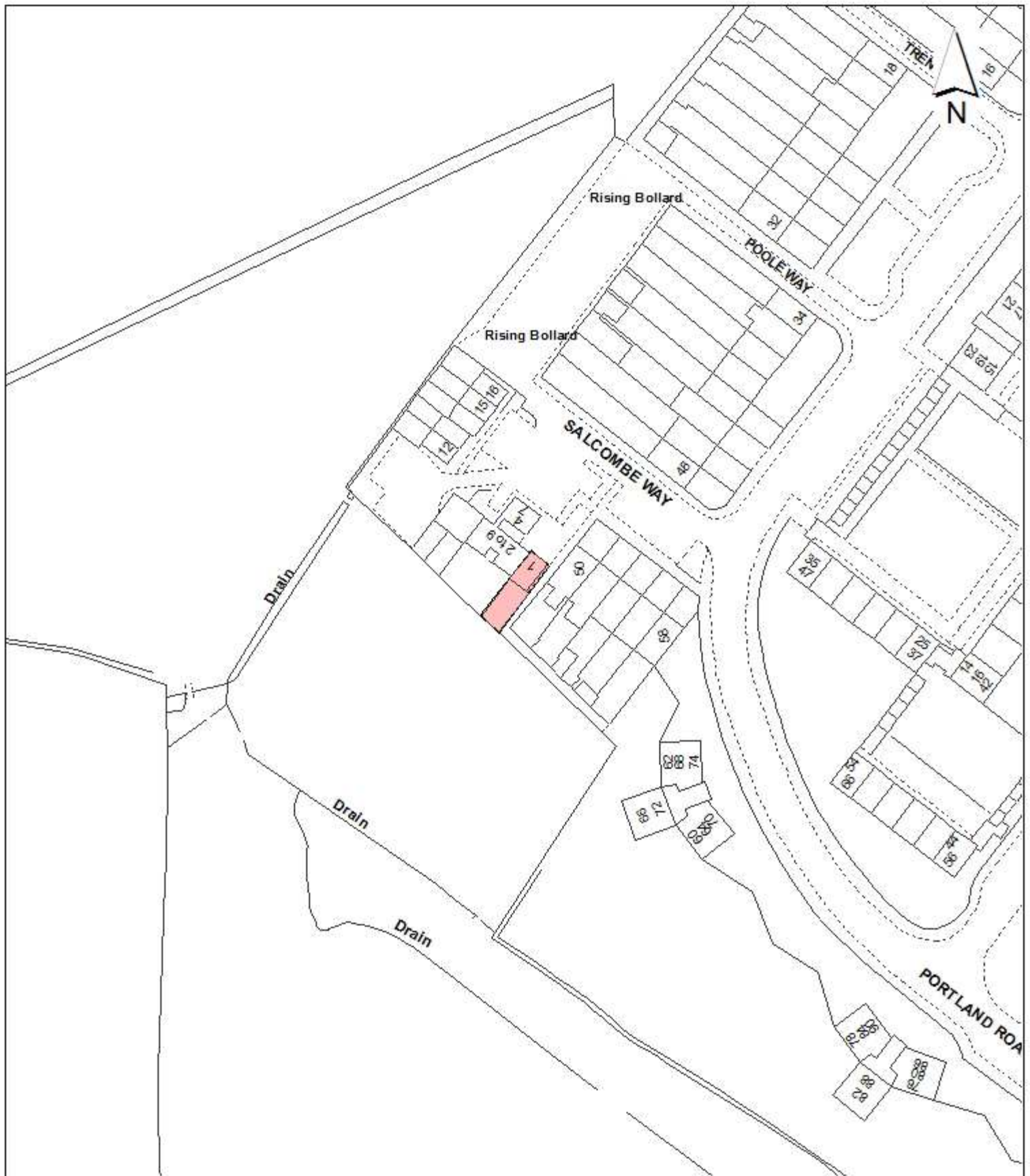
1 SALCOMBE WAY, HAYES, UB4 8TA

SIDE ELEVATION



SCALE 1:50





Notes:

 Site boundary

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Site Address:

**1 Salcombe Way
Hayes**

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

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

Planning Application Ref:

48976/APP/2016/520

Scale:

1:1,000

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 49 CENTRAL AVENUE HAYES
Development: Change of use from Use Class C4 (HMO) to Sui Generis to create a 7-bed HMO.
LBH Ref Nos: 38444/APP/2016/744

Date Plans Received: 23/02/2016 **Date(s) of Amendment(s):**
Date Application Valid: 26/02/2016

Sheet #

1 of 3

Drawn By:
MS

Date:
21/02/2016

Scales: 1:50
1:100, 1:200,
1:500, 1:1250
@ISO A3 (297
x 420)

Applicant: SBI Properties Ltd
Proposal: Change of Use from 6-bed House in Multiple
Occupation (Use Class C4) to use as a 7-bed House in
Multiple Occupation (Sui Generis)

Address: 49 Central Avenue,
Hayes, Middx UB3 2BW
Drawing Ref.: 49CA-HMO-1/
Rev.1.0

0m 1m 2m 3m 4m 5m
Scale 1:100



LOCATION PLAN (SCALE 1:1250)



BLOCK PLAN (SCALE 1:500)



Sheet #
2 of 3

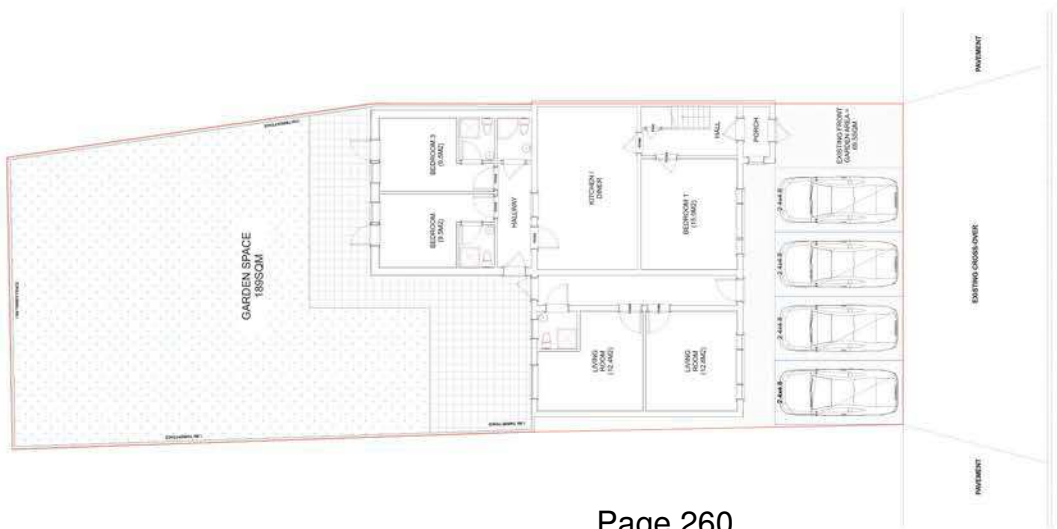
Drawn By:
MS

Date:
21/02/2016

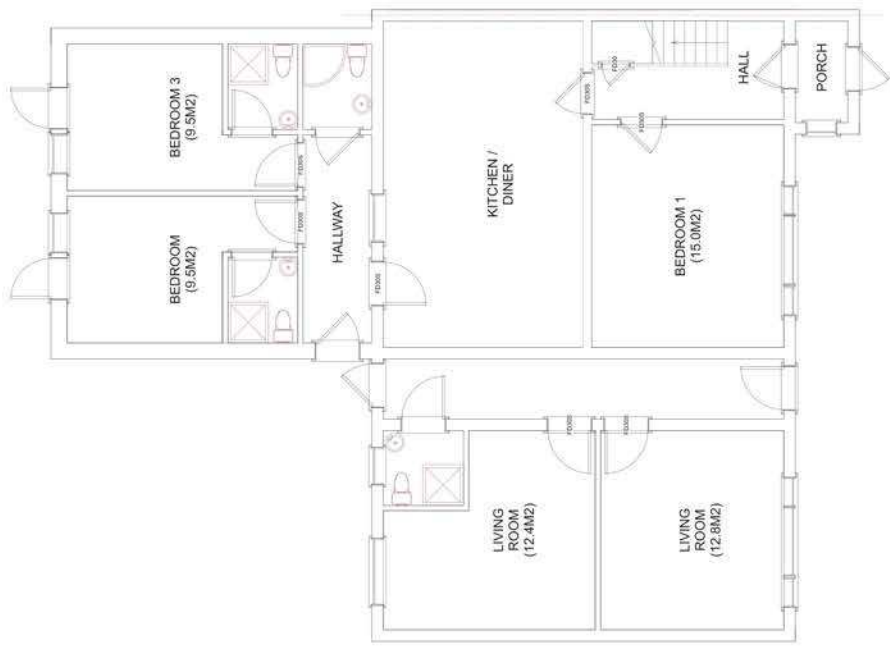
Scales: 1:50
1:100, 1:200,
1:500, 1:1250
@ ISO A3 (297
x 420)

Applicant: SBI Properties Ltd
Proposal: Change of Use from 6-bed House in Multiple Occupation (Use Class C4) to use as a 7-bed House in Multiple Occupation (Sui Generis)

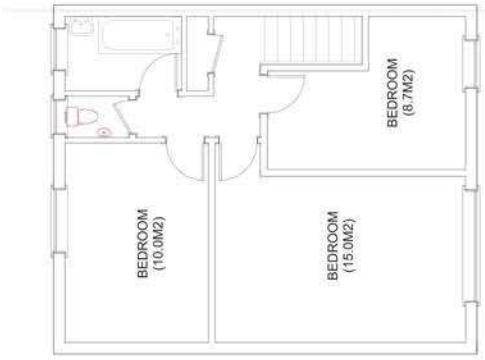
Address: 49 Central Avenue,
Hayes, Middx UB3 2BW
Drawing Ref.: 49CA-HMO-2/
Rev.1.0



