



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 2 JUNE 2015
Time: 7.00 PM
Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

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

To Councillors on the Committee

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

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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A useful guide for those attending Planning Committee meetings

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

Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

Ward Councillors - There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members - The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the Committee meeting works

The Planning Committees consider the most complex and controversial proposals for development or enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant

followed by any Ward Councillors;

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meetings held on 13 May and 14 May 2015 1 - 8
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	Land forming part of 26A Windmill Hill, Ruislip - 67242/APP/2015/188	Eastcote & East Ruislip	Single storey, 2-bed detached dwelling with habitable roofspace, associated parking and amenity space involving demolition of existing detached garage. Recommendation: Approval	9 - 28 90 - 102
7	54 Pembroke Road, Ruislip - 10793/APP/2015/476	Manor	Change of use of ground floor from Use Class C3 (Dwelling houses) to Sui Generis and part two storey, part single storey rear extension to create a Veterinary Clinic at ground floor and 1 x 2-bed and 2 x 1-bed self contained flats at first floor involving associated parking and demolition of element to side. Recommendation: Refusal	29 - 42 103 - 112

8	12 Colchester Road, Northwood - 70151/APP/2015/980	Northwood Hills	2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing detached bungalow Recommendation: Refusal	43 - 52 113 - 117
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Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	18 Highfield Drive, Ickenham - 33211/APP/2015/1061	Ickenham	Part two storey, part single storey rear extension, two storey front extension, first floor side extensions, raising of roof to allow conversion of roof space to habitable use to include a rear dormer, 2 front dormers, 4 side roof lights, conversion of garage to habitable use involving raising of roof of garage alterations to front and rear elevations including new boundary wall to front Recommendation: Approval	53 - 62 118 - 131
10	Uxbridge Skip - Final Report	Ickenham	Changes to open storage areas associated with existing non-hazardous waste treatment and transfer facility including 2 x replacement trommels and waste picking stations, new baler, boundary treatment and landscaping involving replacement of workshop building following demolition of existing workshop building Recommendation:	63 - 88 132 - 144

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Minutes

NORTH PLANNING COMMITTEE

13 May 2015

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

	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Peter Curling (Labour Lead) Jem Duducu Duncan Flynn Carol Melvin John Morse John Oswell</p>
	<p>OFFICERS PRESENT: James Rodger - Head of Planning and Enforcement Adrien Waite - Major Applications Manager Syed Shah - Highways Engineer Tim Brown - Legal Officer Ainsley Gilbert - Democratic Services Officer</p>
<p>171.</p>	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence had been received from Councillor Ray Graham. Councillor Brian Stead was present as his substitute.</p>
<p>172.</p>	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillors John Morgan and Duncan Flynn declared a non-pecuniary interest in items 12 and 13, concerning the Woodman Public House in Eastcote.</p>
<p>173.</p>	<p>TO SIGN AND RECEIVE THE MINUTES OF THE MEETINGS HELD ON 24 MARCH 2015 AND 14 APRIL 2015 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 24 March and 14 April 2015 were agreed to be accurate.</p>
<p>174.</p>	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>There were no such matters.</p>

175.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items would be considered in public.</p>
176.	<p>GARAGES ADJACENT TO 29-33 DOLLIS CRESCENT, RUISLIP 45159/APP/2015/527 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report, explaining that the application was for the demolition of nine garages and their replacement with a two storey building to contain two two-bedroom flats. Four parking spaces would be provided, and one existing garage retained on site. The proposed flats would provide acceptable living accommodation, whilst the proposals were considered to fit into the street scene well. The impact on neighbouring properties was considered to be low. Officers drew attention to the addendum report, and explained that the application was recommended for approval by officers.</p> <p>Councillors were pleased that disused brownfield sites were being developed, to provide much needed housing.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report and subsequently amended by the addendum report.</p>
177.	<p>LAND AT JUNCTION OF FIELD END ROAD AND HIGH ROAD, EASTCOTE 59310/APP/2015/767 (<i>Agenda Item 7</i>)</p> <p>Officers introduced the report, explaining that the application was for the replacement of a 17.5 metre telecommunications pole with one of 20 metres, the replacement of two cabinets, and the installation of one additional cabinet. This was considered to be unacceptable because of prominence of the proposed mast, and the additional street clutter which would be caused by the new structures. Officers drew the committee's attention to the informative regarding the siting of masts on Council owned land, contained within the addendum.</p> <p>Councillors agreed with the Eastcote Conservation Panel that the repositioning of the mast by a few metres to prevent a temporary loss of service was not acceptable.</p> <p>The recommendation for refusal was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be refused, for the reasons outlined in the officers report, with the informatives set out in the report and the addendum report.</p>

178.	<p>OPPOSITE RECREATION GROUND, MOORHALL ROAD, HAREFIELD 60622/APP/2015/1092 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report, explaining that the application was for the replacement of an 11.8 metre telecommunications pole with a 15 metre high pole. The site was very near to a conservation area and green belt land. The visual impact of the new pole and the additional cabinet supporting its operation was considered to be unacceptable.</p> <p>Councillors felt that the impact on the conservation area would be significant, and that the cumulative impact of cabinets was unacceptable.</p> <p>The recommendation for refusal was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be refused, for the reasons outlined in the officers report.</p>
179.	<p>18 PRIORY COTTAGES, HARVIL ROAD, HAREFIELD 2091/APP/2012/2706 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report, explaining that the application was for the retention of part of the existing decking. The decking was subject to enforcement action, and the proposal was for the removal of a small part of the decking in an attempt to make the structure acceptable. Officers considered however that the proposal did not go far enough and that the decking would still cause harm to neighbouring properties and be a dominant feature.</p> <p>Councillors were concerned that the proposal would still lead to overlooking and noted the large number of policies the proposal would breach.</p> <p>The recommendation for refusal was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be refused, for the reasons outlined in the officers report.</p>
180.	<p>27 HALFORD ROAD, ICKENHAM 16527/APP/2015/339 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report, explaining that the application was for the alteration and reconstruction of the front wall of the garage. The impact on the street scene was considered to be very limited. Officers drew the committee's attention to the addendum which sought to replace a condition.</p> <p>Councillors felt that the proposed frontage would be more aesthetic than the existing front wall.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, unanimously agreed.</p>

	<p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report and subsequently amended by the addendum report.</p>
181.	<p>FOOTPATH ADJACENT TO AUTOCENTRE, NORTHWOOD 67084/APP/2015/1227 (<i>Agenda Item 11</i>)</p> <p>Officers introduced the report, explaining that the application was for the replacement of a 17.1 metre high telecommunications mast with one 0.4 metres taller, and the addition of a small ancillary cabinet. The pole was located in close proximity to a railway bridge which was the dominant feature of the street scene. Officers were therefore recommending that the application be approved.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report.</p>
182.	<p>THE WOODMAN PH, JOEL STREET, EASTCOTE, PINNER 19391/APP/2015/94 (<i>Agenda Item 12</i>)</p> <p>Officers introduced both the planning and listed building consent applications relating to The Woodman Public House, Eastcote. They explained that the unauthorised wooden lean-to would be demolished and replaced with a brick built extension. There had been a number of objections, many of which related to the operation of the public house. The conservation officer was content with the proposals, which they described as 'very small and discrete'. Officers explained that the addendum report for items 12 and 13 ought not to have included 'if necessary' at the end of the first paragraph of the officer comments.</p> <p>Councillors noted that the public house was now more commonly referred to as Arens Bar, but agreed that the proposals would represent an improvement to the site.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report, and subsequently amended by the addendum report.</p>
183.	<p>THE WOODMAN PH, JOEL STREET, EASTCOTE, PINNER 19391/APP/2015/95 (<i>Agenda Item 13</i>)</p> <p>This application was discussed along with agenda item 12.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, unanimously agreed.</p>

	<p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report, and subsequently amended by the addendum report.</p>
184.	<p>44 HIGH STREET, RUISLIP 137/APP/2015/613 (<i>Agenda Item 14</i>)</p> <p>Officers introduced the report, explaining that application was for a change of use from class A1 to class D1, which would be restricted to use as a dental practice. There would not be any significant physical change, and so the issue was one of principle. Officers considered that there were an acceptable number of A1 units remaining in the town centre, and that a dental practice was suitable for a town centre location. Officers therefore recommended that the application be approved.</p> <p>Councillors agreed that a dental practice would be a valuable community asset. They questioned whether dental products would also be sold from the unit, but this was not clear from the application.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report.</p>
185.	<p>HIGHWAYS VERGE 25M NORTH EAST OF AYLSHAM DRIVE, HIGH ROAD, ICKENHAM 70746/APP/2015/1032 (<i>Agenda Item 15</i>)</p> <p>Officers introduced the report explaining that the application proposed a new 25 metre high telecommunications pole, four cabinets, and one slimline pillar. These would be located in front of a new development, and officers felt that that because of the height of the pole, which was the same height as some eight storey buildings, and because of the extra street clutter, the proposal would be visually obtrusive. They therefore recommended that the application be refused.</p> <p>The recommendation for refusal was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be refused, for the reasons outlined in the officers report.</p>
186.	<p>148 SHARPS LANE, RUISLIP 17251/APP/2015/100 (<i>Agenda Item 16</i>)</p> <p>Officers introduced the reports, explaining that the application was for a single storey side extension and a part single and part two storey rear extension. The side extension would replace the existing garage, whilst the rear extension was narrower at the first floor than on the ground floor. There would be little impact on the street scene, and the extension complied with all relevant policies. The proposal would not infringe unduly on neighbouring properties, which had themselves been extended. Officers drew the committee's attention to the addendum report. Officers</p>

	<p>recommended that the application be approved.</p> <p>The recommendation for approval was moved, seconded, and on being put to the vote, unanimously agreed.</p> <p>RESOLVED - That the application be approved, subject to the conditions and informatives set out in the officers report, and subsequently amended by the addendum report. The formatting of the conditions and informatives was to be improved by officers before a decision notice was sent.</p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.40 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Ainsley Gilbert, Democratic Services Officer on agilbert@hillingdon.gov.uk 01895 556454250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Minutes**NORTH PLANNING COMMITTEE****14 May 2015****Meeting held at Council Chamber - Civic Centre,
High Street, Uxbridge UB8 1UW**

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Duncan Flynn, Carol Melvin, John Morse and John Oswell</p> <p>Apologies were received from Cllr Raymond Graham</p>
1.	<p>ELECTION OF CHAIRMAN (<i>Agenda Item 1</i>)</p> <p>RESOLVED: That Councillor Eddie Lavery be elected Chairman of the North Planning Committee for the 2015/2016 municipal year.</p>
2.	<p>ELECTION OF VICE-CHAIRMAN (<i>Agenda Item 2</i>)</p> <p>RESOLVED: That Councillor John Morgan be elected Vice-Chairman of the North Planning Committee for the 2015/2016 municipal year.</p>
	<p>The meeting, which commenced at 8.42 pm, closed at 8.47 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 250636 Democratic Services Officer. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 26A WINDMILL HILL RUISLIP

Development: Single storey, 2-bed detached dwelling with habitable roofspace, associated parking and amenity space involving demolition of existing detached garage

LBH Ref Nos: 67242/APP/2015/188

Drawing Nos: 14-021-P03 Rev. A
14-021-E02
Planning, Design and Access Statemen
RDW/WNH/AIM/02
14-021-E01
14-021-P01
14-021-P07
14-021-P02
14-021-P03
13-008-P03
14-021-P06
14-021-P05
14-021-P04

Date Plans Received:	19/01/2015	Date(s) of Amendment(s):	19/01/0015
Date Application Valid:	02/02/2015		19/01/2015
			30/01/0015

1. SUMMARY

The proposal is for the erection of a detached two bed dwelling within the rear garden of No.26a Windmill Hill that runs adjacent to the highway. The new dwelling would be sited next to the neighbouring property at No.26 Windmill Hill and would be in the form of a chalet style bungalow.

It is considered that the principle of one new house on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters and the protection of trees are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

The application is 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 plans, 14-021-P03 Rev. A, 14-021-E02, Planning, Design and Access Statement, RDW/WNH/AIM/02, 14-021-E01, 14-021-P01, 14-021-P07, 14-021-P02, 14-021-P03, 13-008-P03, 14-021-P06, 14-021-P05, 14-021-P04.

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 (July 2015).

3 RES7 Materials (Submission)

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

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

REASON

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

4 RES5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Amenity space (Plan No.14/021-P02)

Parking (Plan No.14/021-P02)

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 and AM23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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.

REASON

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

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

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

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

2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Means of enclosure/boundary treatments
 - 2.c Car Parking Layouts (including demonstration that 1 electrical charging point)
 - 2.d Hard Surfacing Materials
 - 2.e External Lighting
 - 2.f Other structures (such as play equipment and furniture)

4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.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.

5. Schedule for Implementation

6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2015).

7 RES10 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 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.

8 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2015) Policies 3.1, 3.8 and 7.2.

9 RES24 Secured by Design

The dwellings shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No dwelling shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2015) Policies 7.1 and 7.3.

10 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to the dwellinghouse shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with Policies BE13, BE21, BE23 and BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information about the design storm period and intensity, the method employed to

delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

ii. include a timetable for its implementation; and

iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:

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

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

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

REASON

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

INFORMATIVES

1 I1 Building to Approved Drawing

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.

2 I2 Encroachment

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

3 I3 Building Regulations - Demolition and Building Works

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 & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

4 I5 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 Planning & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

5 16 Property Rights/Rights of Light

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

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.

7 147 Damage to Verge

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).

8

You are advised that you will need to make an application to the Council's Highways Department, 4 North, Civic Centre, High Street, Uxbridge, UB8 1UW for the relocation of the street lighting column.

9

All tree work should be carried out in accordance with the recommendations of BS3998:2010 'Tree Work-Recommendations'.

10

You are advised that the development hereby approved represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £9,518.21 which is due on commencement of this development. The actual Community Infrastructure Levy will be calculated at the time your development is first permitted and a separate liability notice will be issued by the Local Planning Authority. Should you require further information please refer to the Council's Website www.hillingdon.gov.uk/index.jsp?articleid=24738.

11 I59 Councils Local Plan : Part 1 - Strategic Policies

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

12 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).

13 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 (July 2011) 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.
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
LPP 6.13	(2015) Parking
LPP 7.14	(2015) Improving air quality
LPP 7.2	(2015) An inclusive environment
LPP 7.21	(2015) Trees and woodland
LPP 7.3	(2015) Designing out crime
LPP 7.6	(2015) Architecture

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the western side of Windmill Hill, some 25m to the north of its junction with West Hatch Manor, at a point where the road divides to form a central grassed island which acts as an elongated roundabout at the junction of Windmill Hill with West Hatch Manor and Old Hatch Manor.

The site currently forms approximately 20m depth of the rearmost part of the garden to No.26a Windmill Hill and contains a detached garage. No. 26a Windmill Hill is a detached gable end house with low side eaves with half dormer windows.

This is an established residential area which predominantly comprises similar detached properties of varying design. The site is located towards the top of a hill which does allow views out between the buildings towards the surrounding areas. This and neighbouring gardens contain a number of trees, one of which, an Ash on the boundary of the adjoining rear garden at No.33 West Hatch Manor, is protected by Tree Preservation Order No. 678.

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

3.2 Proposed Scheme

The application seeks planning permission to erect a chalet style dwelling with a gable ended roof in the rear garden area of No.26a Windmill Hill and set adjacent to No.26 Windmill Hill. The existing garage would be demolished.

The new plot forms part of the current rear garden of No.26a, which abuts Windmill Hill. The garden to the immediate rear of the donor property would be retained (retaining a depth of approximately 8m), with the existing garden being divided by a 1.8m high close boarded fence to create the new plot in the rear half of the existing garden.

The resultant new plot would have a width of 19m and a depth of 11m at its narrowest point, but due to the splayed nature of the road would have a frontage onto Windmill Road of 28m.

The proposed dwelling would front onto Windmill Hill and would be of a chalet bungalow style, with a pitched roof with gabled ended front and rear of the building. A gabled roof is

proposed on the south-east elevation. It would have a footprint of 62 square metres within the 276sq metre plot. The internal floorspace would be 91sq.metres.

The ground floor would comprise of an entrance hall, kitchen/dining, living room, study and WC facilities. On the upper floor, contained within the roofspace the accommodation would comprise two bedrooms and a bathroom. This would be served by five rooflights on either side of the roof slope and a dormer window and gabled window on the front elevation. Elevations are proposed to be white render, with a red tiled roof.

The amenity space would be located to the rear and side of the property, totalling some 100m² in area and retaining 85m² of private amenity space for No.26A.

A car parking space would be provided to the front of the building and adjacent No. 26 Windmill Hill. The proposed car parking area is indicated as being provided in the form of a recycled, inter-locking plastic grid system allowing the driveway to be permeable and self draining whilst also allowing grass to naturally grow through.

The application is a resubmission of planning application 67242/APP/2013/2580, which was dismissed at appeal. The current scheme differs from the previously refused scheme by extending the width of the property, removing a rear gable window and adding a front dormer window. The proposal would also increase from a one-bed to a two-bed dwelling.

3.3 Relevant Planning History

67242/APP/2011/145 Land Forming Part Of 26a Windmill Hill Ruislip
Two storey, three-bedroom, detached dwelling with associated parking and amenity space and installation of vehicular crossover to front of No 26a

Decision: 22-04-2011 Withdrawn

67242/APP/2011/2651 Land Forming Part Of 26a Windmill Hill Ruislip
One storey, 1-bed, detached dwelling with habitable roofspace with associated parking and amenity space involving demolition of existing detached garage

Decision: 02-02-2012 Refused **Appeal:** 18-09-2012 Dismissed

67242/APP/2013/2580 Land Forming Part Of 26a Windmill Hill Ruislip
Single storey, 1-bed, detached dwelling with habitable roofspace with associated parking and amenity space involving demolition of existing garage

Decision: 11-11-2013 Refused **Appeal:** 12-09-2014 Dismissed

Comment on Relevant Planning History

67242/APP/2013/2580: An application for single storey, 1-bed, detached dwelling with habitable roofspace with associated parking and amenity space involving demolition of existing garage, which was dismissed at appeal. The inspector concluded "the proposed development would, due to its narrow building width and thereby incongruous built form, harm the character and appearance of the surrounding area. I consider the plot size and openness would be acceptable and that the protected tree would not be unreasonably harmed by the proposal but these positive aspects are outweighed by the harm caused by

the appearance of the proposed dwelling."

67242/APP/2011/2651: An application for a one storey, 1-bed, detached dwelling with habitable roofspace with associated parking and amenity space involving demolition of existing detached garage, which was refused and dismissed at appeal.

67242/APP/2011/145: An application for a two storey dwelling on this site was submitted but subsequently withdrawn by the applicant in April 2011.

41245/A/89/1934: Whilst not in relation to this application site, this application in respect of 28 Windmill Hill was granted in April 1990, and relates to an infill property, now known as 28a Windmill Hill. The applicant cites that the current application is similar to this development. However, it should be noted that this was granted and constructed before currently adopted guidance and that the length of the plot is larger than that of the current application.

4. Planning Policies and Standards

The proposed development is assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2011, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- 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
- LPP 6.13 (2015) Parking
- LPP 7.14 (2015) Improving air quality
- LPP 7.2 (2015) An inclusive environment
- LPP 7.21 (2015) Trees and woodland

LPP 7.3 (2015) Designing out crime

LPP 7.6 (2015) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 adjoining and nearby properties notified of the application by means of a letter dated 3rd February 2015. A site notice was also displayed on 8th February 2015.

The application has been requested by a Councillor to be determined at committee and a petition received with 25 signatures objecting to the application.

Four letters of representations have been received with the following summarised objections:

1. Garden grabbing. If this application is approved it will set a precedent allowing other gardens to be developed surrounding this island thus changing this part of Ruislip.
2. Highway safety concerns.
3. This application is requiring branches to be cut to allow the build and is not keeping as stated in a previous application to not come beyond the rear of the existing garage as it was felt it would put pressure on the Ash tree.
4. Size of dwelling in this location - When walking up from Ruislip Manor to the top of Windmill Hill, the longitude island has a distinctive character of openness and a premium vision down to Ruislip Woods. The building of a new dwelling of this size in the back garden of 26a Windmill Hill would significantly reduce the openness and character of the area.
5. Afforded outlook - There is none to one of the bedrooms.
6. Roof skylights of bedroom and bathroom are overlooked/into from two windows on side elevation from number 26 Windmill Hill - These windows have openers.

Ruislip Residents Association:

We are writing in support of local neighbour concerns over this proposal which is considered to be 'back garden development' and if granted would lead to reduced distinctive openness between existing dwellings, impact on the existing tree line including protection of the tree with a TPO order in the adjoining garden of 33 West Hatch Manor, and would not be in keeping with the current street scene.

From a traffic point of view whilst given a dropped curb has been installed to promote better access to 26a there is no drive and a roundabout at this point could lead to additional dangers.

It would be appreciated if these views could be fully taken into account and having regard to previous applications submitted for this site would request that this latest application be put to full planning committee for decision.

(Officer comment: The above issues are discussed in the main body of the report).

Internal Consultees

EPU comments:

No objection to the planning application.

Please note the highlighted comments below as informative

(1) INF 20 Control of environmental nuisance from construction work
Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

(i) Demolition and construction works should only be carried out between the hours of 0800 and 1800 on Monday to Friday and between the hours of 0800 and 1300 on Saturday. No works should be carried out on Sundays, Public or Bank Holidays;

(ii) All noise generated during such works should be controlled in compliance with British Standard 5228, and use "best practicable means" as defined in section 72 of the Control of Pollution Act 1974;

(iii) Measures should be taken to eliminate the release of dust, odors and other emissions caused by the works that may create a public health nuisance. Guidance on control measures is given in "The control of dust and emissions from construction and demolition: best practice guidelines", Greater London Authority, November 2006; and

(iv) No bonfires that create dark smoke or cause nuisance to local residents should be allowed at any time.

You are advised to consult the Council's Environmental Protection Unit to seek prior approval under Section 61 of the Control of Pollution Act 1974 if you anticipate any difficulty in carrying out the works other than within the normal working hours set out above, and by means that would minimise disturbance to adjoining premises. For further information and advice, contact the Environmental Protection Unit, 3S/02 Civic Centre, High Street, Uxbridge, Middlesex UB8 1UW (tel. 01895 250155)

Highway comments:

a. An alternative off-street car parking space should be secured to compensate for the loss of existing garage for 26A Windmill Hill. I note a new crossover has been constructed (West Hatch Manor) but cannot confirm whether the parking space has been provided.

b. There are no highway objections to the proposed development of the two bed detached dwelling and parking.

OFFICER COMMENT: The proposal shows the provision of 1 off-street parking space and associated hardstanding area for the proposed dwelling. Whilst the donor property would lose its garage as a result of the development, the property has off-street parking on an existing crossover from West Hatch Manor, which was given highway consent on 17.07.2013.

Access observations:

Permission is sought for the demolition of the existing detached garage and division of the plot for a chalet style 2 bedroom dwelling in the rear garden area of 26A Windmill Hill. The proposal is

understood to include one off-street parking space.

In assessing this application, reference has been made to London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document "Accessible Hillingdon" adopted May 2013. Compliance with all 16 Lifetime Home standards (as relevant) should be shown on plan.

The following access observations are provided:

1. Level access should be achieved. Details of level access to and into the proposed dwelling should be submitted. A fall of 1:60 in the areas local to the principal entrance and rear entrance should be incorporated to prevent rain and surface water ingress. In addition to a levels plan showing internal and external levels, a section drawing of the level access threshold substructure, and water bar to be installed, including any necessary drainage, should be submitted.
2. A minimum of one bathroom on the first floor should be designed in accordance with Lifetime Home standards. At least 700mm should be provided to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite.
3. To allow the entrance level WC and first floor bathroom to be used as a wet room in future, plans should indicate floor gulley drainage.
4. The plans should indicate the location of a future 'through the ceiling' wheelchair lift.

Conclusion: revised plans should be requested as a prerequisite to any planning approval.

(Officer Comment: The imposition of a condition requiring compliance with Lifetime Homes standards would be adequate to secure the measures referenced by the Access officer and would be appropriate to secure compliance in this case).

Trees and Landscape comments:

TPO / Conservation Area: The site is adjacent to TPO 678

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): There is a Silver Birch close to the boundary with 33 West Hatch Manor, however it is a low value tree and does not constrain the development.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a large Ash (protected by TPO 678), a small Lawson Cypress and a Horse Chestnut adjacent to the site. The Ash is a high value tree, significantly contributes to the amenity and arboreal character of the area, and constrains the development of the site.

My previous concerns have been dealt with by the current submitted tree report, and there is no objection to the removal of the lowest limb (only) overhanging the site. However, the fact remains that Ash trees are ultimately very large, trees and there will still be inevitable pressure from any future occupants to remove or severely reduce the tree / its overhanging branches, which will be harmful to the tree's health, appearance and the long-term amenity and arboreal character of the area.

Conclusion (in terms of Saved Policy BE38): As it stands, this scheme is unacceptable because it will give rise to pressure to fell or reduce a high value protected Ash tree. The loss or heavy pruning of this tree would be harmful to the amenity and arboreal character of the area.

OFFICER COMMENT: Concerns raised by the tree officer are addressed in the main body of the report.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Given the residential use of the surrounding area, no objection is raised to the principle of the development of this site for residential purposes, subject to the scheme complying with all of the Council's adopted policies and guidance.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

Not Applicable to this application.

7.04 Airport safeguarding

Not Applicable to this application.

7.05 Impact on the green belt

Not Applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) highlights the importance of designing new development to harmonise with the existing street scene whilst Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area. Section 4.27 of the SPD: Residential Layouts, states careful consideration should be given to building lines, and these should relate well to the existing street pattern.

The area generally comprises a mix of houses and bungalows. The building would be set back from the front building line of the adjoining properties to the north, to provide a staggered relationship with the side elevation of No 26a Windmill Hill.

The Council's SPD: Residential Layouts, Section 5.11 states the form and type of development should be largely determined by its townscape context, and that it should relate to the scale and form of their surroundings. The proposal has increased from a one-bedroom property from the refused scheme to a two-bedroom property and increased the width of the property facing Windmill Road. This addresses the previous refusal reason and concerns raised by the planning inspector commenting "the proposed development would, due to its narrow building width and thereby incongruous built form, harm the character and appearance of the surrounding area."

The previous scheme designed the proposed house to follow the design of the existing garage. The current scheme has designed the proposed house with careful consideration of neighbouring houses, in terms of width, proportions, height and design.

It is considered that the development would have an acceptable impact on the local distinctiveness of the area in terms of design, scale, massing and layout. As such, the proposal would be in compliance with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.08 Impact on neighbours

With regard to the impact of the amenities in relation to loss of light, outlook, or over-domination to the adjoining occupiers, Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance.

The application would comply with this advice as there would be no properties situated directly to the rear of the proposal, and whilst the development would be situated to the rear of No. 26a, a distance of 15m would be maintained.

It is considered that the proposal would not cause an unacceptable loss of light or outlook to adjoining occupiers, given that the majority of the accommodation is contained at ground floor level only. First floor windows are in the form of rooflights on the roofslope and due to these windows at an angle, they would not directly overlook neighbouring properties. Therefore the proposal would in this respect comply with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

With regard to any shadow that would be cast by the proposal, whilst some shadow may be cast on the rear gardens of neighbouring properties this would be minimal and not sufficient to warrant the refusal of planning permission on these grounds alone. The proposal therefore would accord with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given to the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The London Plan, adopted in 2015, overrides the Council's space standards and this is a material consideration in this application.

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

The London Plan sets out the minimum internal floor space required for new housing development in order to ensure that there is an adequate level of amenity for existing and future occupants. Table 3.3 requires a 2 storey, 2 bedroom, 4 person dwelling, to have a minimum size of 83 sq.m. The proposed new dwellings would be approximately 91sq.m and would comply with the required standard resulting in a satisfactory residential environment for future occupiers, in compliance with Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

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

The minimum level of amenity space required for a two bedroom house is 60sq.m of amenity space to meet the standard. The scheme provides some 100 sq.metres and would thus far exceed these standards.

The proposal would also result in the loss of a significant amount of amenity space for the donor property, which with 3 beds would normally be expected to have at least 60sqm of amenity space. Approximately 85sq.metres would be retained and parking provision would be provided to the front of the property along West Hatch Manor.

The proposed bedrooms would have rooflights on the roofslope and a front window and would therefore not be overlooked by adjoining properties.

It is also considered, that all the proposed habitable rooms would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2015).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal shows the provision of 1 off-street parking space and associated hardstanding area for the proposed dwelling. Whilst the donor property would lose its garage as a result of the development, the property has off-street parking on an existing crossover from West Hatch Manor, which was given highway consent on 17.07.2013.

The proposal would therefore comply with the Council's approved car parking standards and Policies AM7(ii) and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

Urban design issues have been covered elsewhere in the report and with regard to access and security, conditions would ensure compliance with these requirements.

7.12 Disabled access

See section 7.11

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

There is a large Ash (protected by TPO 678), a small Lawson Cypress and a Horse Chestnut adjacent to the site. The Ash is a high value tree, significantly contributes to the amenity and arboreal character of the area, and constrains the development of the site.

Previous concerns have been dealt with by the current submitted tree report, and there is no objection to the removal of the lowest limb (only) overhanging the site. The Planning Inspector commented there would be an ample amount of outdoor garden space which would not be subject to tree cover or overshadowing. With these factors in mind, it is considered that there would not be undue pressure placed from future occupants of the proposed dwelling to undertake pruning works or even to seek the removal of the protected tree. This aspect of the proposed development would therefore comply with saved policy BE38 of the Local Plan which seeks to retain and utilise landscape features of merit.

7.15 Sustainable waste management

Although there is no requirement for proposals for residential houses with their own curtilages to show the provision to be made for refuse and recycling storage, the submitted plans do show hardstanding area for bins with a 2.2m high hedge screen and planting. This provision is considered adequate.

7.16 Renewable energy / Sustainability

A condition is recommended to ensure that the utilisation of water within the dwelling is minimised in accordance with adopted planning policy.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

Not Applicable to this application.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

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

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 364sq metres of additional floorspace are as follows:

Hillingdon CIL = £6,840.00

Mayoral CIL = £2,678.21

Total = £9,518.21

7.21 Expediency of enforcement action

There are no enforcement issues.

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

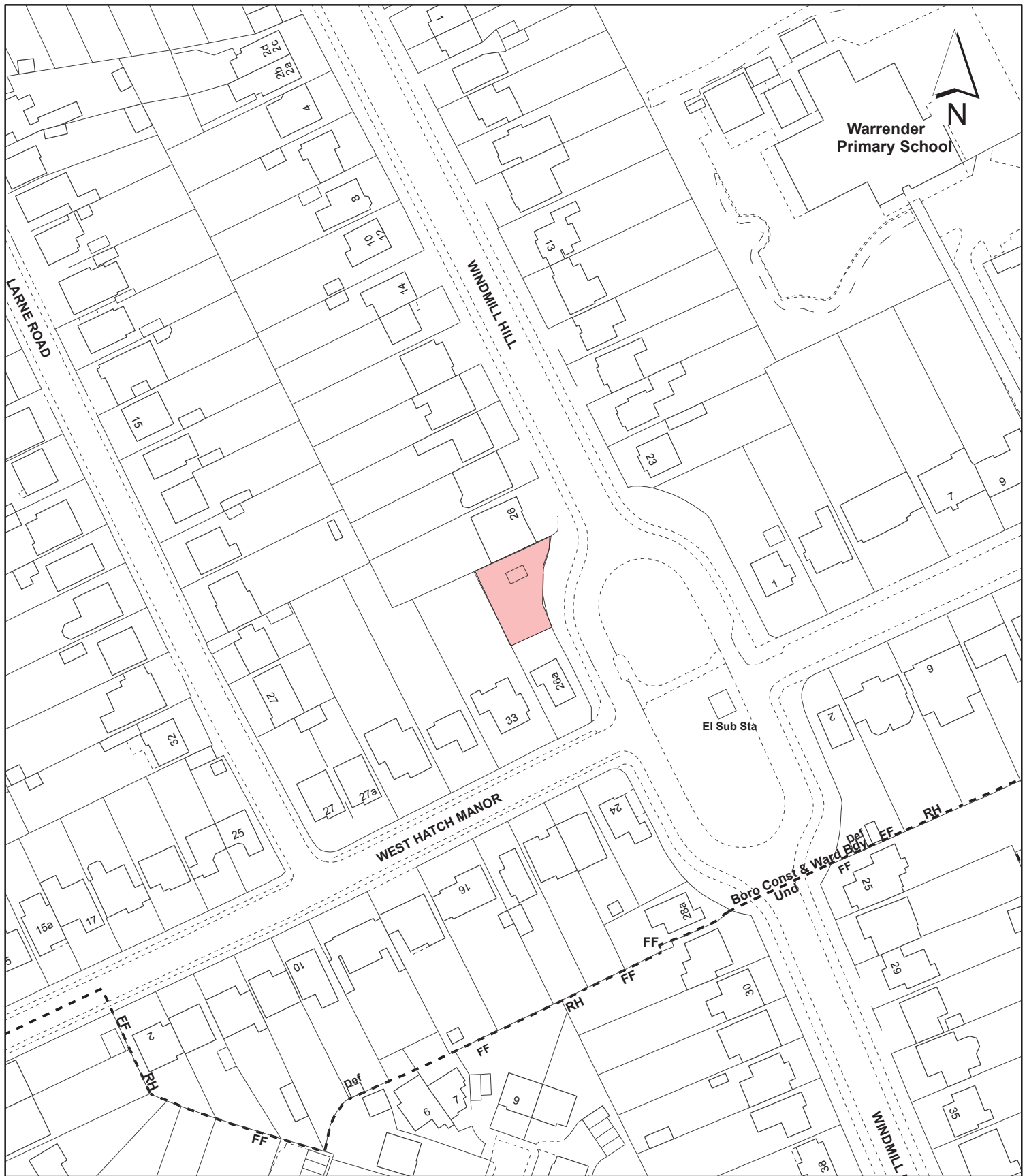
It is considered that the principle of one new house on this site is acceptable, and that the proposed building and use would not be harmful to the character and appearance of the street scene, nor the amenities of nearby residents. Parking and highway safety matters and the protection of trees are also satisfactory. The application accords with the Council's planning policies and is therefore recommended for approval, subject to appropriate conditions.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2015)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land forming part of 26A
 Windmill Hill
 Ruislip**

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

Planning Application Ref:
67242/APP/2015/188

Scale:
1:1,250

Planning Committee:
North Page 27

Date:
June 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 54 PEMBROKE ROAD RUISLIP

Development: Change of use of ground floor from a Dwellinghouse (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2-bed and 2 x 1-bed self contained flats (Use Class C3) at first floor, involving part two storey, part single storey rear extensions, associated parking and demolition of element to side.

