



HILLINGDON  
LONDON



## North Planning Committee

**Date:** TUESDAY, 23 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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**Published:** Monday, 15 June 2015

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***Putting our residents first***

Lloyd White  
Head of Democratic Services  
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## A useful guide for those attending Planning Committee meetings

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### Petitions and Councillors

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

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### 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 meeting held on 2 June 2015 1 - 6
- 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.

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### Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	29 Broadwood Avenue, Ruislip - 33999/app/2015/465	Eastcote & East Ruislip	Part two storey, part single storey front extension, single storey rear extension and raising of and enlargement of roof to allow for additional habitable roofspace involving demolition of existing conservatory to rear.  <b>Recommendation: Refusal</b>	7 - 16  <b>118 - 126</b>

### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	198 Field End Road, Eastcote - 12955/APP/2015/1143	Cavendish	Change of use from A1 to sui generis to be used as hairdresser & beauty salon.  <b>Recommendation: Refusal</b>	17 - 26  <b>127 - 131</b>

8	168 Whitby Road, Ruislip - 38420/APP/2015/1148	Cavendish	First floor side extension.  <b>Recommendation: Approval</b>	27 - 36  <b>132 - 135</b>
9	33 The Drive, Ickenham - 4811/APP/2015/438	Ickenham	Variation of condition 2 (approved drawings) of planning permission 4811/APP/2014/1254 (Variation of conditions 2 and 4 of application 4811/APP/2012/1906 -'Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement to allow for the insertion of additional obscure glazed windows in the flank elevations of the approved dwelling') to allow for the insertion of a door in the flank wall, dormer windows in the front and rear elevations and retrospective consent for the enlargement of the south elevation (adj No. 31) by 0.4m. [amendment is for the inclusion of the alterations to the south elevation].  <b>Recommendation: Refusal</b>	37 - 48  <b>136 - 141</b>
10	33 The Drive, Ickenham - 4811/APP/2015/715	Ickenham	Erection of a detached outbuilding to be used as a pool house and a summerhouse and the provision of a swimming pool  <b>Recommendation: Approva</b>	49 - 60  <b>142 - 144</b>
11	33 The Drive, Ickenham - 4811/APP/2015/1113	Ickenham	Detached garage to front.  <b>Recommendation: Refusal</b>	61 - 66  <b>145 - 148</b>
12	Land north of Carlton Place, Rickmansworth Road, Northwood - 67584/APP/2015/1028	Northwood	Installation of shipping container, lean to barn, 2 x loose boxes and 2 x garden shed for agricultural purposes  <b>Recommendation: Approval</b>	67 - 78  <b>149 - 154</b>

13	The White Bear PH, Ickenham Road, Ruislip - 7263/APP/2015/528	Harefield	Variation of condition 7 (Dining Terrace) of planning permission ref: 7263/APP/2014/3825, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations) to amend hours of use of the dining terrace.  <b>Recommendation: Approval</b>	79 - 92  <b>155 - 158</b>
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## **PART II - Members Only**

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

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14	Enforcement Report	93 - 98
15	Enforcement Report	99 - 104
16	Enforcement Report	105 - 110
17	Enforcement Report	111 - 116

## **PART I - Plans for North Planning Committee Pages 117 - 158**

# Agenda Item 3

## Minutes

### NORTH PLANNING COMMITTEE

2 June 2015

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



HILLINGDON  
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	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Duncan Flynn, John Morse and John Oswell, Brian Stead and David Yarrow</p> <p><b>LBH Officers Present:</b> James Rodger, Head of Planning and Enforcement, Meg Hirani, Planning Service Manager, Syed Shah, Highway Engineer, Tim Brown, Legal advisor, Danielle Watson, Democratic Services Officer.</p>
3.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Cllr Carol Melvin and Cllr Raymond Graham with Cllr David Yarrow and Cllr Brian Stead substituting.</p>
4.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>None.</p>
5.	<p><b>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 13 MAY AND 14 MAY 2015</b> (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 13 and 14 May 2015 were agreed as a correct record.</p>
6.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 4</i>)</p> <p>The Chairman informed Members that Item 7, 54 Pembroke Road, Ruislip had been withdrawn from the agenda as requested by the applicant.</p>
7.	<p><b>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</b> (<i>Agenda Item 5</i>)</p> <p>It was confirmed that all items would be considered in Part 1 public.</p>
8.	<p><b>LAND FORMING PART OF 26A WINDMILL HILL, RUISLIP - 67242/APP/2015/188</b> (<i>Agenda Item 6</i>)</p> <p><b>Single storey, 2-bed detached dwelling with habitable roofspace, associated parking and amenity space involving demolition of existing detached garage.</b></p>

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The proposal was for the erection of a detached two bed dwelling within the rear garden of No.26a Windmill Hill that ran 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 was considered that the principle of one new house on this site was 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 were also satisfactory. The application complied with the Council's planning policies and was therefore recommended for approval, subject to appropriate conditions.

In accordance with the Council's constitution a representative of the petitioners objecting the proposals addressed the meeting.

The petitioner objecting to the proposals made the following points:

- The proposals were next door to the petitioner's garden.
- A tree with a Tree Protection Order was on the boundary of the application.
- This was the 3<sup>rd</sup> application that had been submitted and the previous 2 applications had been refused.
- The present application runs parallel with Windmill Hill.
- The previous applications were notably smaller in size whilst the 3<sup>rd</sup> application was 62sq/m.
- Developer at 28a sets a precedent, as it was built in the 1980's.
- There would be pressure from future occupiers.
- The proposals were contrary to policy BE38 policy.
- There could potentially be disputes with future neighbours.
- The tree on the boundary could grow up to 100ft.
- The proposal was situated near a elongated roundabout.

A representative of the applicant raised the following points:

- Follows two previously refused applications.
- The application had been designed in accordance with the London Plan and Council standards.
- The inspectors concern was that the proposal should have a wider frontage.
- The proposal was an acceptable form of development.
- The case officer agreed with the amended design.
- Supported the officer's recommendation.