**EXISTING SITE PLAN WITH
PARKING (SCALE 1:200)**



**EXISTING GROUND FLOOR
(SCALE 1:100)**



**EXISTING FIRST FLOOR
(SCALE 1:100)**

Sheet #

1 of 3

Drawn By:
MS

Date:
21/02/2016

Scales: 1:50
1:100, 1:200,
1:500, 1:1250
@ISO A3 (297
x 420)

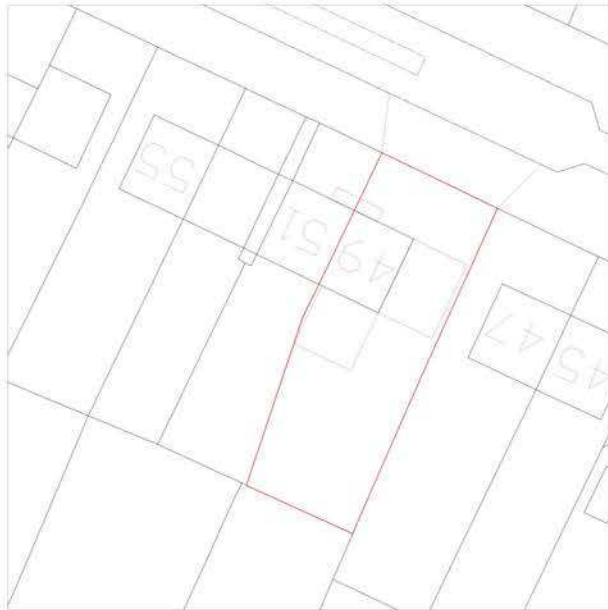
Applicant: SBI Properties Ltd
Proposal: Change of Use from 6-bed House in Multiple
Occupation (Use Class C4) to use as a 7-bed House in
Multiple Occupation (Sui Generis)

Address: 49 Central Avenue,
Hayes, Middx UB3 2BW
Drawing Ref.: 49CA-HMO-1/
Rev.1.0

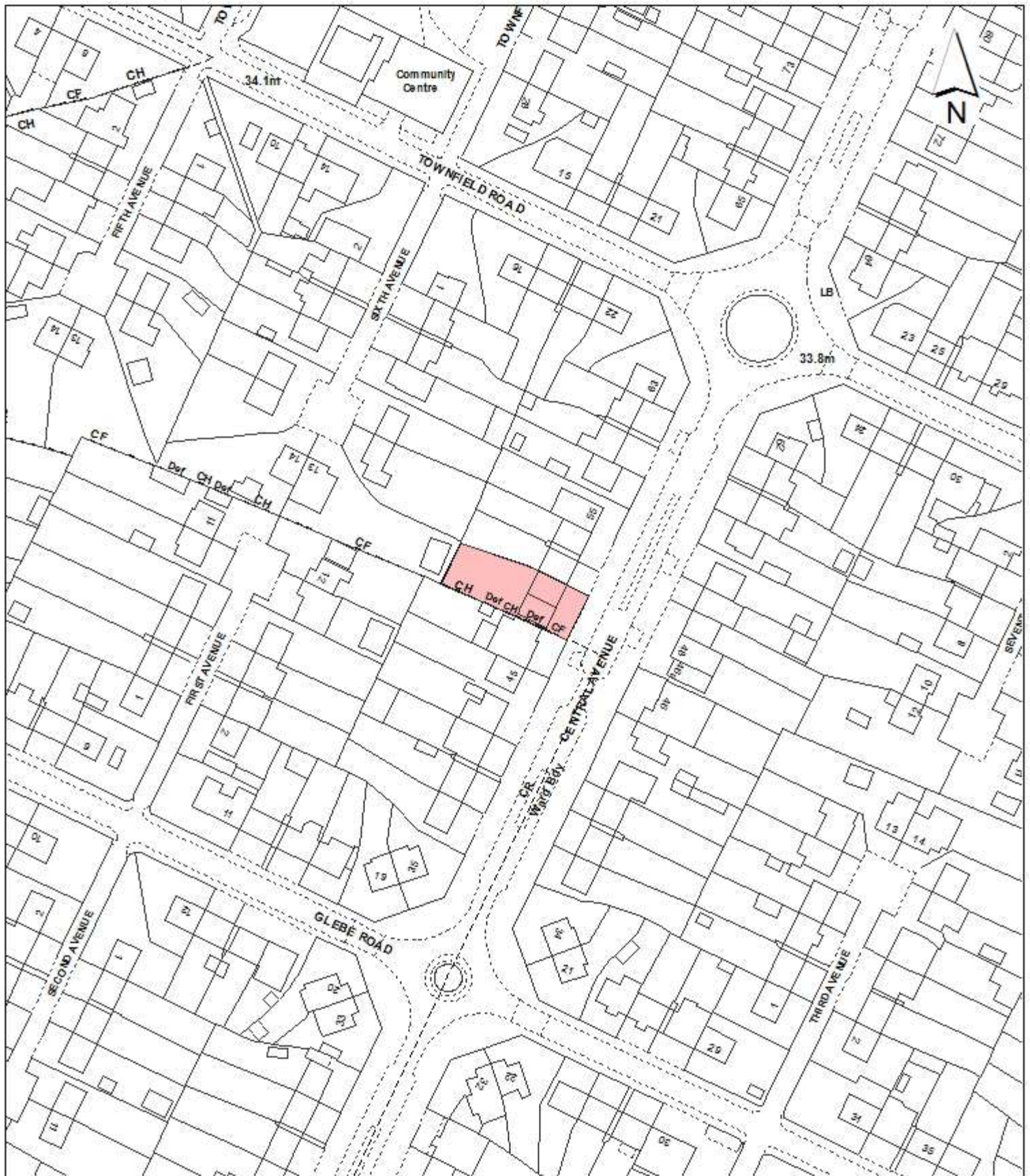
0m 1m 2m 3m 4m 5m
Scale 1:100



LOCATION PLAN (SCALE 1:1250)



BLOCK PLAN (SCALE 1:500)



Notes:

 Site boundary

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Site Address:

49 Central Avenue

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

38444/APP/2016/744

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 86 EAST AVENUE HAYES
Development: Change of use from Use Class A1 (Shops) to Use Class D1 (Non-Residential Institutions) to use as a nursery
LBH Ref Nos: 40159/APP/2015/4610

Date Plans Received: 17/12/2015 **Date(s) of Amendment(s):**
Date Application Valid: 15/02/2016

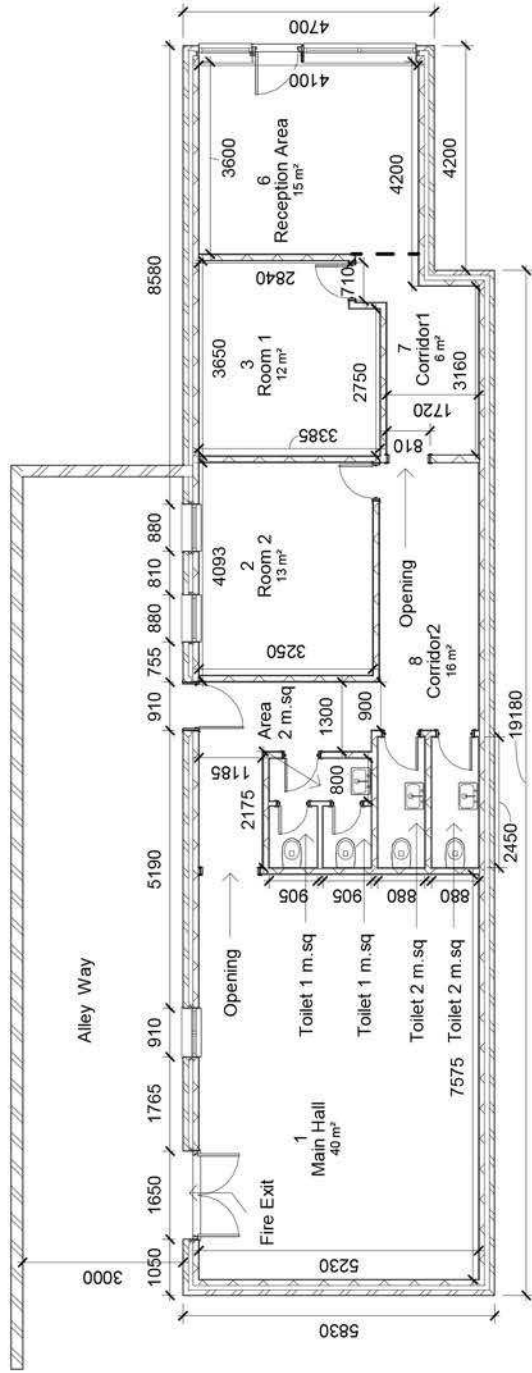
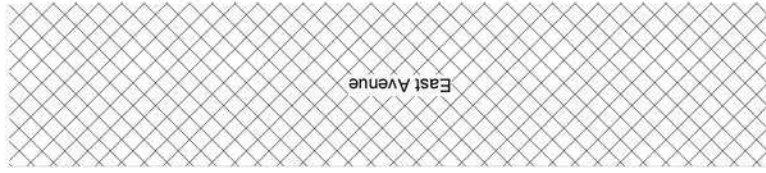
86 East Avenue, Hayes, UB3 2HR



Site Plan shows area bounded by: 509985.4, 180132.95 510126.82, 180274.37 (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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Total Area 110 m.sq