LBH Ref Nos: 10793/APP/2015/476

Drawing Nos: 0177/14/06B Rev B
0177/14/01A Rev A
0177/14/05C Rev C
0177/14/07C Rev C
0177/14/08B Rev B
0177/14/09
0177/14/DAS
Tree Report
Location Plan
211596-SU-01

Date Plans Received: 09/02/2015 **Date(s) of Amendment(s):** 09/02/0015

Date Application Valid: 17/03/2015

1. SUMMARY

The application seeks permission for a change of use of ground floor from a Dwellinghouse (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2-bed and 2 x 1-bed self contained flats (Use Class C3) at first floor, involving part two storey, part single storey rear extensions, associated parking and demolition of element to side.

The proposals would result in the loss of single family dwellinghouse. The 16.75m deep rear extension would by virtue of its siting, scale and excessive depth have detrimental impact on the character of the area and on the amenities of adjoining occupiers. In addition to this the access road proposed either side of the no. 54 together with the parking in the rear garden area as well as the the housing of animals over night will cause unacceptable levels of noise disturbance to adjoining occupiers. The scheme also proposes substandard staff accommodation at first floor level as well as failing to demonstrate through the submission of a Transport Assessment/Statement that the level of proposed parking is sufficient for the proposed use.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal would result in the loss of a single family dwelling, therefore failing to safeguard the Council's existing housing stock, contrary to policy H2 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed extension, by reason of its siting, size, scale, excessive depth and design would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling 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 - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

3 NON2 Non Standard reason for refusal

The proposed development, by reason of the activities associated with the proposed use and the layout of the site (including the layout of the vehicular accesses and parking areas) would result in a disturbance, loss of privacy and noise which would be adverse to the general amenity of the residential area and nearby occupiers. As such, the development would be contrary to Policies OE1 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NON2 Non Standard reason for refusal

The proposed development would, by virtue of its failure to provide an adequate amount of private usable external amenity space for the occupiers of the proposed flats, result in an over-development of the site detrimental to the residential amenity of future occupiers. The proposal is therefore contrary to Policies BE19 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5 NON2 Non Standard reason for refusal

The internal floor area for the proposed flats is below the minimum standard required for a one-bedroom and two bedroom flat. As such the proposal would fail to provide a satisfactory residential environment to the detriment of the amenity of future occupiers, contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2015) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

6 NON2 Non Standard reason for refusal

The proposed extension, by reason of its height and almost the full depth of the rear garden, would unduly detract from the amenities of the adjoining occupiers, Nos.52 and 56 by reason of visual intrusion and overdomination. Therefore, the application proposal would constitute an un-neighbourly form of development and would be in conflict with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) OE1, BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

7 NON2 Non Standard reason for refusal

The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local context of the surrounding area. The principle of intensifying the use of the site to the level proposed when considered with the cramped footprint of this backland development would have a detrimental impact on the character, appearance and local distinctiveness of the area. The proposal is therefore detrimental to the visual amenity of the surrounding character contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NON2 Non Standard reason for refusal

The application fails to demonstrate that the development could be implemented without a detrimental impact on existing trees or that appropriate replacement landscaping could be provided contrary to Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NON2 Non Standard reason for refusal

The proposal has failed to provide a transport statement/assessment to ensure parking proposed can meet the demand of the proposed use. As such, the proposal fails to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
LPP 7.6	(2015) Architecture
LPP 8.2	(2015) Planning obligations
LPP 8.3	(2015) Community infrastructure levy
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises a two storey detached property on the south side of Pembroke Road. The application property has a reasonable sized rear garden and to the front, the property has a hardstanding area used for vehicle parking. The property is used as staff accommodation for the veterinary hospital at No.56 Pembroke Road.

The adjacent property No. 56 is a veterinary hospital with a large single storey side/rear extension which extends on to the application site. No.52 is a two storey detached house. The wider area comprises similar sized properties on large plots.

The site is located within the developed area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

The application seeks permission for a change of use of ground floor from a Dwellinghouse (Use Class C3) to a mixed use comprising a Veterinary Clinic (Use Class D1) at ground floor and 1 x 2-bed and 2 x 1-bed self contained flats (Use Class C3) at first floor, involving part two storey, part single storey rear extensions, associated parking and demolition of element to side.

The rear extension measures 16.75m deep, 6m-6.75m high with gable pitched roof and the full width of the property. The two storey rear extension would be the full width of the property, 3.85m deep and match the height and design of the existing main roof of the property. The materials would match the existing. The existing vehicular access will create an in/out driveway, which will allow cars to drive from Pembroke Road and park to the rear of the site for the veterinary hospital. Six existing staff parking spaces will remain to the front of the site and seven parking spaces to the rear for customers.

The design and access statement indicates that No.56 will change from a veterinary hospital

to residential use, however this does not form part of the application proposals and would require the benefit of planning consent. No application for such consent has been submitted to the Local Planning Authority.

3.3 Relevant Planning History

Comment on Relevant Planning History

No relevant planning history.

4. Planning Policies and Standards

The proposed development is assessed against the Development Plan Policies contained within Hillingdon Local Plan: Part 1, Saved Unitary Development Plan policies, the London Plan 2011, the NPPF and supplementary planning guidance prepared by both LB Hillingdon and the GLA.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

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 7.4 (2015) Local character

LPP 7.5 (2015) Public realm

LPP 7.6 (2015) Architecture

LPP 8.2 (2015) Planning obligations

LPP 8.3	(2015) Community infrastructure levy
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 adjoining and nearby properties notified of the application by means of a letter dated 18th March 2015. A site notice was also displayed on 29th March 2015.

The application has been requested by a Ward Councillor to be determined at committee. In addition a petition with 50 signatures has been received objecting to the application on the following grounds:

1. Noise and disturbance from use loss of privacy,
2. Loss of trees,
3. Layout and density of building,
4. Residential and visual amenity,
5. Impact on wildlife, and
6. Landscaping.

Two letters of representations have been received with the following summarised objections:

1. Backland development;
2. Impact on standard of living to adjoining neighbours;
3. Contrary to policy;
4. The proposal will result in unacceptable levels of noise and constant disturbance caused by customer vehicles coming and going (which is currently proposed 7 days a week), their passengers (i.e people and animals, particularly dogs barking) and the vehicles of the staff of the veterinary practice. This noise will not only be felt in the back garden but also the house and front garden of no. 52 as you will see from the plans that the proposed exit for cars is directly adjacent to the eastern wall of no. 52. There is also a risk of damage caused by vehicles to the house itself given the immediate proximity of the exit route.
5. The privacy of the garden at no. 52 will not be maintained as a result of this proposal. The proposed development would completely alter the current status of neighbouring residential gardens. It would mean that this area would then be accessible to the public, their vehicles, an extensive building, as well as the animal patients of the veterinary practice itself. Any fence erected in the garden of no. 54 to act as a "privacy" shield would not avoid this fundamental loss of privacy.
6. The proposal will have an impact on light because of the bulk and scale of the extension. The backland site is not more intimate than the frontage property and represents over development. It involves the complete alteration of a much larger area than the frontage property of no. 54.
7. Loss of trees;
8. The visual amenity of the garden is a major contributor to the visual amenity of the neighbouring gardens. The proposal would completely change that visual amenity.

9. Loss of biodiversity;

10. The Design and Access Statement, under "Scale and Height" the Statement suggests the extensions are comparable in scale to the existing veterinary hospital (i.e. no.56). This assertion completely misses the point, and again points to the applicant's views that the properties are all part of some larger "site". The key point is the extension is not comparable in scale to no. 54 and as set out above is not more intimate in mass and scale than the frontage property.

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

Internal Consultees

Access Observations:

Arden House Veterinary Hospital seeks planning permission to relocate the existing veterinary hospital into the adjoining building (no. 56). The proposal would involve extending the building. The Design and Access statement refers to reverting the existing veterinary surgery to residential, but no plans are available; comments are therefore limited to the resiting of the surgery.

The plans show that the proposed new veterinary centre would have its main entrance for customers at the rear of the building (as existing). The ground floor would be of a split level design, with the staff areas sited some 900mm below the new upper ground floor. The car park is said to provide level access throughout and a level approach to the building. An accessible toilet is shown on plan and is understood to accord with Approved Document M to the Building Regulations.

No objection to the proposal is raised from an accessibility standpoint, however, the following informative should be attached to any grant of planning permission:

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

Conclusion: acceptable

Highway comments:

A total of 16 car parking spaces are proposed, including 6 existing accessed off 2 existing cross overs. One parking space at the rear should be converted to a disabled bay.

The design and access statement states that car parking is being provided in accordance with Council requirements. Pre application advice was not sought and the Council's parking standards for the proposed use are to be determined by a transport statement/assessment. Whilst the use is being relocated from the adjoining building an intensification of use with the new improved facility cannot be ruled out. It needs to be demonstrated that parking proposed can meet demand.

Cycle parking is required at 2 spaces per consulting room to comply with Council standards in a covered area. Bin locations should also be shown on plans.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy H2 states that the Local Planning Authority will not normally grant planning permission for a change from residential use (including residential use above shops and in other mixed developments) of any building or part of a building that is suitable with or without adaptation

for residential use. The proposal would result in the loss of residential accommodation that although currently used as staff accommodation for No.56, it could easily be used a single dwelling house.

The Design and Access Statement states that the veterinary hospital would swap sites from No.56 to No.54, although no application has been submitted to date and such a swap could not be secured under this application. Furthermore, the size and scale of the proposed veterinary hospital would be significantly larger than the existing at No.56. The proposal would also include parking to the rear of the site.

The proposed veterinary surgery, which would be in a larger premises than the existing surgery at 56 Pembroke Road, would not function similarly to that of C3 uses, in terms of activity of emission of noise, smell or fumes from cars and therefore there would be an impact to the nearby residential properties. The proposed use is considered to be incompatible with other existing uses within the residential street.

In terms of its effect on road safety, this is discussed under an appropriate heading within this report.

Therefore, the proposal would result in unacceptable loss of amenity to the nearby residential properties.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

The adopted Supplementary Planning Document (SPD) - Residential Extensions at Section 6.0 on two storey rear extensions allows a 4m deep extension and the new roof should appear subordinate to the original roof and so have a ridge height at least 0.5m lower than the original roof.

In terms of the design of the building itself, the proposed two storey extension would follow the design of the host dwelling in terms of the roof design. The set down of the roof and distance from highway would provide a sufficient sense of subservience to the proportions of the building and would not detract from the character and appearance of the existing house and the wider area.

HDAS: Residential Extensions Paragraph 3.4 allows detached houses an extension up to 4m deep and paragraph 3.7 allows pitched roofs on single storey extensions should not exceed 3.4m in height. This is to ensure the extension appears subordinate to the original house and would not block daylight and sunlight received by neighbouring properties. The

rear extension would have a maximum height of 6.75m with a pitched roof and would therefore conflict with guidance. The depth of the extension would be 16.75m, excessively deeper than normally allowed.

The introduction of a deep rear extension, with access on either side of the building to the parking area at the bottom of the garden would thus appear out of keeping due to its form and position. It is therefore not in scale with the surrounding properties and character of the area.

As such, the proposed extension would not appear subordinate and would represent a visually overdominant and unsympathetic form of development that would detract from the character, appearance and architectural composition of the original. The proposal would therefore be contrary to Policy BE1 of the Council's Local Plan: Part 1 - Strategic Policies and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE13, BE15 and BE19 of Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) Policies and the SPD HDAS: Residential Extensions.

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.

Hillingdon Design & Accessibility Statement: Residential Extensions further advises that all residential extensions and amenity spaces should receive adequate daylight and sunlight and that extensions should be designed to minimise the negative impact of overbearing and overshadowing.

In this respect, the proposed extension, by reason of its height and almost the full depth of the rear garden, would unduly detract from the amenities of the adjoining occupiers, Nos.52 and 56 by reason of visual intrusion and overdomination.

The location of the proposed vehicular access along the sides of the property to the rear parking area would result in a loss of amenity to the occupiers of the existing flats on the application site and the occupiers of the adjoining dwellings at Nos. 52 and 56 Pembroke Road. In particular, noise, disturbance and loss of privacy would be adverse impact in residential amenity. As such, the development would be contrary to Policies BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy OE1 of the UDP Saved Policies protects neighbouring occupiers from uses that are detrimental to the character or amenities of surrounding properties. Animal are to be kept overnight and as such, it is considered to be a serious noise generating use and the proposal therefore would result in noise impact on the neighbouring properties.

Therefore, the application proposal would constitute an un-neighbourly form of development and would be in conflict with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) OE1, BE20, BE21 and BE24 and section 3.0 of the HDAS: Residential Extensions.

7.09 Living conditions for future occupiers

Amenity Space

Policy BE23 of the Hillingdon Local Plan Part 2 Saved Policies states that new residential buildings should provide or maintain external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings and which is usable in terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' require residential developments to provide a minimum of 65 sq metres of amenity space for a two bed flat and two, one bed flats. The proposed development does not show a garden area for the flats. There is a poor quality garden space between the end of the proposed extension, the car park to the rear and the access roads on either side, which would be unacceptable. The proposed scheme thus is not considered to provide a satisfactory amount of private amenity space for three flats and would not be acceptable.

Internal Floor Space

Arden House Veterinary Hospital seeks planning permission to relocate the existing veterinary hospital into the adjoining building (no. 56). The proposal would involve extending the building. The Design and Access statement refers to reverting the existing veterinary surgery to residential, but no plans are available; comments are therefore limited to the resiting of the surgery.

The plans show that the proposed new veterinary centre would have its main entrance for customers at the rear of the building (as existing). The ground floor would be of a split level design, with the staff areas sited some 900mm below the new upper ground floor. The car park is said to provide level access throughout and a level approach to the building. An accessible toilet is shown on plan and is understood to accord with Approved Document M to the Building Regulations.

No objection to the proposal is raised from an accessibility standpoint.

Furthermore all units must comply with the minimum floor space standards as set out in the London Plan (March 2015). These are:

1 person flat = 39 sq m

3 person, 2 bed flat = 61 sq m

The proposed flats at approximately 34sq.m and 36 sq.m for 1 person and 38.5 sq.m for a two bed flat would not meet the minimum standard set out in Policy 3.5 and Table 3.3 of the London Plan (2015) and would thus result in the provision of accommodation of an inadequate size for future occupiers, in conflict with The London Plan, Housing SPG, November 2012 and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Outlook

In terms of outlook for future residents, Policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) seeks to ensure that new development would not have a significant loss of residential amenity, by reason of the siting, bulk and proximity of new buildings.

The rooms on the first floor provide an adequate outlook and is considered that the proposed flats for staff would afford the future occupiers with a sufficient level of outlook.

As such the proposed scheme would comply with policy BE21 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012) and HDAS: Residential Extensions.

7.10 Traffic impact, car/cycle parking, pedestrian safety

A total of 16 car parking spaces are proposed, including 6 existing accessed off 2 existing cross overs. One parking space at the rear should be converted to a disabled bay.

The design and access statement states that car parking is being provided in accordance with Council requirements. Pre apps advice has not been sought and the Council's parking standards for the proposed use are to be determined by a transport statement/assessment. Whilst the use is being relocated from the adjoining building an intensification of use with the new improved facility cannot be ruled out. It needs to be demonstrated that parking proposed can meet demand.

Cycle parking is required at 2 spaces per consulting room to comply with Council standards in a covered area.

Given the above, the proposal has failed to provide a transport statement/assessment to ensure parking proposed can meet the demand of the proposed use. As such, the proposal fails to comply with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.11 Urban design, access and security

SECURITY

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

7.12 Disabled access

See section 7.11

7.13 Provision of affordable & special needs housing

Not Applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal involves the loss of trees. The site has no TPOs and the site is not within a conservation area. As such the proposal would comply with policy BE38 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.15 Sustainable waste management

General waste storage area is to the rear of the premises where it is collected from the front of the site. However, as no details are provided with the submission a planning condition will be added to ensure suitable waste provision will continue to be provided on site.

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.

7.19 Comments on Public Consultations

None received.

7.20 Planning Obligations

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

Therefore the Hillingdon & Mayoral CIL Charges for the proposed development of 364sq metres of additional floorspace are as follows:

Hillingdon CIL = £38,073.75

Mayoral CIL = £11,287.89

Total = £14,907.80

7.21 Expediency of enforcement action

There are no enforcement issues.

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

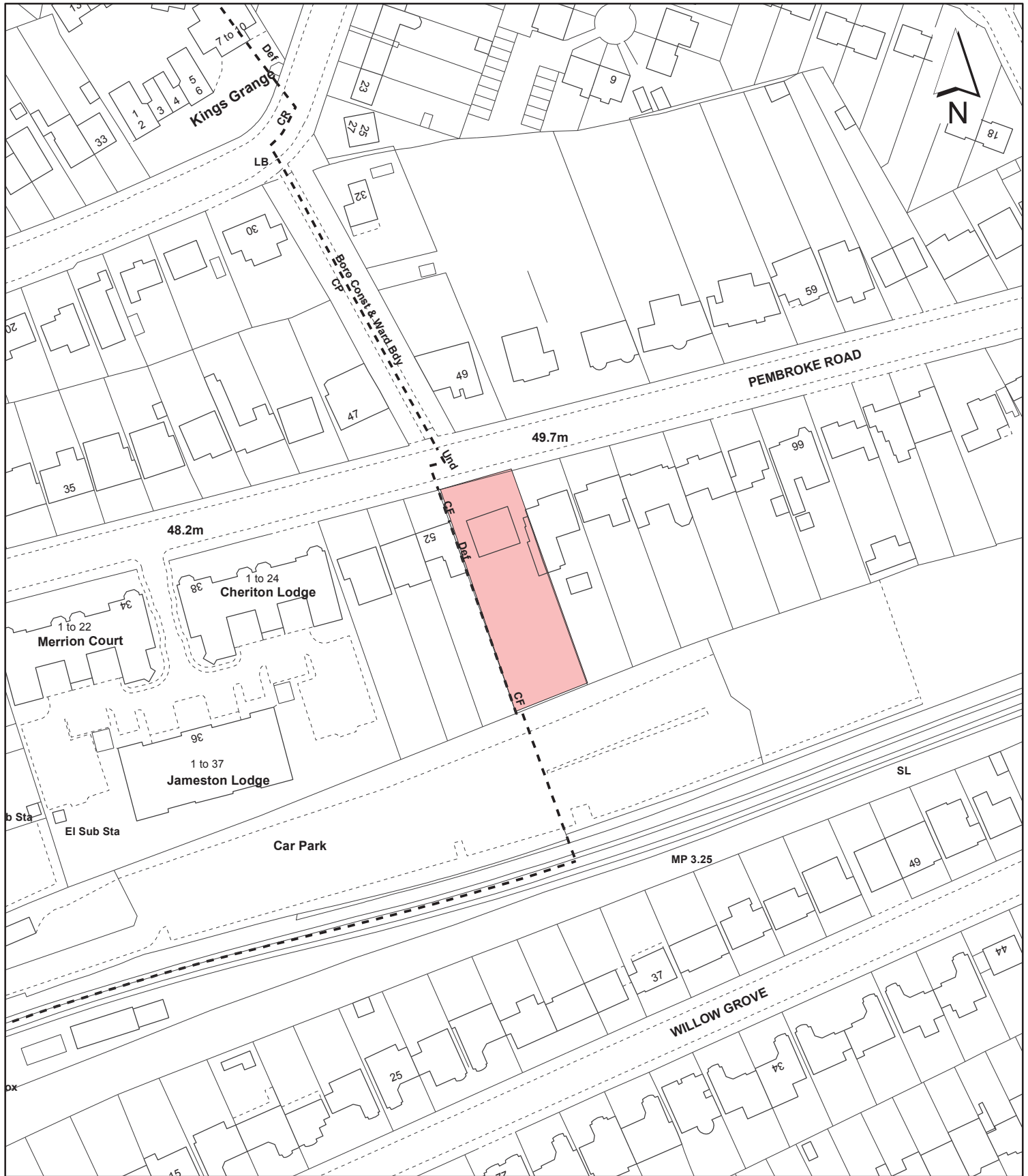
The proposals would result in the loss of single family dwellinghouse. The 16.75m deep rear extension would by virtue of its siting, scale and excessive depth have detrimental impact on the character of the area and on the amenities of adjoining occupiers. In addition the activity associated with the use and site layout would result in unacceptable levels of noise disturbance to adjoining occupiers. The scheme also proposes substandard staff accommodation as well as failing to demonstrate through the submission of a Transport Assessment/Statement that the level of proposed parking is sufficient for the proposed use.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2015)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**54 Pembroke Road
 Ruislip**

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

Planning Application Ref:
10793/APP/2015/476

Scale:
1:1,250

Planning Committee:
North Page 42

Date:
June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 12 COLCHESTER ROAD NORTHWOOD

Development: 2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing detached bungalow

LBH Ref Nos: 70151/APP/2015/980

Drawing Nos: P201 Rev D
Lifetime Homes Statemen
Design and Access Statemen
P101
P401 Rev A

Date Plans Received: 17/03/2015 **Date(s) of Amendment(s):** 17/03/0015

Date Application Valid: 01/04/2015

1. **SUMMARY**

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 fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwellings are not acceptable in design terms and would result in an incongruous addition to the street scene. The proposal would also have a dominant and overbearing impact on the adjacent bungalow.

As such it is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

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

2 NON2 **Non Standard reason for refusal**

The proposal, by virtue of its size, scale, bulk, design and proximity, would be detrimental to the amenities of the adjoining occupier, by reason of overdominance, visual intrusion and loss of outlook. Therefore the proposal would be contrary to policies BE19 and BE21 of the

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

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.
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
OE1	Protection of the character and amenities of surrounding properties and the local area
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement,

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the northern side of Colchester Road. This is a corner plot at the junction of Colchester Road with York Road. There is currently a detached bungalow with an attached shed, and a detached garage to the rear of the site and covers an area of approximately 370 sq m. The application site is towards the top of a hill with the land dropping away to the north and east. The properties opposite the site on York Road are at a higher level than the application site, similarly the application site is at a higher level than the adjacent property 10 Colchester Road.

The area is residential in character comprising primarily two storey semi detached properties. The only detached bungalows in the streetscene are the application site and the adjacent property no. 10 Colchester Road.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the demolition of the existing bungalow and the erection of 2 x two storey, 2-bed, semi detached dwellings with associated parking and amenity space and installation of vehicular crossover to front.

3.3 Relevant Planning History

70151/APP/2014/3153 12 Colchester Road Northwood

2 x two storey semi-detached dwellings with associated parking and amenity space involving demolition of existing bungalow

Decision: 27-01-2015 Withdrawn

70151/APP/2015/1290 12 Colchester Road Northwood

Single storey side/rear/side extension

Decision:

Comment on Relevant Planning History

70151/APP/2015/1290 - Single storey side/rear/side extension

70151/APP/2014/3153 - 2 x two storey semi-detached dwellings with associated parking and amenity space involving demolition of existing bungalow (withdrawn)

70151/PRC/2014/59 - Demolition of the existing bungalow and the erection of 2 x 3 bedroom semi detached dwellings

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.
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
OE1	Protection of the character and amenities of surrounding properties and the local area
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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

12 neighbouring owner/occupiers were consulted for a period of 21 days expiring on the 30 September 2014.

Nine responses were received from nearby residents who raise the following issues:

- Possibility of compromise of mature copper beech tree on the pavement in front of the dwelling
- Two mature fruit trees in the rear which provide screening from neighbouring properties could be retained
- Because this is a corner plot it is not a good idea to build 2 houses with off street parking
- Impacts on the existing views from my property

- Associated parking and vehicular crossover will negatively impact on an already busy junction where street parking already faces overcapacity.
- Disruption of building works (noise, dust, traffic etc.) unacceptable
- Detrimental to the status quo of 12 Colchester Road
- Already experience problems with rain water run-off from no. 6. The garage at no.12 is always full of water, what kind of extra problem could result for properties downhill from the new development.
- If approved extra checks and restrictions should be put in place to prevent earth slippage on the hill
- Support in principle but the proposal is not respecting the current openness, light and ambiance of the area.
- The proposal to double the current built form is domineering and not in keeping in taste to existing surroundings
- Loss of light
- If a second floor is required, make use of the loft space
- If a completely new build then consider taking the ground floor partly underground to reduce the proposed height
- Loss of on street parking due to crossover
- Over development of the site
- Insufficient parking provided on site
- New windows facing York Road will affect the existing houses in York Road

A petition of 40 signatories was also submitted.

Northwood Hills Residents Association: No response

Internal Consultees

Access Officer - No response

Trees/Landscape - There is a mature Copper Beech outside the front of the site (highway tree), however it will not be adversely affected by the proposal. There are two small Apple trees in the rear garden that will need to be removed to facilitate the proposals, the trees are not high quality and there is no objection to their removal. Acceptable subject to condition RES9 (1).

Highways - No comments/objections

Thames Water Utilities - Standard advice and no objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no policy objection to the redevelopment of the site to provide residential accommodation, subject to an appropriate density and design and the proposal being in accordance with all the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

The density of the proposed development is 54 units/ha. It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

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

Not applicable to the consideration of this application as the site is not located within an Archaeological Priority Area, Conservation Area or Area of Special Local Character.

7.04 Airport safeguarding

No objections are raised to the scheme in terms of airport safeguarding.

7.05 Impact on the green belt

Not applicable, the site is not located within the green belt.

7.07 Impact on the character & appearance of the area

The overall scale of the proposed new dwellings is considered unacceptable. The proposal includes a front projection, which is in keeping with other properties in the street scene, but the inclusion of an additional side projection creates a very bulky addition in a prominent location, which would be visually intrusive. It is considered that the proposed development would not be in keeping with the character and appearance of the surrounding area and that its visual impact is unacceptable. The proposal would not be in accordance with policies BE13 and BE19 of the UDP saved policies.

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected and careful design can help minimise the negative impact of overbearing and overshadowing.

The neighbouring bungalow is located on land levels approximately 1m below the application site. The proposal increases the height of the dwellings on the application site by 3m and increases the footprint by a further 3m to rear, whilst also reducing the distance from the eastern boundary by 1.5m. It is also noted that there is a side window to the neighbouring property and whilst it is not clear which room the window serves, the neighbour previously advised this provides light not only to that room but also the hall beyond and is the only window providing direct light to the western elevation. It is considered that the proposal would also have a dominant and overbearing impact on the adjacent bungalow.

7.09 Living conditions for future occupiers

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policies AM7 and AM14 are concerned with traffic generation, road capacity, onsite parking and access to public transport.

There is proposed parking provision for one car for each dwelling. The parking space for unit 1 will be located to the rear of the property with access to York Road, whilst the parking space to the front of the houses will serve unit 2. Highways have not raised any issues with the parking provision and the spaces conform to the standard size requirements.

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 provision of 2 spaces per dwelling.

In pre-application advice for 2x3 bed houses, it was considered that if the application was amended to 1x2 bed and 1x3 bed a parking provision of 3 spaces (1 for the 2 bed and 2 for the 3 bed) would be acceptable. The application site has a PTAL rating of 2, which is considered poor for public transport accessibility. However it is noted that the application site is within a reasonable walking distance of Joel Street with a number of bus routes available and a wide range of shops and services. Northwood Hills tube station is also approximately 300m to the north. The proposal also includes secure bicycle storage. As such it is considered that the provision of 1 space per dwelling would be acceptable. It is therefore considered that the proposal complies with the requirements of policies AM7 and

AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

7.11 Urban design, access and security

A pair of semi detached dwellings is not uncharacteristic of the area, so there is no objection in principle to this type of building. Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. The proposed floor space of 86 sqm for both units is in excess of the minimum requirements and therefore is considered acceptable.

It is considered that all the proposed habitable rooms, would have an adequate outlook and source of natural light, and therefore comply with the SPD: New Residential Layouts: Section 4.9.

The development provides 60 and 63 sq m of private amenity space per unit respectively, as required in accordance with the Council's adopted standard. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.12 Disabled access

The Access Officer has not raised any concerns with relation to this application

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

The Council's Landscaping Officer advises that subject to condition there is no objection to the scheme with regard to trees or landscaping.

7.15 Sustainable waste management

The proposals indicate an adequate refuse storage area to the side of the dwellings.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The objections received to the scheme have been addressed within the body of the report.

7.20 Planning Obligations

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

There are no other issues for consideration.

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

The proposal fails to comply with with policies AM14, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).

Hillingdon Local Plan Part 2.

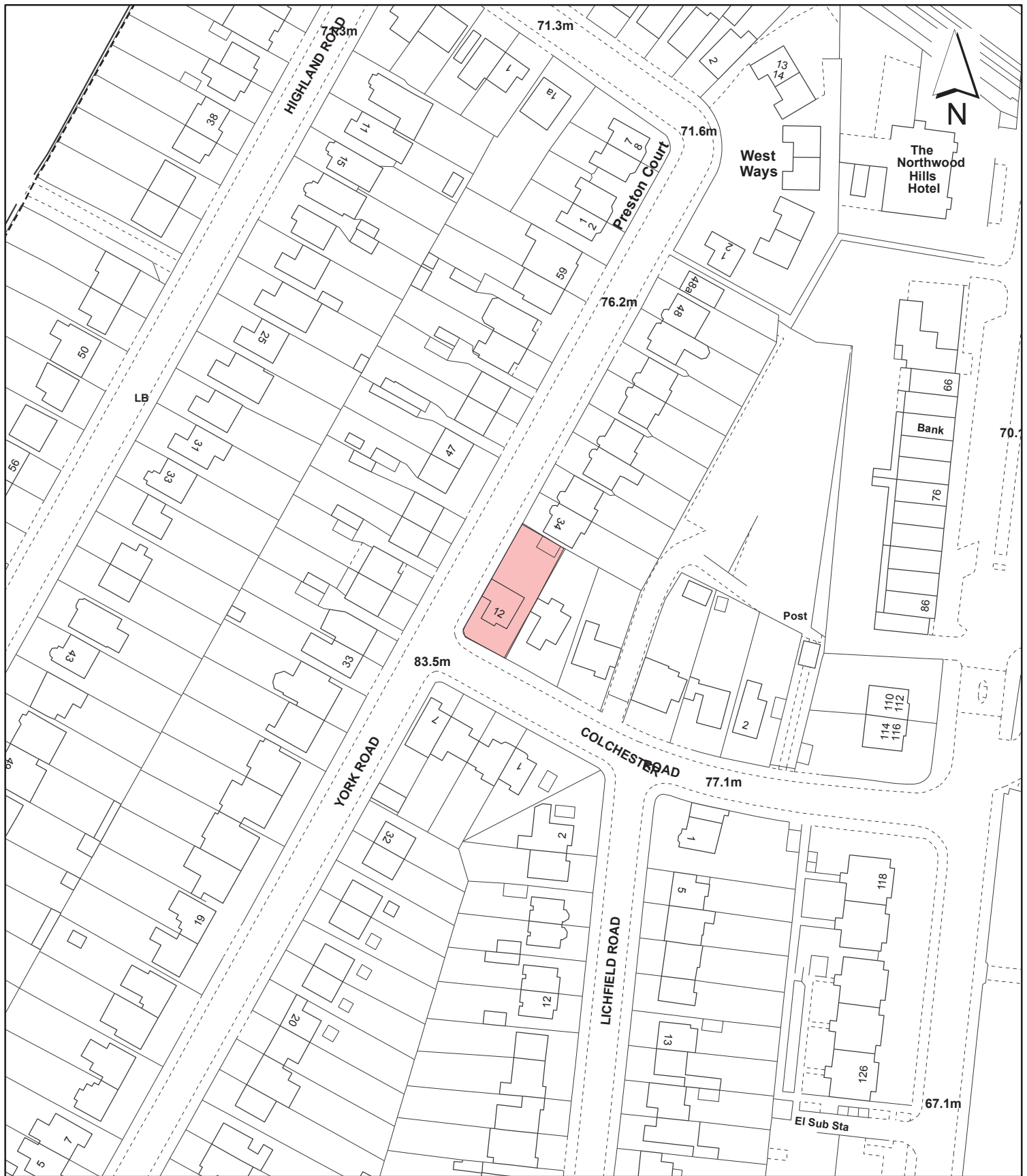
The London Plan (July 2011).

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:

**12 Colchester Road
 Northwood**

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

Planning Application Ref:
70151/APP/2015/980

Scale:
1:1,250

Planning Committee:
North Page 52

Date:
June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

- Address** 18 HIGHFIELD DRIVE ICKENHAM
- Development:** Part two storey, part single storey rear extension, two storey front extension, first floor side extensions, raising of roof to allow conversion of roof space to habitable use to include a rear dormer, 2 front dormers, 4 side roof lights, conversion of garage to habitable use involving raising of roof of garage alterations to front and rear elevations including new boundary wall to front
- LBH Ref Nos:** 33211/APP/2015/1061
- Drawing Nos:** Existing Ground Floor Plan
Existing First Floor Plan
Location and Block Plans
Proposed Ground Floor Plan
Proposed First Floor Plan
Proposed Loft Floor Plan
Existing Front and North Elevation
Existing Rear and South Elevation
Proposed Front and North Elevation
Proposed Front Elevation With Front Boundary Wall/Railings
Proposed Rear and South Elevation
Proposed Roof Plan

Date Plans Received: 23/03/2015

Date(s) of Amendment(s):

Date Application Valid: 08/04/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached two-storey dwelling with a hipped roof and a cat-slide roof on the southern elevation. The property has an integral garage with a driveway and front garden. There is a porch with a hipped roof centrally located to the front of the property. To the rear of the property is a two storey rear element with two hipped roofs set down from the main roof of house. To the north of the application site lies No.14 Highfield Drive, a two-storey detached property. To the south of the application site lies No.18 Highfield Drive, also a two storey detached property.

The street scene is residential in character and appearance comprising detached properties. The site lies within a Developed Area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

1.2 Proposed Scheme

The scheme proposes a part-two storey, part single storey rear extension. The part single storey and two storey side extension has been omitted from the previously refused scheme.

The two storey rear extension would reflect the design of the existing two storey rear element with two pitched roofs. The roof would extend downwards following the angle of the cat-slide roof. The two storey extension would be 4m deep, 7.80m wide, set down 0.65m from the main ridge of the house. The two storey rear element would be set a minimum 1.50m from the side boundary. The single storey rear extension would be located adjacent to the two storey rear extension and measure 4m deep, 2.65m wide and 3.516m high with a flat roof and parapet wall. There are no new windows proposed in the side elevations. The eaves would follow the lines of the existing dwelling. The proposal comprises two additional bedrooms resulting in a total of five bedrooms for this property and a living room and dining room on the ground floor. A 2.5m deep patio is proposed to the rear of the property. The materials would match the existing house with a sand cement render finish.

1.3 Relevant Planning History

33211/APP/2013/3453 18 Highfield Drive Ickenham

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 3.25 metres, and for which the height of the eaves would be 3.1 metres

Decision Date: 23-12-2013 **Refused** **Appeal:**

33211/APP/2014/4 18 Highfield Drive Ickenham

Demolition of existing utility room and 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 3.25 metres, and for which the height of the eaves would be 3.10 metres

Decision Date: 11-02-2014 **PRN** **Appeal:**

Comment on Planning History

This application is a resubmission of planning application ref.68989/APP/2013/215 which was refused for the following reasons:

The proposed first floor side extension, by virtue of its size, scale, bulk and design would represent an incongruous addition which would not harmonise with the architectural composition and proportions of the original building and would be detrimental to the visual amenity of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

The proposed two storey rear extension, by virtue of its size, scale and bulk would represent an incongruous addition which would not harmonise with the architectural composition and proportions of the original building and would be detrimental to the visual amenity 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, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

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

Four neighbouring properties, Residents Association of The Drive and the Ickenham Residents Association x 2 were consulted on 8th April 2013. A site notice was also displayed. No responses have been received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012)

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

On the 8th November 2012 the adoption of the Council's Local Plan: Part 1 - Strategic Policies was agreed at the Full Council Meeting. Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012) is relevant to this application. Section 1 of this policy requires development to be of a high quality of design which enhances the local distinctiveness of the area and section 2 requires that it makes 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.