Members discussed the application and believed the proposals conflicted with the Council's policy in relation to back land garden grabbing. The Legal advisor present stated that it was right to support the Council's policy, however, following the Planning Inspectors decision the Council had limited reasons for refusal.

Members were concerned about the tree and noted that the Tree Officer had reservations regarding its close position to the proposed property. Officers informed Members that the current proposal was not any closer than the previous two applications.



	<p>Members discussed the petitioners concerns and decided that it would be more appropriate to defer the application.</p> <p>It was moved, seconded and agreed that the application be deferred for further details to be provided.</p> <p><b>Resolved- That the application be deferred for further details to be provided.</b></p>
9.	<p><b>54 PEMBROKE ROAD, RUISLIP - 10793/APP/2015/476</b> (<i>Agenda Item 7</i>)</p> <p>This item was withdrawn from the agenda at the request of the applicant.</p>
10.	<p><b>12 COLCHESTER ROAD, NORTHWOOD - 70151/APP/2015/980</b> (<i>Agenda Item 8</i>)</p> <p><b>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.</b></p> <p>Officers introduced the report and outlined details of the application.</p> <p>Members noted that there had been 9 letters of objection and a petition received against the application.</p> <p>Members noted that the proposed dwellings were 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. Additionally the positioning of the proposed crossover was unacceptable and would be detrimental to highway and pedestrian safety.</p> <p>In accordance with the Council's constitution a representative of the petitioners objecting to the proposals addressed the meeting.</p> <p>The petitioner objecting to the proposals made the following points:</p> <ul style="list-style-type: none"> <li>• Was speaking on behalf of petitioners.</li> <li>• Northwood Residents Association objected to the proposals.</li> <li>• This application conflicted with the Council's garden grabbing policy.</li> <li>• The current bungalow was habitable.</li> <li>• The property was situated on a proposed incline.</li> <li>• The property would be overbearing on properties situated on both York Road and Colchester Road.</li> <li>• The property would be intrusive.</li> <li>• There was already a limited amount of off-street parking available which would be exasperated further if 2, 2 storey dwellings were approved.</li> </ul> <p>A representative of the applicant raised the following points:</p> <ul style="list-style-type: none"> <li>• The process had started in July 2014.</li> <li>• There had been a pre-application submission which indicated that it was possible and practical for the proposals to be carried out.</li> <li>• Based on positive feedback from the pre-application an application was made.</li> </ul>

- They had a number of case officers throughout the process.
- There had been a number of delays.
- Withdrawn the previous application and submitted a revised application.
- There were previously 3 car parking spaces proposed and now there were only 2.
- The shape of the roof was changed so that it was not too daunting.
- The source of light for the property opposite would not be affected.

The applicant informed Members that it was their understanding that the tree could be preserved, although perhaps more investigation could be carried out to be certain.

The Chairman reminded the Committee that a decision would need to be based on information contained in the officers' report. Members agreed that the proposals were overbearing and that the site photos did not show how intrusive the proposal would be on neighbouring properties. The Chairman highlighted size, bulk, the position of the crossover and its impact on highway and pedestrian safety and insufficient information regarding the impact of the proposed crossover as reasons for refusal. Members agreed that the wording for the reasons for refusal to be delegated to the Head of Planning and Enforcement.

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

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

11. **18 HIGHFIELD DRIVE, ICKENHAM - 33211/APP/2015/1061** (*Agenda Item 9*)

**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.**

Officers introduced the report and referred members to the addendum sheet that had been circulated.

The scheme proposed a part-two storey, part single storey rear extension. The part single storey and two storey side extension had 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. There are no new windows proposed in the side elevations. The eaves would follow the lines of the existing dwelling. The proposal comprised 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 was proposed to the rear of the property. The materials would match the existing house with a sand cement render finish.

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

**Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting.**

12.	<p><b>UXBRIDGE SKIP - 49984/APP/2014/3806 (Agenda Item 10)</b></p> <p><b>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.</b></p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>This application sought consent for both proposed and retrospective changes to the open storage areas associated with existing non-hazardous waste treatment and transfer facility. Retrospective consent was sought for the replacement of two trommels, waste picking stations and a new baler. Planning permission was also sought for new boundary treatment and landscaping involving the replacement of a workshop building following demolition of existing workshop building.</p> <p>It was considered that in this case, very special circumstances existed to justify inappropriate development in the Green Belt. The site had an established use and the proposal would 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 would reduce the sites visual impact on the openness of the Green Belt, without leading to an increase in vehicle movements.</p> <p>The proposal involved significant environmental benefits including a reduction in noise and dust levels associated with the existing waste recycling facility and proposed improved landscaping and boundary treatment adjoining Uxbridge golf club.</p> <p>The Chairman requested that 'living walls' be removed from condition 4 and be added to condition 5. Additionally Members agreed for the wording to be delegated authority to be given to the Head of Planning and Enforcement.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p><b>Resolved - That the application be approved, subject to the conditions and informatives set out in the officer's report and addendum sheet circulated at the meeting. Also delegated to the Head of Planning authority to change wording of conditions if required, on the advice of the Council's Solicitor.</b></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.57pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on Democratic Services Officer - 01895 277488. 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** 29 BROADWOOD AVENUE RUISLIP

**Development:** Part two storey, part single storey front extension, single storey rear extension and raising of and enlargement of roof to allow for additional habitable roofspace involving demolition of existing conservatory to rear

**LBH Ref Nos:** **33999/APP/2015/465**

**Drawing Nos:** 14021-29BroadwoodAve-002 Rev. A  
14021-29BroadwoodAve-007 Rev. B  
14021-29BroadwoodAve-001 Rev. B  
14021-29BroadwoodAve-005 Rev. B  
14021-29BroadwoodAve-006 Rev. A  
14021-29BroadwoodAve-003  
14021-29BroadwoodAve-004

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

**Date Application Valid:** 23/02/2015

### 1. **CONSIDERATIONS**

#### 1.1 **Site and Locality**

The application site is located on the south side of Broadwood Avenue and comprises a two storey detached house with a hipped roof, part single storey front and side extension and a subordinate two storey part side extension with a hipped roof located to the east side.