1 Existing_Plan

1 : 100

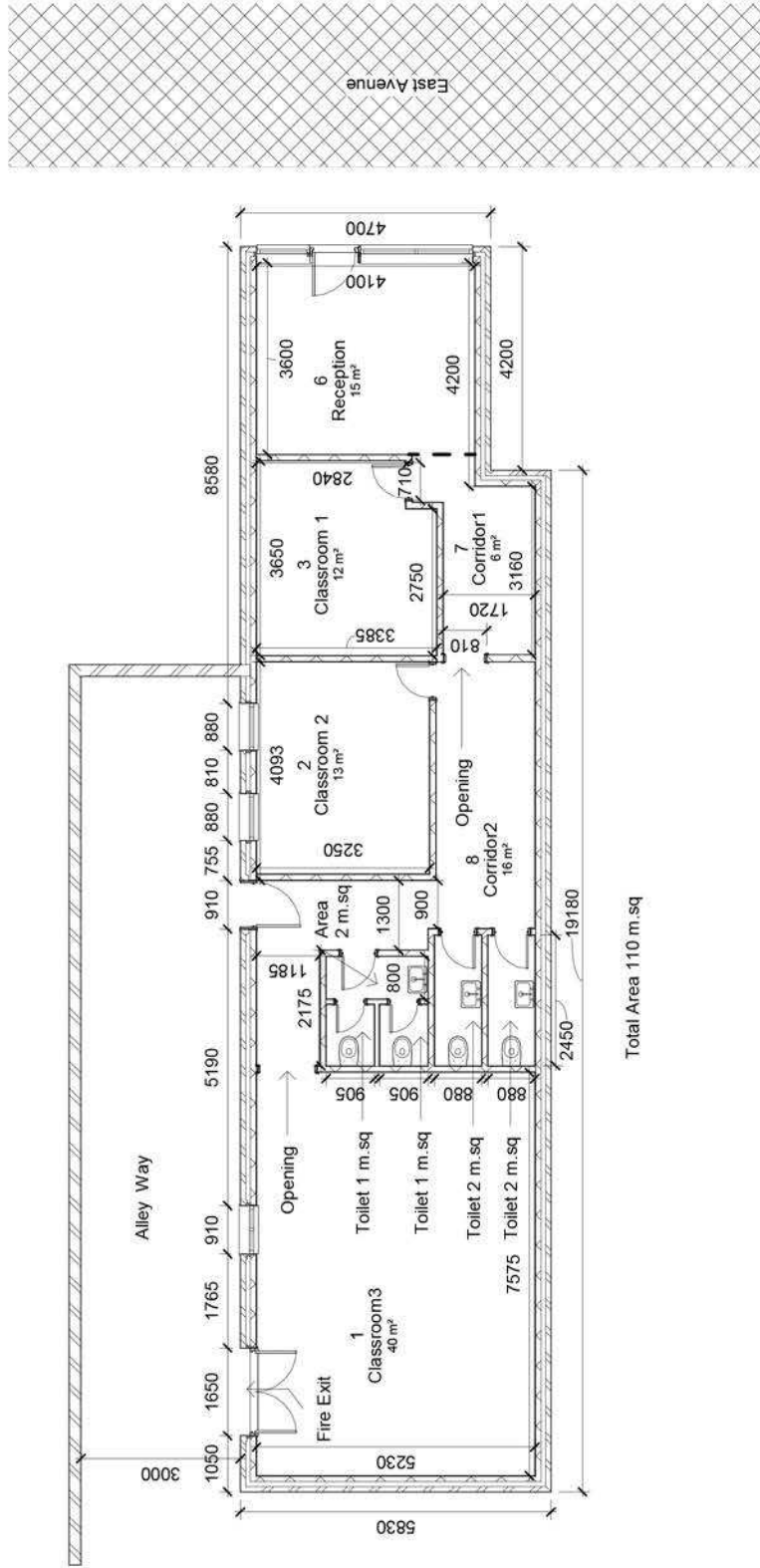
No.	Description	Date

CLIENT		Suaad Abdulle	
PROJECT		Nasri Nanny Place	
Date	09/02/2016	Project number	Scale (@ A3)
Drawn by	MS	Project Number	1 : 100
Checked by	qobey	DRAWING NUMBER	REV
		A101	

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE	SHEET
				Existing Plan

Proposed Plan

1 : 100



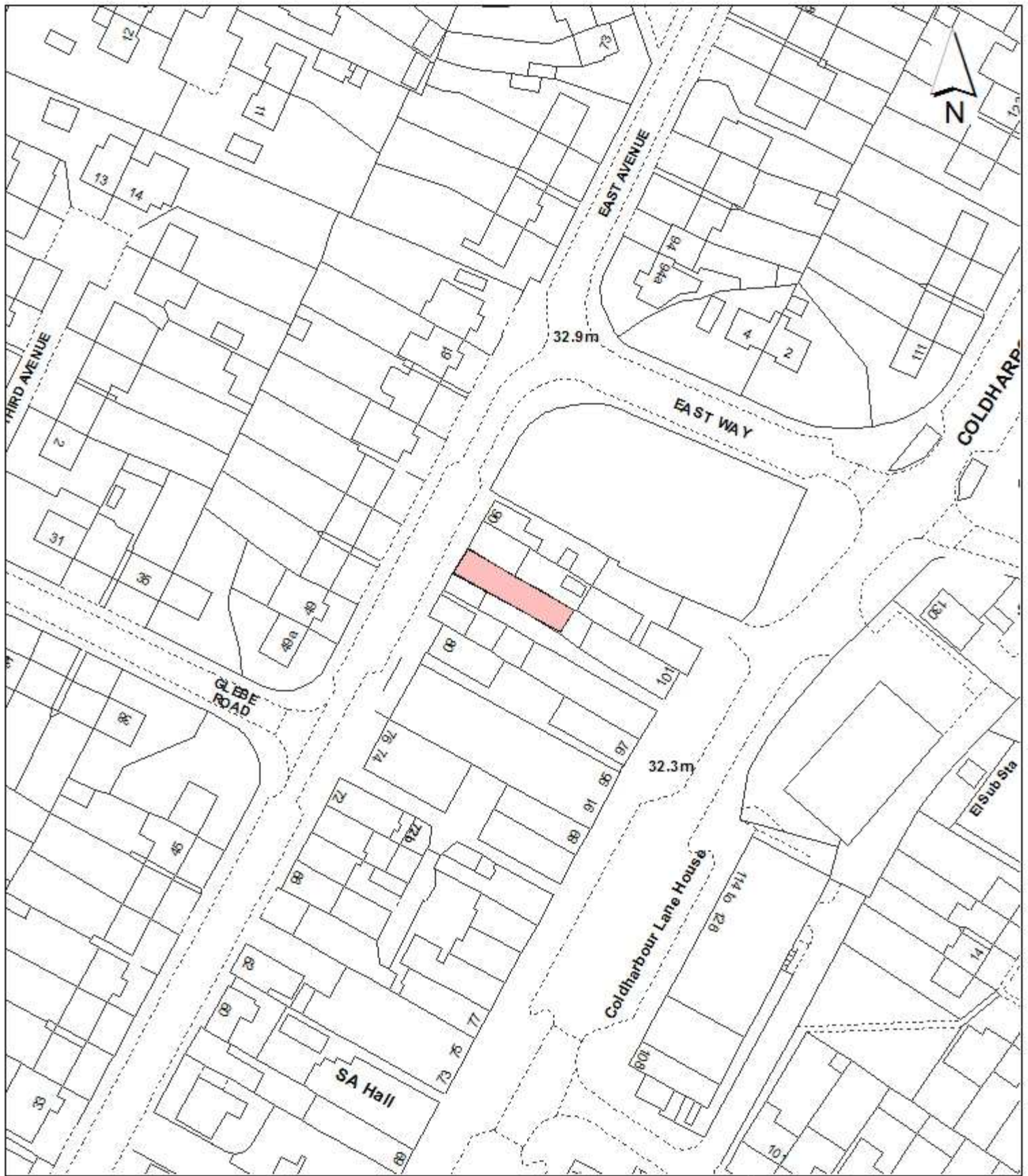
Total Area 110 m.sq

No.	Description	Date

CODE	STATUS	SUITABILITY DESCRIPTION	PURPOSE OF ISSUE

PROJECT	Nasri Nanny Place
SHEET	Proposed Plan

CLIENT	Suaad Abdulle
Date	09/02/2016
Drawn by	MS
Checked by	qobey
Project number	Scale (@ A3)
Project Number	1 : 100
DRWAING NUMBER	REV
A102	



Notes:

 Site boundary

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Site Address:

**86 East Avenue
Hayes**

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

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

Planning Application Ref:

40159/APP/2015/4610

Scale:

1:1,000

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 94 HERCIES ROAD HILLINGDON

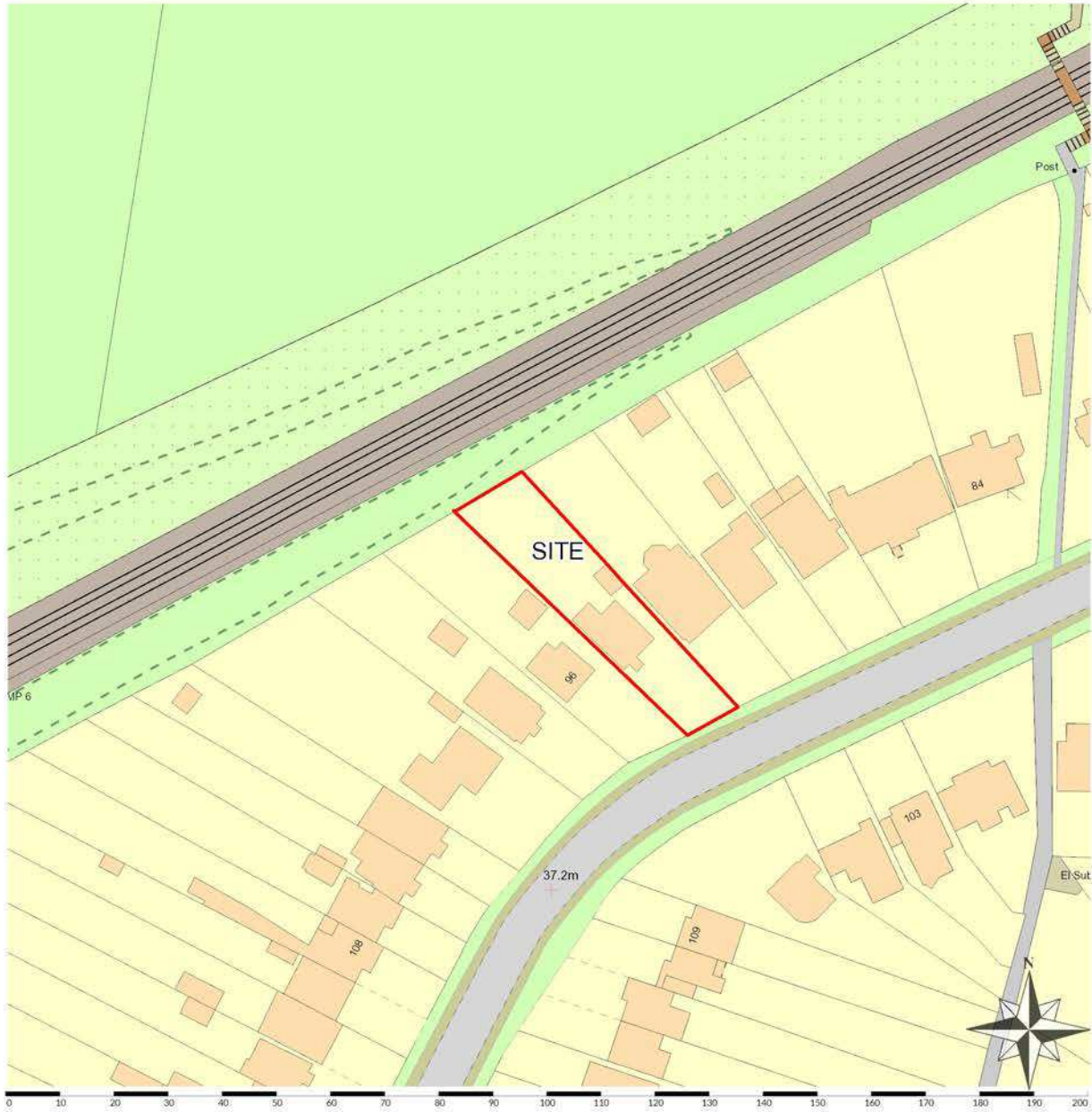
Development: Extension of roof to create additional habitable roof space to include 2 new side dormers and enlargement of existing dormers (Part Retrospective)

LBH Ref Nos: 19969/APP/2016/757

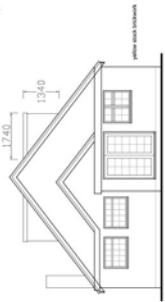
Date Plans Received: 23/02/2016

Date(s) of Amendment(s):

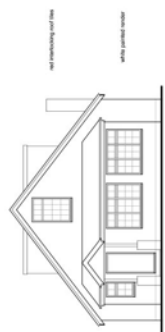
Date Application Valid: 23/02/2016



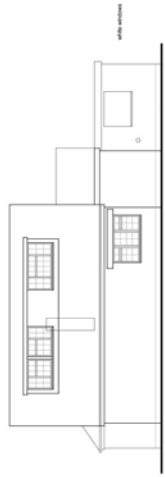
Scale: 1:1250 | Area 4Ha | Grid Reference: 507046,184705 | Paper Size: A4



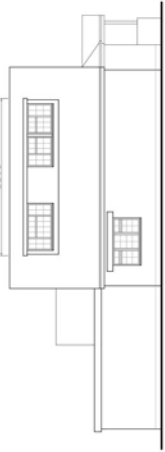
REAR ELEVATION



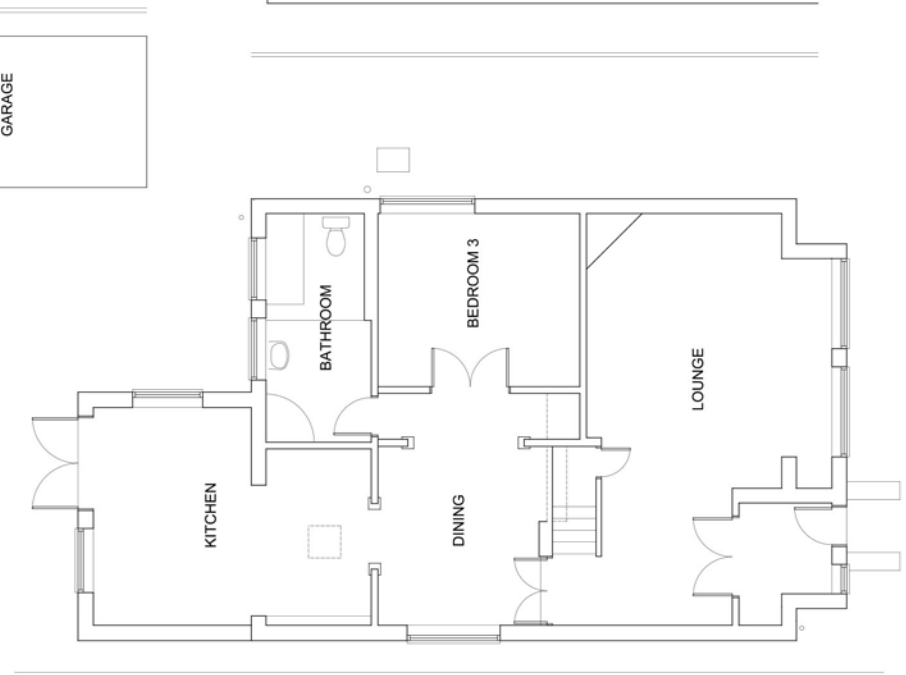
FRONT ELEVATION



SIDE ELEVATION



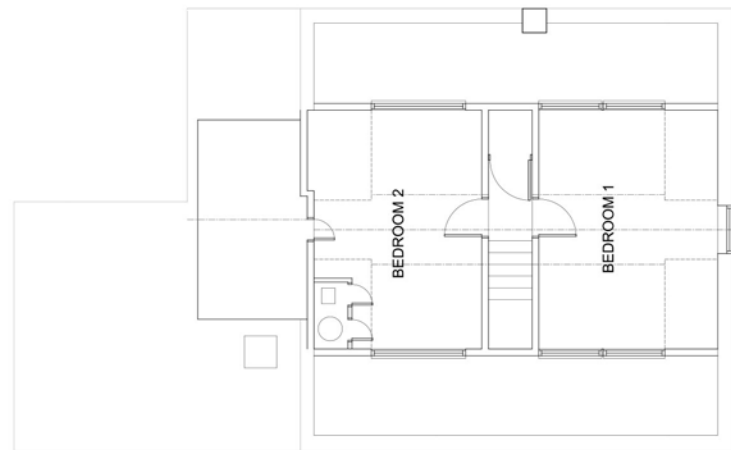
SIDE ELEVATION 2



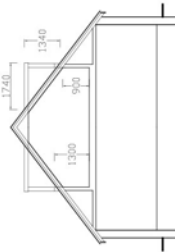
GROUND FLOOR PLAN



scale



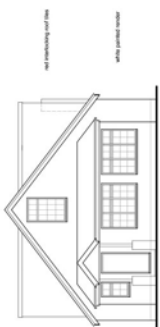
FIRST FLOOR PLAN



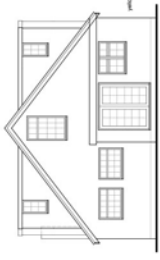
SECTION

Dormer Volume Calculation :
 $[1.34 \times 1.74] / 2 \times 5.89 = 6.87 \text{ m}^3$
 x 2 no dormers = 13.73 m³.

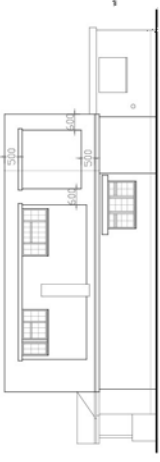
Drawn	Checked	Date
This drawing must not be issued, loaned or copied without consent of the Author. ©		
Mark Baldwin (INC./MCO/HCIT) CHARTERED/REGISTERED ARCHITECTURAL CONSULTANT Telephone: 01895 244450		
Client: Ms. F. Oshrovi.		
Project: 94 HERCULES ROAD, HILLINGDON UB10 9ND.		
Description: EXISTING PLANS & ELEVATIONS.		
Scale: 1:50, 1:100 @ A1		Date: Sept 15
Project No: MB / 3090 / 1		Page: 1