The adopted Supplementary Planning Document (SPD) - Residential Extensions at

Section 6.0 on two storey rear extensions for a detached house should not exceed 4m deep, should not breach the 45-degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. Paragraph 6.6 states new roofs should appear subordinate to the original roof and so have a ridge height at least 0.5m lower than the original roof.

The two storey and single storey element would not appear disproportionate to the scale and form of the original house. The two storey element would sit directly behind the existing dwelling and would not be visible from the street scene. Both the depths and heights comply with the HDAS guidance and given it's position directly to the rear of the main dwelling and the pyramid style roof, would appear subservient to the main roof.

As such, it is considered that the proposal would appear subordinate to the main house, and that it would not dominate the house or the streetscene and therefore would be in compliance with Policy BE1 of the Councils Local Plan: Part 1 - Strategic Policies and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

The finished height of the single storey rear extension exceeds those as set out in sections 3 of the HDAS: Residential Extensions. However, the extension would finish adequately below the cill level of the first floor rear windows on the existing house and would marginally exceed the 3.4m height allowed and as such, would be subordinate to its appearance. The proposal in terms of its scale, form and size would respect the character and appearance of the original house and would not detract from the visual amenities of the surrounding area. As such, this would not justify the refusal of permission and would be in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The two storey rear extension would not introduce new windows facing the adjoining properties and would not breach the 45 degree line of sight. Given the overall depth, width and set down from the main roof of the house, the proposal would not harm the residential amenities of the occupiers of the adjoining properties from increased overshadowing, visual intrusion and over-dominance, thereby complying with section 6 of the HDAS: Residential Extensions and Policies BE21 and BE24.

It is considered, that all the proposed habitable rooms, and those altered by the development still maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

Over 100sqm of private amenity space would be retained which is considered to be adequate for the application property and would be in compliance with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The existing hardstanding frontage and the proposed garage would provide ample parking. The application proposal would therefore be in compliance with policy AM14 of the saved UDP, September 2007, and the Council's adopted Car Parking Standards (Annex 1, Hillingdon Local Plan: Part Two - Saved UDP Policies, November 2012).

This application is therefore 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 Location and Block Plans, Proposed Ground Floor Plan, Proposed First Floor Plan, Proposed Roof Plan, Proposed Front and North Elevation, Proposed Front Elevation With Front Boundary Wall/Railings, Proposed Rear and South Elevation, and Proposed Loft Floor Plan.

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) Order 1995 (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 16 or 22 Highfield Drive.

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 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 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:

PT1.10	To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012)
--------	--

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

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

- 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.

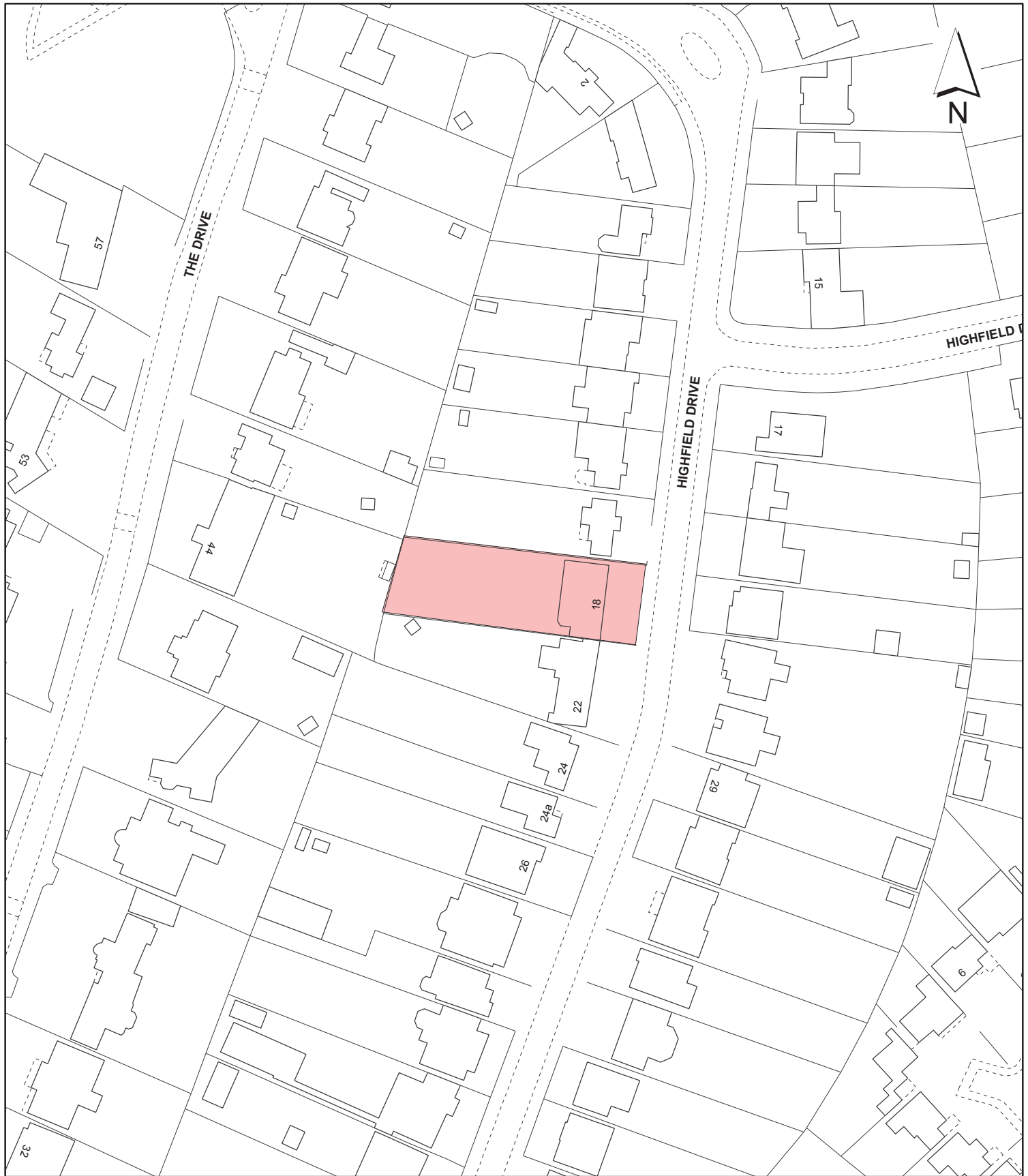
11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions,

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: Peter Korankye-Gyabong

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**18 Highfield Drive
 Ickenham**

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

Planning Application Ref:

33211/APP/2015/1061

Scale:

1:1,250

Planning Committee:

North Page 62

Date:

June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address UXBRIDGE SKIP & RECYCLING LTD SKIP LANE HAREFIELD

Development: Changes to open storage areas associated with existing non-hazardous waste treatment and transfer facility including 2 x replacement trommels and waste picking stations, new baler, boundary treatment and landscaping involving replacement of workshop building following demolition of existing workshop building

LBH Ref Nos: 49984/APP/2014/3806

Drawing Nos: 22 Rev. P13
32 Rev. P2
31 Rev. P2
21 Rev. P8
23 Rev. P3
24 Rev. P2
30 Rev. P3
37 Rev. P2
38 Rev. P3
40 Rev. P2
Air Quality Report on Dust Management - Part
Air Quality Report on Dust Management - Part
Air Quality Report on Dust Management - Part
01 Rev. P3
Report on Proposed Changes - Part 1
Report on Proposed Changes - Part 2
Report on Proposed Changes - Part 3
Noise Impact Assessment: 10214.PCR.01 Rev. 1
Planning Statement
Supporting Photographs
Covering Letter PD/KH 13 009

Date Plans Received: 24/10/2014 **Date(s) of Amendment(s):** 03/11/2014
Date Application Valid: 03/11/2014 24/10/2014

1. SUMMARY

This application seeks consent for both proposed and retrospective changes to the open storage areas associated with existing non-hazardous waste treatment and transfer facility. Retrospective consent is sought for the replacement of two trommels, waste picking stations and a new baler. Planning permission is sought for new boundary treatment and landscaping involving the replacement of a workshop building following demolition of existing workshop building.

It is considered that in this case, very special circumstances exist to justify inappropriate development in the Green Belt. The site is an established use and the proposal will involve incorporating a narrow strip of embankment into the active use, to facilitate the introduction of modern and efficient equipment and reorganisation of the site. This will reduce the sites visual impact on the openness of the Green Belt, without leading to an increase in vehicle movements. The proposal involves significant environmental benefits including a reduction

in noise and dust levels associated with the existing waste recycling facility and proposes improved landscaping and boundary treatment adjoining Uxbridge golf club.

The application is therefore recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM3 Time Limit

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

REASON

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

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 22 Rev P13; 24 Rev P2; 30 Rev P3; 40 Rev P2; 31 Rev P2; 38 Rev P3 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 COM5 General compliance with supporting documentation

The development hereby permitted shall not be occupied until the following has been completed in accordance with the specified supporting plans and/or documents:

Noise Impact Assessment Report [Report 10214.PCT.01.Rev.B]

Air Quality Report on Dust Management Parts 1, 2 and 3 [JSC/00017/R00113:AQ DMP, October 2014]

Report on proposed changes Parts 1, 2 and 3 [JSC/00017/R00112: October 2014]

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 the relevant policies of the 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 Means of enclosure/boundary treatments
- 2.b Car Parking Layouts
- 2.c Hard Surfacing Materials
- 2.d External Lighting

- 3. Living Walls and Roofs
 - 3.a Details of the inclusion of living walls and roofs, or
 - 3.b Justification as to why no part of the development can include living walls and roofs

- 4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.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.

- 5. Schedule for Implementation

- 6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015)

5 NONSC Boundary fence

Within 3 months of the date of this decision, the boundary fence and profiled cladding green screen detailed in Drawing No. 31 Rev P2 along the southern boundary of the site, shall be installed and painted in Chrome Green reference RAL 6020 or other colour to be agreed in writing with the Local Planning Authority. This fence/screen shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and Green Belt and reduce dust emissions, in compliance with policies BE13, OE1, OE3, OL1 and OL4 of Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and BE1 and EM2 of Hillingdon Local Plan: Part One Strategic policies.

6 NONSC Contamination

Within 3 months of the date of this decision, a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses,
 - potential contaminants associated with those uses,
 - a conceptual model of the site indicating sources, pathways and receptors,

- potentially unacceptable risks arising from contamination at the site.
- 2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
- 3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- 4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.
- 5) If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON

To ensure the development protects groundwater in compliance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

7 NONSC Verification Report

Within 3 months of the date of approval of the details submitted pursuant to condition 5, a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

REASON

To ensure the development protects groundwater in compliance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Surface water drainage

No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons:

To ensure the development protects groundwater in compliance with policy OE11 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 NONSC Non Standard Condition

Within 1 months of the date of this decision, 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:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all SUDs features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

iii. Identifies the receptors and demonstrates capacity and structural soundness of the Thames Water network and or receiving watercourse as appropriate.

iv. During Construction

a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;

b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

b) Long Term Management and Maintenance of the drainage system.

i. 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, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of the applicant, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 to ensure the development does not increase the risk of flooding contrary to 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 (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

INFORMATIVES

1 I1 Building to Approved Drawing

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.

2 I11 **The Construction (Design and Management) Regulations 1994**

The development hereby approved may be subject to the Construction (Design and Management) Regulations 1994, which govern health and safety through all stages of a construction project. The regulations require clients (ie. those, including developers, who commission construction projects) to appoint a planning supervisor and principal contractor who are competent and adequately resourced to carry out their health and safety responsibilities. Further information is available from the Health and Safety Executive, Rose Court, 2 Southwark Bridge Road, London, SE1 9HS (telephone 020 7556 2100).

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

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

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

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

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

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

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

4 I23 **Works affecting the Public Highway - Vehicle Crossover**

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

5 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).

6 I53 **Compulsory Informative (2)**

The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September

2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (2015) and national guidance.

AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
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.
LPP 2.18	(2011) Green Infrastructure: the multi functional network of open and green spaces
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.19	(2015) Hazardous waste
LPP 5.21	(2015) Contaminated land
LPP 5.22	(2015) Hazardous substances and installations
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requirement for ameliorative measures
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
NPPF	National Planning Policy Framework
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

7 159 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.

8

The applicant is recommended to adhere to the following sections of the GLA's draft

guidance in "The Control of Dust and Emissions During Construction and Demolition"

- Dust suppressants: section 5.38 on page 49.
- Chutes, conveyors and skips: section 5.27 on page 47.
- Air Quality Statement: section 3.4 on page 24.
- Vehicle and Plant Emissions: section 7.6 on page 60 of the guidance.
- Dealing with Spillages: section 5.11 on page 45.
- Reducing Vehicle Idling section 5.15 on page 45.
- Construction Logistic Plans: section 5.16 on page 45.
- Covering Vehicles: section 5.37 on page 49.

9

In relation to condition 6: Verification Report, the applicants should ensure that this is undertaken in accordance with the Environment Agency guidance 'Verification of Remediation of Land Contamination' <http://publications.environment-agency.gov.uk/pdf/SCHO0210BRXF-e-e.pdf>

10

In relation to condition 4: Landscaping, further opportunities should be explored for establishing tree planting on open boundaries. Trees should be selected which are robust enough to survive this hostile environment and which are known to help air-borne particles

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located off Skip Lane, to the west of Harvil Road. To the south of the application site is land associated with Uxbridge Golf Course and Harefield Oil Terminal. To the west of the site is Hansom Premix Concrete suppliers, to the north the railway line and to the east, open agricultural land. The site is designated as Green Belt land and is located within Colne Valley Regional Park.

The site has an established use for transfer and recycling of inert waste materials which has operated for several decades. It provides an existing Non Hazardous Waste Treatment and Transfer (NHWTT) facility and skip hire place operated since 2009 on this site by GBN services (they trade as Uxbridge Skip Hire and Recycling Ltd).

The site is divided into four separate yards.

Yard A is located at the eastern end of the site and has planning permission for use as plant hire with open storage of plant and equipment. This area is used for the storage of skips and materials relating to NHWTT operation.

Yard B is also located towards the eastern end of the site, and has planning permission for the use of the land for the storage of equipment and materials, and this is where empty container, skips and bins, storage of materials relating to NHWTT operation and parking of skip lorries when not in use occurs.

Yard C is located more centrally within the site and consists of the site and weighbridge office, staff car parking, weighbridges and workshop.

Yard D is located at the western end of the site and gained planning permission in 2006 (reference 49984/APP/2004/2613) for recycling activities including a waste recycling system

and associated open storage. There is an existing solid fence with 3 metre high netting along the southern boundary to Yard D which forms part of the 2004 permission (although this consent did permit a fence to a height of 10.1 metres along this boundary). Yard D comprises the main waste discharge and sorting areas and is where the main trommels and picking stations are located.

3.2 Proposed Scheme

This application seeks consent for numerous alterations within the site which are as follows

1. Rearrangement of the existing open storage and sorting areas in Yards C and D and the open storage areas within yard A.

Yards A and C would be utilised for processed waste storage (segregated soil and inert waste, and recyclables such as cardboard, paper, plastic, metal, gypsum and similar).

The changes proposed to the open storage areas will not result in the amount of inert waste material into the site increasing. This waste is strictly controlled and limited by the Environment Agency through the waste permit procedures. The changes to the storage areas are not to allow an increase in the amount of waste at the sites, only to allow the same level of activity to be carried out over a larger area to improve efficiency and safety.

2. Retrospective consent for the installation of 2no. Trommels and picking stations currently installed on site within Yard D. This also includes the full mitigation measures also installed following discussions with Environmental Health and the Environment Agency to mitigate the potential impact of the facility on the surrounding environment.

The old ballistic separator within Yard D has been replaced with a new feeder, trommel and picking station. A further trommel located along the northern boundary has been replaced with a modern trommel, feeder and picking station. A new baling station is located to the east of the trommel, close to the boundary between Yard C and D;

3. Proposed replacement workshop building

It is proposed to demolish the existing maintenance workshop located near the southern boundary in Yard C, and erect a replacement workshop in the north east corner of the site;

4. Proposed 4m high steel boundary fence is proposed to be erected along the existing southern boundary to the rear of the proposed storage areas in Yard A and B. This fence would then increase to a height of 6 metres along the existing southern boundary of Yard C and 10 metres in height along the existing southern boundary of yard D.

3.3 Relevant Planning History

49984/APP/2000/2264 Yard B Skip Lane Harefield

USE OF LAND FOR THE STORAGE OF EQUIPMENT AND MATERIALS (USE CLASS B8)
(RETROSPECTIVE APPLICATION)

Decision: 04-07-2001 Approved

49984/APP/2001/805 Yard A Skip Lane Harefield

RETENTION OF USE AS PLANT HIRE WITH OPEN STORAGE OF EQUIPMENT/MATERIALS

Decision: 19-12-2001 Approved

49984/APP/2004/2613 Yard D, Uxbridge Skip Hire Skip Lane, Off Harvil Road Harefield
REORGANISATION AND EXTENSION OF YARD D INCLUDING THE INSTALLATION OF A WASTE RECYCLING SYSTEM AND ERECTION OF A 10.1 METRE HIGH FENCE COMPRISING A 3.5 METRE HIGH RETAINING WALL, 3.6 METRE HIGH FENCE AND 3 METRE HIGH NETTING.

Decision: 06-10-2006 Approved

49984/APP/2014/487 Uxbridge Skip Hire And Recycling Ltd Skip Lane Harefield Uxbridge
Relocation of existing work shop building, alterations to open storage areas and transfer facility include new boundary treatment, landscaping and installation of baler

Decision: 18-06-2014 Withdrawn

Comment on Relevant Planning History

The most relevant planning history for the site and each Yard is referred to above.

It is important to note that Yard D gained planning consent for waste recycling activities, which includes the waste recycling system and associated open storage within application 49984/APP/2004/2613. Within this consent, permission was granted for the erection of a fence 10.1 metres in height along the southern boundary of the site with the Golf Course, however this part of the scheme was never implemented.

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.EM11 (2012) Sustainable Waste Management
- PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains
- PT1.EM8 (2012) Land, Water, Air and Noise

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- BE13 New development must harmonise with the existing street scene.
- 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.
LPP 2.18	(2011) Green Infrastructure: the multi functional network of open and green spaces
LPP 5.14	(2015) Water quality and wastewater infrastructure
LPP 5.19	(2015) Hazardous waste
LPP 5.21	(2015) Contaminated land
LPP 5.22	(2015) Hazardous substances and installations
LPP 7.14	(2015) Improving air quality
LPP 7.15	(2015) Reducing noise and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character
LPP 7.5	(2015) Public realm
OE1	Protection of the character and amenities of surrounding properties and the local area
OE11	Development involving hazardous substances and contaminated land - requiremer for ameliorative measures
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
NPPF	National Planning Policy Framework
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
SPD-NO	Noise Supplementary Planning Document, adopted April 2006
SPG-AQ	Air Quality Supplementary Planning Guidance, adopted May 2002

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Adjacent residents were notified of the application and a site notice was displayed at the entrance to the site. Two responses have been received in relation to this consultation which raises the following comments:

1. Golf club are concerned with the efficiency of the improvement measures;
2. Large amounts of dust and rubbish covers the course;
3. Application should take into account and consider the health and safety of the general public who are using one of the Councils Green Spaces;
4. The measures installed are inadequate to deal with the amount of waste recycling generated and screening is insufficient;
5. The building of a new boundary must be of a design able to protect everyone from works on site.

6. Dust minimisation proposals result in sludge that makes its way onto the course and into the water courses;
7. Concern with regards to amount of water borne sludge and the source of the pipes and drains needs to be identified to ensure that no undesirable chemicals are drained onto the course and downstream.
8. Concern that because of the smell, sewage may be emitted into water course.

ENVIRONMENT AGENCY

Thank you for consulting us on the above application. We have no objections to the above applications subject to the inclusion of the following conditions.

Condition 1

No development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A preliminary risk assessment which has identified:

- all previous uses,
- potential contaminants associated with those uses,
- a conceptual model of the site indicating sources, pathways and receptors,
- potentially unacceptable risks arising from contamination at the site.

2) A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority. The scheme shall be implemented as approved.

Reasons:

To protect Groundwater

The desk study (part 1) may indicate the presence of polluting substances from the use of the site as a Waste transfer station. The site is located within a Source Protection Zone 1 (SPZ1) for public water supplies.

This condition has been recommended as we are satisfied that there are generic remedial options available to deal with the risks to controlled waters posed by contamination at this site. However, further details will be required in order to ensure that risks are appropriately addressed prior to development commencing.

National Planning Policy Framework (NPPF) paragraph 109 states that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of water pollution. Government policy also states that planning policies and decisions should also ensure that adequate site investigation information, prepared by a competent person, is presented (NPPF, paragraph 121).

Condition 2

No occupation shall take place until a verification report demonstrating completion of works set out in

the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be implemented as approved.

Reasons:

To protect groundwater. The verification report should be undertaken in accordance with in our guidance Verification of Remediation of Land Contamination <http://publications.environment-agency.gov.uk/pdf/SCHO0210BRXF-e-e.pdf>

Condition 3

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reasons:

To protect groundwater

No site investigation fully characterises a site. Not all of the site area was accessible during the investigations to date.

Condition 4

No infiltration of surface water drainage into the ground at this site is permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approval details.

Reasons:

To protect groundwater. Infiltrations SUDs/soakaways through contaminated soils are unacceptable as contaminants can remobilise and cause groundwater pollution.

Air Quality

As you are aware we have a strategic duty for air quality and we do not have a statutory duty to comment on this matter within the planning process. However we feel that it is relevant and necessary to raise our concerns on this matter when commenting on this particular planning application given the historic dust suppression issues and requirement for a new/variation in permit.

The planning application includes an increase in the height of perimeter walls for screening and to reduce wind speed. We previously recommended that where possible, the walls should overhang inwards to reduce the overall height, but should be highest around the trommel. Enclosing activities within the site as much as possible would also have a positive impact on dust suppression and air quality. The applicant should note that the increase in height of the walls must not lead to an increase in the height of the waster. The permitted levels for waste height will remain at the same level.

The operator must also continue to abide by all of the conditions stipulated in the Dust Management Plan (reference JSC/00017/R00113: AQ DMP, October 2014). These requirements are covered by the existing permit, however the area of the existing permit will need to be extended to cover the proposed operational area.

If processed waste is to be stored in Yard A then the permit must be varied to include this area. The area must also be improved to ensure it meets with all of the criteria of the existing permit. Please contact Environment Officer David Halfacre regarding this permit variation.

The comments below outline the generic air quality requirements that may be applicable to sites of this nature.

Road Sweeping

In 2008 the Environment Agency used contractors to carry out a study into the monitoring data at the Horn Lane area in LB Ealing to determine the most effective abatement measure to reduce dust emissions. An increased frequency of road sweeping removed dust particulates and therefore reduced the risk of re-suspension of the particulates. As a result we consider that the planning permission should include a requirement that the public highway and the private haul road are swept by a high efficacy road sweeper on a daily basis. This is consistent with the other sites in London and will have a positive effect on dust and particulate levels.

Wheel Washing

The 2008 report referred to in the above paragraph also reported that wheel washing would help reduce mud and debris from escaping the sites and reduce the re-suspension of dust from vehicles passing over it. We are aware that the sites in question do have limited room but small wheel wash equipment is now easily available and it would be consistent with other businesses in the London area along with a condition requiring all vehicles pass through the wheel wash. The GLA's draft guidance in "The Control of Dust and Emissions During Construction and Demolition" also recommends the use of wheel washes.

Dust Suppressants

Evidence gathered in the Horn Lane study shows that chemical dust suppressants are effective and reducing emissions. As a result we recommend that the GLA's draft guidance in "The Control of Dust and Emissions During Construction and Demolition" on dust suppressants are imposed as a planning permission condition. See section 5.38 on page 49.

We also recommend that the following sections of the GLA's draft guidance in "The Control of Dust and Emissions During Construction and Demolition" are imposed as planning conditions where appropriate:

- Chutes, conveyors and skips section 5.27 on page 47.
- Air Quality Statement section 3.4 on page 24.
- Vehicle and Plant Emissions section 7.6 on page 60 of the guidance.
- Dealing with Spillages section 5.11 on page 45.
- Reducing Vehicle Idling section 5.15 on page 45.
- Construction Logistic Plans section 5.16 on page 45.
- Covering Vehicles section 5.37 on page 49.

OFFICER COMMENTS

In relation to the Environment Agencies comments in relation to road sweeping, wheel washing and dust suppressants, the Council do not consider it necessary to add separate conditions requiring the specific compliance with GLA's draft guidance. Having consulted this document, it would appear that the contents of this would be achieved through the Environment Management System produced and required as part of the permit for the site under the Environmental Permitting Regulations 2010. The EMS is detailed within the Air Quality Report on Dust Management submitted as part of the application and provides details within this of controls both on and off site for dust reduction.

The site Operators have a permit with Thames Materials Ltd who sweep Harvil Road and the vehicle access routes and also ensure that vehicles leaving the site are washed, if dirty, to reduce the spread

of dirt onto the highway. Further, the control of dust, is the subject of this application and the Operators have outlined in detail how this will be controlled whilst in transit to the site and on site during the sorting process. A condition is recommended on any consent to ensure compliance with the Air Quality Report recommendations and such matters would also be controlled by the permit that the Operators are required to obtain from the Environment Agency.

Internal Consultees

HIGHWAYS

The development is for the relocation of an existing workshop and alterations to open storage areas and transfer facilities, alongside new boundary treatment, landscaping and the installation of baler within the site. There are no proposals to change the existing car parking provision (50 parking spaces) or the means of vehicle access. The number of staff at the site will remain as existing.

When undertaking assessment of the development, it is noted that the applicant has submitted a Planning Statement, which informs that the proposals are only to increase the efficiency of the current operation and not the amount of waste that is handled or the annual tonnage throughput at the site.

As a result, it is considered that the proposals would not increase the traffic generation above the existing operation at the site and would not have a material impact along the adjacent highway.

Therefore, provided that the details below are provided via a suitably worded planning condition/S106 Agreement, it is considered that the proposals would not be contrary to the Policies of the adopted Hillingdon Local Plan, 2012, Part 2 and an objection is not raised in relation to the highway and transportation aspect of the development.

1. The amount of waste that is imported/exported and processed at the site shall not be increased above that, which is identified within the submitted Planning Statement without prior consent from the LPA.
2. No planting (or any other obstruction) between heights of 0.6m and 2.0m above the level of the adjoining highway will be permitted within the existing visibility splays in both directions along the adjacent highway.

TREES

LANDSCAPE CHARACTER / CONTEXT:

Site description:

- The site is occupied by a waste transfer and recycling yard for inert waste.
- Skip Lane is accessed to the west of Harvil Road, on the bend in the road as it approaches the bridge over the railway cutting and heads north.
- The site is relatively long and narrow, aligned on an east-west axis parallel with the railway line.
- The site is divided into four sections, to meet the operational requirements of the recycling business, as indicated on drawing No. 21 Rev P8, with Yard A (parking and storage) closest to Harvil Road and Yard D (processing in the open) to the west.
- The southern boundary of the yard defines the boundary with Uxbridge Golf Course and is significantly higher than the golf course with a wooded embankment which gets higher and steeper at the west end.
- The existing site plan, ref. 21 Rev P8, confirms that there is no significant planting within the site, with exception of a few trees at the east end near the entrance.
- This drawing fails to show an ash tree within the small gated compound immediately to the north of the Skip Road entrance, or the off-site vegetation (including Lombardy Poplars on the golf course) which provide some visual screening - and may filter some of the dust particles.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.
- The site lies within the Green Belt.
- The site lies within the HS2 safeguarding limits.

PROPOSAL:

The proposal is to change the open storage areas associated with existing non-hazardous waste treatment and transfer facility including 2 x replacement trommels and waste picking stations, new baler, boundary treatment and landscaping involving replacement of workshop building following demolition of existing workshop building

LANDSCAPE CONSIDERATIONS:

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

Saved policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

- No trees or other landscape features of merit will be affected by the proposal.
- No landscape or visual analysis has been made of this site. However, the site and its plant are clearly visible and audible from the golf course and there are reports that air borne dust from the site is deposited on the golf course in spite of efforts to control emissions.
- According to JPB's drawing No. 22 Rev P13, Proposed Site Plan, new landscaping is proposed at the east end of the site, to either side of the main entrance (Yard A). A short length of 'proposed screening' is also indicated on the southern boundary in Yard C, together with an 'acoustic enclosure'.
- A new proposed boundary fence is also annotated along the southern boundary which appears to be re-aligned beyond the existing boundary line.
- There is no information about the boundary treatments (materials and heights) but the fence should be detailed so that it addresses both visual intrusion and acts as an acoustic barrier. A green /living wall may be appropriate in this location.
- Where steel boundary cladding is agreed the colour should be Invisible Green / Chroma reference RAL 6020.
- Further opportunities should be explored for establishing tree planting on open boundaries and trees should be selected which are robust enough to survive this hostile environment and which are known to help air-borne particles.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

RECOMMENDATIONS:

This application has been subject to pre-application discussions, commencing in April 2012.

No objection, subject to the above observations and COM9 (parts 1,2,3,4,5, and 6).

ACCESS

No accessibility issues raised by the proposals.

ENVIRONMENTAL PROTECTION UNIT

No objection provided scheme implemented in accordance with the details and recommendations from the Environment Agency.

FLOOD WATER MANAGEMENT

I have concerns that these pictures from the resident appear to show new drainage links across our

land. The water quality appears to be poor.

We need to establish if these ditches are new or existing. Are there any agreements with Corporate property for the site to drain across this land ?

As a minimum on the permission there should be the SuDs condition to ensure they provide us with the information on how drainage is managed on the site - this may reveal if they intend to discharge to ditches on our land, and we can ensure it is appropriate quality. The EA response appears to be focused on groundwater infiltration rather than surface water discharge.

Please add this 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:

a) Manages Surface Water. The scheme shall demonstrate ways of controlling the surface water on site.

i. incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan. Where the proposal does not utilise the most sustainable solution, justification must be provided.

ii. provide information on all Suds features including the method employed to delay and control the water discharged from the site to Greenfield run off rates and:

a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.

b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).

iii. Identifies the receptors and Demonstrates capacity and structural soundness of the Thames Water network and or receiving watercourse as appropriate.

iv. During Construction

a. measures taken to prevent pollution of the receiving groundwater and/or surface waters;

b. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.

b) Long Term Management and Maintenance of the drainage system.

i. 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, remediation and timescales for the resolving of issues. Where there is overland flooding proposed, the plan should include the appropriate actions to ensure the safety of the users of the site should that be required.

ii. Where the maintenance will not be the responsibility of an individual householder, the details of the body legally responsible for the implementation of the management and maintenance plan must be provided.

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 to ensure the development does not increase the risk of flooding contrary to 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 (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage

of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

OFFICER COMMENTS: The queries raised by the Officer have been sent to the agent and a formal response on this matter will be reported in the addendum.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The operation of a waste transfer station is by definition, inappropriate development within the Green Belt. However planning permission has been previously granted on this site for the uses which are still present today. The reasons why the uses were considered acceptable was that these would not be substantially different from the engineering activities established on the site since 1991, and confirmed by a lawful use certificate granted in 199

This application seeks to reorganise and modernise much of the equipment and operations on the site. The proposed equipment would occupy no larger area than the existing and the new machinery and operation of the site would achieve a more efficient and environmentally acceptable recycling operation, which would significantly reduce noise, dust and disturbance, which adversely affects the Green Belt.

Overall, it is considered that in this specific case, the principle of using such a site in the Green Belt for waste recycling, has been established through its notable presence over a protracted period and planning permissions. No objection is therefore raised, to the principle of improving the operation of the site and its reorganisation, subject to compliance with all adopted policies and guidance.

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 the consideration of this application.

7.04 Airport safeguarding

There are no airport safeguarding issues associated with this application.

7.05 Impact on the green belt

London Plan Policy 7.16 makes it clear that "the strongest protection should be given to London's Green Belt, in accordance with national guidance. The London Plan also makes it clear that inappropriate development should be refused, except in very special circumstances.

The policy guidance of paragraphs 79-92 of the National Planning Policy Framework (NPPF) on Green states that the Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances; the NPPF makes it clear that 'very special circumstances' will not exist unless potential harm to the Green Belt by reason of inappropriateness, is clearly outweighed by other considerations. Waste management is not one of the categories of appropriate development.

Policy OL4 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) states that the Council will not allow the replacement or extension of buildings within the Green Belt that would result in a disproportionate change in the bulk and character of the original building; would significantly increase the built up appearance of the site; would injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated. Developments in the Green Belt that would injure the visual amenity of the Green Belt by the siting, materials and design will not be permitted.

Policy EN11 of the Hillingdon Local Plan: Part 1 - Strategic Policies and MIN16 Hillingdon Local Plan: Part 2 - Saved UDP Policies encourages the provision and improvement of premises and facilities for efficient and environmentally acceptable disposal, recycling, energy recovery or other handling and treatment of waste materials, subject to other policies within the Plan.

This application seeks consent only for the reorganisation of the site to improve the efficiency of waste recycling. The site currently operates an HCI waste treatment and transfer facility in accordance with a Bespoke Environmental Permit, which was issued to the site in 1991. Since this permit was first issued, the business has evolved and expanded and has had to make operational changes to improve and maximise recycling rates. The current permitted area for doing such, is not sufficient to maximise the efficiency of the ongoing operation. Whilst the applicant has made significant steps to clear the wider site and improve the existing infrastructure, this application seeks permission to allow the existing and permitted waste management activities to be carried out over a wider area within the site, to the same overall maximum capacity levels.

The site is previously developed land and this application includes the erection of a replacement workshop building, two trommels and picking stations, and a boundary fence. Associated alterations are additionally proposed to the existing storage areas of the site. As has been highlighted within section 7.01 of this report, when planning permission was granted in 1991 for the uses at Yard D, it was considered that this use would not be substantially different from the engineering related activities, which were an established use on the site and granted an established use certificate in 1991. Subsequent applications have granted consent within this Green Belt setting for further expansions and use of the site in association with the use that is evident today.

The proposed equipment would occupy no larger area than the existing and the new machinery and operation of the site would achieve a more efficient and environmentally acceptable recycling operation, which would significantly reduce noise, dust and disturbance, which adversely affects the Green Belt. The new workshop building, would be approximately 20% larger than the existing. However, as a result of the difference in ground levels, and its proposed siting, it would not appear highly prominent in view from the surrounding area. The existing workshop building is prominent in views from the golf course as a result of the minimal screening along the southern boundary. Given such, it is proposed that the proposed and installed structures would not significantly increase the built up appearance of the site.