The street scene is residential in character and appearance comprising two storey detached and semi-detached houses of varied design, and detailing. The majority of the properties in the immediate locality have been extended with single/two storey side and rear extensions.

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

The application site lies within the area covered by TPO No.235. There is a protected Oak tree, T4 in the rear garden of the application property.

#### 1.2 **Proposed Scheme**

The applicant seeks permission for a part two storey, part single storey front extension, single storey rear extension and raising of and enlargement of roof to allow for additional habitable roofspace, involving demolition of existing conservatory to rear.

The single storey element would replace the existing conservatory and would extend 8.76m wide and 4m deep. The roof would be flat measuring 2.91m high. The single storey element would provide a new dining/living area.

The two storey element would be set within the centre of the dwelling and would measure

4.12m wide, 4.0m deep and 7.41m high with a hipped roof profile. This area would provide a new bedroom.

The existing roof has a crown roof element which the applicant wishes to extend 1m to form a fully hipped roof which would also assist in converting the roof space.

This element of the proposal has been previously approved in 2013.

The proposed scheme comprises the installation of pitched roof to single storey front element and extend the full width of the house. The property currently has a flat roof on this element. The proposed roof would be hipped and measure 3.5m high (max). This would increase the height above the existing 3.1m.

A first floor front extension is proposed with a gable roof measuring 2m deep, set down 2m from the ridge of the main roof, 3m wide with a large window in the front elevation.

The materials would match the existing house and the proposal comprises a fifth bedroom, extended living room and kitchen.

### 1.3 Relevant Planning History

33999/APP/2000/2330 29 Broadwood Avenue Ruislip  
ERECTION OF A REAR CONSERVATORY

**Decision Date:** 31-01-2001      **Approved**      **Appeal:**

33999/APP/2008/2971 29 Broadwood Avenue Ruislip  
First floor front/side extension and new window to ground floor front.

**Decision Date:** 16-12-2008      **Refused**      **Appeal:**06-OCT-09      **Dismissed**

33999/APP/2010/1374 29 Broadwood Avenue Ruislip  
Erection of a first floor front extension and conversion of roofspace to habitable use involving the erection of a crown roof with front and rear dormers and 2 rooflights to sides and new window to existing front.

**Decision Date:** 20-09-2010      **Refused**      **Appeal:**

33999/APP/2011/414 29 Broadwood Avenue Ruislip  
Erection of a two storey side extension (involving part demolition of the existing single storey front/side extension)

**Decision Date:** 11-05-2011      **Approved**      **Appeal:**

33999/APP/2013/2808 29 Broadwood Avenue Ruislip  
Part two storey, part single storey rear extension and raising of roof to allow for conversion of roofspace to habitable use to include installation of rooflights to side

**Decision Date:** 12-02-2014      **Approved**      **Appeal:**

33999/APP/2014/2099 29 Broadwood Avenue Ruislip  
Installation of pitched roof to single storey front element

**Decision Date:** 11-08-2014      **Approved**      **Appeal:**  
33999/APP/2015/532      29 Broadwood Avenue Ruislip

Details pursuant to discharge condition 5 (Method Statement/Tree Protection) of planning permission Ref: 33999/APP/2013/2808 dated 12/02/2014 (Part two storey, part single storey rear extension and raising of roof to allow for conversion of roofspace to habitable use to include installation of rooflights to side)

**Decision Date:** 23-03-2015      **Approved**      **Appeal:**

#### **Comment on Planning History**

The applicant previously sought planning permission for a single/two storey side/front infill extension (33999/APP/2011/414 refers) which was granted on the 11 May 2011. This consent has been implemented, however, it appears that this was not completed in accordance with the approved plans, which involved a small set back in the principal elevation and the existing floor plans show this as flush. However, this would not affect the determination of the current application, which would regularise the design as part of any approval.

Planning permission was refused for the erection of a first floor front extension and conversion of roofspace to habitable use involving the erection of a crown roof with front and rear dormers and 2 rooflights to sides and new window to existing front ref. 33999/APP/2010/1374, on the 29 September 2010 on the following grounds:

1. The proposed first floor side/front extension, by reason of its siting and design incorporating a crown roof and front catslide roof that would be substantially different from the hipped roof on the original house would represent an incongruous and visually intrusive form of development which would fail to harmonise with the character, proportions and appearance of the original house. It would detract from the appearance of the original house and the street scene and surrounding area generally. The proposal is therefore contrary to Policies BE13, BE15 and BE19, of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed rear dormer by virtue of its position, size, scale, bulk and design would represent a visually intrusive and overdominant form of development in relation to the enlarged house which would be out of character with the existing and adjoining properties and detrimental to the visual amenities of the street scene and the area in general, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions.

Planning permission was refused 16 December 2008 and dismissed at appeal for a first floor front/side extension and new window to ground floor front ref. 33999/APP/2008/2971 on the following grounds:

1. The proposed first floor side extension, by reason of its siting, overall size, height, design and proximity to the side boundary, would result in an unacceptable closing of the visually open gap between this and the neighbouring property, 31 Broadwood Avenue, giving rise to a cramped form of development, which would be detrimental to the visual amenities of the

street scene and character and appearance of the area. The proposal is therefore contrary to Policies BE13, BE19 and BE22, of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Extensions.