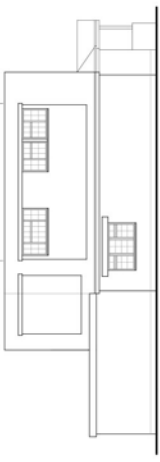
FRONT ELEVATION
NO CHANGE



REAR ELEVATION

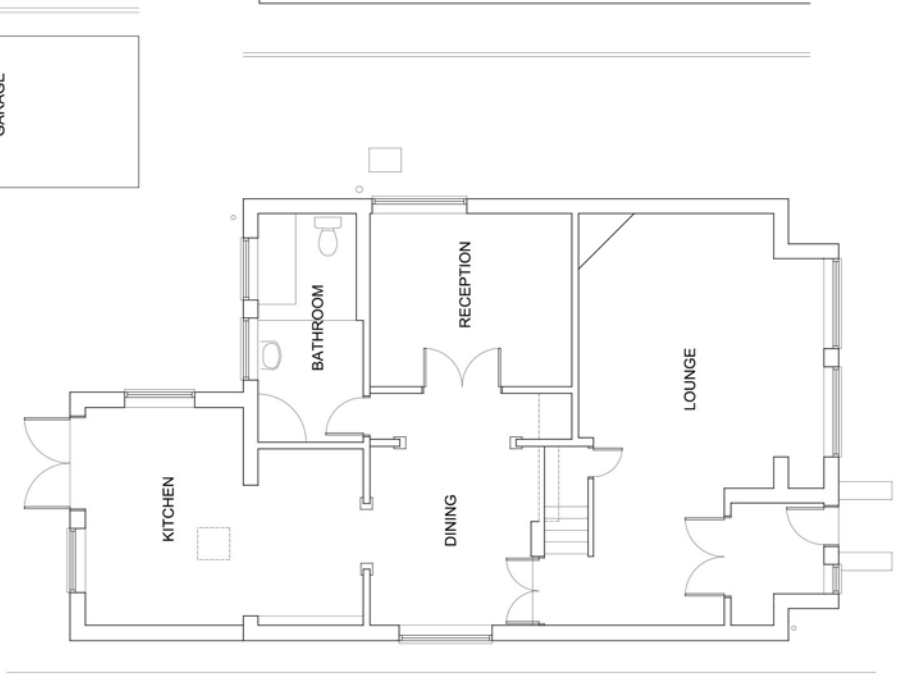


SIDE ELEVATION

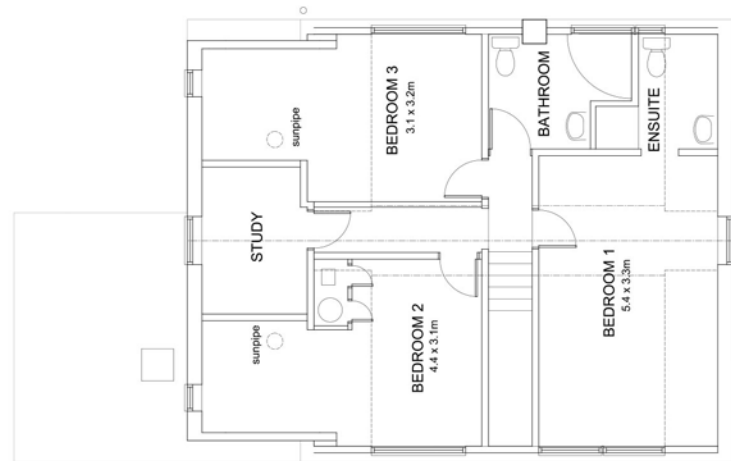


SIDE ELEVATION 2

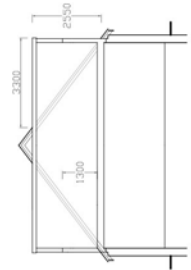
New Dormers set down 300mm min. lower than main roof.
 New materials to be similar to existing house.
 Side facing windows to be obscure-glazed with openings above 1.7m
 New Dormers to be set up minimum 50 cm from original eaves.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



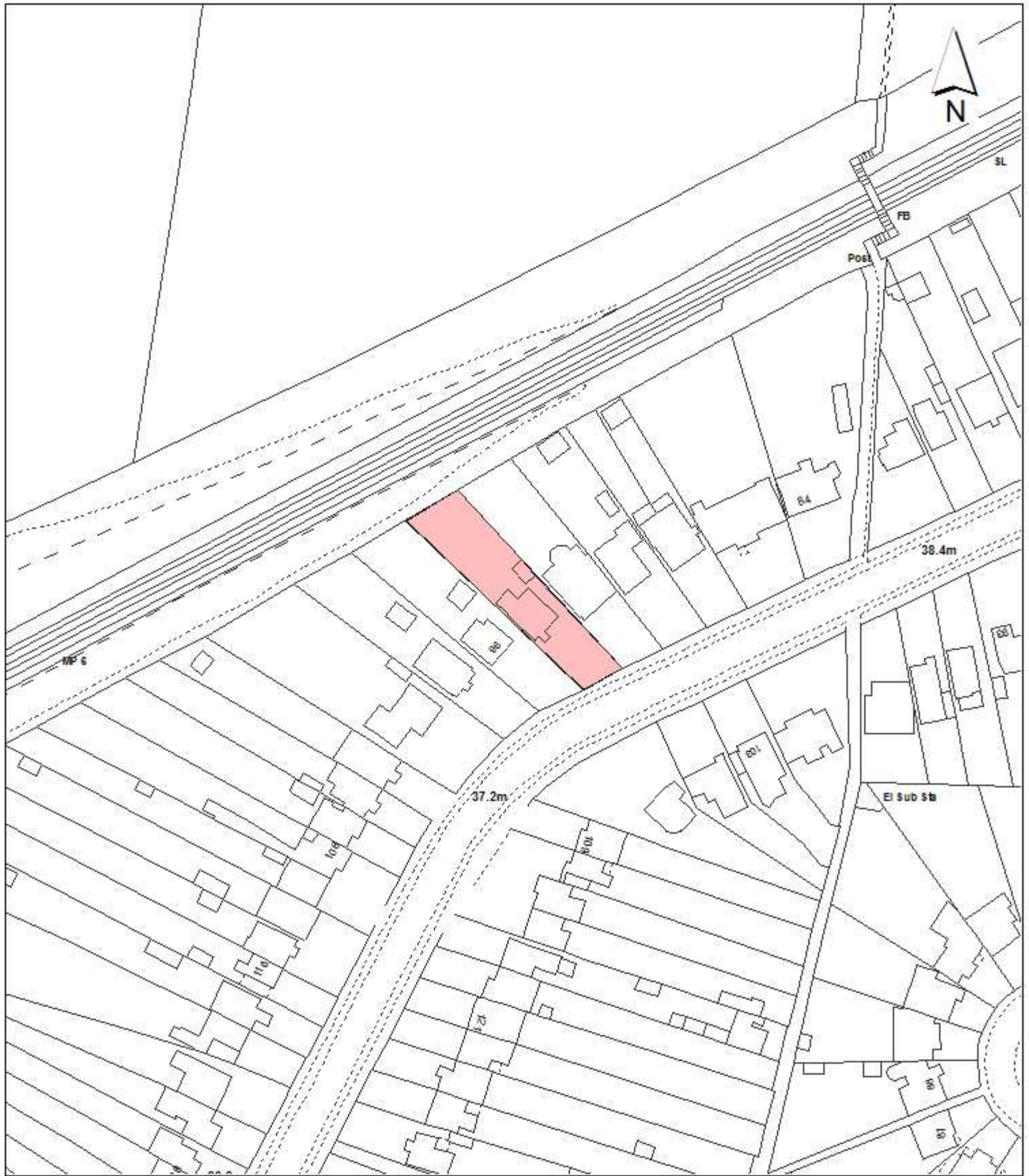
SECTION

Revision	Description	Date
A	Rear Dormers - size reduced, windows removed	Feb 16

This drawing shall be a contract, issued in support of the contract of the Building.

www.plansdesigns.co.uk
Mark Baldwin (MC2, MC0A, MC1T)
 CHARTERED ARCHITECT & ARCHITECTURAL CONSULTANT
 Telephone: 01895 254450

Client: Mr. F. Osborne.
 Project: 84 HERCULES ROAD, HILLINGDON UB10 9ND.
 Description: PROPOSED PLANS & ELEVATIONS.
 Scale: 1:50, 1:100 @ A1 | Date: Sept 15
 Project No: MB / 3090 / 3 | Rev: A



Notes:

 Site boundary

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Site Address:

94 Hercies Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

19969/APP/2016/757

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 133B HIGH STREET UXBRIDGE

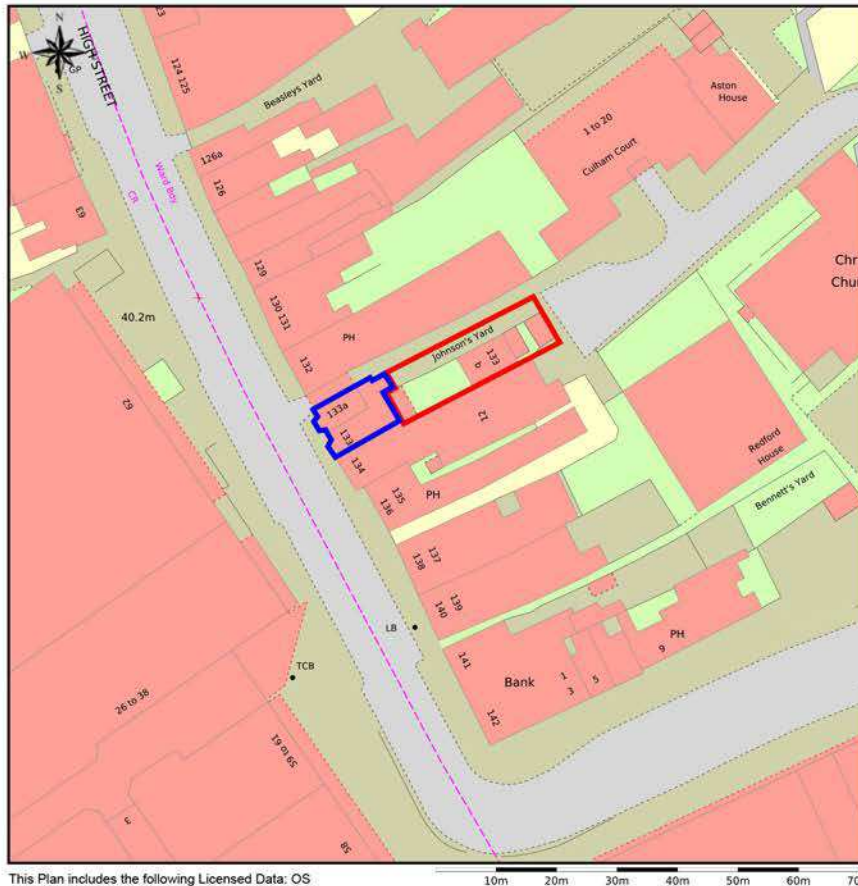
Development: Retention of this outbuilding to the rear as built to be used as a community centre/place of worship.