The scheme proposes landscaping and mitigation measures to mitigate the impact of the replacement machinery and operations, and improve the visual amenities of the Green belt when viewed from the golf course. This involves the construction of a retaining wall that it is proposed to add landscaping to, to soften its appearance to screen the site and further control the dust/noise.

In summary, it is considered that there are very special circumstances by way of benefits to waste management, the reduction in noise and dust, and overall level of activity and improvements to the appearance of the Green Belt, that would outweigh the harm arising from the inappropriateness associated with the alterations to the existing yards and machinery.

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. 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.

The proposed replacement machinery, associated alterations to the storage areas and new workshop are not considered to have a detrimental impact on the character and appearance of the surrounding area. The machinery will remain in the same place as the existing, and occupy no larger an area than at present. The relocated workshop although closer to the eastern boundary and Harvil Road and marginally higher than the existing, would not appear highly prominent within the surrounding area given the difference in levels within the site. Proposed landscaping, will also help to reduce the impact of this building within the street scene.

In relation to the addition of the fence along the southern boundary with the Golf Club, it is proposed to erect a fence which varies in height from 4 metres to 10 metres. Given the location of this fence, the presence of an existing high wall/fence and previous consent (49984/APP/2004/2613) for the same height fence in this location, it is not considered that this will have a detrimental impact on the openness or visual character of the surrounding area. Landscaping is referred to by the applicants to soften the appearance of the fence and this is welcomed by the Council.

7.08 Impact on neighbours

The nearest residential properties are located at Dews Farm and Shorthill Cottages. These properties are located some 420m and 475m respectively from the application site. This distance is sufficient to ensure that the existing operation does not give rise to noise and disturbance to the occupiers of these properties.

Uxbridge Golf Course is located immediately to the south of the application site and has raised concerns with regards to the dust and noise associated with the use and the impact on the golf club users. These concerns are considered in more detail in section 7.18 of the report.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The scheme has been reviewed by the Councils Highways Officer who considers that the proposals would not increase the traffic generation above the existing operation at the site and would not therefore have a material impact along the adjacent highway.

7.11 Urban design, access and security

URBAN DESIGN

Assessed in section 7.07 of the report.

ACCESS

Assessed in section 7.10 of the report.

7.12 Disabled access

The scheme has been reviewed by the Councils Access officer who confirms that there are no accessibility issues associated with the proposals.

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, landscaping and Ecology

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

Saved policy OL1 and 2, and the National Planning Policy Framework seek to restrict inappropriate development and retain the openness, character and appearance of the Green Belt.

New landscaping is proposed at the east end of the site, to either side of the main entrance (Yard A). A short length of 'proposed screening' is also indicated on the southern boundary in Yard C, together with an 'acoustic enclosure'. The Councils Landscape Officer has reviewed the proposals and raises no objection to the proposals, subject to the inclusion of conditions to ensure that further opportunities are explored for establishing tree planting on open boundaries, and trees selected which are robust to survive this hostile environment and which are known to help air-borne particles.

7.15 Sustainable waste management

The key focus both of national and local planning policies, is to encourage the amount of waste being disposed of to landfill and increase recycling. This is essentially achieved through application of the waste hierarchy (waste prevention, re-use, recycling, recovery and finally disposal as the last option) to ensure sustainable waste management. The Waste (England and Wales) Regulations 2011 set out by Government targets by 2020 for at least 50%, of waste from households to be prepared for re-use or recycled and at least 70% of construction and demolition waste to be subject to material recovery.

This proposed development accords with the Governments policy objectives and seeks to change the existing storage areas (with no increase in capacity), to ensure that waste material can be sorted more efficiently. This will enable a higher proportion of the waste material to be recycled and reduce the amount of material moved from the Site to landfill. This scheme seeks to therefore improve the contribution that the existing waste facility makes to the Waste Hierarchy by reducing the amount ending up in landfill.

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application.

7.17 Flooding or Drainage Issues

The site is not located within a flood zone.

7.18 Noise or Air Quality Issues

Concerns have been raised with regards to the noise and dust associated with the use of the site, particularly the operations within Yard D. This application has been submitted as a result of the historic dust suppression issues and requirement for a new/variation to the sites permit.

The main issues with dust and noise from the site to date have been as a result of outdated and inefficient equipment. GBN, who currently operate from the site have now replaced both

waste processing lines with modern equivalents, that are smaller, quieter and more efficient than the previous models.

To further address the problems with dust emissions, in 2012, GBN overhauled the dust suppression systems and extended them to include the additional pipework, nozzles and an additional water tank to prevent emissions from leaving the site boundary. This did not however address the problems and further complaints were received. GBN have been working in consultation with the Environment Agency to improve dust mitigation at the site. On the 14th June 2014, a new dust high pressure nozzle atomised mist delivery suppressions system was installed along the southern boundary and a further upgrade made to this to add a further 60 metres of high pressure nozzles.

The Environment Agency further requested that GBN reduce the height of the misters, as from a distance the fine mist could be mistaken for dust. The arrangement of the nozzles has also been altered in accordance with further EA advice to further improve the efficiency of this system. Additional improvements have also been made at the site with the specific aim of improving dust mitigation measures. These include:

- extending the sprinkler system along the workshop wall, southern and western boundaries;
- enclosing the trommel on the southern boundary with rubber sheeting;
- enclosure of the trommel conveyor;
- addition of focussed spray bars on drop points associated with the trommel.

A new boundary fence is to also be erected along the southern boundary of Yards A, B, C and D in order to provide a long term solution that will significantly improve containment at the site.

The scheme has been reviewed by the Environment Agency, who raise no objection to the proposals provided the perimeter walls are erected. These walls will go a long way to enclosing activities on the site as much as possible, which will have a positive impact on dust suppression and air quality.

Therefore whilst it is acknowledged that the methods in their current form, may not sufficiently be controlling the dust emissions from the site, there are still further systems/structures to be erected to further address this problem. The EA have suggested a number of planning conditions to control the operations on the site and dust emissions.

The impact on air quality, is therefore considered acceptable provided that the development is carried out in accordance with the approved plans and documents. Conditions will be added to ensure such.

7.19 Comments on Public Consultations

The concerns raised within the public consultation have been addressed in the body of the report.

7.20 Planning obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

There are no other issues of relevance for the consideration of this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable.

10. CONCLUSION

It is considered that in this case, very special circumstances exist to justify inappropriate development in the Green Belt. The site is an established use and the proposal will involve incorporating a narrow strip of embankment into the active use, to facilitate the introduction of modern and efficient equipment and reorganisation of the site. This will reduce the sites visual impact on the openness of the Green Belt, without leading to an increase in vehicle movements. The proposal involves significant environmental benefits including a reduction in noise and dust levels associated with the existing waste recycling facility and proposes improved landscaping and boundary treatment adjoining the golf club. The application is therefore recommended for approval.

11. Reference Documents

National Planning Policy Framework

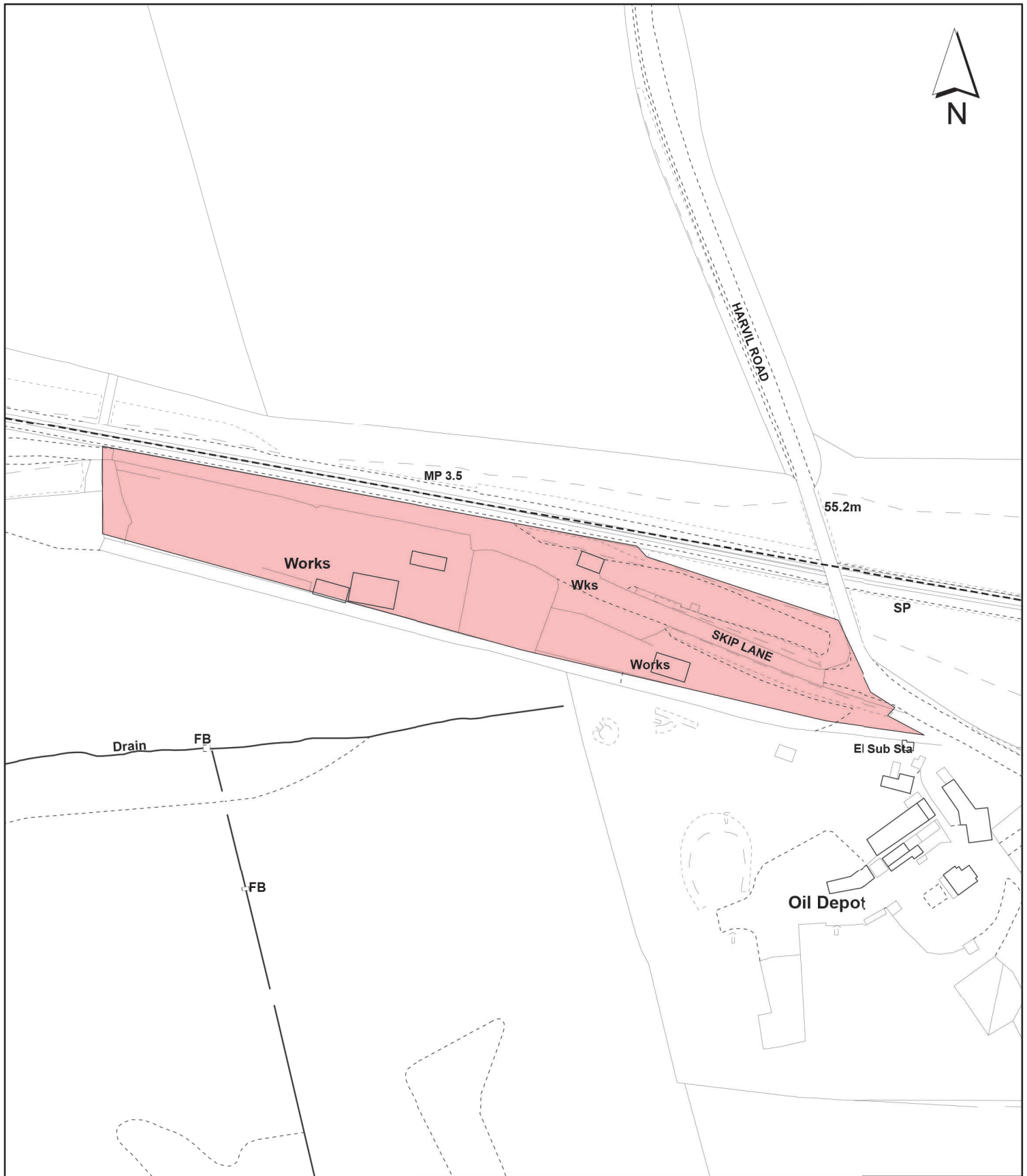
London Plan (July 2015)

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

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

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Uxbridge Skip & Recycling Ltd
 Skip Lane
 Harefield**

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

Planning Application Ref:

49984/APP/2014/3806

Scale:

1:2,100

Planning Committee:

North Page 87

Date:

June 2015



HILLINGDON
 LONDON

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Plans for North Applications Planning Committee

2nd June 2015



HILLINGDON
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INVESTOR IN PEOPLE

www.hillingdon.gov.uk
Page 89

Report of the Head of Planning, Sport and Green Spaces

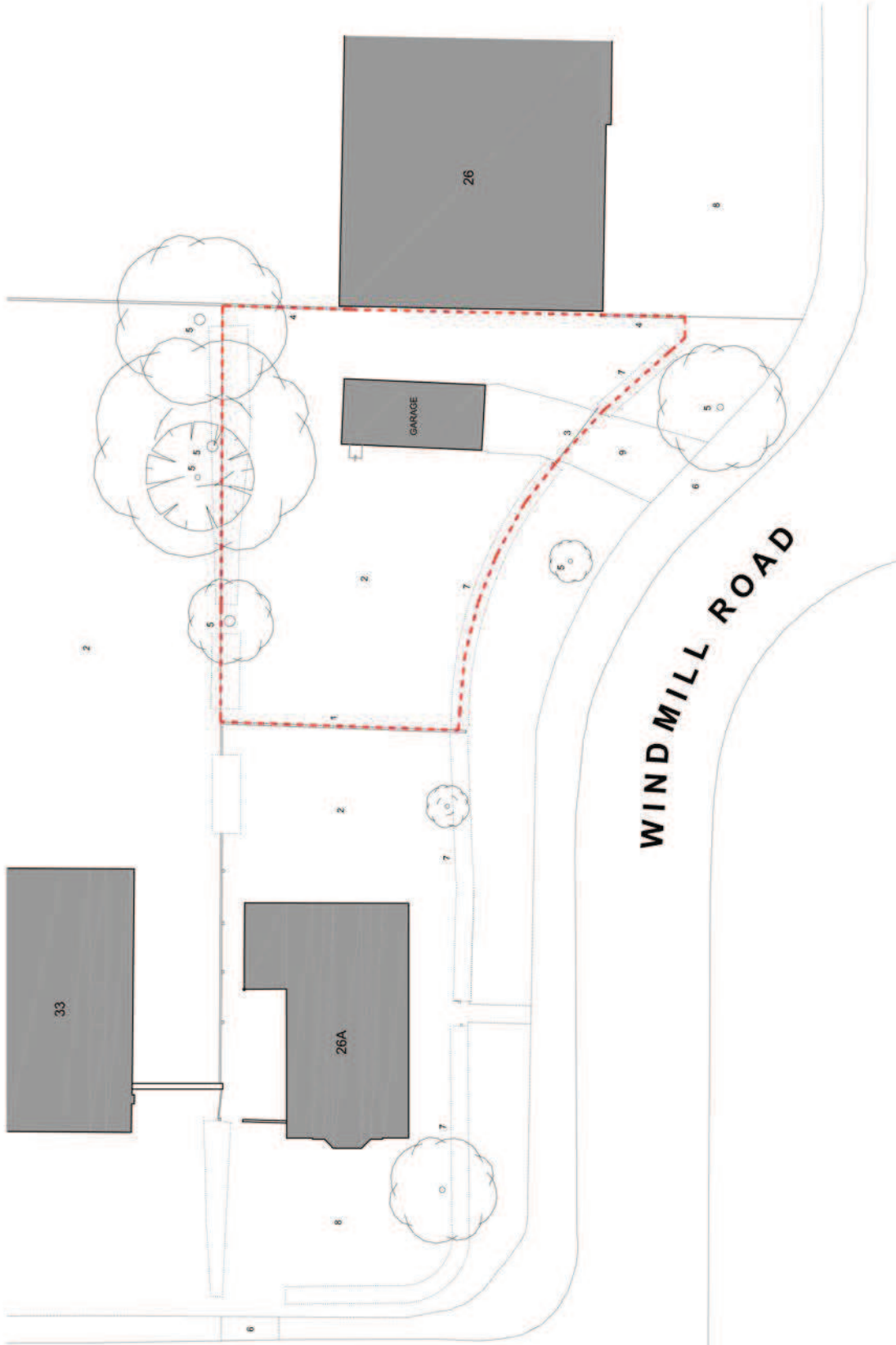
Address LAND FORMING PART OF 26A WINDMILL HILL RUISLIP
Development: Single storey, 2-bed detached dwelling with habitable roofspace, associated parking and amenity space involving demolition of existing detached garage
LBH Ref Nos: 67242/APP/2015/188

Date Plans Received:	19/01/2015	Date(s) of Amendment(s):	19/01/0015
Date Application Valid:	02/02/2015		19/01/2015 30/01/0015

Notes

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Rev	Date	Revision



- 1 FENCE 2.2M HIGH
- 2 GARDEN SPACE
- 3 GATE
- 4 FENCE 1.8M HIGH
- 5 TREE
- 6 DROPPED KERB CROSSOVER
- 7 HEDGE 2.2M HIGH
- 8 PARKING FORECOURT
- 9 DRIVEWAY

— SITE BOUNDARY



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Drawing Title
 Existing Site Plan

Drawn By
 LP

Scale
 1:200 @ A3

Project No
 14-021

Drawing Status
 Planning

Date
 Oct 2014

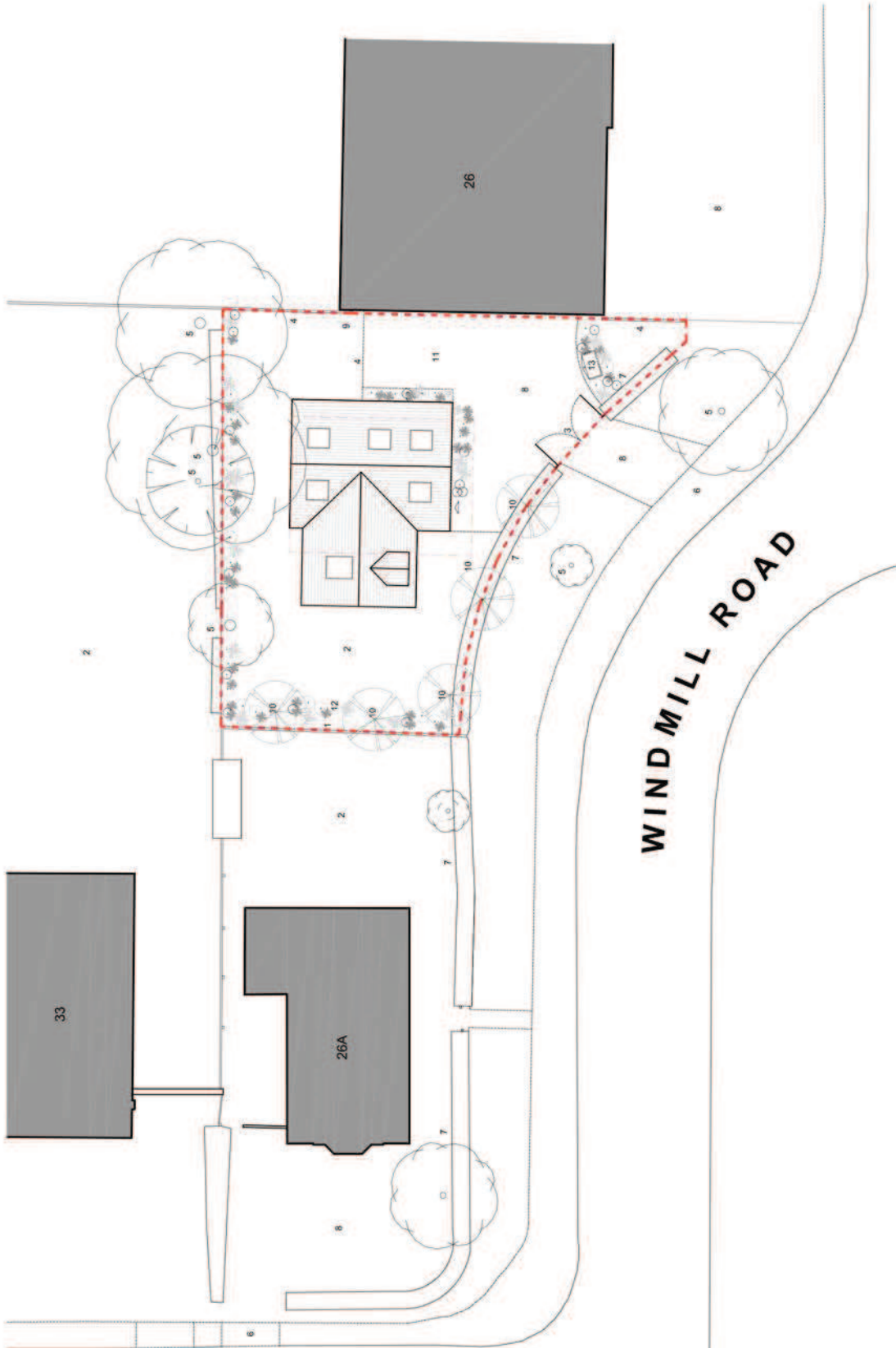
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Revision
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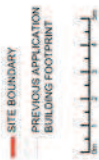
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Rev	Date	Revision



- 1 FENCE 2.2M HIGH
- 2 GARDEN SPACE
- 3 TIMBER GATES
- 4 FENCE 1.8M HIGH
- 5 TREE RETAINED
- 6 DROPPED KERB CROSSOVER
- 7 HEDGE 2.2M HIGH
- 8 PARKING FORECOURT
- 9 CYCLE PROVISION
- 10 NEW TREES
- 11 CAR SPACE
- 12 PLANTING BED
- 13 REFUSE/RECYCLING STORE



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Drawing No
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Revision
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Drawing Title
Existing OS Plan LP

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LP

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1:500 @ A3

Project No
14-021

Drawing Status
Planning

Date
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Drawing No
14-021-E01

Revision
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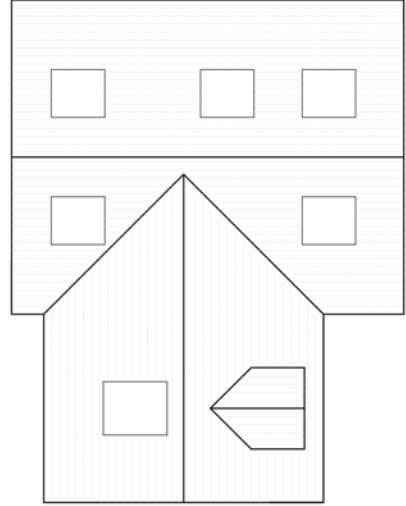
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Drawing Status Planning	Date Oct 2014
Drawing No 14-021-P01	Revision -



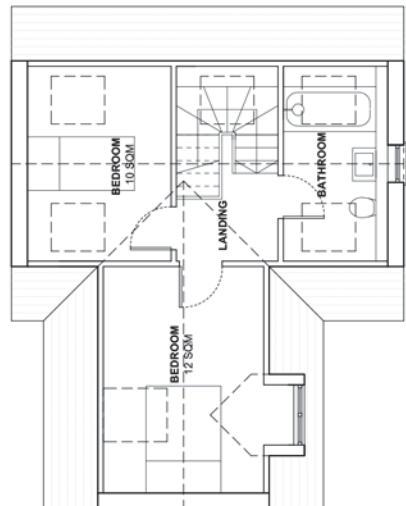
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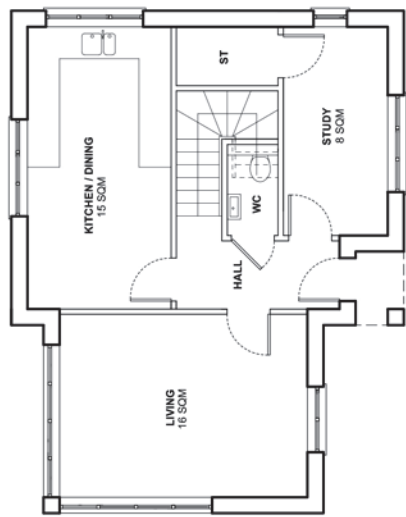
Rev	Date	Revision
A	28.01.15	windows added to living room



Proposed Roof Plan



Proposed First Floor Plan



Proposed Ground Floor Plan
 GFA = 64 sqm

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Drawing Title Proposed Floor Plans
Drawn By LP

Scale 1:100 @ A3
Project No 14-021

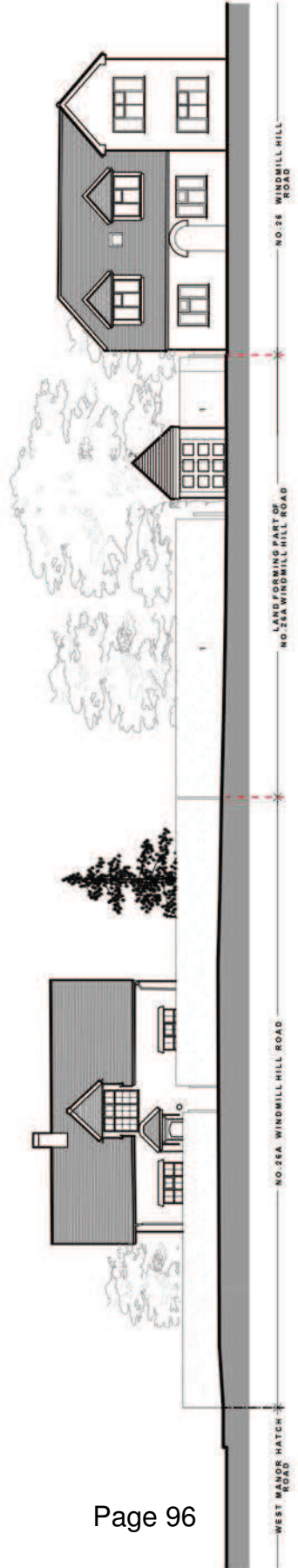
Drawing Status Planning
Date Oct 2014

Drawing No 14-021-P03
Revision A

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Rev	Date	Revision



- 1 HEDGE 2.2M HIGH
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Drawing Title

Existing Elevation Along LP
 Windmill Road

Scale

1:200 @ A3

Project No

13-008

Drawing Status

Date

Aug 2013

Drawing No

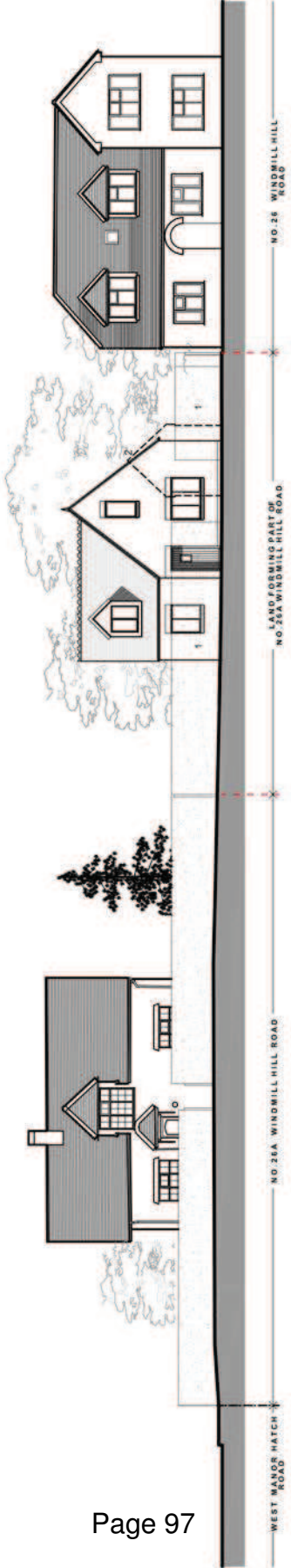
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Revision

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Drawing Title
Proposed Elevation Along LP
Windmill Road

Scale
1:200 @ A3

Drawing Status
Planning

Drawing No
14-021-P06

Drawn By
LP

Project No
14-021

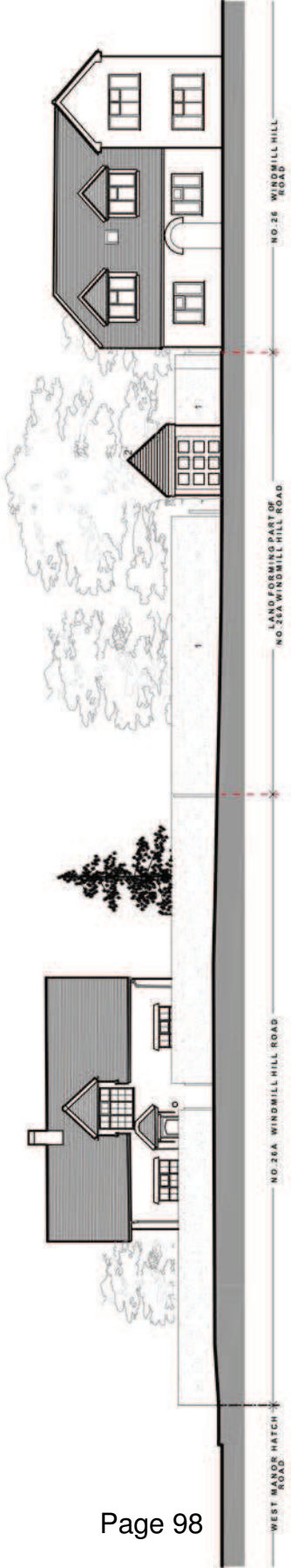
Date
Oct 2014

Revision
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Drawing Title
Existing Elevation Along
Windmill Road

Drawn By
LP

Scale
1:200 @ A3

Project No
14-021

Drawing Status
Planning

Date
Oct 2014

Drawing No
14-021-P03

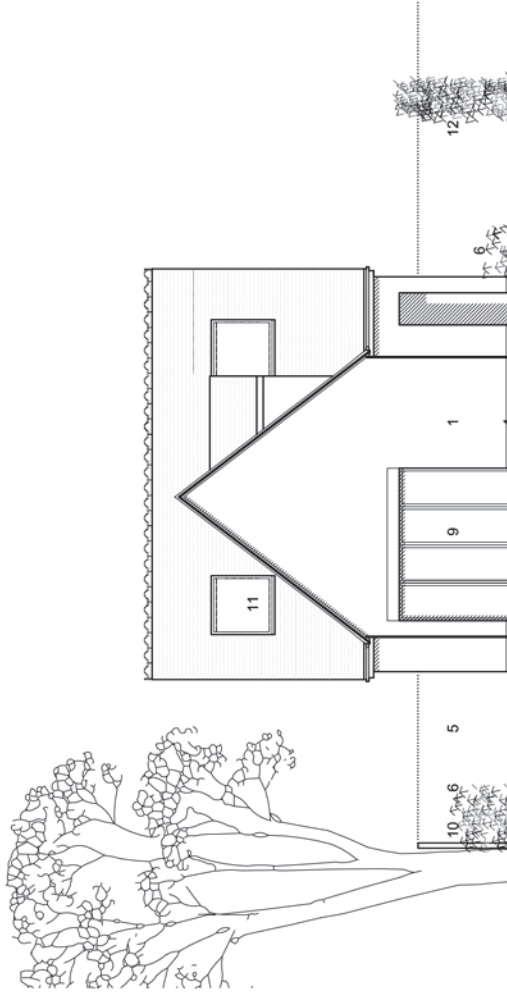
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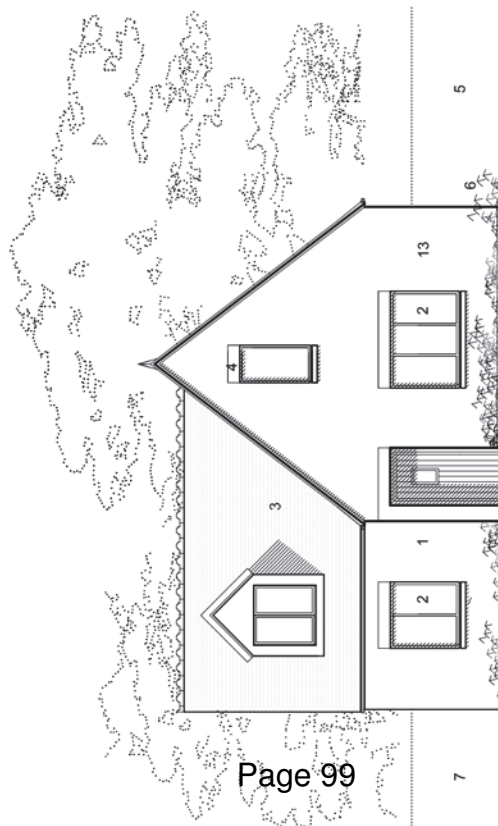
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- 1 WHITE PAINTED RENDER
- 2 TIMBER WINDOWS
- 3 RED TILES TO MATCH EXISTING CONTEXT
- 4 RED BRICK DETAILING
- 5 TIMBER FENCE 1.8M HIGH
- 6 PLANTING BED
- 7 AMENITY SPACE
- 8 TIMBER FRONT DOOR
- 9 FOLDING/SLIDING DOOR
- 10 TREE RETAINED
- 11 VELOUX STYLE ROOF LIGHT
- 12 HEDGE 2.2M HIGH
- 13 BRICKWORK



Proposed South Facing Elevation



Proposed East Facing Elevation

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Drawing Title
 Proposed East & South Facing Elevations

Drawn By
 LP

Scale
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Project No
 14-021

Drawing Status
 Planning

Date
 Oct 2014

Drawing No
 14-021-P04

Revision
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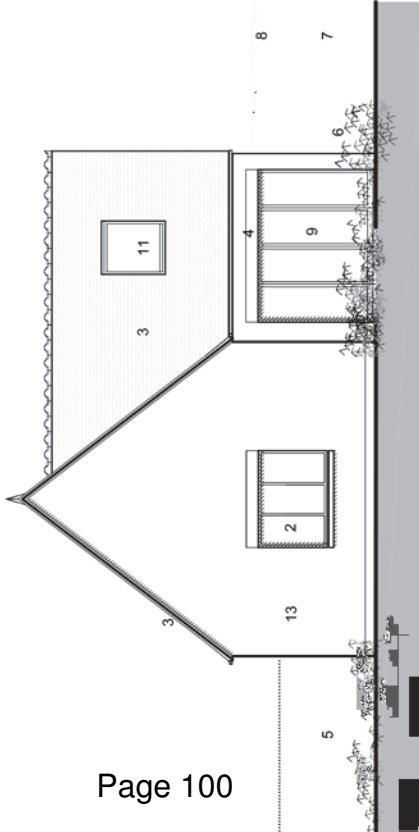
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- 2 TIMBER WINDOWS
- 3 RED TILES TO MATCH EXISTING CONTEXT
- 4 RED BRICK DETAILING
- 5 TIMBER FENCE 1.8M HIGH
- 6 PLANTING BED
- 7 AMENITY SPACE
- 8 TIMBER FRONT DOOR
- 9 FOLDING SLIDING DOOR
- 10 TREE RETAINED
- 11 VELUX STYLE ROOF LIGHT
- 12 HEDGE 2.2M HIGH
- 13 BRICKWORK



Proposed North Facing Elevation



Proposed West Facing Elevation

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Project

26A Windmill Hill, Ruislip, HA4 8QE

Drawing Title Drawn By
 Proposed West & North LP
 Facing Elevations

Scale Project No
 1:100 @ A3 14-021

Drawing Status Date
 Planning Oct 2014

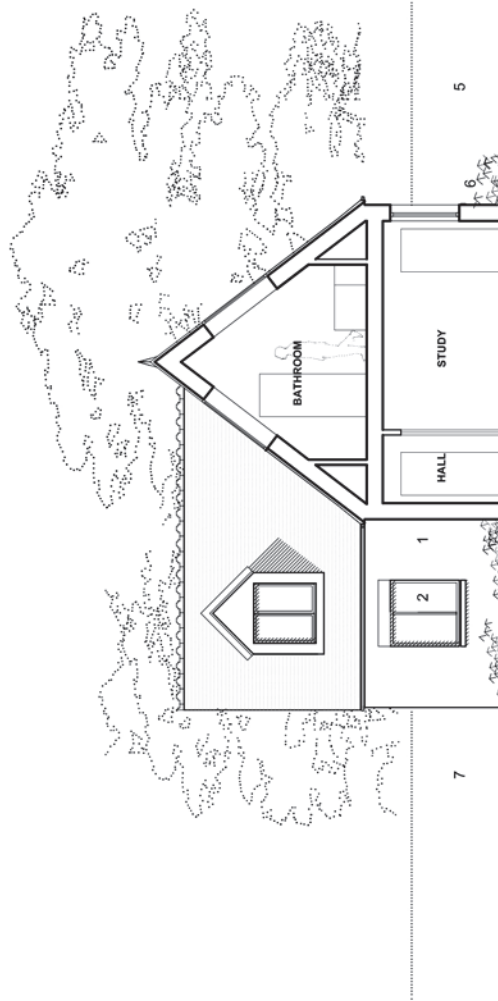
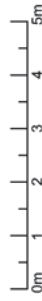
Drawing No Revision
 14-021-P05 -