2. The proposed first floor side/front extension, by reason of its siting, forward of the front elevation wall of the original house and incorporating a gable end pitched roof that would be substantially different from the hipped roof on the original house and its two storey part side extension, would appear as a visually intrusive and incongruous addition to the original house and would detract from its appearance and architectural composition. The extension would be detrimental to the visual amenities of the street scene and local area generally. The proposal is therefore contrary to Policies BE13, BE15 and BE19, of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Supplementary Planning Document HDAS: Residential Extensions.

Planning permission was granted for a part two storey, part single storey rear extension and raising of roof to allow for conversion of roofspace to habitable use to include installation of rooflights to side, reference 33999/APP/2013/2808 on 12 February 2014.

Planning permission (ref.33999/APP/2014/2099) was granted for a Installation of pitched roof to single storey front element on 11.08.2014.

## **2. Advertisement and Site Notice**

**2.1** Advertisement Expiry Date:- Not applicable

**2.2** Site Notice Expiry Date:- Not applicable

## **3. Comments on Public Consultations**

4 letters were sent to local residents and the Residents Association on 25 February 2015 and the site notice was posted on 27 February 2015. One objection has been received:

1) The three proposed windows that overlook our property on the ground floor (bathroom window), on the first floor and in the roof space are not obscure glazed windows and this infringes our privacy and is contrary to Policy BE24.

2) It is not clear from the plans if there is a proposal to increase the depth of the rear extension and or the siting and bulk of the first floor extension beyond what planners agreed to in planning application 33999/APP/2013/2808. In this approval, the rear extension was not to extend beyond 2.8 metres of the rear building line of No 31 Broadwood and for the first floor element to be sited 3.3 metres from the shared boundary of No 31 Broadwood Avenue. If there is a proposal to change the depth, size or bulk then we oppose this. We had opposed that application as it was beyond the building line of the road and out of keeping with the style of the rear of the houses.

In addition a petition of support with 22 signatures has been received.

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



Trees and Landscape Officer:

This site is covered by TPO 235.

There is a large, protected Oak tree (T4 on TPO 235) in the rear garden. It is a high value tree and warrants protection during development and long-term retention.

Given that construction-related activity and storage of materials could cause damage to the tree, protective fencing (in accordance with BS 5837:2012) should be erected across the rear garden, approximately 10m from the rear of the house to protect the Oak.

The Oak should be shown on the plans (as retained) and the location of protective fencing should also be shown (as above) on the plans.

Subject to the revision of the plans and conditions RES8 (implementation) and RES10, this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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 existing property, the impact upon the visual amenities of the surrounding area, the impact on the amenity of adjoining occupiers, the provision of acceptable residential amenity space for the application site and car parking

provision.

The extensions to the rear of the property, roof extension and the pitched roof over the existing single storey front extension are acceptable, which have previously been approved under two separate applications.

The Council's SPD for Residential Extensions, section 8 states 'Changes and extensions to the front of the house must be minor and not alter the overall appearance of the house or dominate the character of the street. Front extensions that will extend across the entire frontage will normally be refused. Front extensions are eye catching and change the face of the building. They do not only affect the character and appearance of the building itself, but also the street scene.'

As such, the proposal to extend the existing single storey front element the full width of the property and the first floor front extension by reason of its design with a large window, projection and size would change the appearance of the original house and would not be in keeping with the street scene.

A proposal for a first floor front/side extension was refused in December 2008 and dismissed at appeal in October 2009. Whilst not directly comparable as the position of the extension was different, the design of the extension with a projecting front gable was similar and on this particular element the Inspector commented as follows:

"In addition, the design of the extension would not reflect the design of the existing house. The proposed gable end with a pitched roof would fail to match the original hipped roof of the existing dwelling. There are other houses with gables in the road, for example, at numbers 31, 32, 34 and 36, but for the most part these gables are part of the original design of the house. The proposed gable end would be a prominent addition to the dwelling and project forward of the hipped roof, overlapping with it in views from the front. Paragraph 5.9 of the SPD says that an existing hipped roof should be extended with a subordinate hipped roof, which is not the case with this proposal."

The siting of the current front extension with gable is considered to be in a more prominent position than the dismissed scheme and would thus have a greater impact visually.

The proposed front extensions overall are therefore considered to be contrary to 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) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

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

Section 6.2 states that "two-storey rear extensions will only be allowed where there is no overdominance, over-shadowing, loss of outlook or daylight." In order to assess this, any extensions at first floor level "should not extend beyond a 45-degree line of sight taken from

the nearest of the first floor window of any room of the neighbouring property".

No. 31 to the east of the application site currently projects 1.20m beyond the existing building line of the application site (this does not take into account the existing conservatory which is proposed to be demolished). No. 27 currently projects 1.10m beyond the original building line of the application site (again not taking into account the existing conservatory).

As demonstrated in the applicants plans, the proposed two storey element would not breach the 45-degree line of site from the neighbouring properties nearest habitable room windows. In addition the proposed 4m deep single/two storey rear extension development would be sited 2.8m beyond the rear building line of No. 31 Broadwood Avenue and 2.9m beyond the rear building line of No. 27 Broadwood Avenue.

The two storey element would be positioned in the centre of the rear of the property and would be sited 3.3m away from the shared boundary of No. 31. As No. 31 extends to the boundary with the application site, the flank-to-flank wall separation distance would also be 3.3m. The two storey element would be set in 3.32m away from the shared boundary with No. 27 and 4.66m away from its flank wall, thus ensuring that the two storey section of the extension would not breach the 45 degree guideline from either neighbouring occupier.

It is also noted that the proposed rear extensions would not have any windows on the side elevation directly facing the adjoining occupiers which would avoid any overlooking. The proposed roof lights would be positioned above head height and would provide oblique views to the east and west, which are considered acceptable and similar to those of the adjoining occupiers.