LBH Ref Nos: 68976/APP/2016/253

Date Plans Received: 21/01/2016

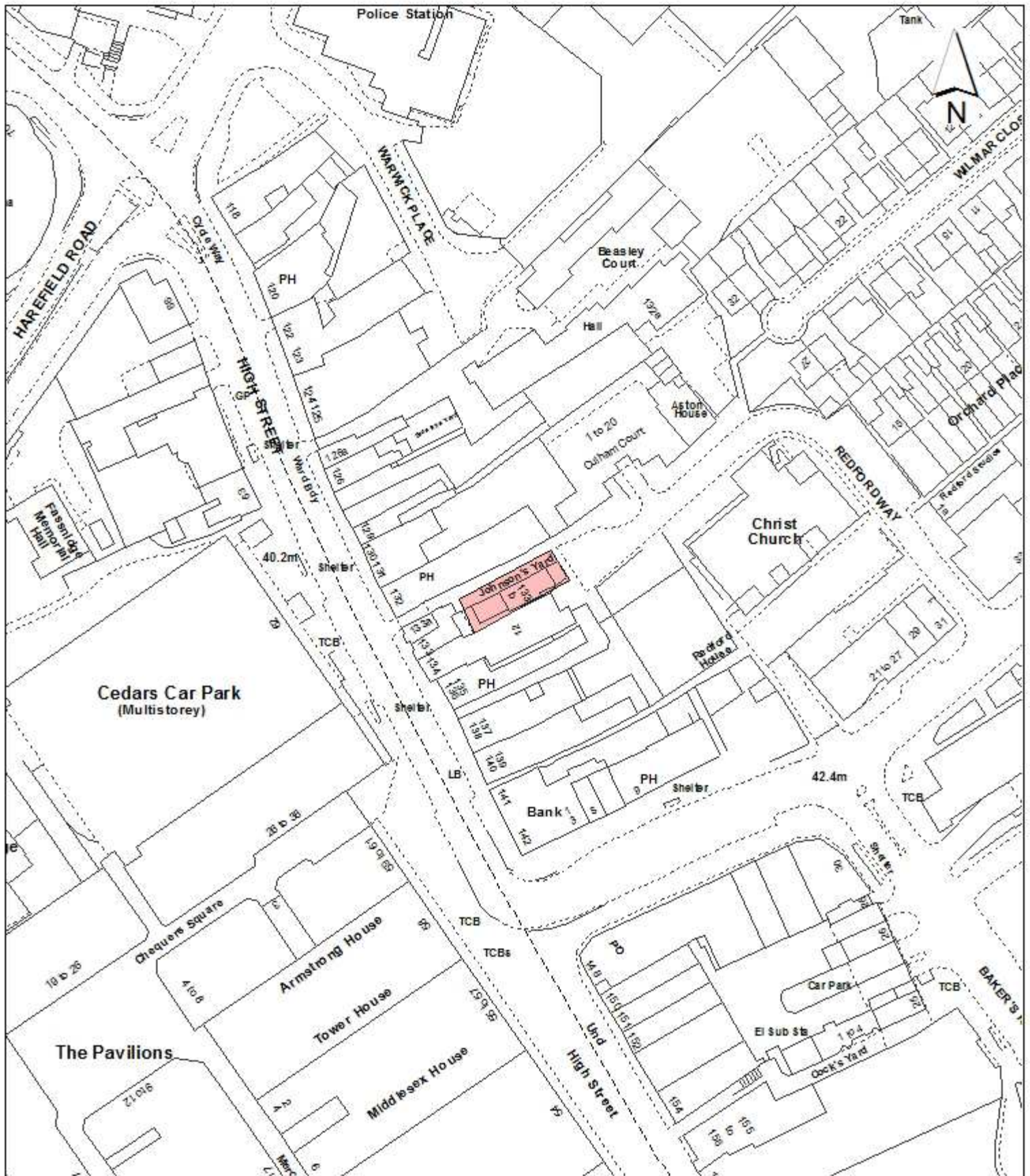
Date(s) of Amendment(s):

Date Application Valid: 21/01/2016



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Scale: 1:1250, paper size: A4



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**133B High Street
Uxbridge**

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

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

Planning Application Ref:

68976/APP/2016/253

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 133B HIGH STREET UXBRIDGE

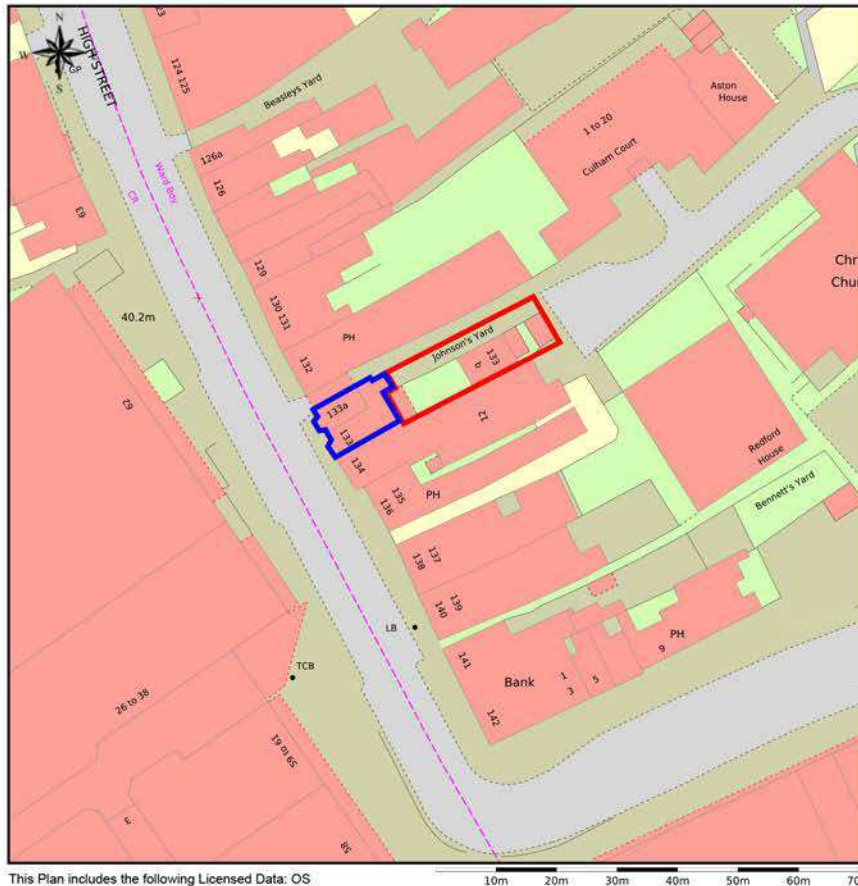
Development: Retention of this outbuilding to the rear as built to be used as a community centre/place of worship (Listed Building Consent).

LBH Ref Nos: 68976/APP/2016/254

Date Plans Received: 21/01/2016

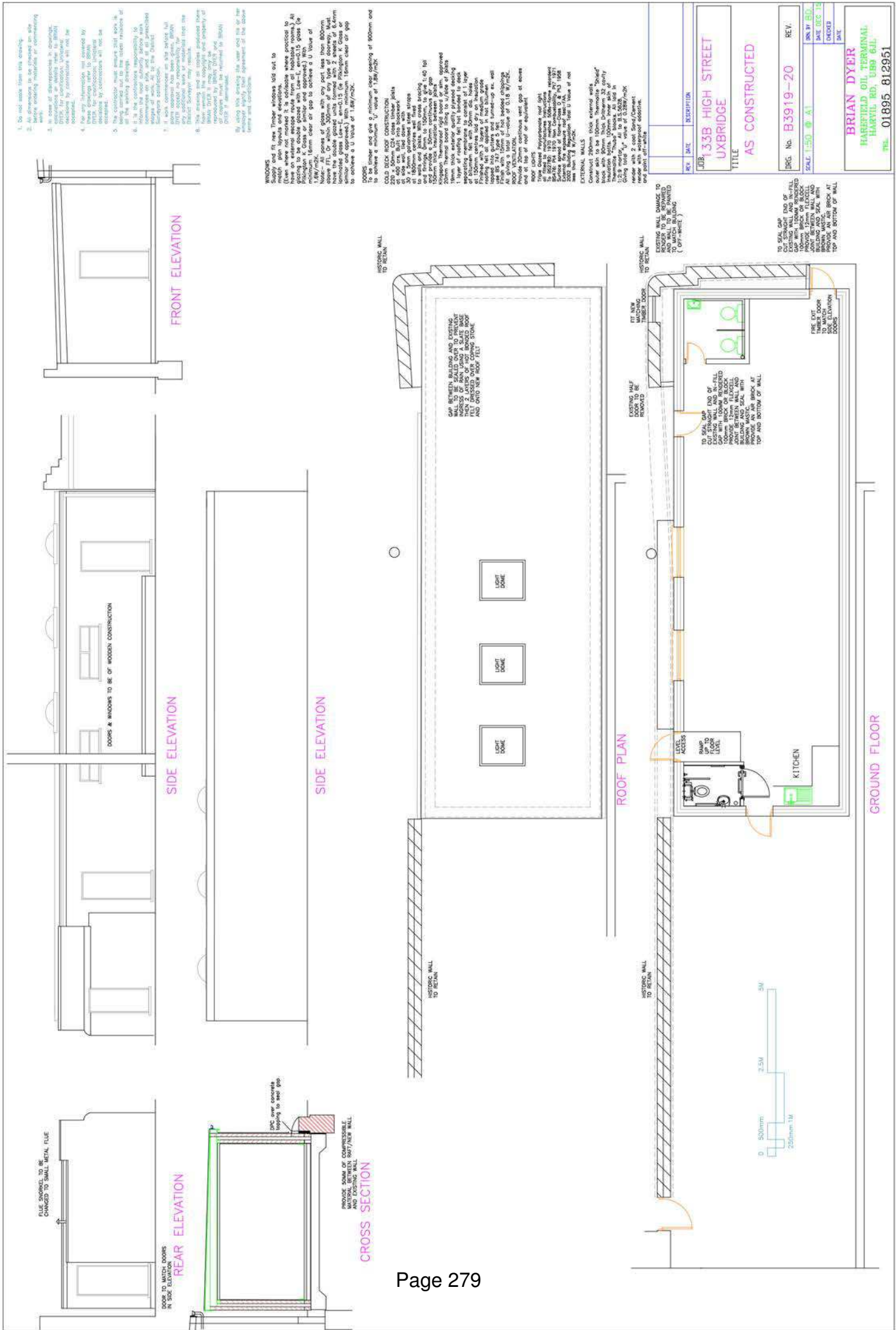
Date(s) of Amendment(s):