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- 3 RED TILES TO MATCH EXISTING CONTEXT
- 4 RED BRICK DETAILING
- 5 TIMBER FENCE 1.8M HIGH
- 6 PLANTING BED
- 7 AMENITY SPACE
- 8 TIMBER FRONT DOOR
- 9 FOLDING/SLIDING DOOR
- 10 TREE RETAINED
- 11 VELUX STYLE ROOF LIGHT
- 12 HEDGE 2.2M HIGH
- 13 BRICKWORK



Proposed Section

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Project

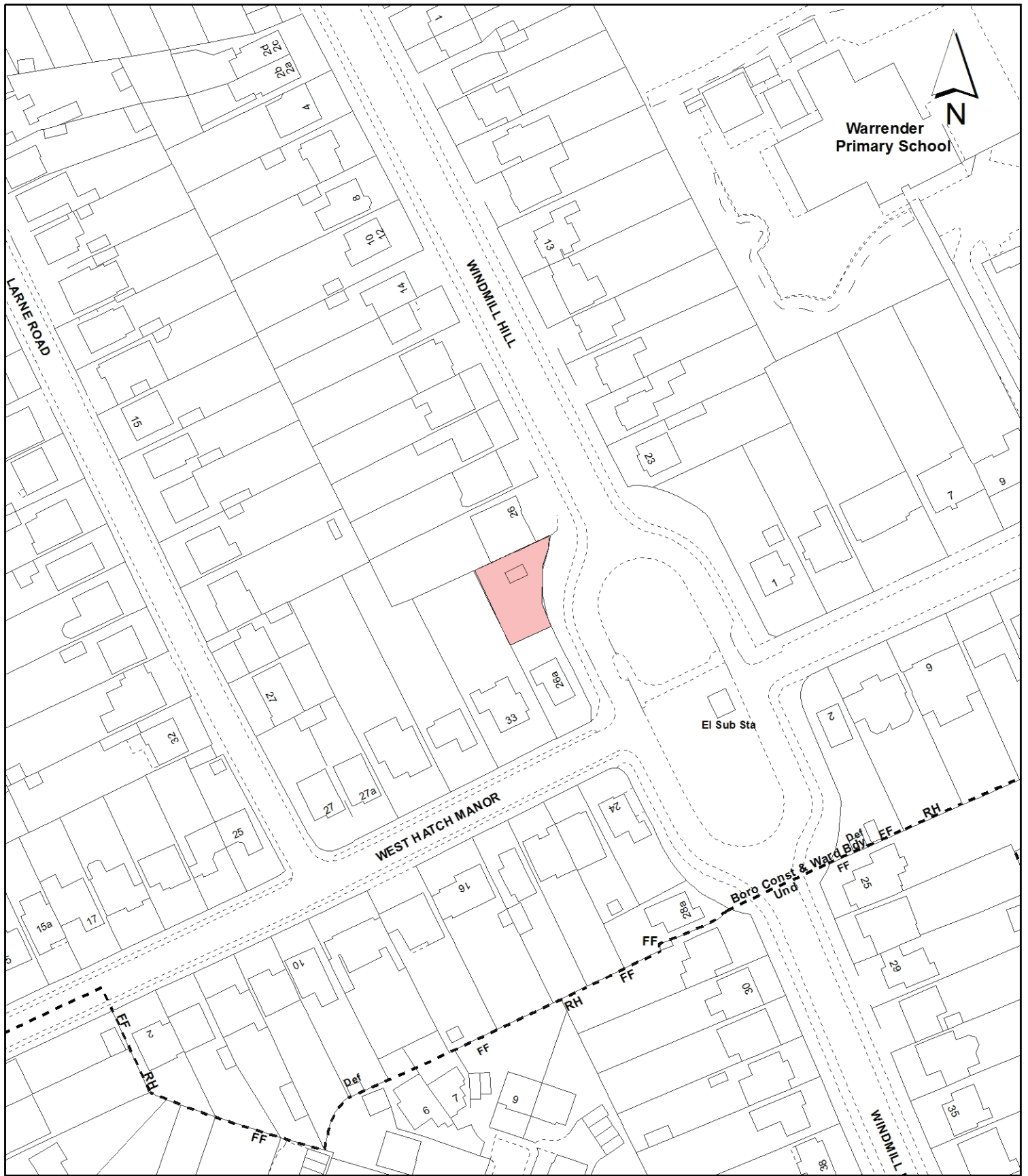
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Drawing Title	Drawn By
Proposed Typical Section	LP

Scale	Project No
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Drawing Status	Date
Planning	Oct 2014

Drawing No	Revision
14-021-P07	-



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Site Address:

**Land forming part of 26A
 Windmill Hill
 Ruislip**

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

Planning Application Ref:
67242/APP/2015/188

Scale:
1:1,250

Planning Committee:
North Page 102

Date:
June 2015



Report of the Head of Planning, Sport and Green Spaces

Address 54 PEMBROKE ROAD RUISLIP

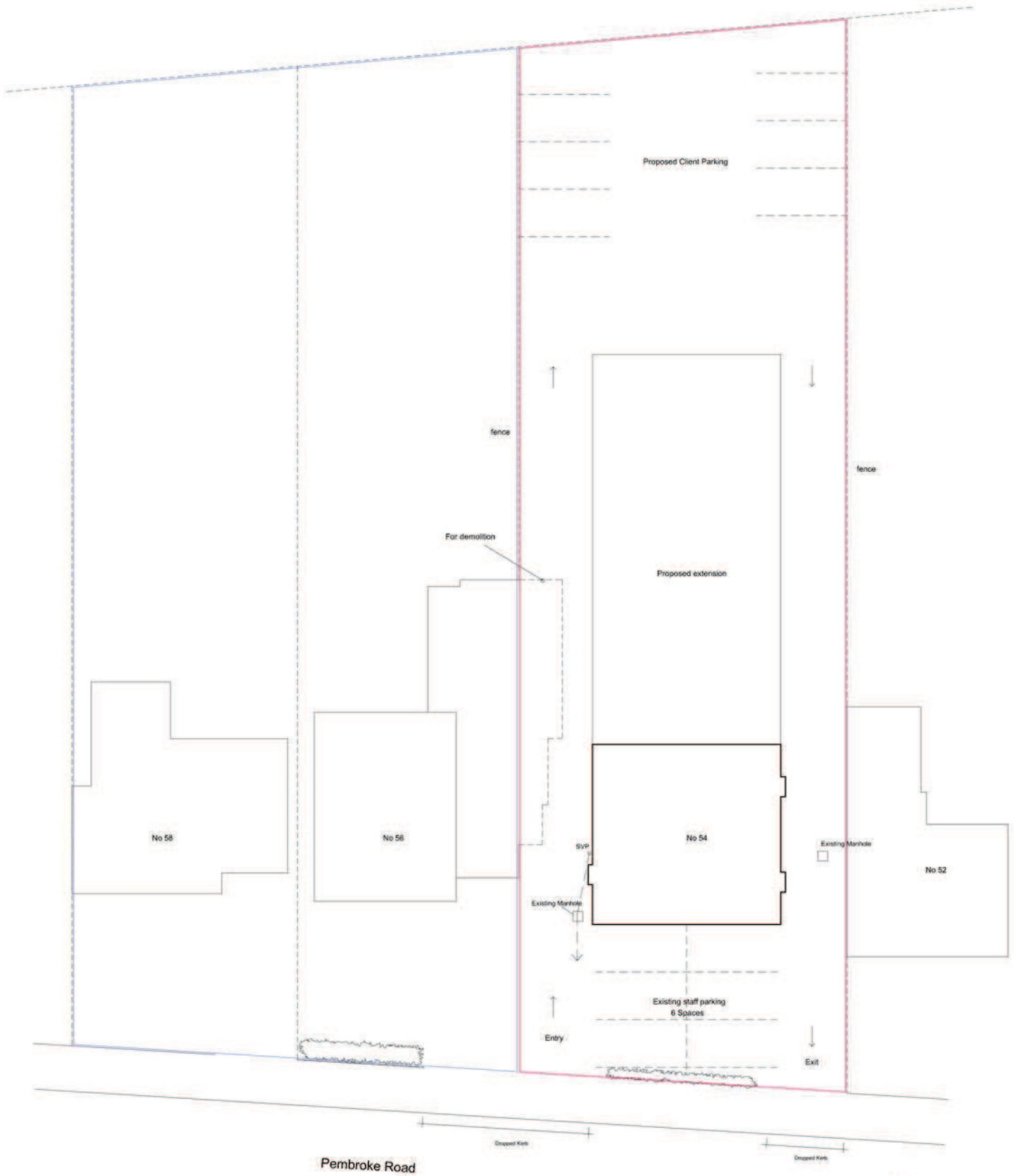
Development: Change of use of ground floor from Use Class C3 (Dwelling houses) to Sui Generis and part two storey, part single storey rear extension to create a Veterinary Clinic at ground floor and 1 x 2-bed and 2 x 1-bed self contained flats at first floor involving associated parking and demolition of element to side

LBH Ref Nos: 10793/APP/2015/476

Date Plans Received: 09/02/2015

Date(s) of Amendment(s): 09/02/0015

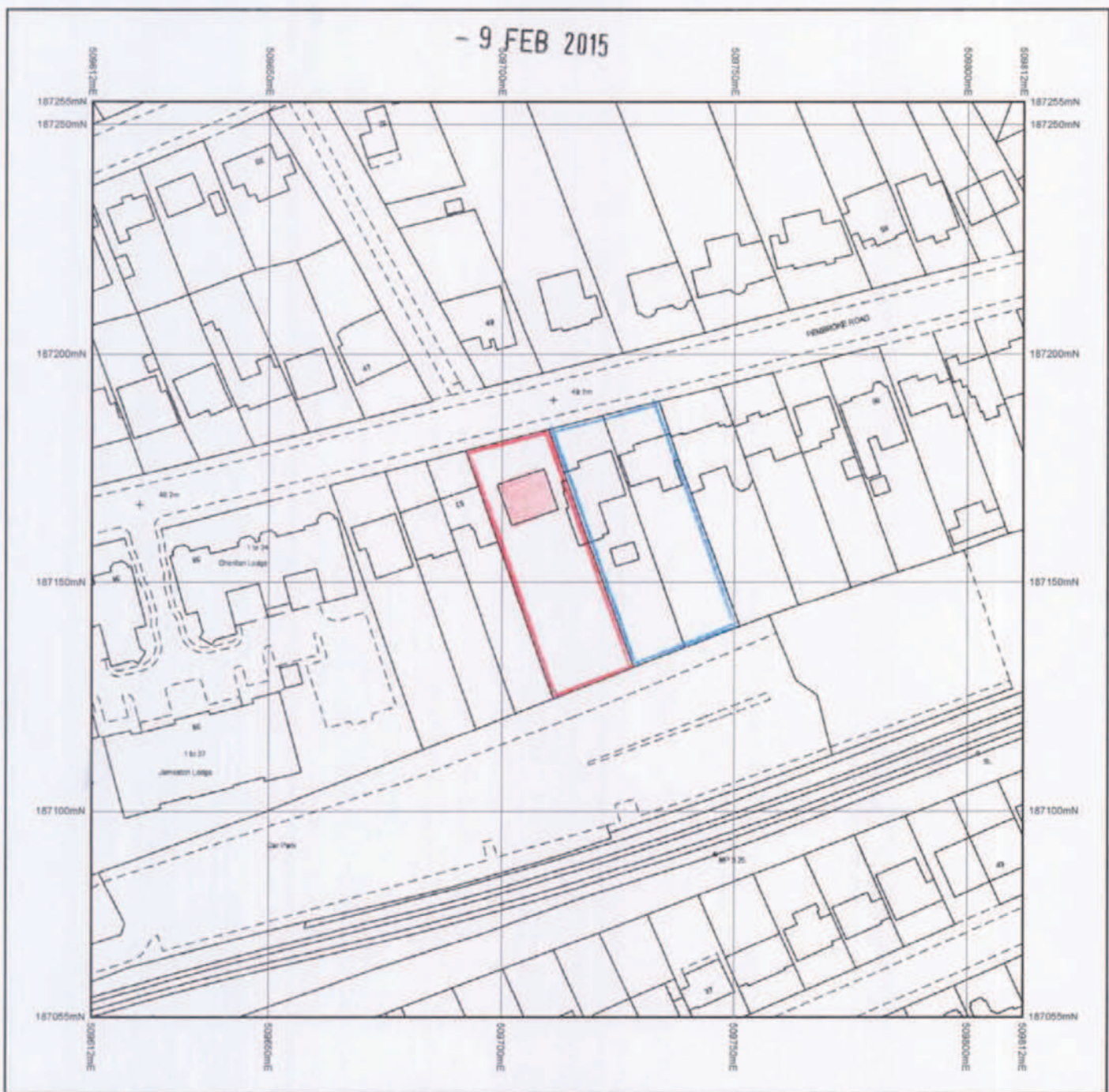
Date Application Valid: 17/03/2015




 First Floor, 140 High Street
 Royal Wootton Bassett
 Wilts. SN4 7AY tel. 01793 850099

CLIENT:	Arden House Vets	SCALE: 1:200 at A3
SITE:	54 Pembroke Road Ruislip HA4 8NF	Date : 9.9.14
DRAWING Title:	Site Plan (& Parking)	Drawn: ML
		DRAWING Number : 0177 / 14 / 06 B
		Rev: A - 4.2.15 B - 9.3.15

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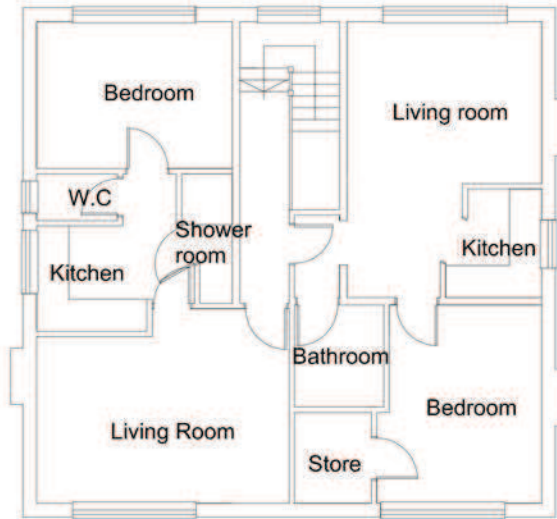


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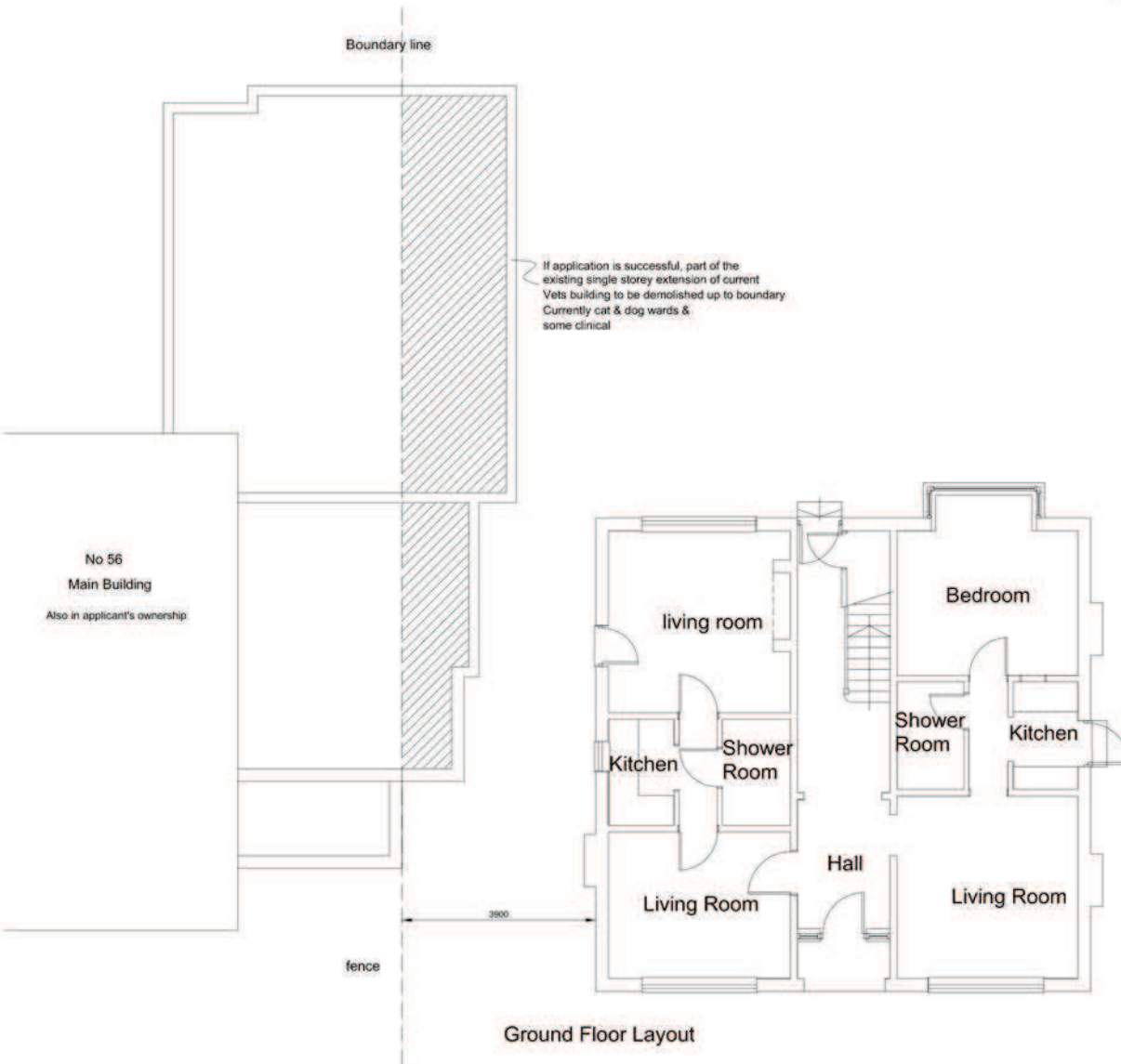
Supplied by: www.ukmapcentre.com
Serial Number: 53987
Centre Coordinates: 509712,187155
Production Date: 31 Jul 2014 12:05

54 Pembroke Road, Ruislip 0177/14/Location

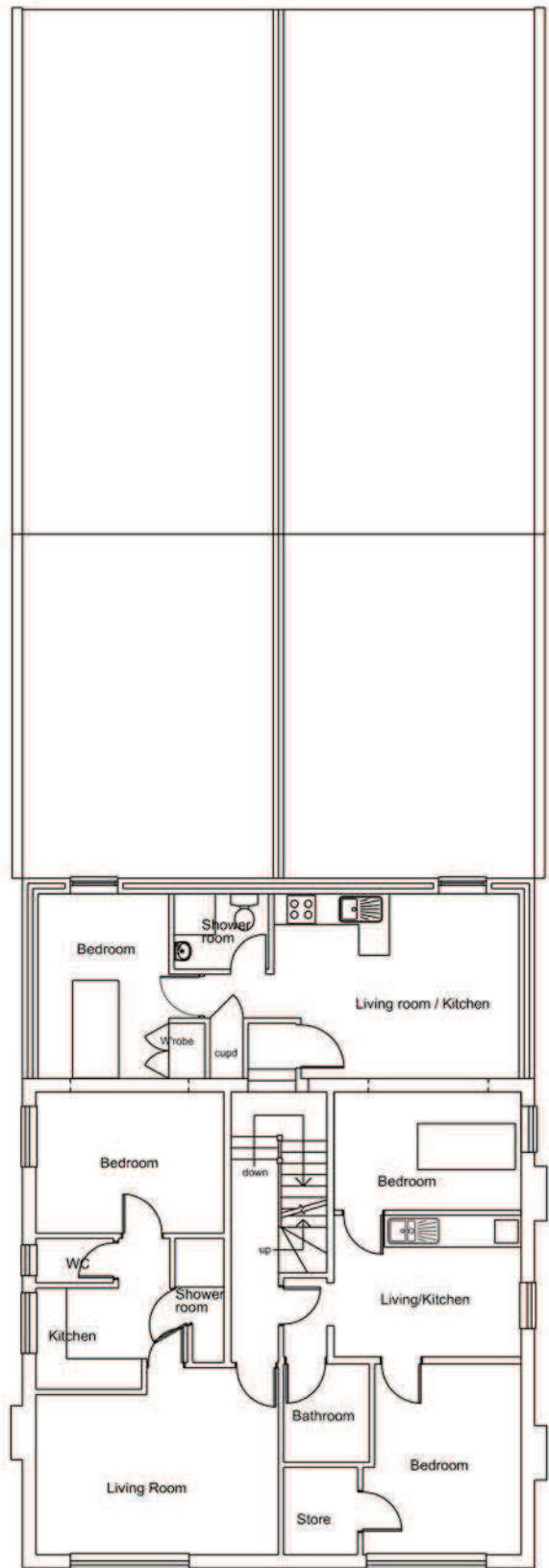
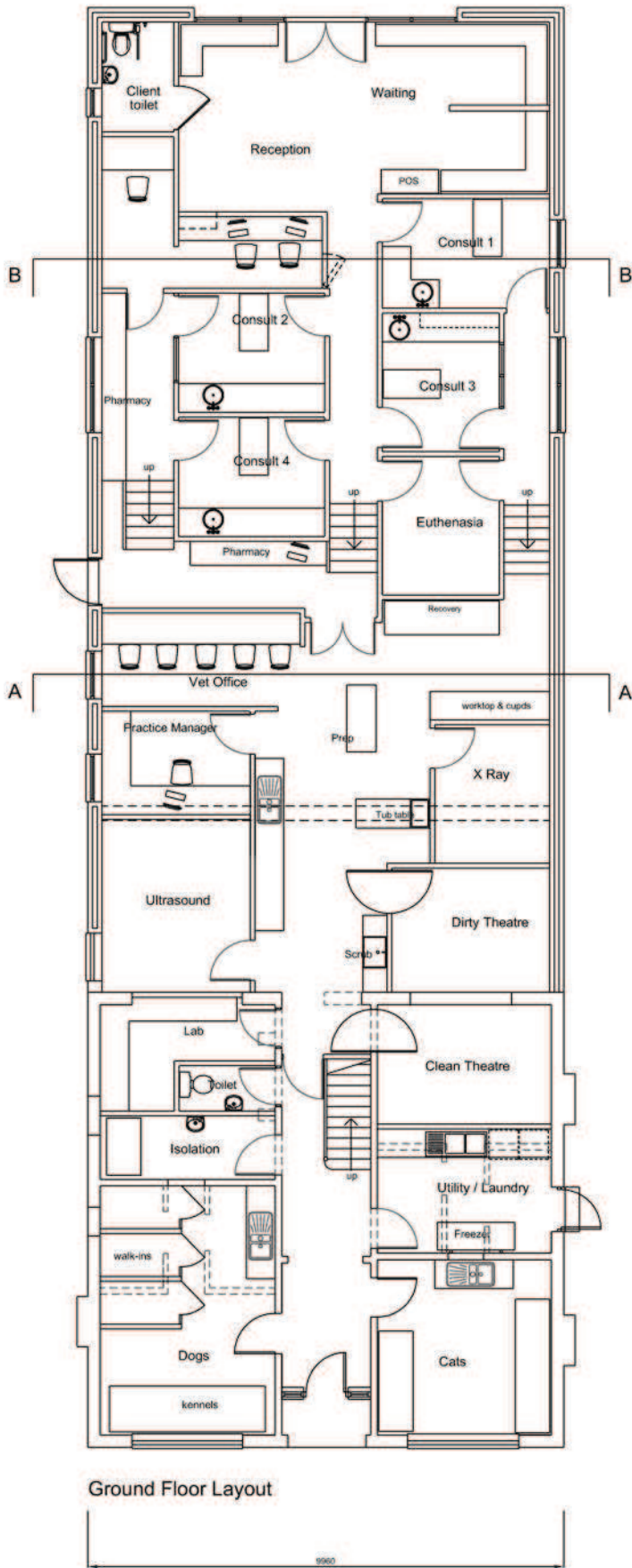
Arden House




First Floor Layout



Ground Floor Layout



 First Floor, 140 High Street Royal Wootton Bassett Wilts. SN4 7AY tel. 01793 850099	CLIENT: Arden House Vets	SCALE: 1:100 at A3 Date: 10.9.14
	SITE: 54 Pembroke Road Ruislip HA4 8NF	Drawn: ML DRAWING Number : 0177 / 14 / 05 C
	DRAWING Title: Proposed Plans	Rev: A - 7.10.14 B - 15.01.15 C - 3.02.15



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North (Front) Elevation No Change



West Elevation




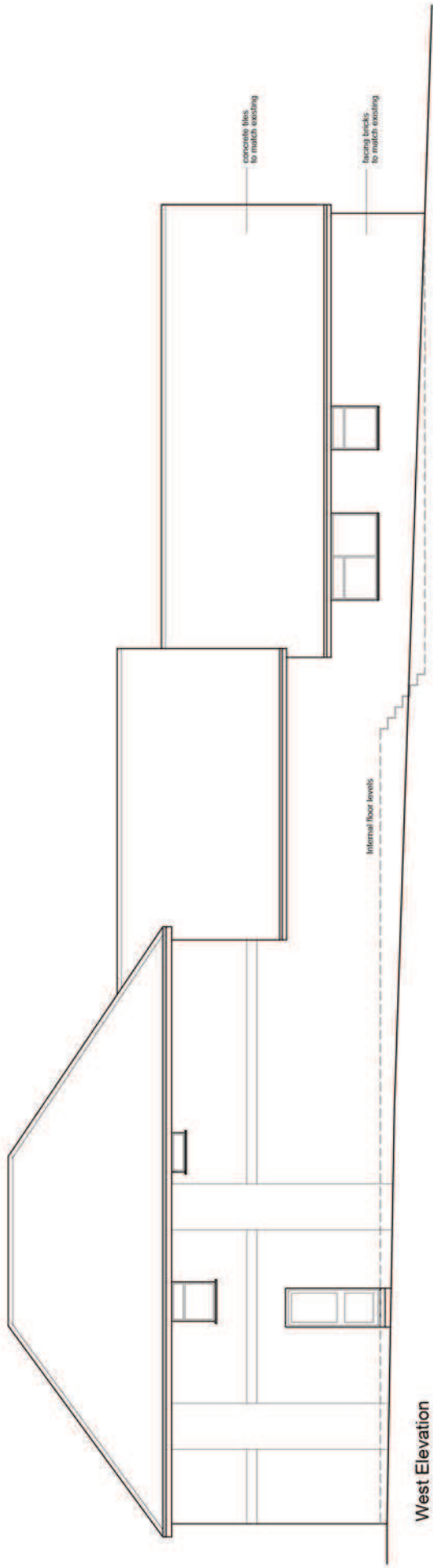
East Elevation



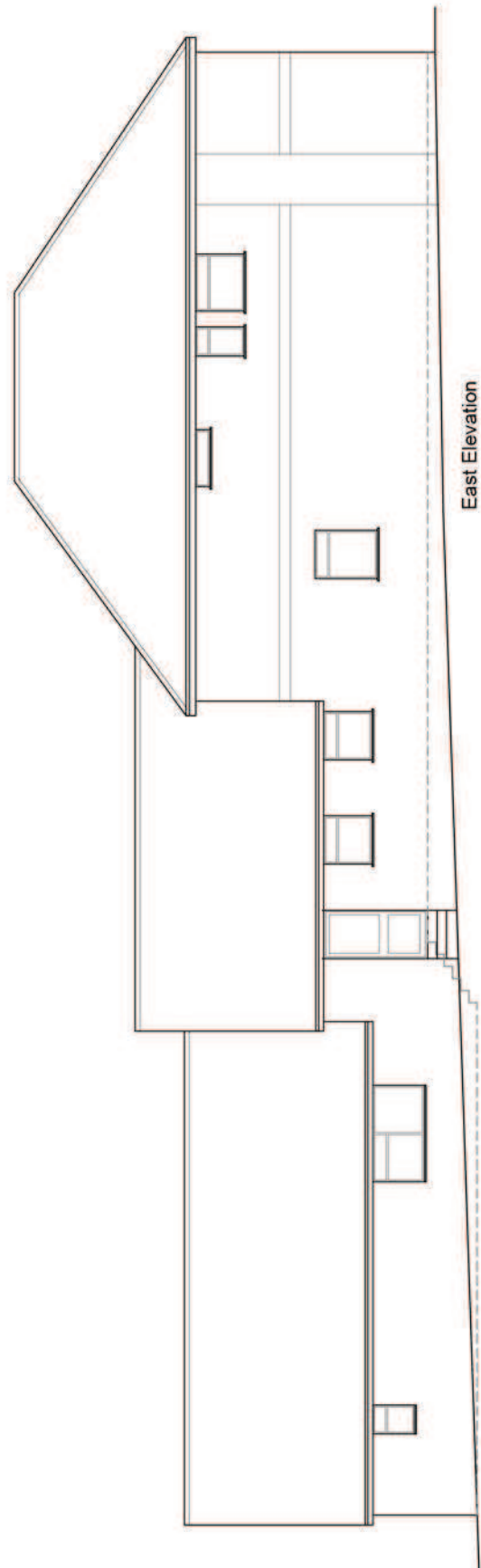
South (Rear) Elevation



 First Floor, 140 High Street Royal Wootton Bassett Wilts. SN4 7AY tel. 01793 850099	CLIENT: Arden House Vets	SCALE: 1:100 at A3 Date: 9.3.15
	SITE: 54 Pembroke Road Ruislip HA4 8NF	Drawn: ML DRAWING Number: 0177 / 14 / 09
	DRAWING Title: Existing Elevations	




West Elevation

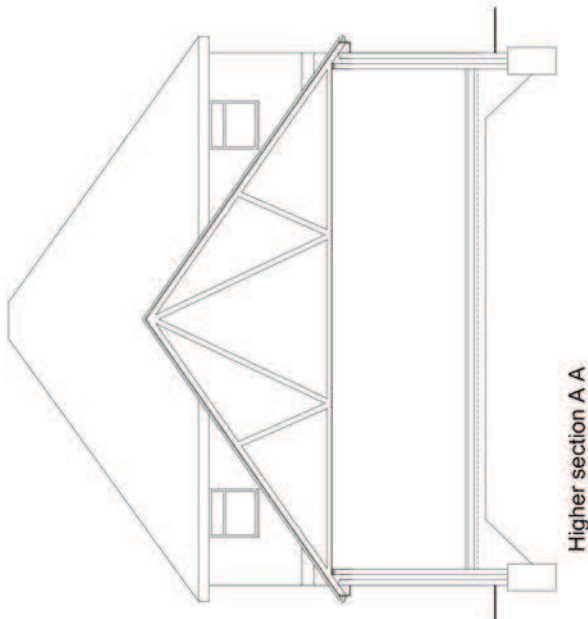


East Elevation

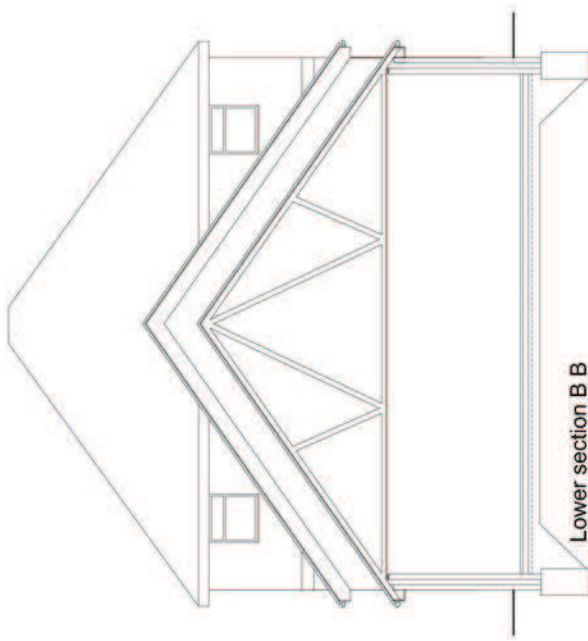


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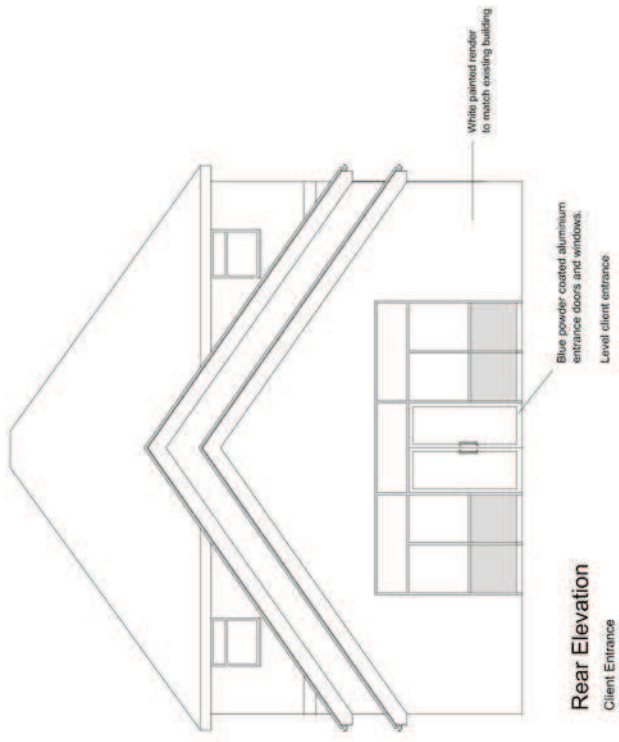
 <p>creating space for veterinary professionals</p> <p>First Floor, 140 High Street Royal Wootton Bassett Wilt. SN4 7AY Tel. 01793 850099</p>	<p>CLIENT: Arden House Vets</p>	<p>SCALE: 1:100 at A3</p>
	<p>SITE: 54 Pembroke Road Ruship HA4 8NF</p>	<p>Date: 22.11.14</p>
<p>DRAWING Title: Proposed Elevations</p>	<p>Drawn: ML</p>	<p>DRAWING Number: 0177 / 14 / 07 C</p>
		<p>Rev: B - 15.01.15 C - 06/03/15</p>