The proposed rear extension by virtue of its siting, height, depth and positioning of windows would not cause any undue loss of daylight, sunlight, visual intrusion, overdominance or loss of privacy. Therefore it is considered that the proposed development would not constitute an un-neighbourly form of development and would be in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The resulting amenity space of 270 square metres would exceed 100 square metres which is considered adequate for a four bedroom property, and would be in compliance with paragraph 5.13 of HDAS and policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There is a blanket TPO235 on the site and there is a large, protected Oak tree (T4 on TPO235) in the rear garden. The applicant should submit a block plan to demonstrate that the Oak Tree would be retained and protective fencing would be erected to ensure that construction related activity would not harm the tree. In addition, tree protection conditions have been recommended and the Trees and Landscaping Officer has no objection after the submission of the amended plan. As such the scheme would accord with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application proposal would not result in the loss of parking on the site. Two parking spaces are available at the front of the property which would be sufficient for the extended property. Therefore it is considered that the proposed development would not impact on existing on-site parking in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Taking into consideration the above, the front extensions would be detrimental to the original house and the character and appearance of the area, contrary to policy. Refusal is therefore recommended.

## 6. **RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed first floor and single storey front extensions, by virtue of their siting, size, scale and design, would fail to appear as a subordinate addition and would thus be detrimental to the architectural composition, character and appearance of the existing building and the visual amenities of the street scene and the character and appearance of the wider area. The proposal would therefore 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.

## **INFORMATIVES**

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

## **Standard Informatives**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



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Site Address:

**29 Broadwood Avenue  
 Ruislip**

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

Planning Application Ref:  
**33999/APP/2015/465**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 16**

Date:  
**June 2015**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** 198 FIELD END ROAD EASTCOTE

**Development:** Change of use from retail (Use Class A1) to a hairdresser/beauty salon (Sui Generis)

**LBH Ref Nos:** 12955/APP/2015/1143

**Drawing Nos:** 2355  
Location Plan (1:1250)  
Block Plan (1:500)  
Design and Access Statemen

**Date Plans Received:** 27/03/2015 **Date(s) of Amendment(s):**

**Date Application Valid:** 22/04/2015

### 1. **SUMMARY**

The application relates to a ground floor double unit which formerly sold bathroom tiles. The building is three storey's high and comprises a commercial unit on the ground floor with residential above. The site is is part of a corner terrace of 6 retail units located at the junction with Elm Avenue on the south-eastern side of Field End Road. A small shared service yard area is located to the rear of the site accessed from Elm Avenue. The frontage and entrance of the property is also located on Elm Avenue. The site lies just outside the Morford Way Conservation Area.

The application site lies within the Secondary Shopping Area of Eastcote Minor Town Centre and is part of the Developed Area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Part of the shop is to be used as a hairdressers which would not require planning permission as it is within Use Class A1 (Retail) and it is proposed to use the adjoining unit as a beauty salon subject of this application.

The proposed change of use from retail within the designated Secondary Shopping Area of the Eastcote Town Centre would result in the loss of a retail unit and would undermine the attractiveness of the Secondary Shopping Area which has been defined to identify the minimum number and range of shops needed to carry out its function. The proposal would thus be harmful to the vitality and viability of the shopping area and would be contrary to Policy S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

#### 1 NON2 **Non Standard reason for refusal**

The proposed change of use from retail within the designated Secondary Shopping Area of the Eastcote Town Centre would result in the loss of a retail unit and would undermine the attractiveness of the Secondary Shopping Area which has been defined to identify the minimum number and range of shops needed to carry out its function. The proposal would thus be harmful to the vitality and viability of the shopping area and would be contrary to

Policy S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the National Planning Policy Framework.

## INFORMATIVES

### 1 I52 Compulsory Informative (1)

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

### 2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan: (November 2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE13	New development must harmonise with the existing street scene.
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
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
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
NPPF2	NPPF - Ensuring the vitality of town centres

### 3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

## 3. CONSIDERATIONS

### 3.1 Site and Locality

The application relates to a ground floor double retail unit which formerly sold bathroom tiles. The building is three storey's high with residential above. The site is part of a corner terrace of 6 retail units located at the corner junction with Elm Avenue on the south-eastern side of Field End Road. A small shared rear service yard area is located to the rear of the site accessed from Elm Avenue. The frontage and entrance of the property is also located on Elm Avenue. The site lies just outside the Morford Way Conservation Area.

The application site lies within the Secondary Shopping Area of Eastcote Minor Town



Centre and is part of the Developed Area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### 3.2 Proposed Scheme

The application is retrospective and relates to a double unit. Part of the shop is to be used as a hairdressers which would not require planning permission as it is within Use Class A1 (Retail) and it is proposed to use the adjoining unit as a beauty salon subject of this application. It is proposed not to provide any parking due to the bus routes available and nearby Eastcote Underground Station.

There would be one full time employee and the beauty salon hours of operation are 0930-1900 Monday to Friday and 0930-1930 on Saturday. The beauty salon would be closed on Sundays and bank holidays.

The application is a resubmission with the main difference being that the unit was vacant in the previous scheme.

### 3.3 Relevant Planning History

12955/APP/2012/3089      198 Field End Road Eastcote Pinner  
Change of use of ground floor from retail (Use Class A1) to spa treatment use (Sui Generis)

**Decision:** 13-02-2013    Refused                      **Appeal:** 28-10-2013    Dismissed

12955/APP/2014/4160      198 Field End Road Eastcote  
Change of use from sui generis to A1 (hair salon)

**Decision:** 15-01-2015    NFA

12955/APP/2015/469      198 Field End Road Eastcote  
Change of use from A1 to A2 to be used as hairdresser and beauty salon

**Decision:** 17-03-2015    NFA

#### Comment on Relevant Planning History

12955/APP/2012/3089: Change of use of ground floor from retail (Use Class A1) to spa treatment use (Sui Generis) was refused for the following reason:

The proposed change of use from retail within the designated Secondary Shopping Area of the Eastcote Town Centre would result in the loss of a retail unit and would undermine the attractiveness of the Secondary Shopping Area which has been defined to identify the minimum number and range of shops needed to carry out its function. The proposal would thus be harmful to the vitality and viability of the shopping area and would be contrary to Policy S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

An appeal against this decision was dismissed on the 28th October 2013.