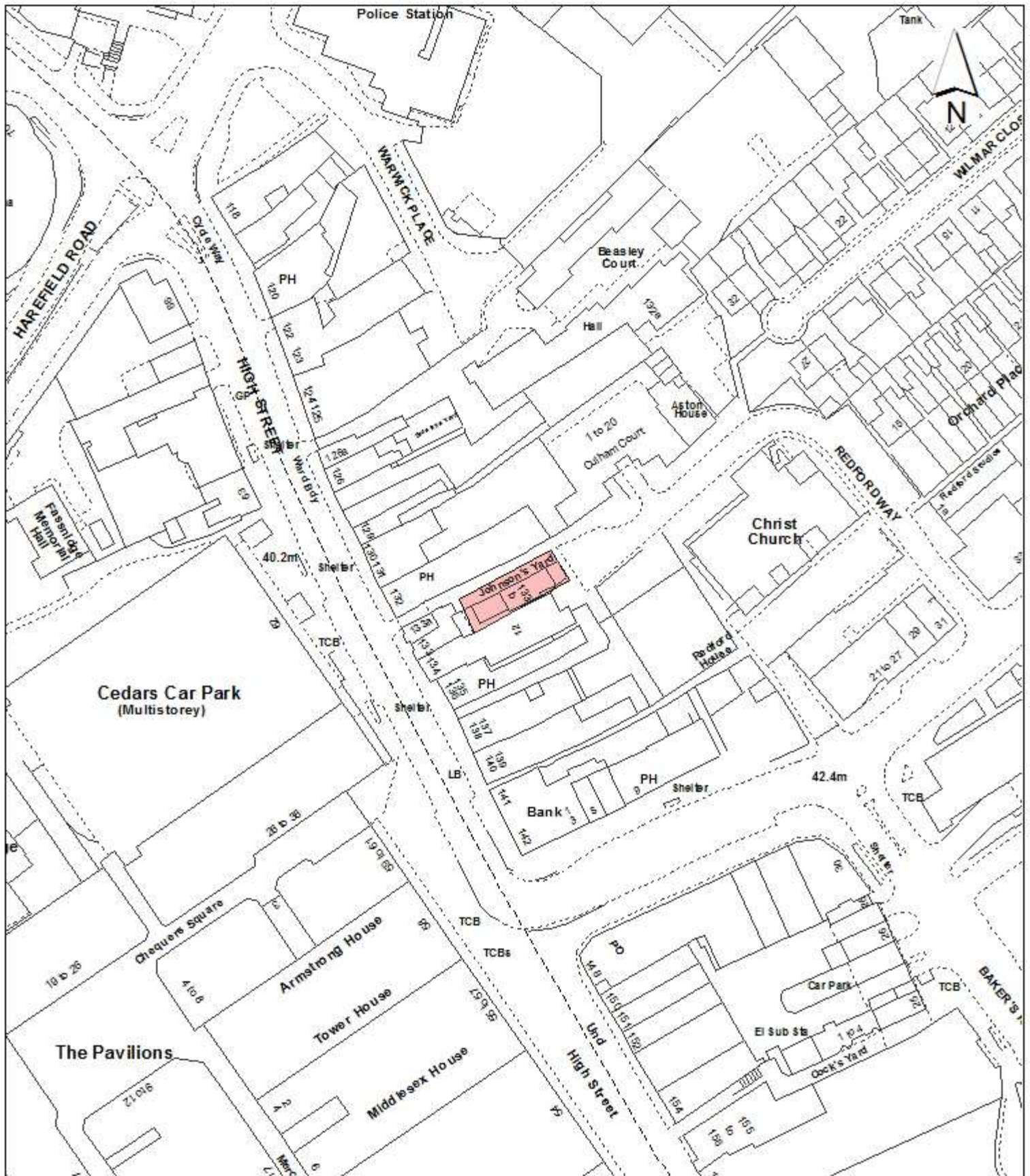
Date Application Valid: 21/01/2016



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Residents Services
Planning Section

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

Planning Application Ref:

68976/APP/2016/254

Scale:

1:1,250

Planning Committee:

Central & South

Date:

May 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 27 KINGSTON AVENUE YIEWSLEY

Development: Single storey side extension

LBH Ref Nos: 67220/APP/2015/3631

Date Plans Received: 29/09/2015

Date(s) of Amendment(s):

Date Application Valid: 16/10/2015



SITE PLAN :
SCALE 1:1250

SITE PLAN :
SCALE 1:500



GENERAL NOTES

All dimensions, levels, sizes, positions and locations of work are shown on the drawings and shall be carried out by the appointed Contractor on site prior to engaging in works.

Any discrepancies must be reported to the Architect/Surveyor/Engineer or responsible persons immediately.

No dimension to be scaled from the drawings for construction purposes unless otherwise indicated. All work is to comply with current Building Regulations, Party Wall etc. Act 1996 and apply and contractor to be notified when any work is commenced until this formality is completed.

The sole purpose of this drawing is the procurement of Planning Permission and Building Regulation approval and work is NOT to commence before such approvals.

Where this drawing is used for the works, contractor should request at the time of tender, from the tenderer, full specification and schedule of work. To avoid any disputes, the schedule of work in conjunction with the drawings would be used to resolve matters.

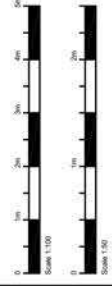
Contractor to assure and satisfy himself that necessary Planning Permission and Building Regulation approval is obtained before commencing any work. The competent person is to send to the local authority via the self-certification certificate within 30 days of the electrical works' completion. The client must receive both a copy of the self certificate and a BS7671 Electrical Installation Test Certificate. (Reg. P1)

The Gas and Boiler installations will be carried out by a suitably qualified CORGI registered gas engineer or equal approved.

The Contractor is responsible for ensuring compliance with the CDM Regulations, and appropriate Health & Safety on site precautions.



SITE PLAN
SCALE 1:1250



NO.	REVISIONS	DATE

SHBH

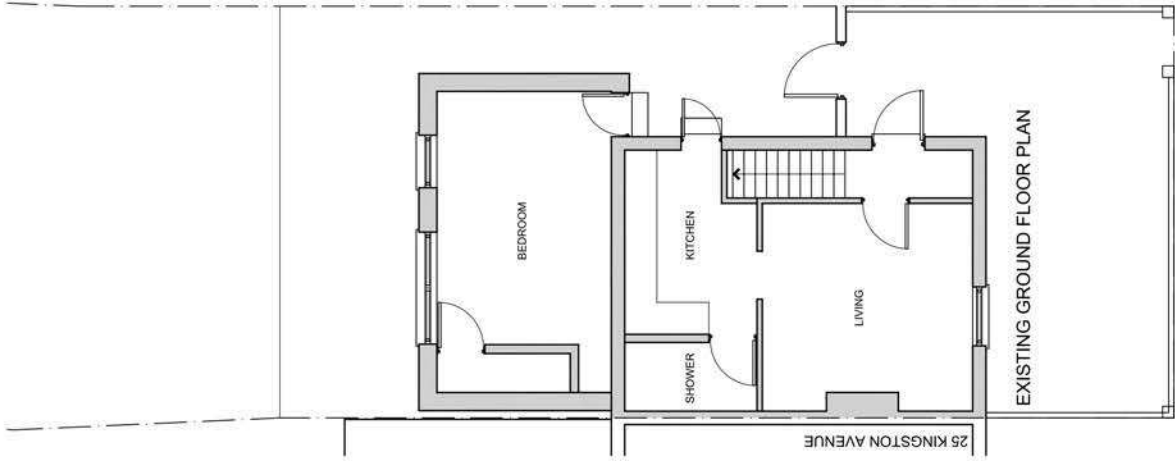
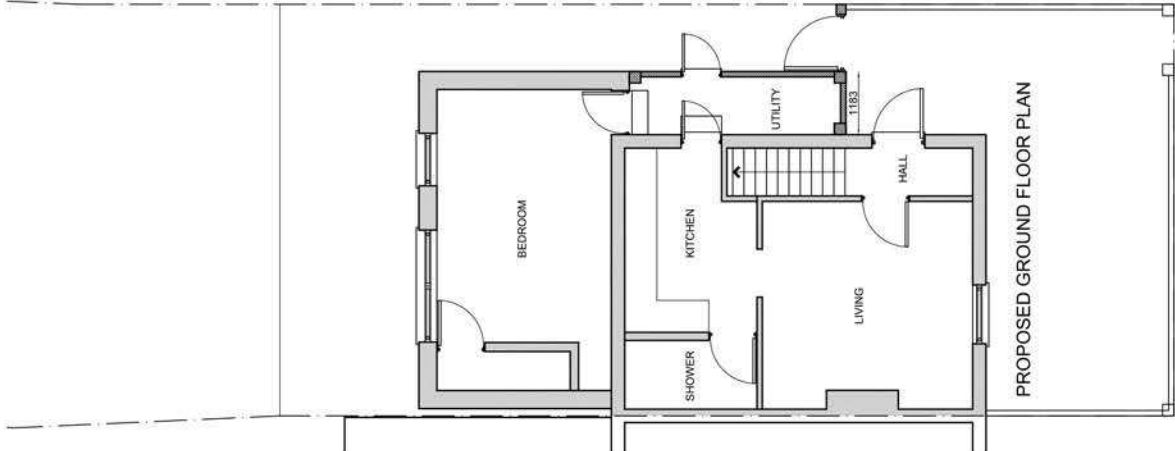
Architectural and Interior design services
15, The Arcade
High Wycombe, Bucks HP12 3JF
Tel: 0494 477660
Fax: 0494 477661
Email: info@shbhdesign.co.uk