Higher section A A



Lower section B B

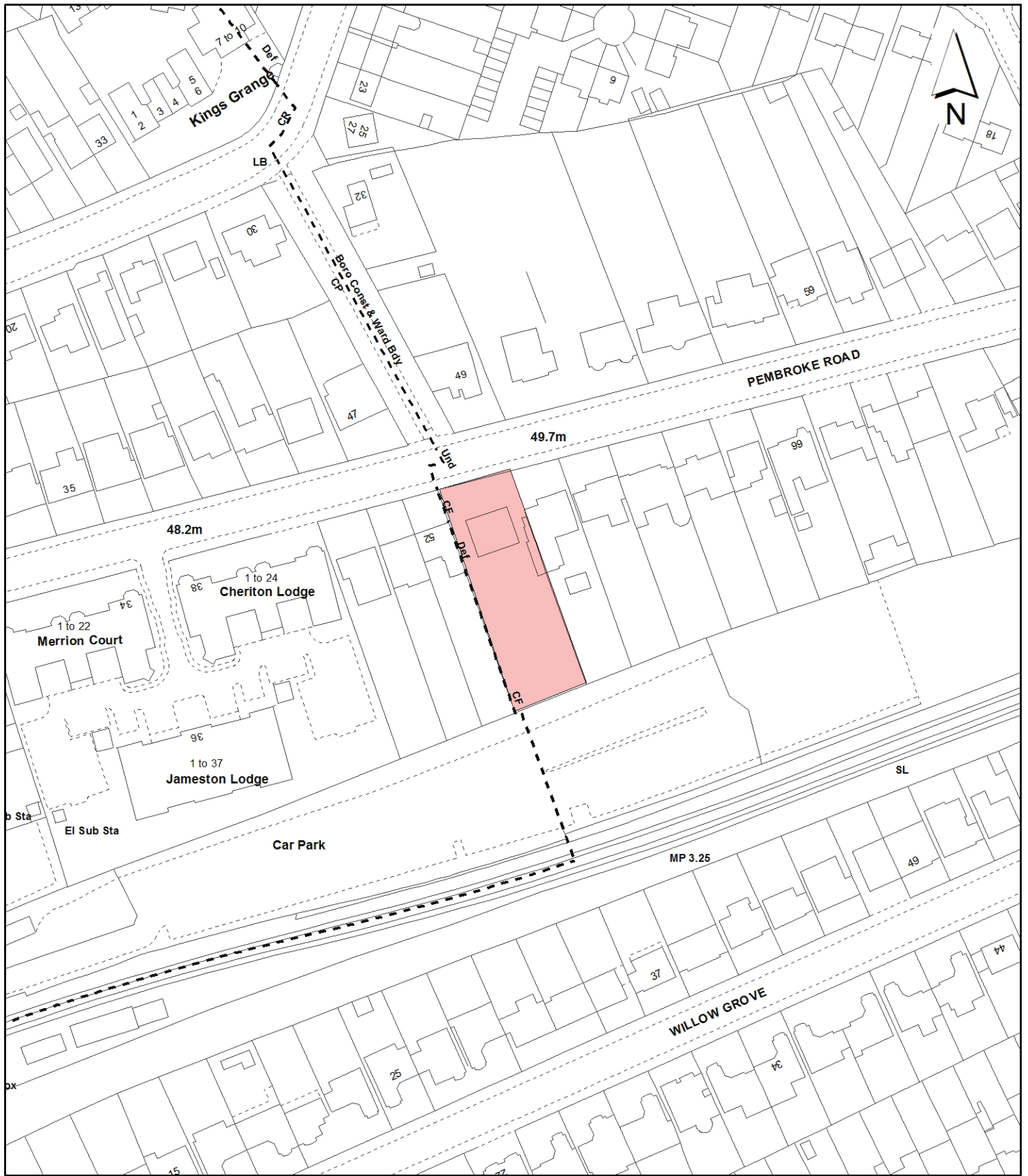


Rear Elevation
Client Entrance



 <p>First Floor, 140 High Street Royal Wootton Bassett Wilts. SN4 7AY tel. 01793.850099</p>	<p>CLIENT: Arden House Vets</p>	<p>SCALE: 1:100 at A3</p>
	<p>SITE: 54 Pembroke Road Ruislip HA4 8NF</p>	<p>Date: 24.11.14</p>
<p>DRAWING Title: Proposed Sections</p>	<p>Drawn: ML</p>	<p>DRAWING Number: 0177 / 14 / 08 B</p>
		<p>Rev: 8 - 9.3.15</p>

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Site Address:

**54 Pembroke Road
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**LONDON BOROUGH
 OF HILLINGDON**
 Residents Services
 Planning Section

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

Planning Application Ref:
10793/APP/2015/476

Scale:
1:1,250

Planning Committee:
North Page 112

Date:
June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 12 COLCHESTER ROAD NORTHWOOD

Development: 2 x two storey, 2-bed semi detached dwellings with associated parking and amenity space and installation of vehicular crossover to front involving demolition of existing detached bungalow

LBH Ref Nos: 70151/APP/2015/980

Date Plans Received: 17/03/2015

Date(s) of Amendment(s): 17/03/0015

Date Application Valid: 01/04/2015



Rev	Date	Description	Int.
-	-	-	-

Client
MR. A. LATIF

Project Title
PROPOSED NEW DWELLINGS

12 COLCHESTER ROAD, NORTHWOOD, HA6 1LX

Drawing Title
LOCATION PLAN

Car File	Sheet Size	Scale
P101	A4	1:1250
Drawn By	Drawing Date	Approved By
RP	AUG 2014	NJ
Project No.	Drawing No.	Revision
1522	P101	-



ARGYLE HOUSE,
SHELL STREET, HILLS,
MIDDLESEX HA6 1NW,
Telephone: 01923 840077
fax: 01923 840076

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PLANNING ISSUE



1. REVISED TO NEW PLANNING COMMENTS		DATE
By	Checked	DATE

MR. A. LATIF

PROPOSED NEW DWELLINGS
12, COLCHESTER ROAD, NORTHWOOD, H46 1UX
Drawing No.

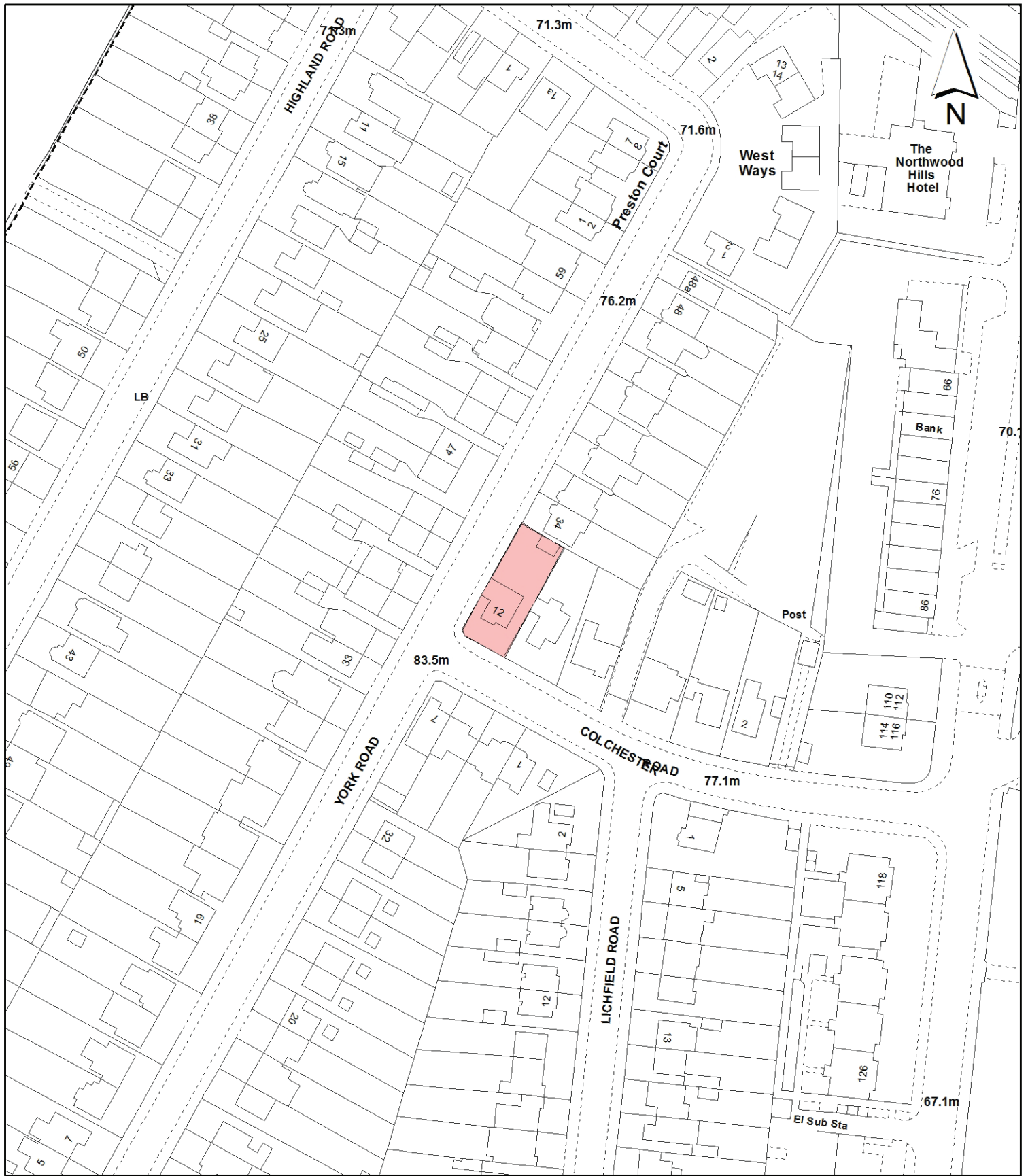
PROPOSED STREET SCENE ELEVATIONS

Client	Street Size	Scale
AD01	A1	1:100
Project No.	Project No.	Revision
1522	1522	P401
SCP ARCHITECTS LTD		

ARCHITECTS
4001, STREET
MIDDLETON, LAM 10AA
Tel: 01924 450000
Fax: 01924 450078

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PLANNING ISSUE



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

Planning Application Ref:
70151/APP/2015/980

Scale:
1:1,250

Planning Committee:
North Page 117

Date:
June 2015



Report of the Head of Planning, Sport and Green Spaces

Address 18 HIGHFIELD DRIVE ICKENHAM

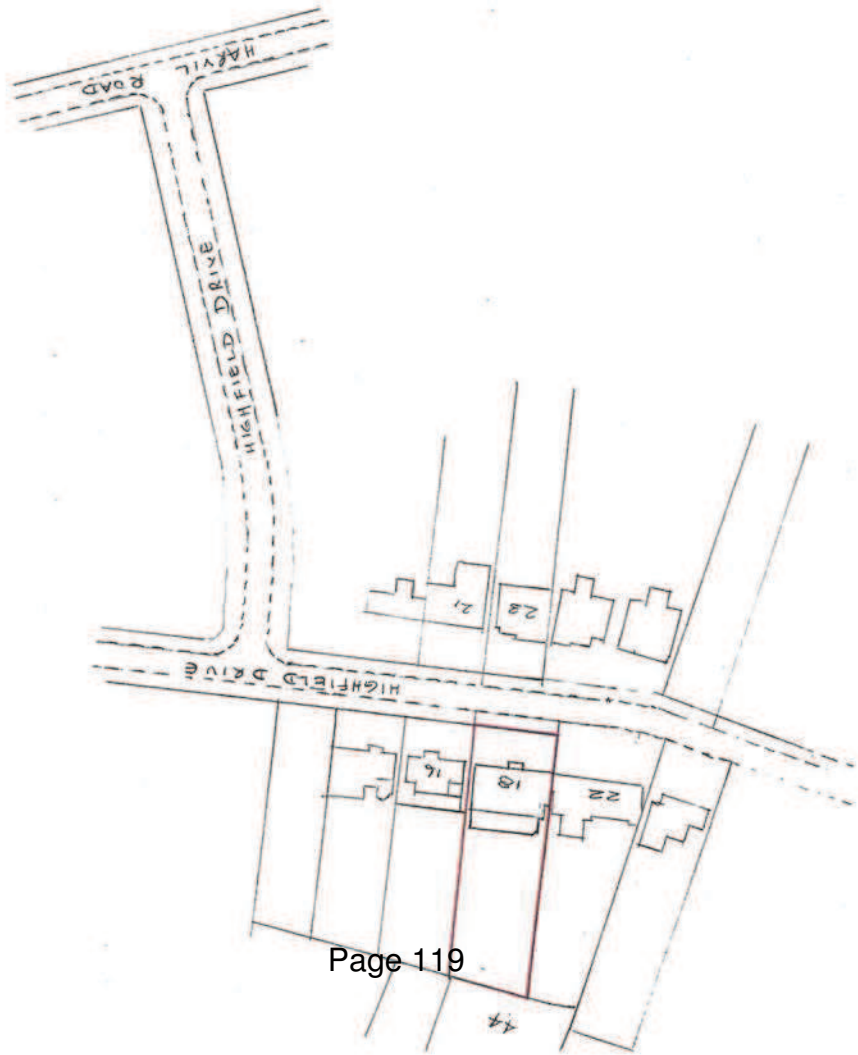
Development: Part two storey, part single storey rear extension, two storey front extension, first floor side extensions, raising of roof to allow conversion of roof space to habitable use to include a rear dormer, 2 front dormers, 4 side roof lights, conversion of garage to habitable use involving raising of roof of garage alterations to front and rear elevations including new boundary wall to front

LBH Ref Nos: 33211/APP/2015/1061

Date Plans Received: 23/03/2015

Date(s) of Amendment(s):

Date Application Valid: 08/04/2015



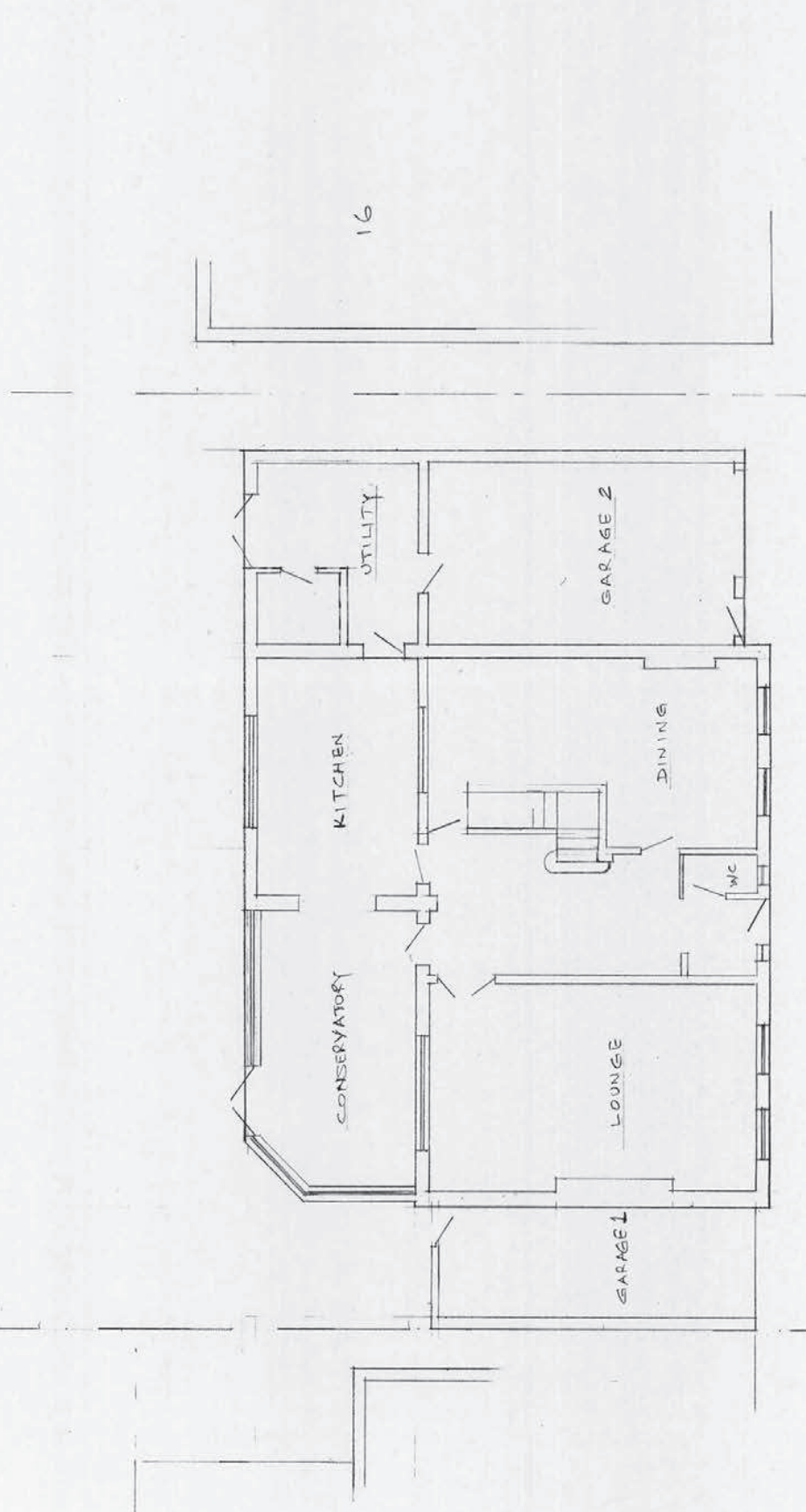
LOCATION PLAN



Amended Block Plan
Front boundary wall,
railings and gates deleted.

BLOCK PLAN

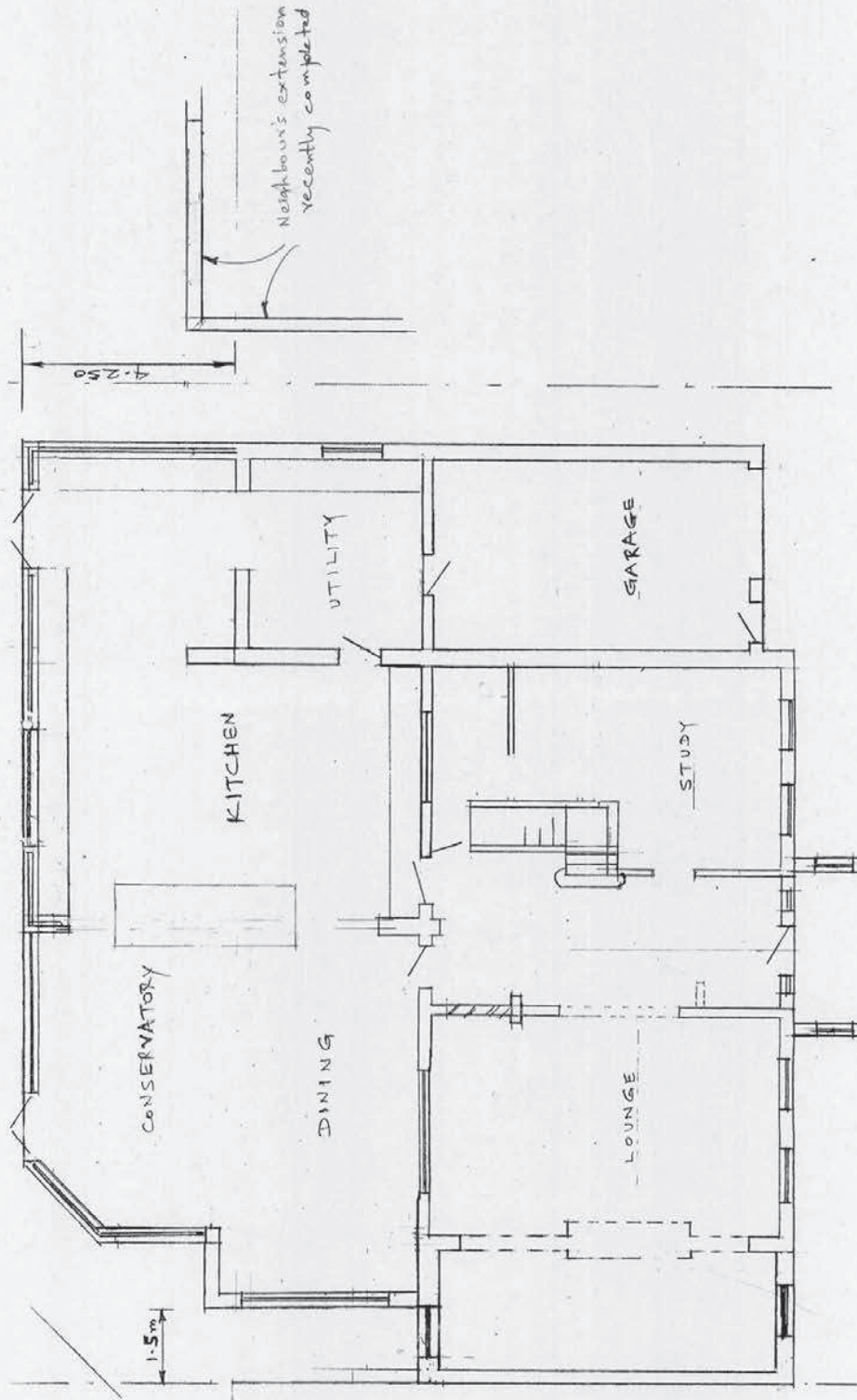




EXISTING GROUND FLOOR

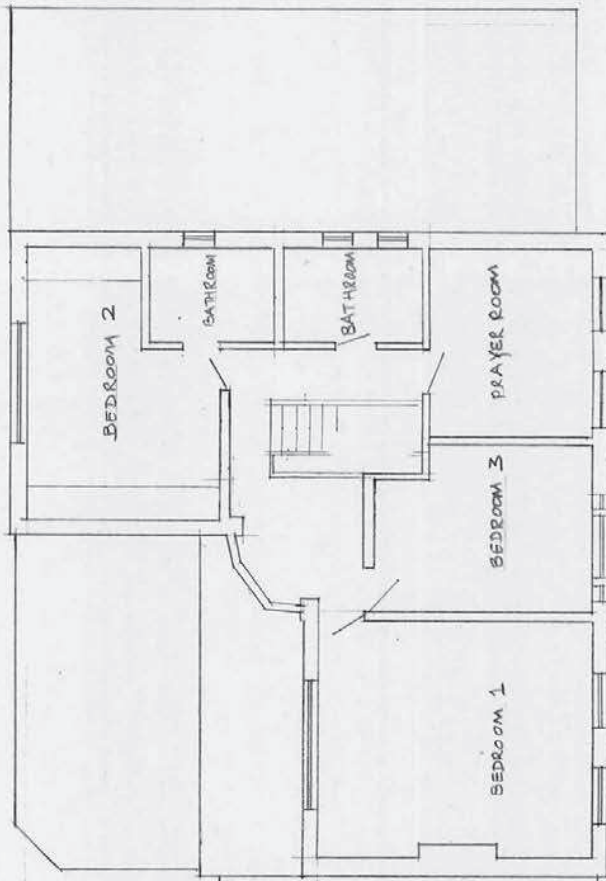
SCALE 1:100

Application Ref: 33211/APP/2014/4
Prior Approval Not required



PROPOSED GROUND FLOOR

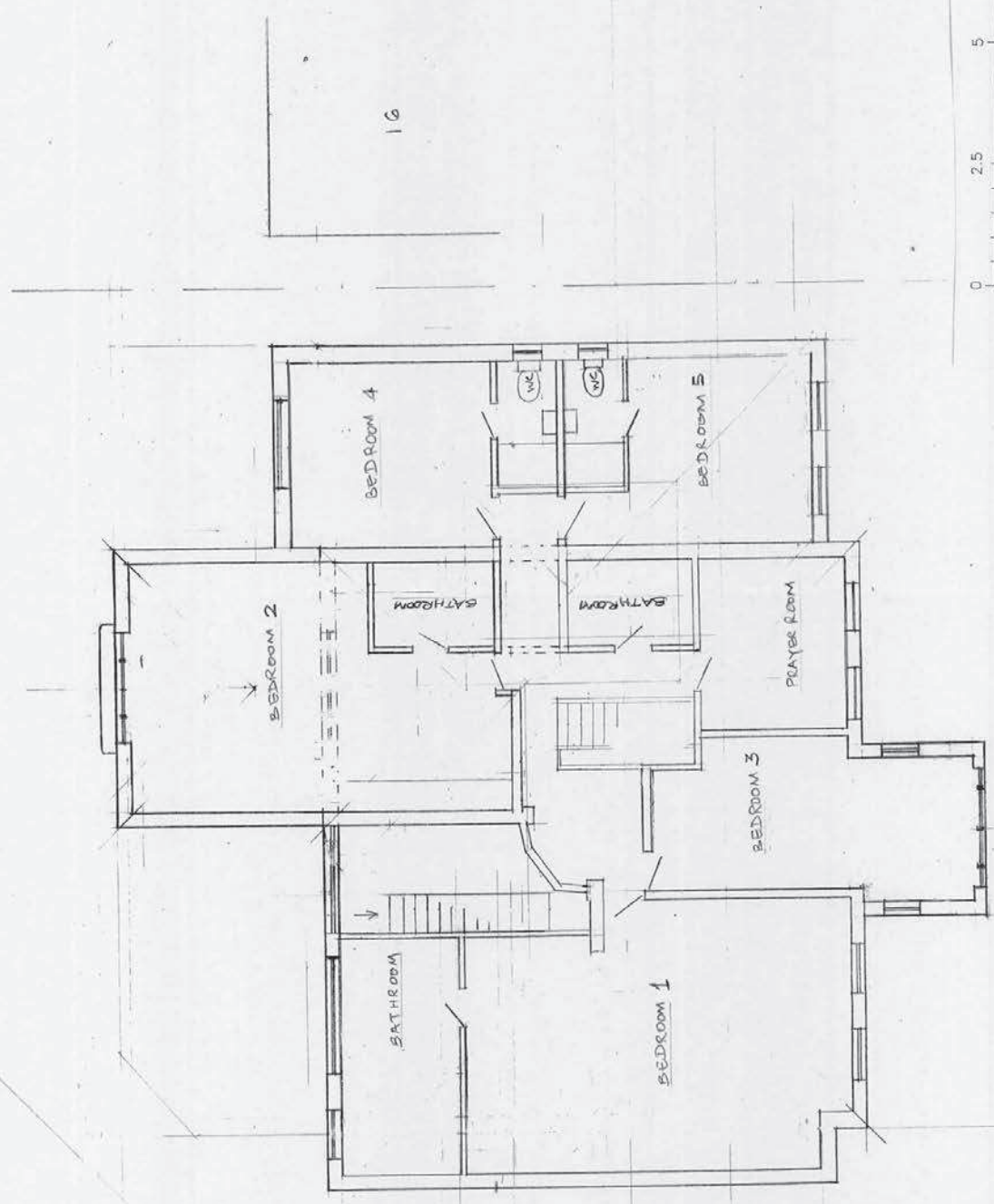
SCALE 1:100



EXISTING FIRST FLOOR

SCALE 1:100

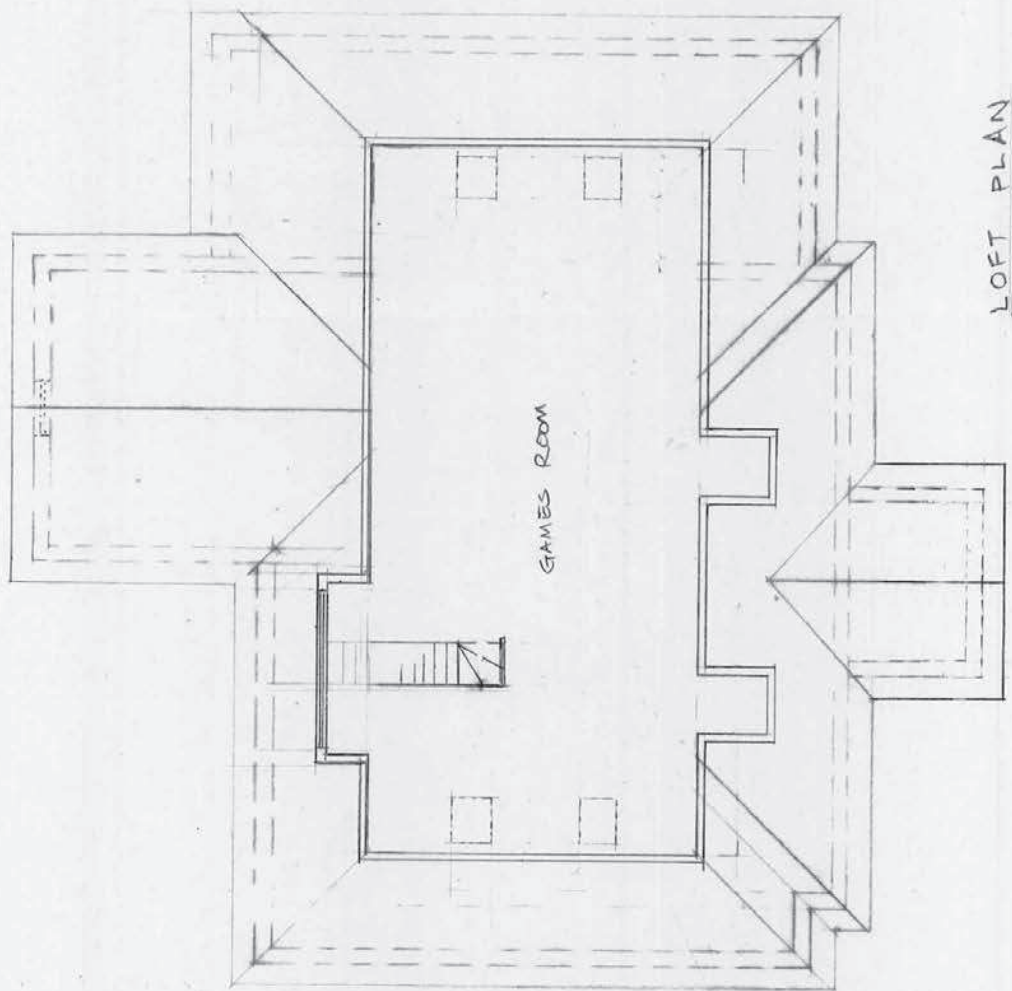




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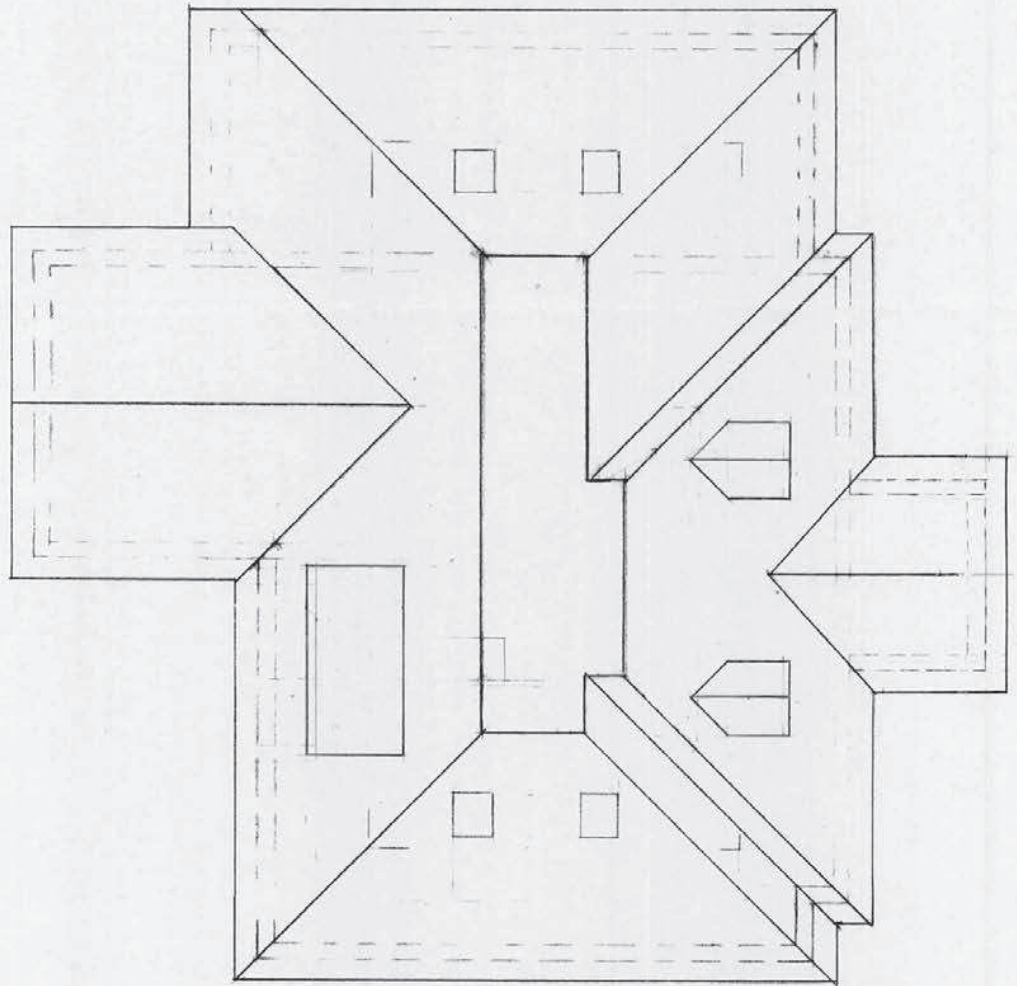
PROPOSED FIRST FLOOR