## 4. Planning Policies and Standards

## UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.  
S6 Change of use of shops - safeguarding the amenities of shopping areas  
S12 Service uses in Secondary Shopping Areas  
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  
AM7 Consideration of traffic generated by proposed developments.  
AM14 New development and car parking standards.  
NPPF2 NPPF - Ensuring the vitality of town centres

### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

### 6. Consultations

#### External Consultees

9 neighbours and Eastcote Residents Association were consulted and a site notice was also erected on 9 April 2015. One response received from Eastcote Chamber of Commerce supporting the application:

"We understand that the lady who runs the above premises wishes to continue being a beauty salon, and change the premises from a Class A1 to Sui Generis.

The Chamber of Commerce for Eastcote supports the change of use as we wish her to be able to continue to trade as the beauty salon is a popular salon. The double unit had been empty for two years previously and we do not wish to have any more closed shops or takeaways coming into Eastcote."

A Ward Councillor has requested that the application be determined at committee.

#### Internal Consultees

Highways:

There are no highway objections to this proposal.

### 7. MAIN PLANNING ISSUES

#### 7.01 The principle of the development

Policy S12 states that permission will be granted for the change of use from Class A1 in Secondary Shopping Areas provided that the remaining retail facilities are adequate for the Shopping Area to function; and the proposed development would not result in a separation of A1 uses or a concentration of non-retail uses. Should the above be satisfied then a change of use on the ground floor would be acceptable subject to meeting the requirements of Policy S6 which refers to considerations relating to visual amenity; shop frontage design; compatibility and road safety.

Eastcote has a total frontage of 1041.5m within its boundary made up of 323.5m (47 units) in primary and 718m (101 units) in secondary shopping areas. A shopping survey was carried out by the Council in 2014/2015 which demonstrated that the share of A1 frontages within the Secondary Shopping Area has fallen to 41.3% (43.6% A1 units) in 2014 which is below the 50% threshold. Thus, effort should be made to balance this and resist any further loss of retail (A1 use) frontages in order to preserve its retail function. The Inspector, in dismissing the appeal relating the change of use of from retail to spa treatment (Ref: 12955/APP/2012/3089) at this site in October 2013, on this issue stated:

"7. The Council, in support of its case, has provided evidence to demonstrate that the share of A1 within Eastcote Minor Town Centre had fallen to 42.1% in 2012. This is below the 50% threshold. No evidence has been presented to suggest that the level has risen from 42.1% since 2012. In this regard, were the appeal to be allowed, the share of A1 uses in the Shopping Area would fall even further below the 50% threshold. I find that this would serve to weaken the retail function of Shopping Area.

8. In addition to the above, the proposal, were it to go ahead, would lead to a concentration of non-retail units in one location. This would fail to preserve and serve to weaken the defined Shopping Area's retail function.

9. Taking all of the above into account, I find that the proposed development would harm the retail function of the Eastcote MinorTown Centre Secondary Shopping Area. This would be contrary to Local Plan: Part 2 policy S12."

Therefore it is considered that should the change of use from A1 be permitted, the remaining retail facilities would be inadequate for the Shopping Area, contrary to Policy S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.02 Density of the proposed development**

Not applicable to this application.

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

Not applicable to this application.

**7.04 Airport safeguarding**

Not applicable to this application.

**7.05 Impact on the green belt**

Not applicable to this application.

**7.07 Impact on the character & appearance of the area**

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policy BE13 resists any development which would fail to harmonise with the existing streetscene or complement or improve the character of the area. No alterations to the premises or shopfront are proposed as part of the development.

Therefore the proposed development would not impact upon the visual amenities of the streetscene or the character and appearance of the surrounding area.

#### **7.08 Impact on neighbours**

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that uses that become detrimental to the amenity of the adjoining occupiers or surrounding area will not be approved. Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires measures to be undertaken to alleviate potential disturbance where a development is acceptable in principle.

The change of use from A1 (Retail) to hairdresser/beauty salon is not considered to result in any additional noise and disturbance over the current situation and therefore is considered to comply with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.09 Living conditions for future occupiers**

Not applicable to this application.

#### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

No parking is provided as part of the proposed development, however the Highways Officer has no objections to this, therefore, the development would accord with Policies AM7, AM9 and AM14 of the adopted Hillingdon Local Plan, 2012, Part 2.

#### **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**

Not applicable to this application.

#### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

#### **7.14 Trees, Landscaping and Ecology**

There are no trees or landscaping issues.

#### **7.16 Renewable energy / Sustainability**

Not applicable to this application.

#### **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**

The issue of noise is covered in Section 7.08.

#### **7.19 Comments on Public Consultations**

The Eastcote Chamber of Commerce raised the issue of the unit being vacant for two years. The Inspector also considered this issue in his decision and stated:

11. The appellant, also in support of her case, states that the unit had been vacant for almost two years and that the freeholder had been unable to secure a retail leaseholder during this period. However, I find that this vacancy could have been for a number of reasons and there is no evidence before me to demonstrate how the premises were marketed during the vacancy period."

No evidence of the marketing for for the premises during the vacancy period has been provided with this current application.

#### **7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None.

**8. Observations of the Borough Solicitor**

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken

into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

#### **9. Observations of the Director of Finance**

Not applicable to this application.

#### **10. CONCLUSION**

The application site lies within the Secondary Shopping Area of Eastcote Minor Town Centre and is part of the Developed Area as identified in the adopted Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Part of the shop is to be used as a hairdressers which would not require planning permission as it is within Use Class A1 (Retail) and it is proposed to use the adjoining unit as a beauty salon, subject of this application.