PROJECT
27 KINGSTON AVENUE
WEST DRAYTON
UB7 8EU

DRAWING TITLE
EXISTING AND PROPOSED GROUND FLOOR PLANS

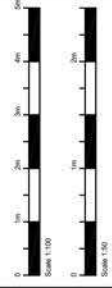
DATE: **15-09-2015**
SCALE: **1:100 @ A3**

NO. **SD1552(P)02-A**

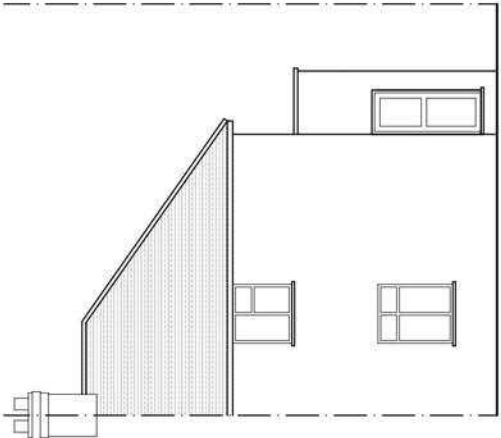


GENERAL NOTES

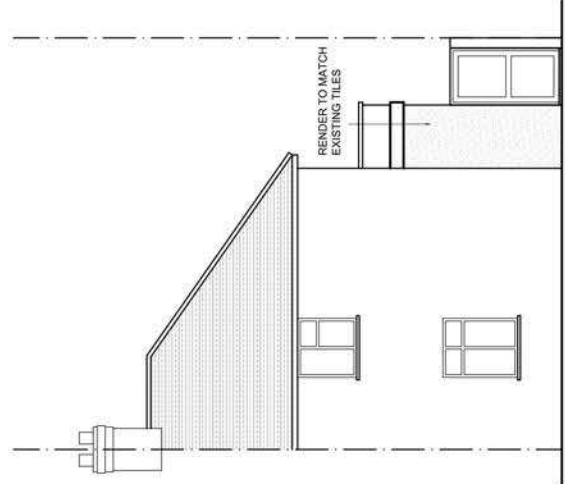
All dimensions, levels, sizes, positions and locations of work are to be as shown on the drawings and approved by the appointed Contractor on site prior to engaging in works.
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 Contractor to assure and satisfy himself that necessary Planning Permission and Building Regulation approval is obtained before commencing any work.
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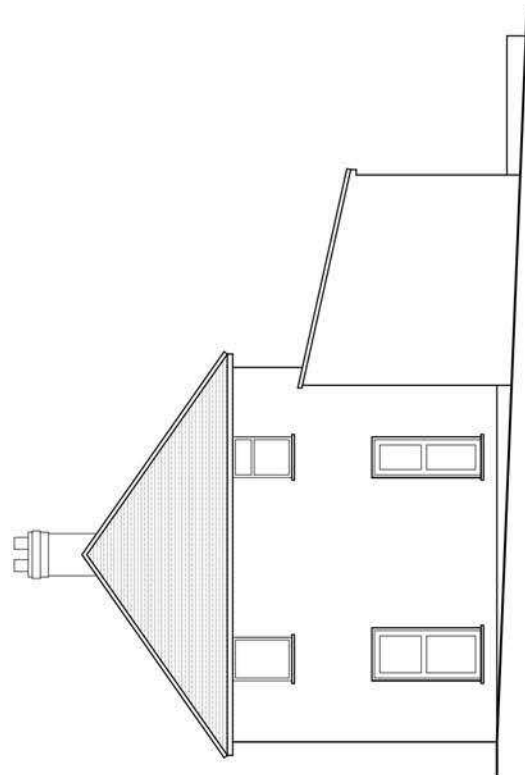
	Architectural and Interior design services 15-09-2015 1:100 @ A3 27 KINGSTON AVENUE WEST DRAYTON UB7 8BU PROJECT:
M + 44 1796603042 Email: info@shbhgroup.co.uk	EXISTING AND PROPOSED ELEVATIONS
DATE: 15-09-2015 SCALE: 1:100 @ A3	DRAWING NO: SD1552(P)03



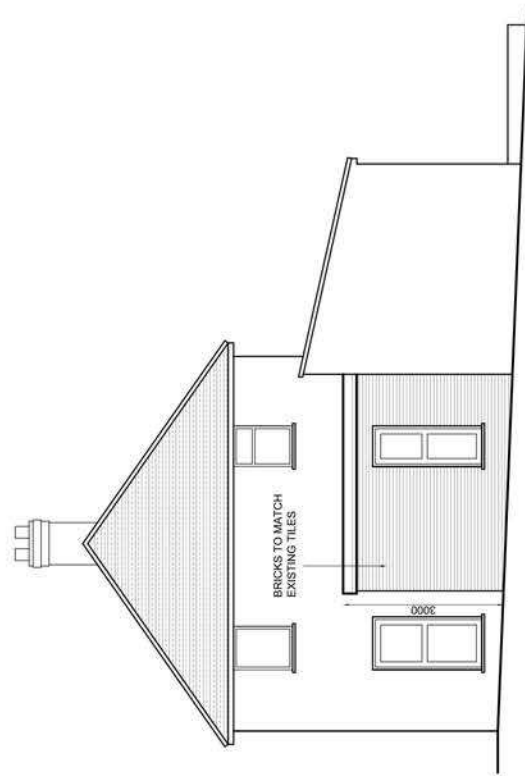
EXISTING FRONT ELEVATION



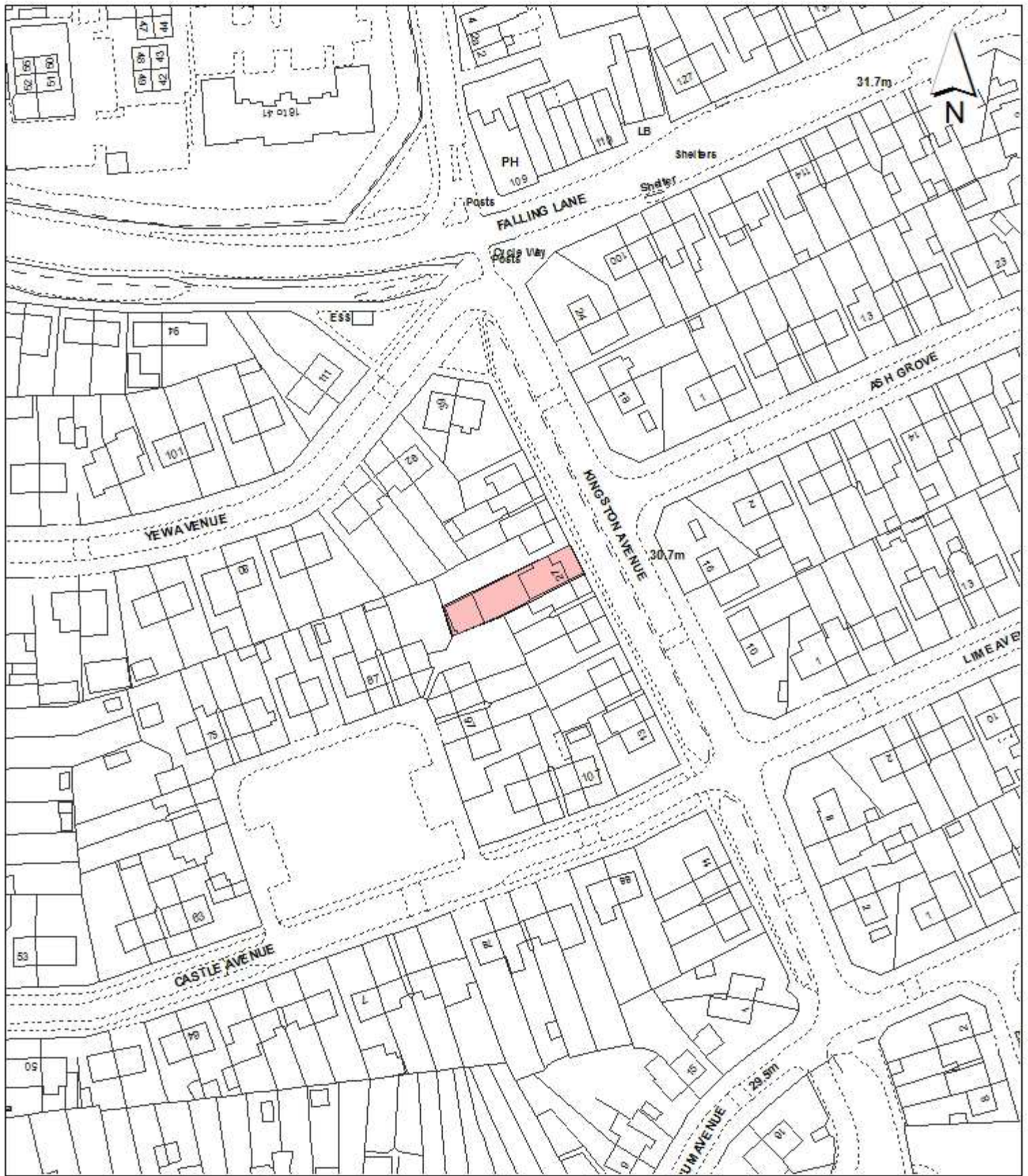
PROPOSED FRONT ELEVATION



EXISTING GROUND ELEVATION



PROPOSED SIDE ELEVATION



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Yiewsley**

Planning Application Ref:

67220/APP/2015/3631

Planning Committee:

Central & South

Scale:

1:1,250

Date:

May 2016

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Planning Section

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Telephone No.: Uxbridge 250111



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