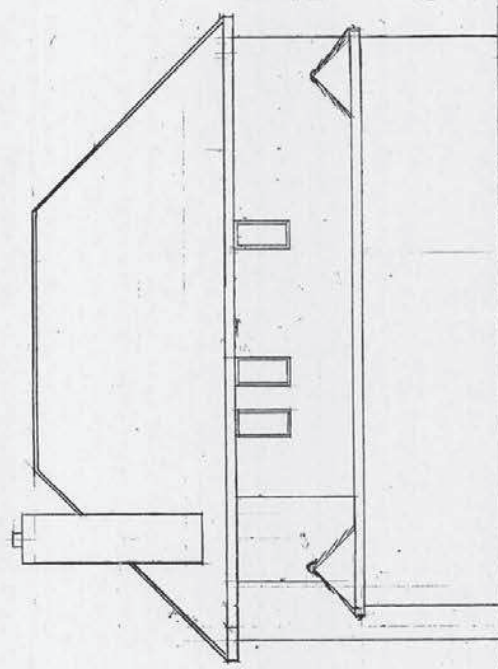
LOFT PLAN

1:100

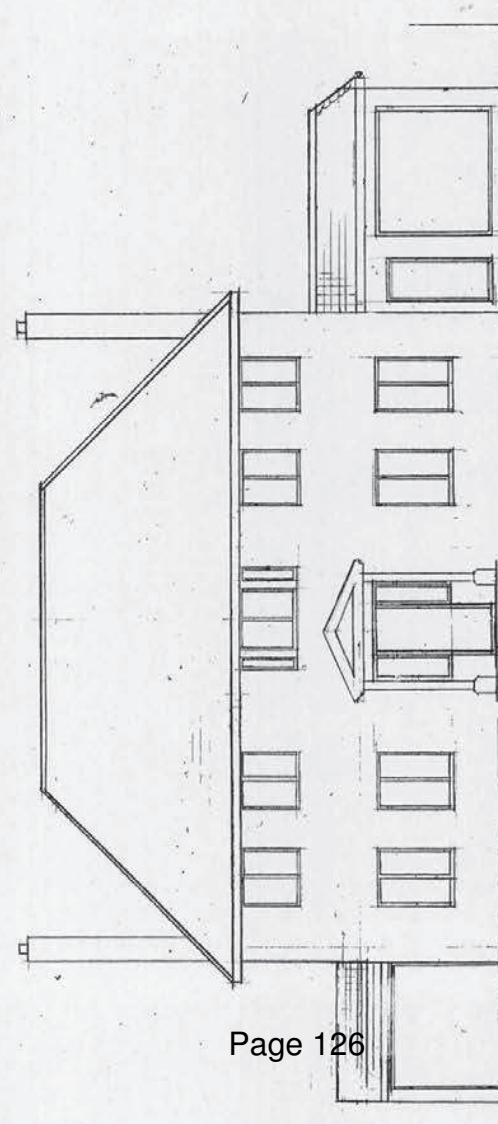




ROOF PLAN

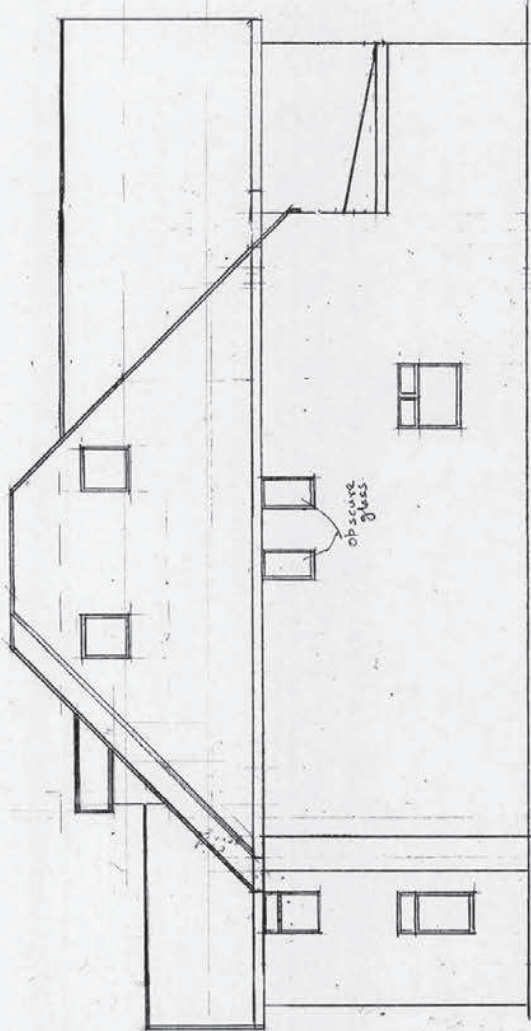


EXISTING SIDE ELEVATION (NORTH)

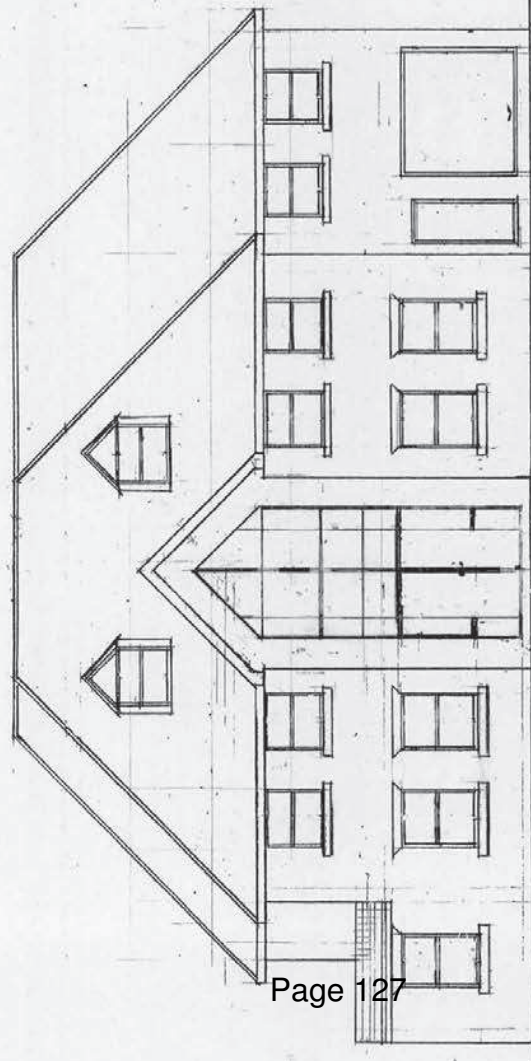


EXISTING FRONT ELEVATION



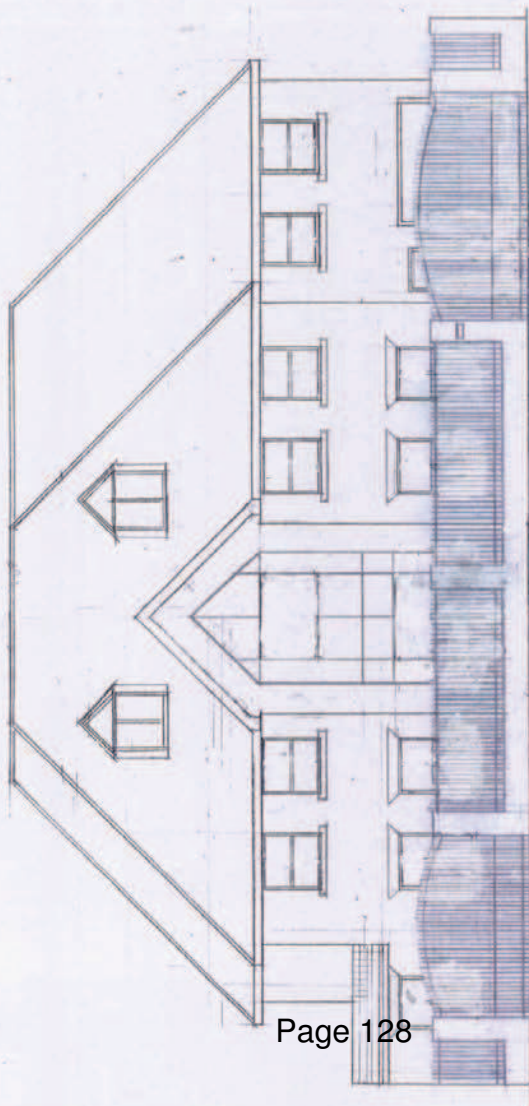


PROPOSED SIDE ELEVATION (NORTH)



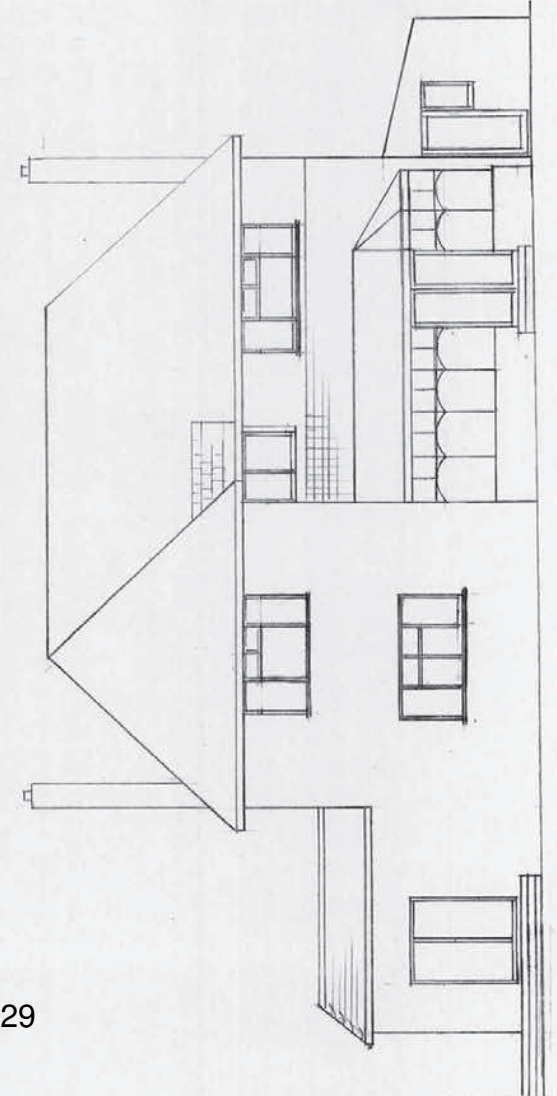
PROPOSED FRONT ELEVATION



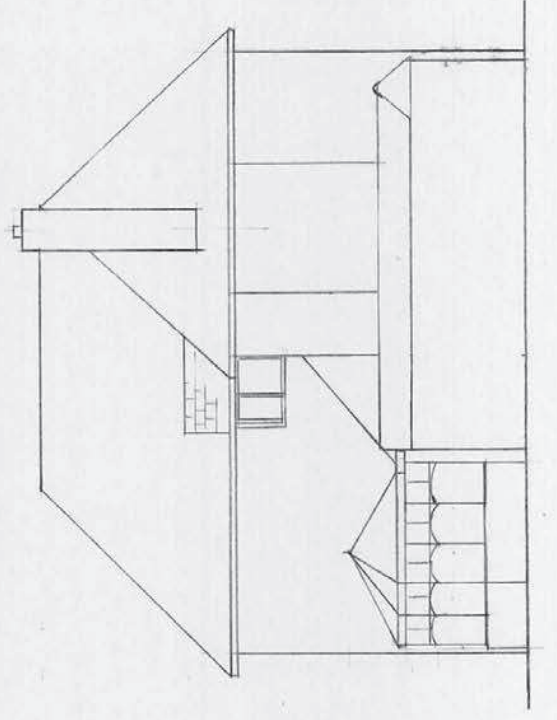


PROPOSED FRONT ELEVATION
(WITH FRONT BOUNDARY WALL/RAILINGS)

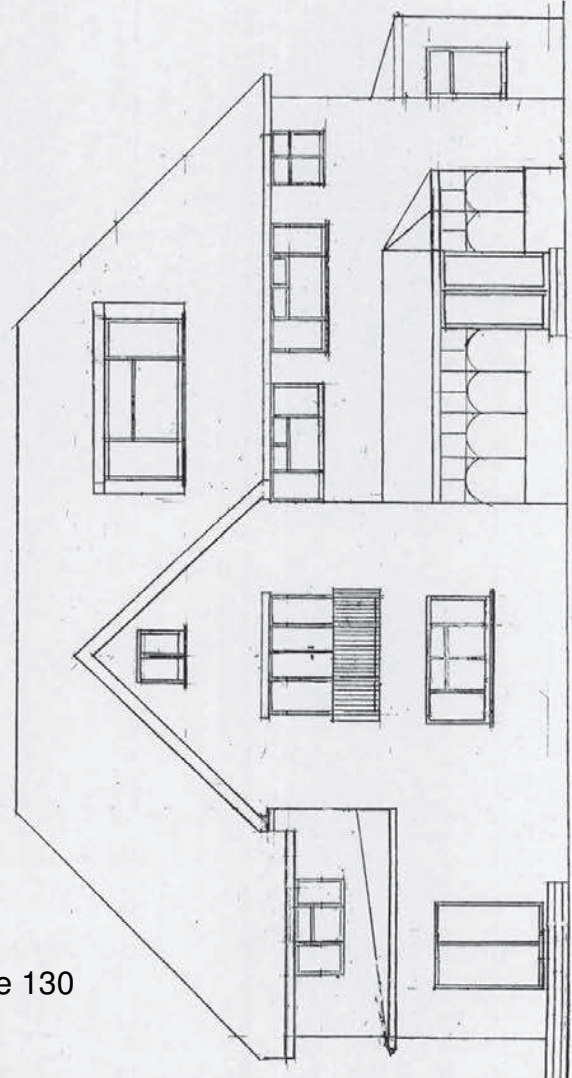




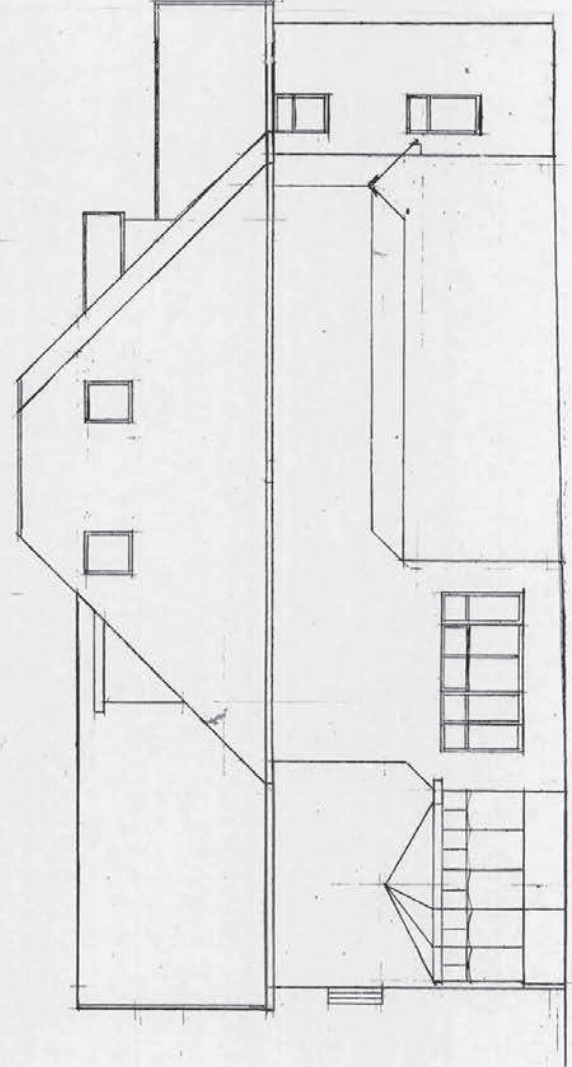
EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION (SOUTH)

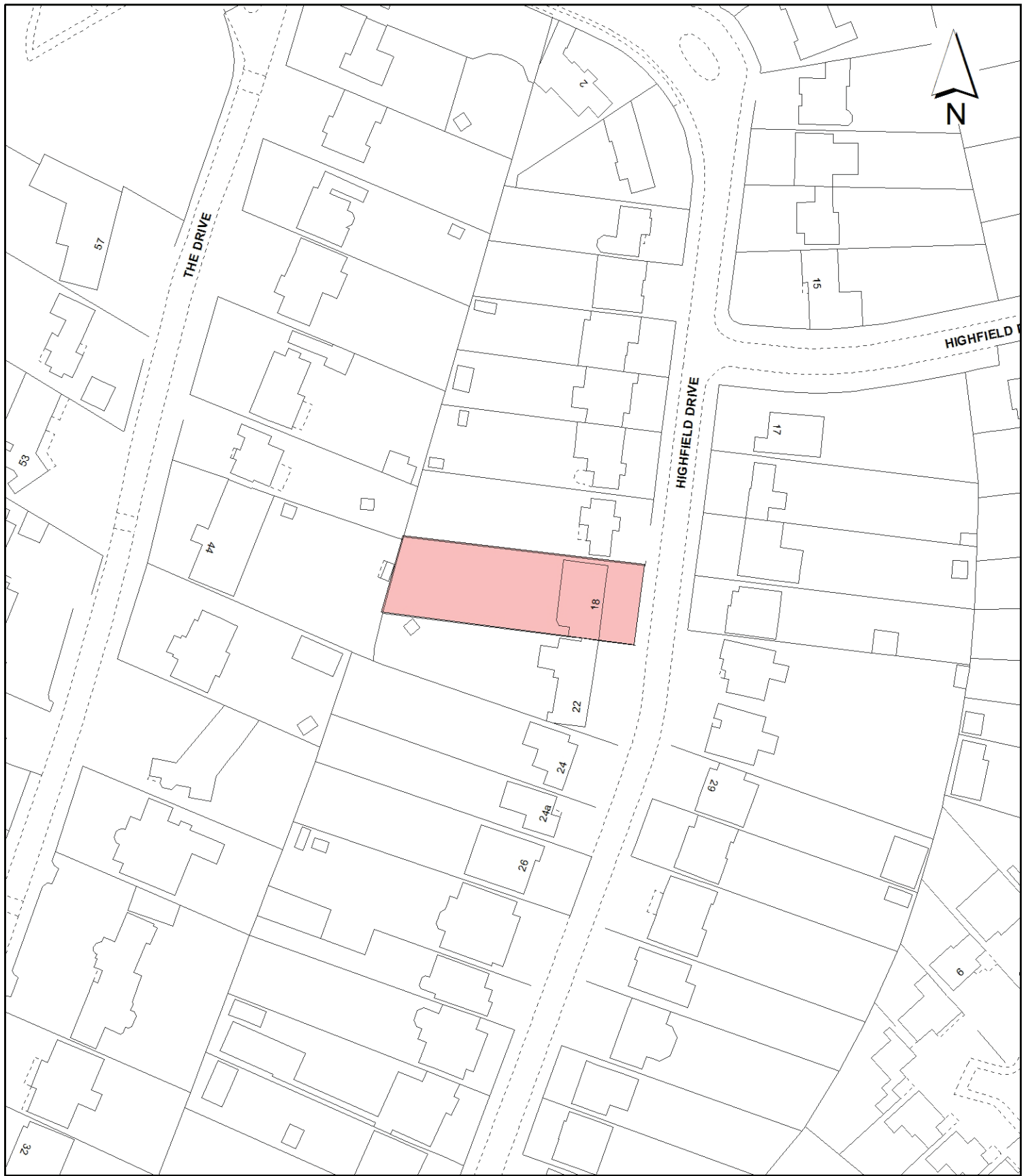


PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION (SOUTH)





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Site Address:

**18 Highfield Drive
 Ickenham**

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

Planning Application Ref:
33211/APP/2015/1061

Scale:
1:1,250

Planning Committee:
North Page 131

Date:
June 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address UXBRIDGE SKIP & RECYCLING LTD SKIP LANE HAREFIELD

Development: Changes to open storage areas associated with existing non-hazardous waste treatment and transfer facility including 2 x replacement trommels and waste picking stations, new baler, boundary treatment and landscaping involving replacement of workshop building following demolition of existing workshop building

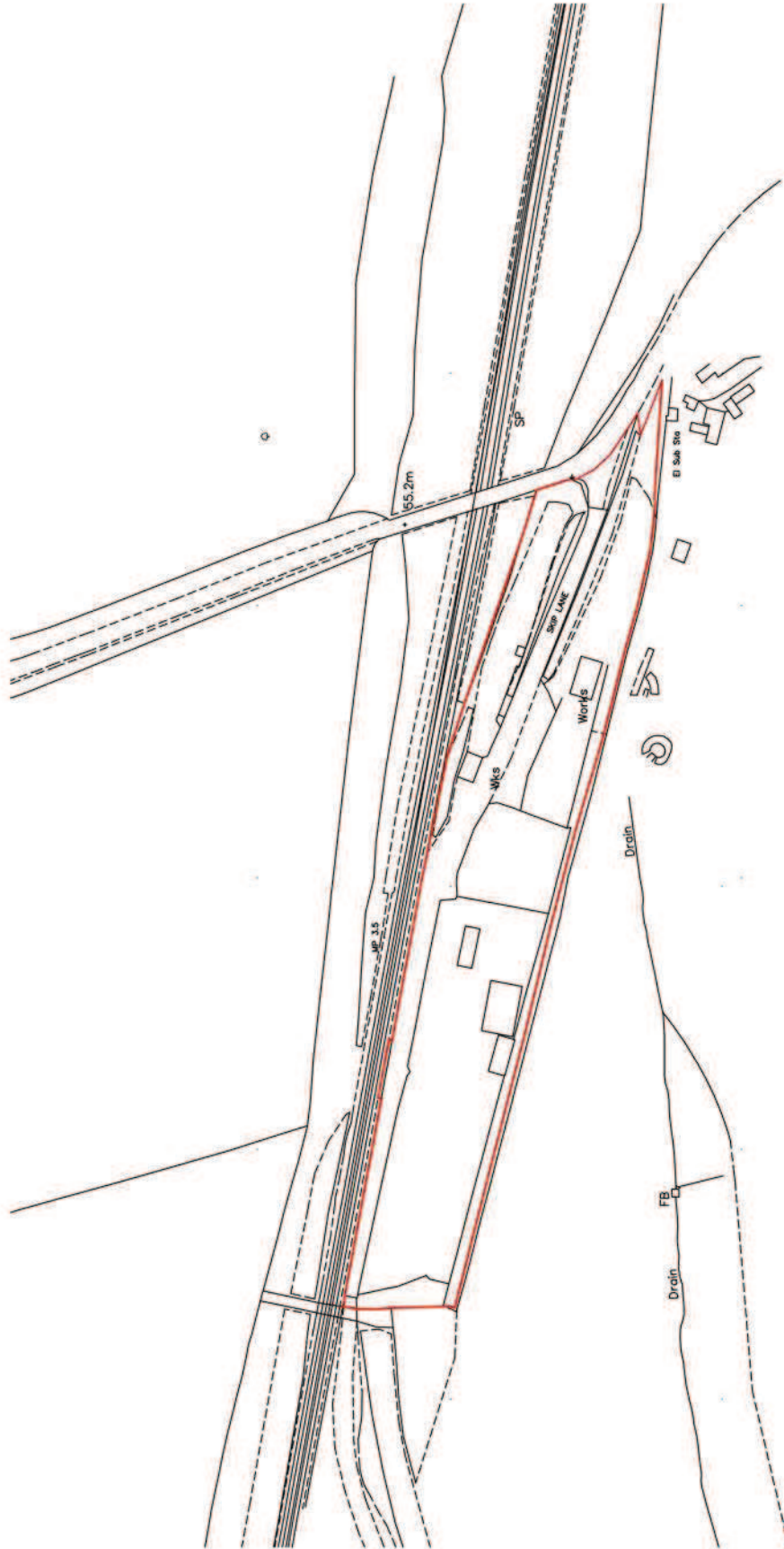
LBH Ref Nos: 49984/APP/2014/3806

Date Plans Received: 24/10/2014
Date Application Valid: 03/11/2014

Date(s) of Amendment(s): 03/11/0014
24/10/0014

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Date	RevNo	Revision note
09.03.2012	P1	Preliminary issue.
12.02.2014	P2	Site boundary revised.
24.10.2014	P3	Site boundary revised on south side.



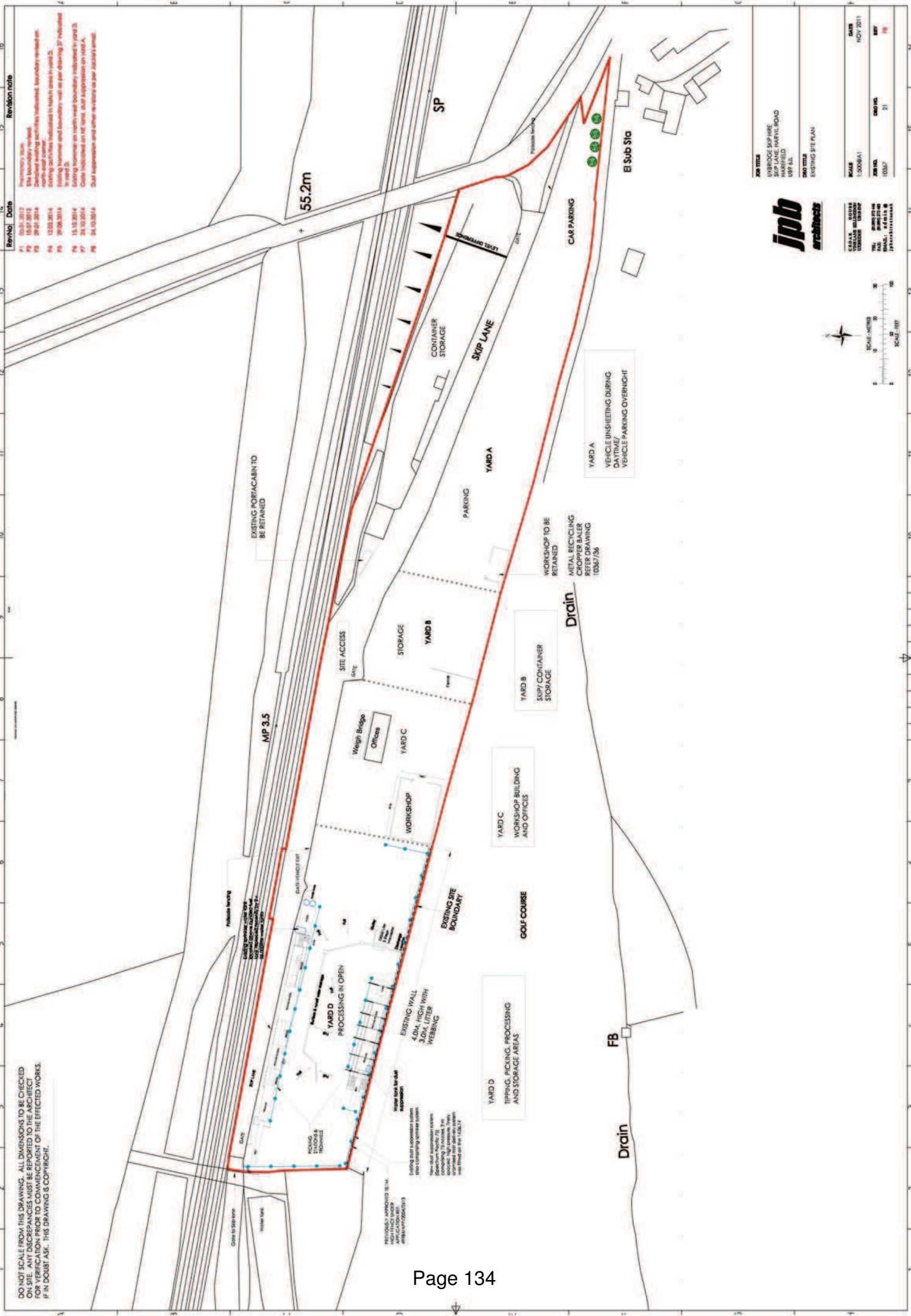
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JOB TITLE		LOXBRIDGE SKEP HIRE
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JOB NO.		10967
DATE		OCT 08
JOB NO.		10967
JOB NO.		01
JOB NO.		73

JOB TITLE		LOXBRIDGE SKEP HIRE
JOB NO.		111250 @ A2
JOB NO.		10967
JOB NO.		01
JOB NO.		73

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Rev/No	Date	Description
1	12.07.2012	Issue for tender
2	12.07.2012	Final design
3	12.07.2012	Final design
4	12.07.2012	Final design
5	12.07.2012	Final design
6	12.07.2012	Final design
7	12.07.2012	Final design
8	12.07.2012	Final design
9	12.07.2012	Final design
10	12.07.2012	Final design
11	12.07.2012	Final design
12	12.07.2012	Final design
13	12.07.2012	Final design
14	12.07.2012	Final design
15	12.07.2012	Final design
16	12.07.2012	Final design

REVISIONS

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PROVISIONS TO BE MADE

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DATE INDICATED ON THE DRAWING

1. Final design

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16. Final design

ipb architects

FOR TITLE
UNBRIDGE SKIP HIRE
UNBRIDGE, HARTLE ROAD
HARTFIELD
MP9 6AL

SCALE 1:500 (A1)

DATE NOV 2011

JOB NO. 10037

REV. NO. 21

REV. BY

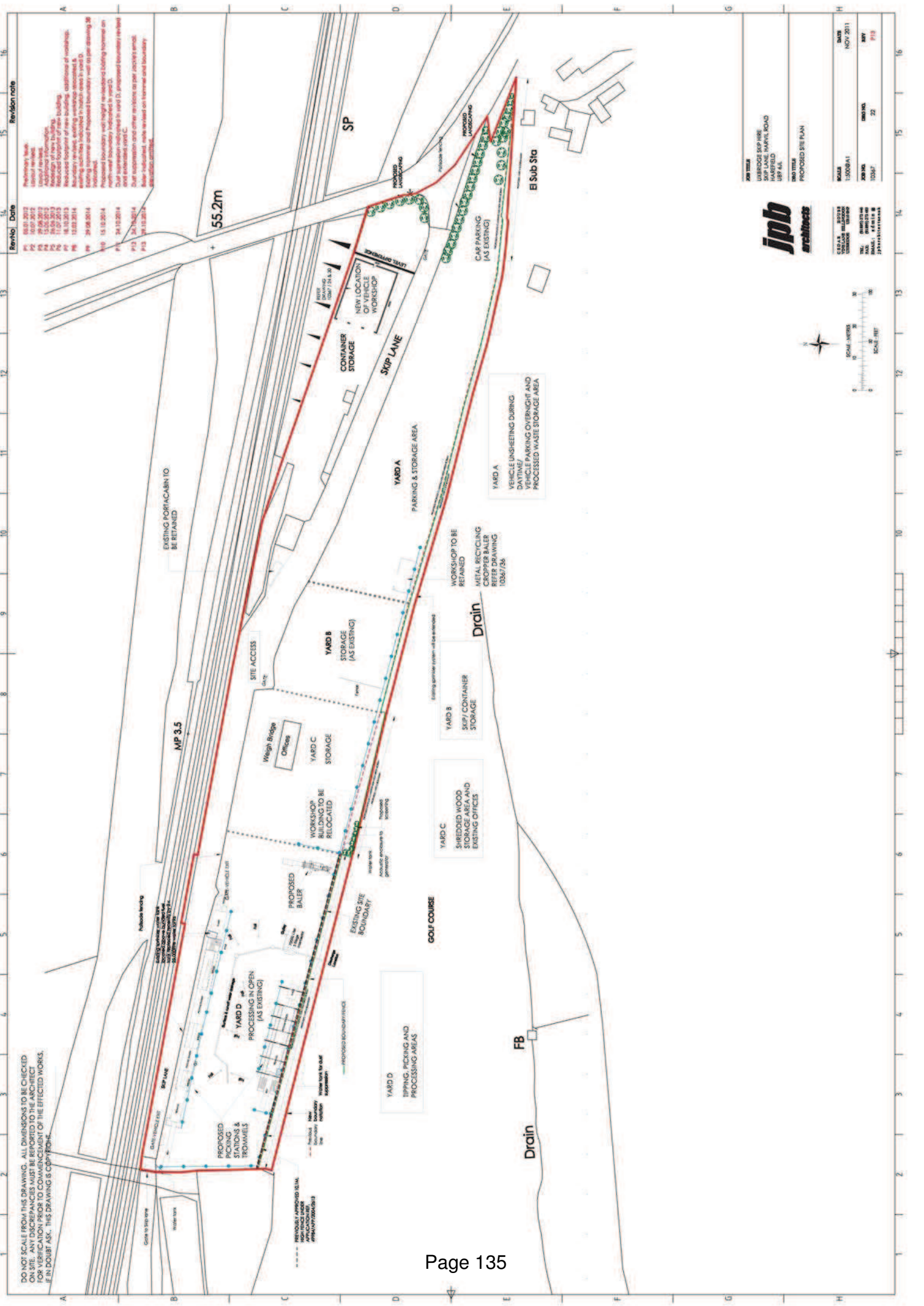
REV. DATE

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RevNo	Date	Revision note
P0	06.01.2012	Production file
P1	02.07.2012	Layout revision
P2	09.06.2012	Layout revision
P3	12.05.2013	Additional information
P4	12.05.2013	Additional information
P5	17.07.2013	Reduced footprint of new building
P6	18.10.2013	Reduced footprint of new building, addition of retaining wall, existing retaining wall removed
P7	18.10.2013	Boundary profile, existing retaining wall removed
P8	12.03.2014	Existing retaining wall and proposed boundary wall to be drawn SP
P9	29.08.2014	Indicated
P10	15.10.2014	Proposed boundary wall height re-evaluated following normal on site inspection
P11	24.10.2014	Clear separation indicated to shed D, proposed boundary revised and extended north
P12	24.10.2014	Clear separation and other revisions as per architect's email
P13	28.10.2014	Revised boundary wall



ipb architects

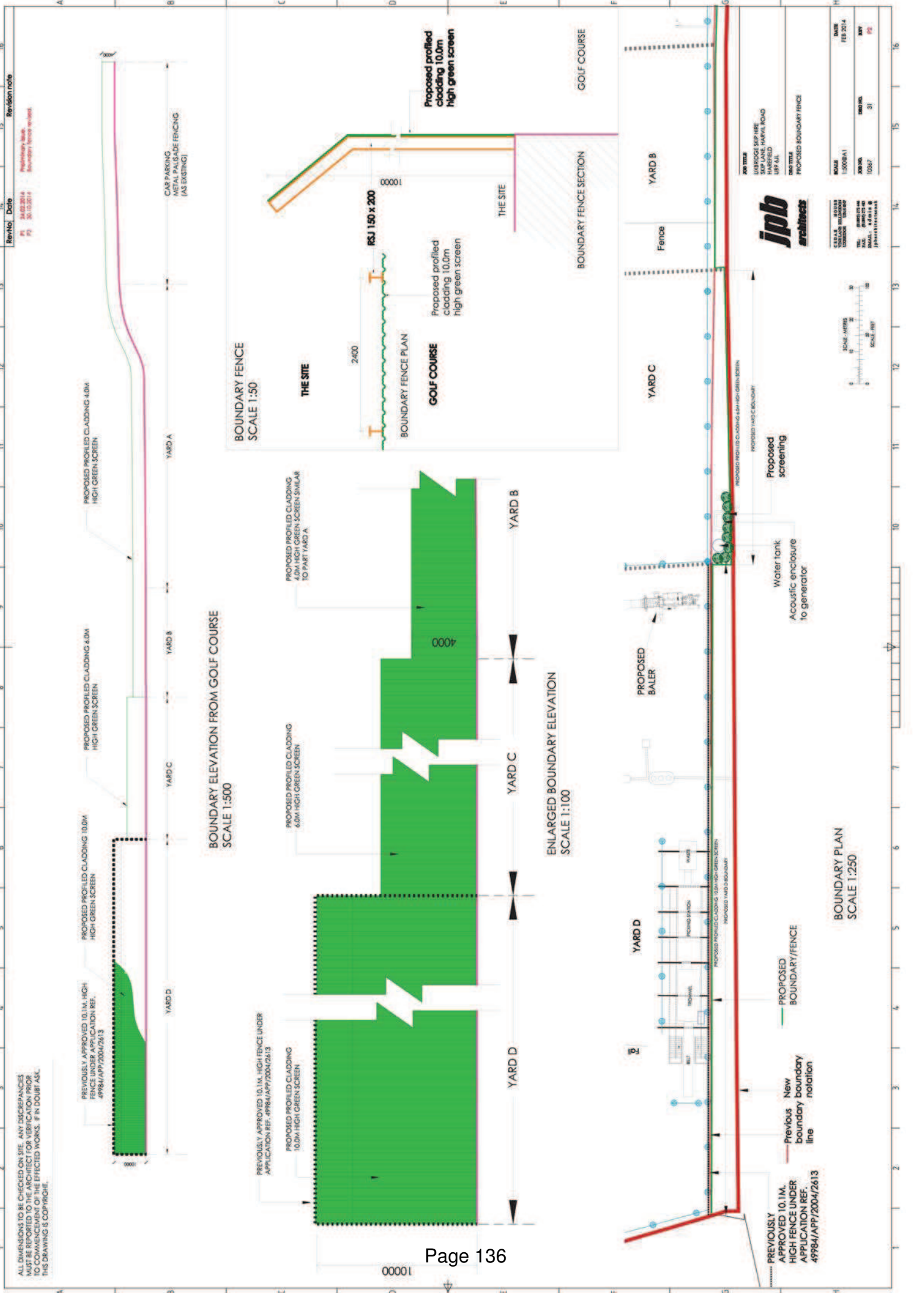
DRIVERIDGE SKIP HIRE
HASEFIELD
URP 6/A

PROPOSED SITE PLAN

SCALE	1:5000(A1)	DATE	NOV 2011
JOB NO.	10057	DRAW NO.	01
REV		REV	



Rev/No	Date	Revision note
1	24.03.2014	Proprietary Mark
2	26.10.2014	Boundary fence works



SCALE	DATE
1:5000A1	FEB 2014

SCALE	DATE
1:5000A1	FEB 2014

SCALE	DATE
1:5000A1	FEB 2014

SCALE	DATE
1:5000A1	FEB 2014

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SCALE	DATE
1:5000A1	FEB 2014

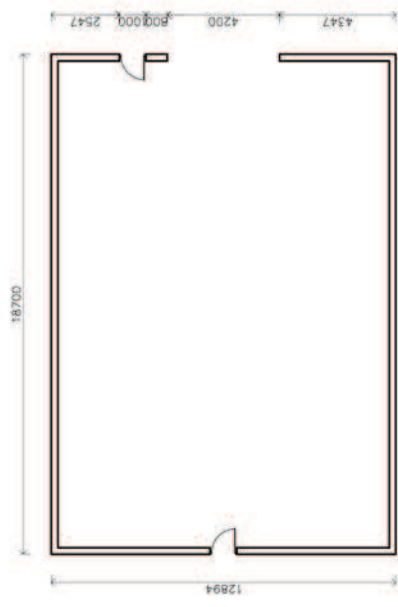
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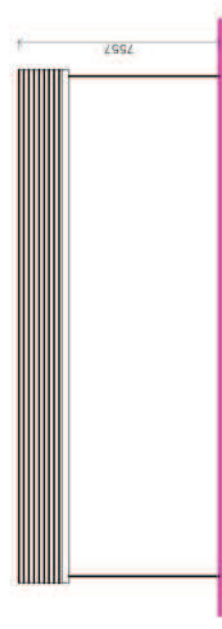
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Rev No	Date	Revision note
P1	04.01.2012	Preliminary issue.
P2	23.01.2014	Proposed workshop omitted.
P5	12.02.2014	Baling workshop indicated.