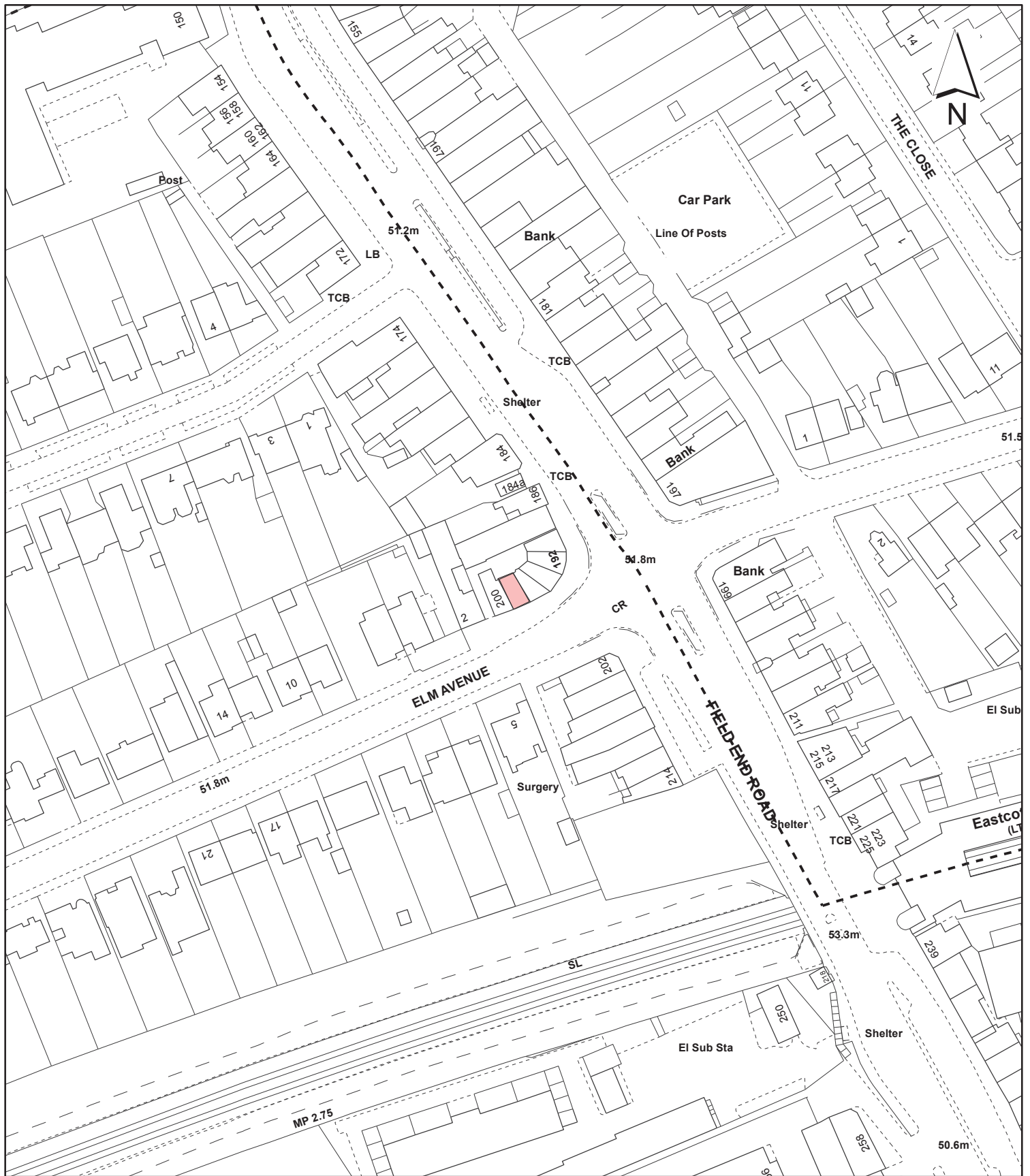
The proposed change of use from retail within the designated Secondary Shopping Area of the Eastcote Town Centre would result in the loss of a retail unit and would undermine the attractiveness of the Secondary Shopping Area which has been defined to identify the minimum number and range of shops needed to carry out its function. The proposal would thus be harmful to the vitality and viability of the shopping area and would be contrary to Policy S12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and refusal is therefore recommended.

#### **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Hillingdon Design and Access Statement 'Residential Layouts'  
The London Plan 2015  
Supplementary Planning Document 'Accessible Hillingdon'  
National Planning Policy Framework

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



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Site Address:

**198 Field End Road  
 Eastcote**

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

Planning Application Ref:

**12955/APP/2015/1143**

Scale:

**1:1,250**

Planning Committee:

**North Page 25**

Date:

**June 2015**



**HILLINGDON**  
 LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 168 WHITBY ROAD RUISLIP

**Development:** First floor side extension

**LBH Ref Nos:** 38420/APP/2015/1148

**Drawing Nos:** Location Plan (1:1250)  
3508/01A

**Date Plans Received:** 27/03/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 08/04/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application property is an end of terrace, two storey dwelling situated on the south-eastern side of Whitby Road. It is sited adjacent to a vehicular access that leads to the rear garages of the properties in the road, and an area of open space beyond.

The property has been extended from its original state in the form of a conservatory and single storey rear and part side extension.

The streetscene is residential in character and appearance comprising two storey terraced houses and the application site lies within the Developed Area as identified in the Hillingdon Local Plan (November 2012).

#### 1.2 Proposed Scheme

The application seeks planning permission for a first floor side extension.

#### 1.3 Relevant Planning History

38420/APP/2011/2410 168 Whitby Road Ruislip

Single storey side extension to existing property

**Decision Date:** 06-12-2011      **Approved**      **Appeal:**

38420/APP/2014/1979 168 Whitby Road Ruislip

First floor extension with gable-end roof.