EXISTING WORKSHOP PLAN



EXISTING ELEVATION
(Similar to other side)



EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION



JOB TITLE
 LUBRICATOR SHOP HERE
 SKP LANE HARVIL ROAD
 HARGREAVES
 URPP 4.1

JOB TITLE
 EXISTING WORKSHOP WITHIN YARD C

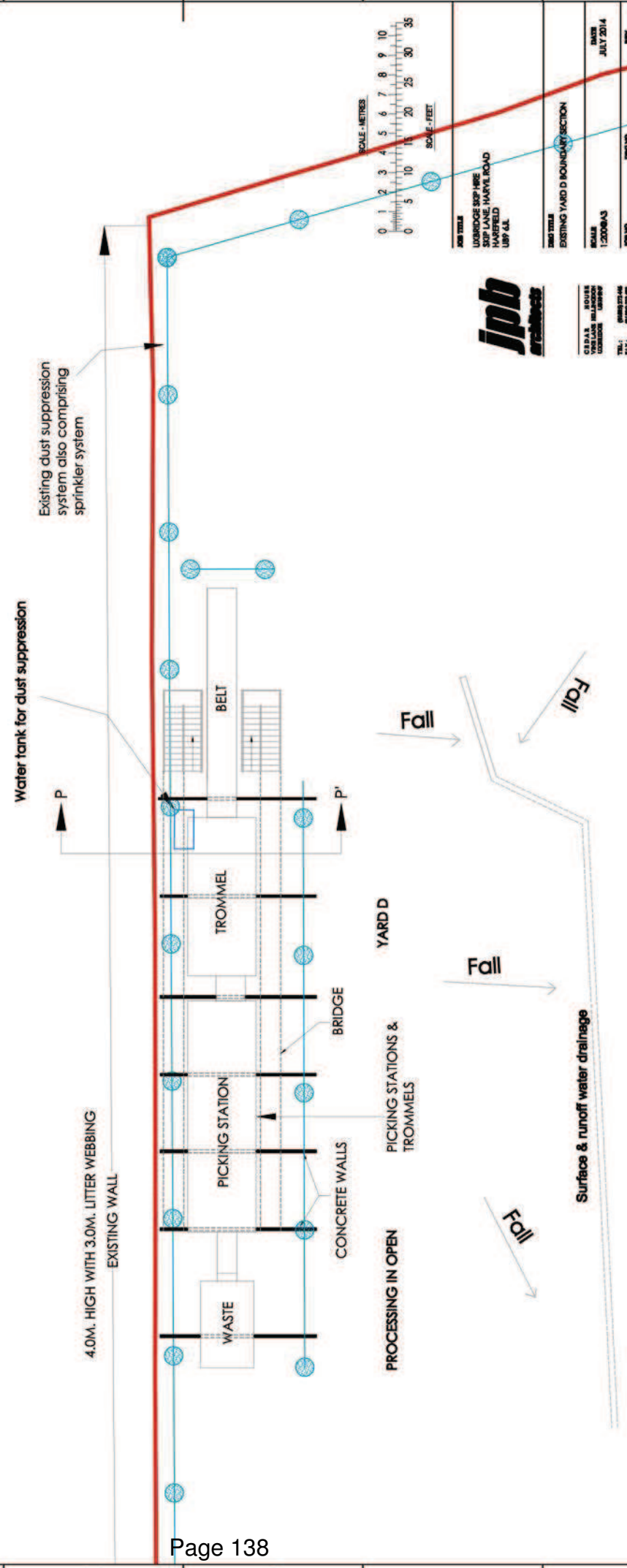
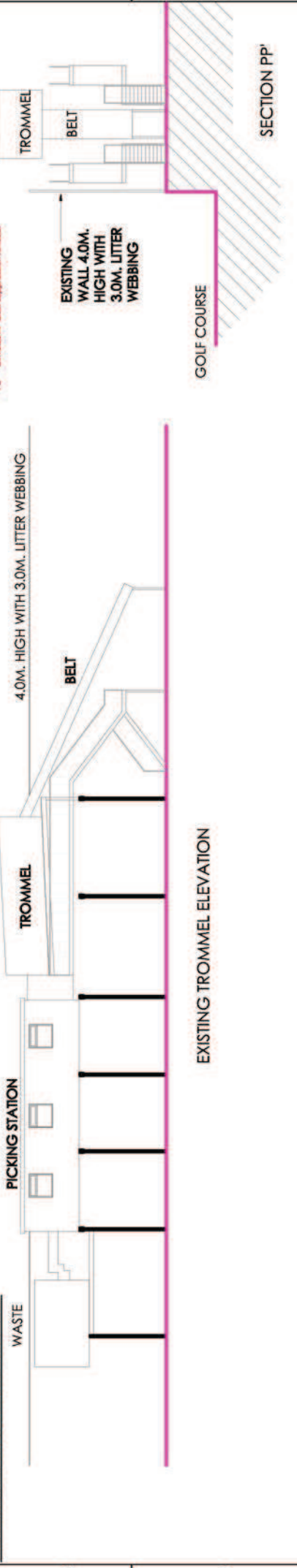
CDP AR
 HOUSE
 12008/AS
 DATE
 NOV 2011

TEL: 01903 224444
 FAX: 01903 224444
 EMAIL: admin@ipb.co.uk
 WWW: www.ipb.co.uk



Rev No	Date	Revision note
P1	29.08.2014	Preliminary Issue
P2	24.10.2014	Dust suppression revised.

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JOB TITLE
 LUGBRIDGE SPP HERE
 SCP LANE, HAYVILLE ROAD
 HARRFIELD
 USP & L

DATE
 1.2008/03

EXISTING YARD D BOUNDARY SECTION

SCALE
 1:2000/03

DATE
 JULY 2014

JOB NO.
 10007

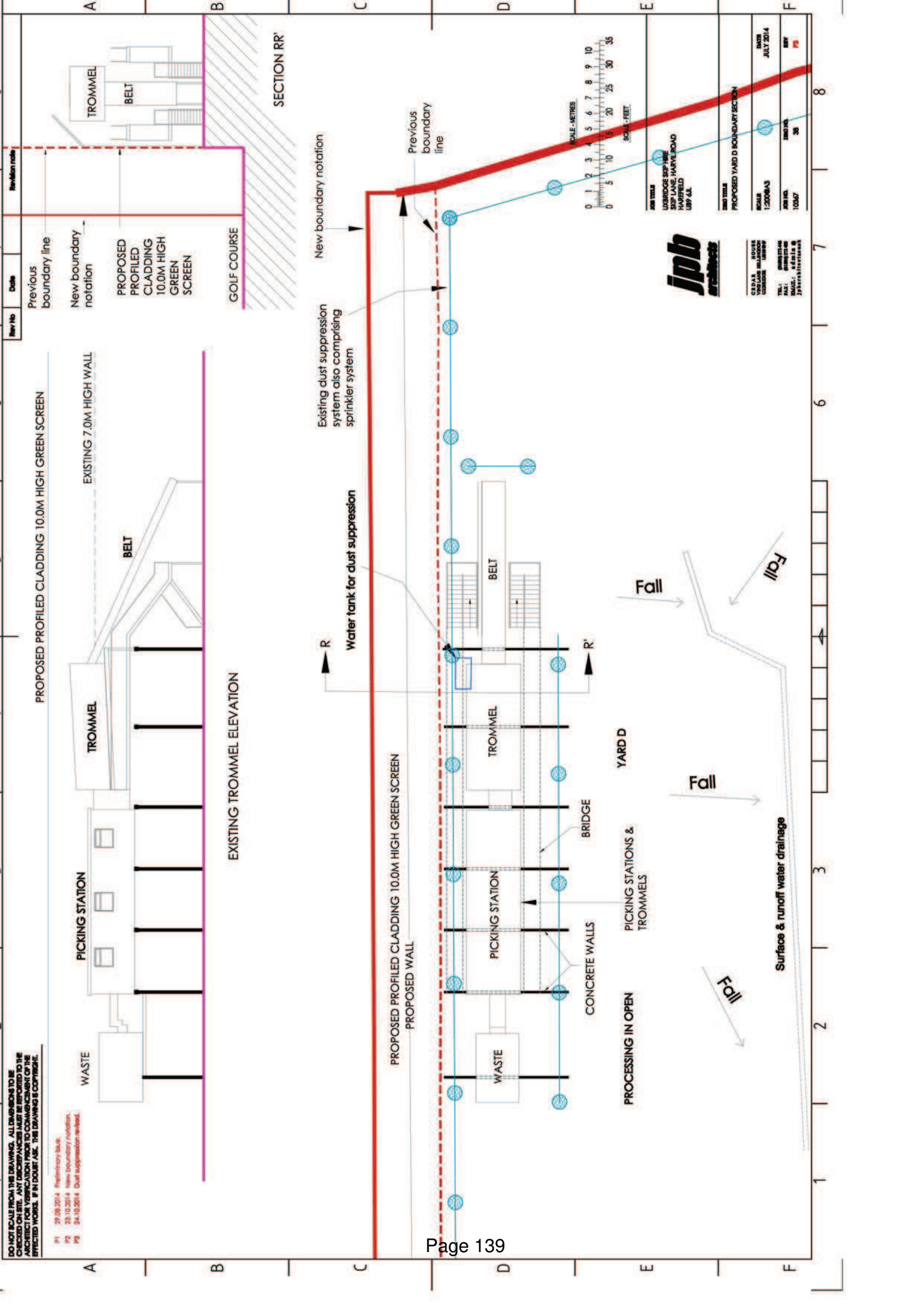
DATE/NO.
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BY
 P2

CDP&R
 HOUSE
 10/10/2008
 10/10/2008

TEL:
 08 9392 4444
 08 9392 4444
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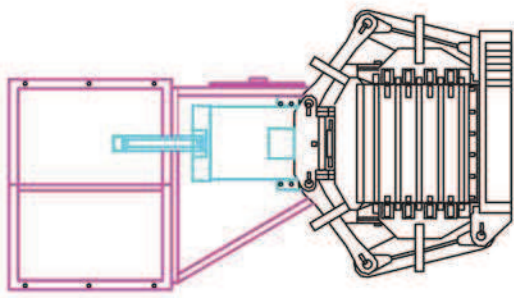
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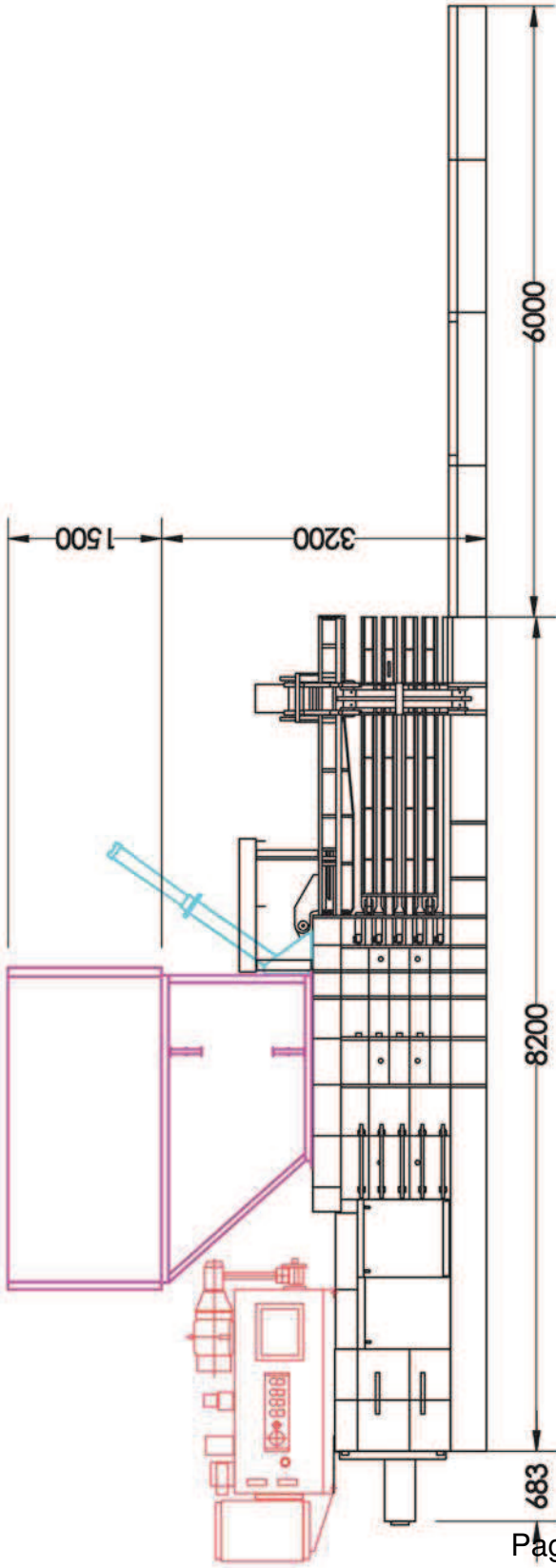
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Revision note

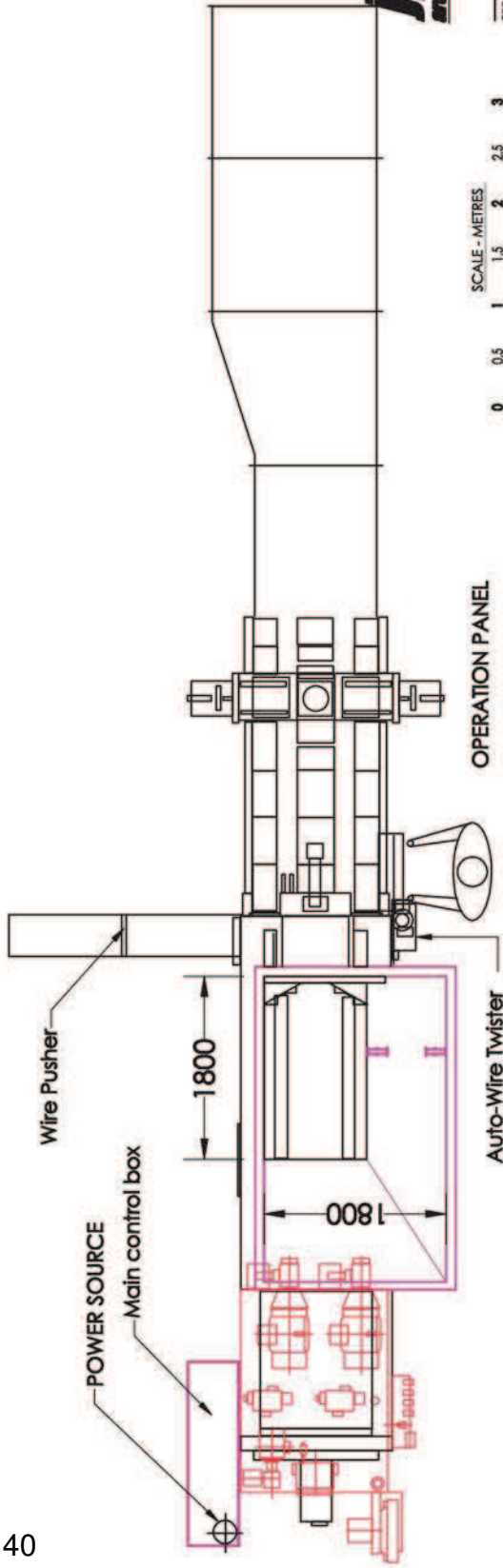
Rev No Date
 P1 05.03.2014 Preliminary Issue.
 P2 27.10.2014 Proposed Baler revised.



ELEVATION



ELEVATION



PLAN



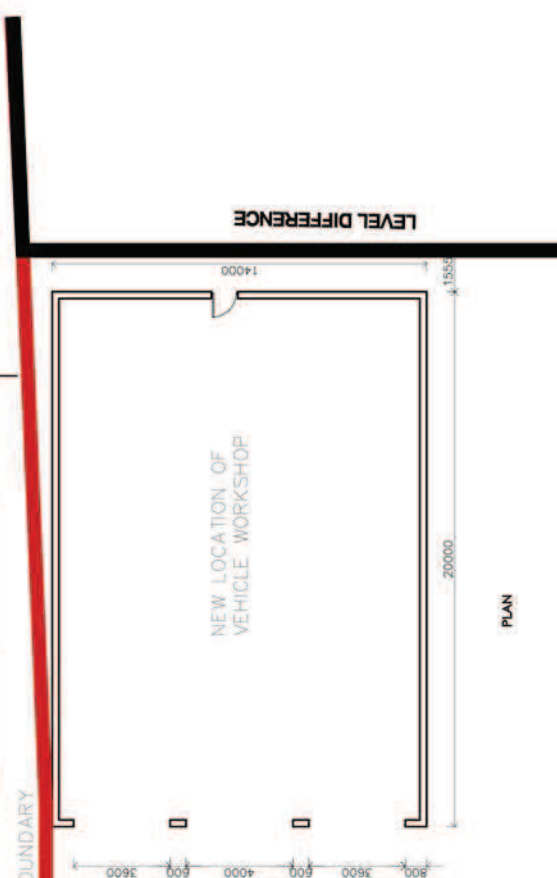
JOB TITLE
 LUDWIGS SGP HIRE
 SGP LANE HARVEY ROAD
 HAREFIELD
 UB9 6L

DRAW TITLE
 PROPOSED RPP BALER SYSTEM
 SCALE
 1:2000 A3
 DATE
 FEB 14
 JOB NO.
 10067
 DRAW NO.
 32
 REV
 P2

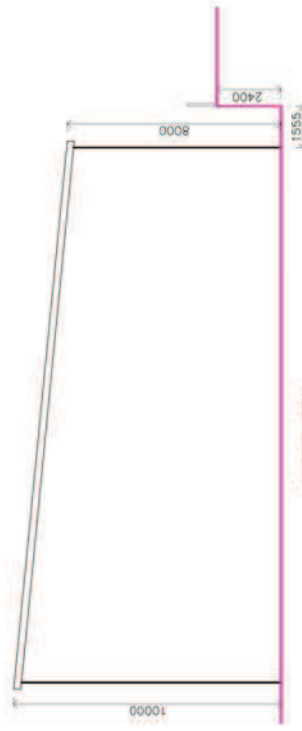
MR A.S. HALL
 VICE PRESIDENT
 DIRECTOR
 TEL: 01895 244000
 FAX: 01895 244000
 EMAIL: a.s.hall@ipbarchitects.com

Rev No	Date	Revision note
P1	12.02.2014	Preliminary issue.
P2	05.10.2014	Footprint revised.

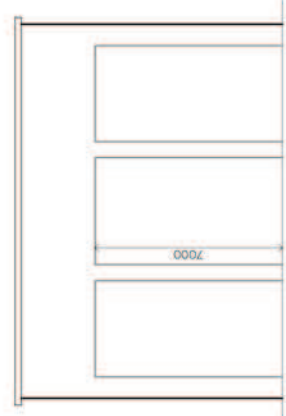
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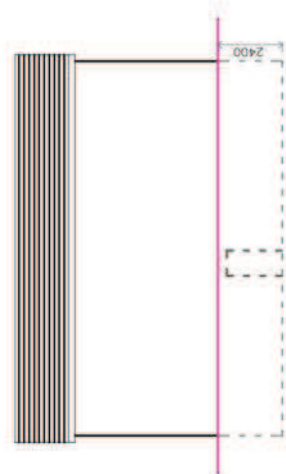
PLAN



SIDE ELEVATION
(Similar to other side)



FRONT ELEVATION



REAR ELEVATION



JOB TITLE
 LEAD ARCHITECT
 SKIP LANE HARVIL ROAD
 HARGREAVES
 UPP 6LL

JOB TITLE
 PROPOSED WORKSHOP

CDP AR
 HOUSE
 12008/AS
 JOB NO.
 10067

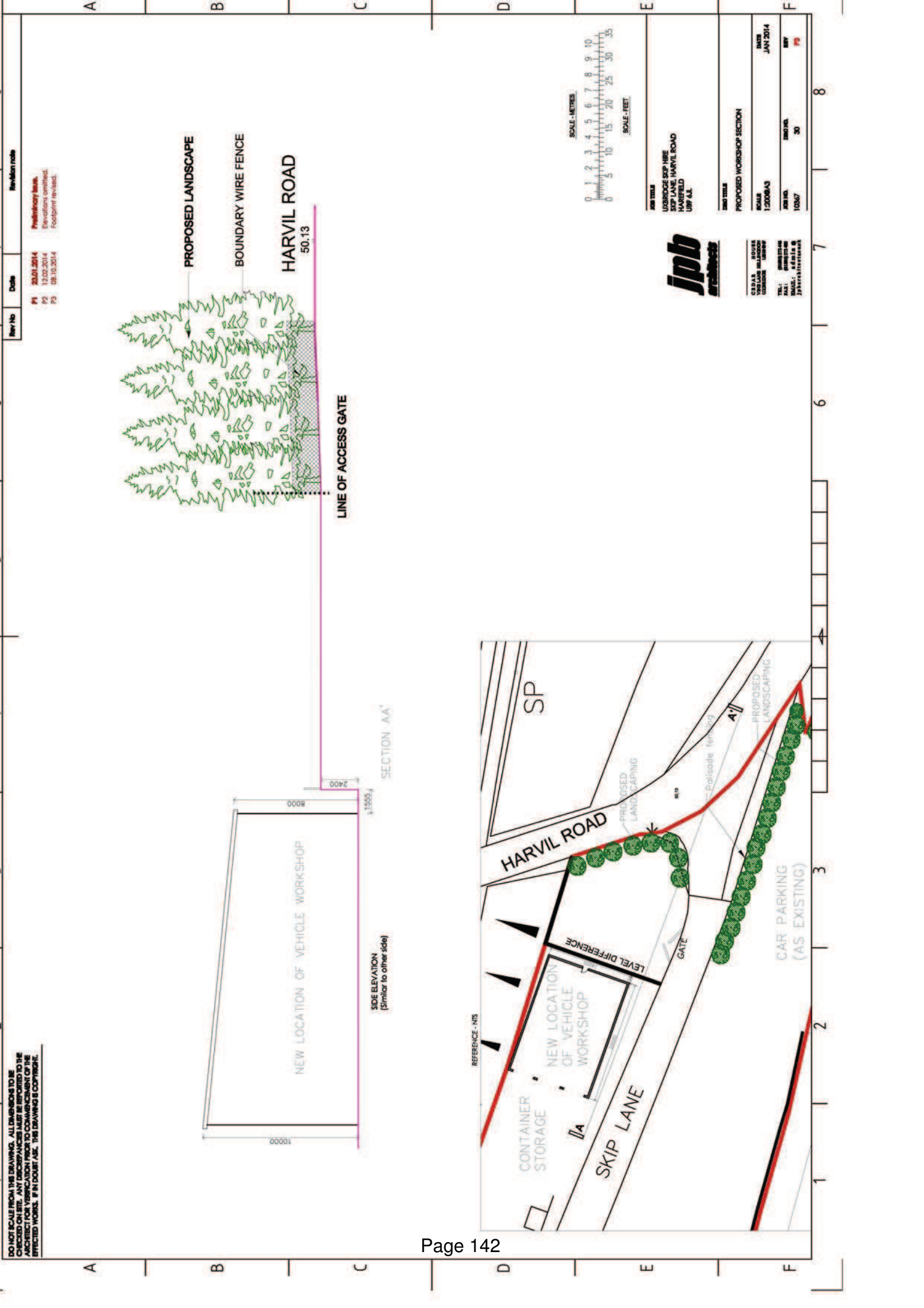
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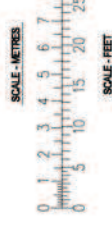
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Rev No	Date	Revision note
P1	20.01.2014	Preliminary issue.
P2	12.02.2014	Elevations omitted.
P3	08.10.2014	Footprint revised.

Rev No	Date	Revision note
P1	20.01.2014	Preliminary issue.
P2	12.02.2014	Elevations omitted.
P3	08.10.2014	Footprint revised.

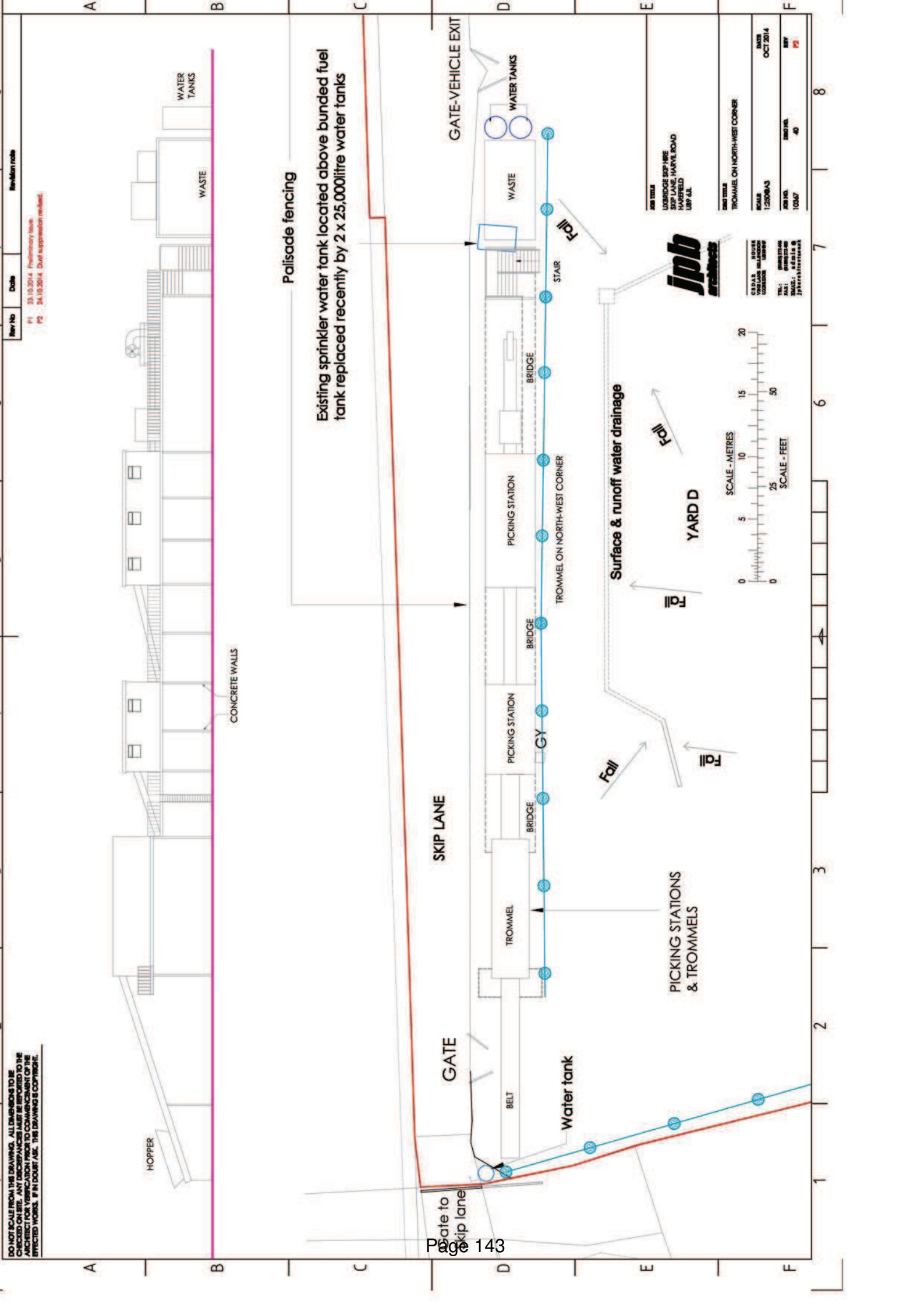


JOB TITLE
 LANDSCAPE ARCHITECT
 SKIP LANE HARVIL ROAD
 HARGREAVES
 URBAN ALL

JOB TITLE
 PROPOSED WORKSHOP SECTION

CDP/AR	CDP/AR	CDP/AR	CDP/AR
CDP/AR	CDP/AR	CDP/AR	CDP/AR
CDP/AR	CDP/AR	CDP/AR	CDP/AR
CDP/AR	CDP/AR	CDP/AR	CDP/AR

DATE	DATE
JAN 2014	JAN 2014
JAN 2014	JAN 2014
JAN 2014	JAN 2014
JAN 2014	JAN 2014



Rev No	Date	Revision note
P1	23.10.2014	Preliminary Issue
P2	24.10.2014	Dist suppression revised

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ipb
infrastructure

JOB TITLE
 LIVERIDGE SGP JMS
 SKIP LANE, HARVEY ROAD
 HARFIELD
 USP & L

JOB NO
 10007

DATE
 1.20.2014

SCALE
 TROMMEL ON NORTH-WEST CORNER

DATE
 OCT 2014

SCALE
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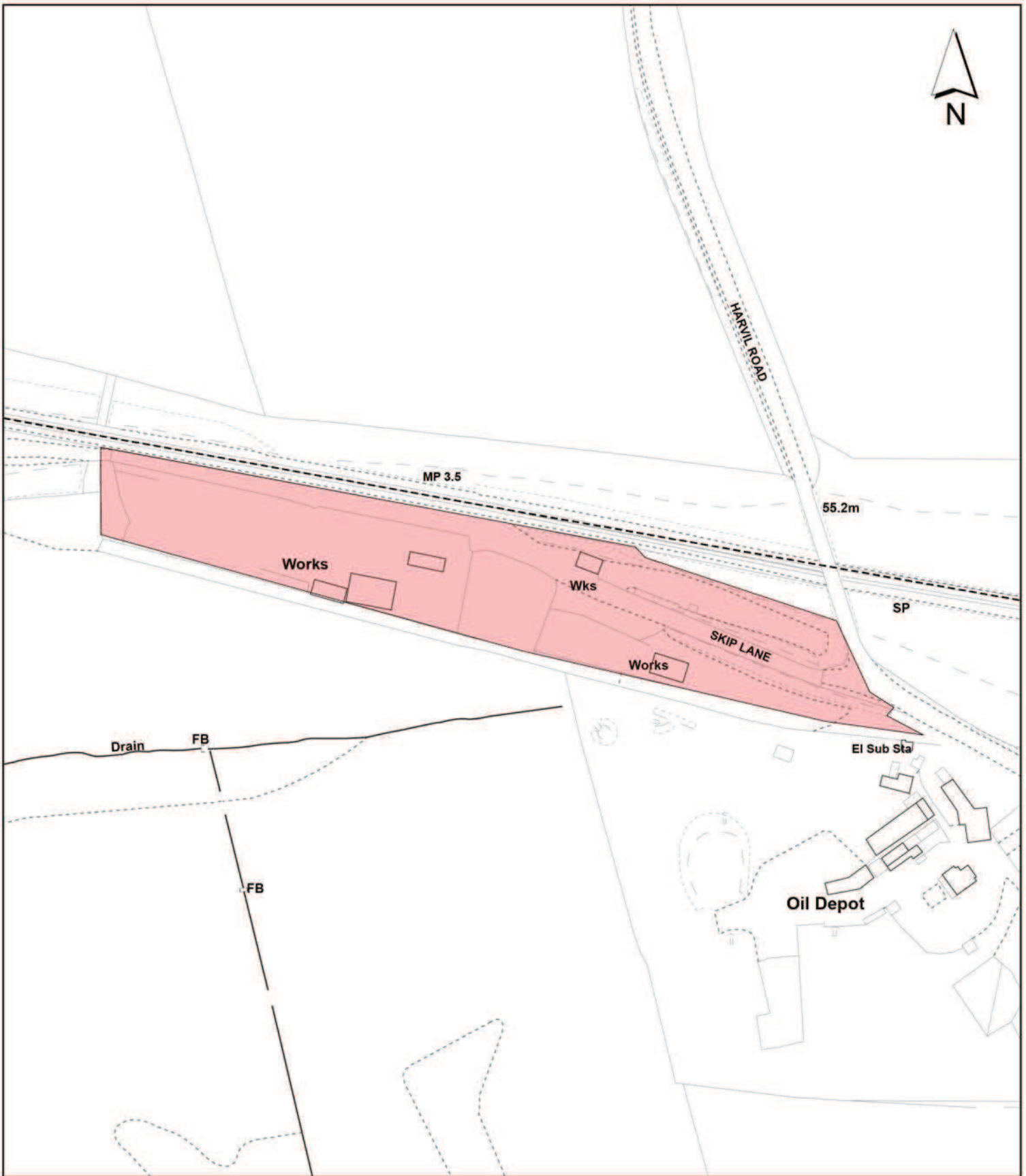
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Notes:

 Site boundary

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

Planning Application Ref:

49984/APP/2014/3806

Scale:

1:2,100

Planning Committee:

North Page 144

Date:

June 2015



HILLINGDON
 LONDON