Conversion of existing rear conservatory to a ground floor extension

**Decision Date:** 15-07-2014      **NFA**      **Appeal:**

#### Comment on Planning History

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

A total of 3 neighbouring occupiers, along with the Eastcote Residents Association were consulted on the application on 13th April 2015. By the close of the consultation period on 4th May 2015, no responses had been received.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

AM14 New development and car parking standards.

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

LPP 3.5 (2015) Quality and design of housing developments

### 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 the residential amenity of the neighbouring dwellings, and the availability of parking.

The property currently already has a single storey side and rear extension as well as a conservatory. The depth of the conservatory is 3.4m and the depth of the rear extension is 2.8m. The existing single storey side extension is in line with the main front building line, but is set back from the front bay windows and front porch by 1m. Due to the shape of the plot, the width of the side extension increases towards the rear. The width of the existing side extension at the front is 1.7m, while the width at the rear is 3.3m. The length of the existing side extension is 8.9m. The height of the existing single storey side and rear extension is

2.9m.

The proposed first floor side extension will not extend beyond the rear wall of the original house and will have a length of 6.1m. The width of the proposed first floor side extension will be 1.7m to the front and 3.3m at the rear matching the existing single storey side extension

Paragraph 5.3 of the HDAS Residential Extensions guidance, states, "in situations where two storey or first floors side extensions are proposed where the side of the house adjoins a road or open space there may be some scope for flexibility on the set-in. A relaxation of the 1m set-in may be considered where the openness of the corner plot would be maintained and return building lines are not breached. Where an existing return building line exists, any extension should ensure that the openness of the area is maintained and the return building line is not exceeded".

As the application property is an end of terraced property, that adjoins a service road, there is no need for the proposed extension to be set in from the side boundary, as it is considered that the openness of the corner plot would be maintained.

Paragraph 5.8 of the HDAS Residential Extensions guidance's, states "for detached and terraced houses, the roof height of the extension should be equal to that of the main house'

The roof of the proposed first floor extension will be 0.21m below the ridge of the main roof and comprises of a gable end design, which does not follow the hipped roof design of the property as it currently is. Normally this would not be acceptable, however, the property is the end property within a small terrace of four dwellings and the other end of terrace property (No. 162) has had its roof converted to a gable end under permitted development. The proposal would thus balance this terrace and is thus considered acceptable in this instance.

Paragraph 5.11 of the HDAS Residential Extensions guidance, states, windows and doors "should reflect the existing house in terms of their style and positioning. No window or door should overlook a neighbouring property. These should therefore usually be located on the rear wall".

The proposed first floor side extension will have single panel window on the front elevation, and a three panel window on the rear elevation. These proposed windows match the existing windows of the original dwelling and therefore will harmonise with the existing dwelling.

The proposed development will be rendered to match the original dwelling ensuring it harmonises with the original dwelling.

As a result the proposed development is considered to form a proportionate addition that would not have a significant impact on the character of the original property or the visual amenity of the surrounding area. Therefore the proposed development is in accordance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Due to the size, scale, design and siting of the development, it is considered not to cause any undue loss of residential amenity to the occupiers of the neighbouring dwellings in terms

of loss of light, loss of outlook or overshadowing as it does not extend beyond the rear wall and thus does not impact on No. 166 Whitby Road and is separated from No. 170 by the service road. Although there are two windows proposed, they will not cause any issues regarding privacy or outlook, as one is located on the front elevation and the other on the rear elevation. Therefore, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all proposed habitable rooms and those altered by the proposals would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan.

The proposed extension would not impact the parking provision to the front of the property and the development is considered to not materially increase the parking demand for the occupiers of the site.

Given the above, the proposed development is considered to have an acceptable impact on the appearance of the existing property and the residential amenity of the neighbouring dwellings.

Therefore, the application is 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, number 3508/01A.

#### **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)

## INFORMATIVES

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

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

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

## Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
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 (CO<sub>2</sub>) 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:** Ayesha Ali

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

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Site Address:

**168 Whitby Road  
Ruislip**

**LONDON BOROUGH  
OF HILLINGDON**

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

Planning Application Ref:

**38420/APP/2015/1148**

Scale:

**1:1,250**

Planning Committee:

**North Page 35**

Date:

**June 2015**



**HILLINGDON**  
LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 33 THE DRIVE ICKENHAM

**Development:** Variation of condition 2 (approved drawings) of planning permission 4811/APP/2014/1254 (Variation of conditions 2 and 5 of application 4811/APP/2012/1906 -'Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement to allow for the insertion of additional obscure glazed windows in the flank elevations of the approved dwelling') to allow for the insertion of a door in the flank wall, dormer windows in the front and rear elevations and retrospective consent for the enlargement of the south elevation (adj No. 31) by 0.4m. [amendment is for the inclusion of the alterations to the south elevation]

**LBH Ref Nos:** 4811/APP/2015/438

**Drawing Nos:** SB/33/15EE  
SB/33/15PE  
SB/33/15FESL  
SB/33/1545DLOS  
Design and Access Statemen

**Date Plans Received:** 05/02/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 01/05/2015

### 1. SUMMARY

This application seeks consent for alterations to the approved scheme, to allow for the addition of 3 dormer windows, insertion of a door at ground floor level in the southern elevation and retrospective consent for the enlargement of the southern elevation by 0.4 metres.

The proposed dormers and door by reason of their acceptable design, size, scale and siting, are not considered to have a detrimental impact on the character and appearance of the host building or to have an adverse impact on the amenities of the adjacent occupiers.

Notwithstanding such, there are concerns with the enlargement of the southern elevation of the building, which by reason of its size, scale, height and siting, is considered to appear unduly overbearing and visually intrusive to No. 31, and excessive in scale when viewed in the context of the building and surrounding area. The scheme thereby fails to comply with the Councils policies and guidance.

### 2. RECOMMENDATION

**REFUSAL for the following reasons:**

#### 1 NON2 Non Standard reason for refusal

The enlargement of the southern elevation of the building by reason of its unacceptable depth, height, scale, and siting, is considered to result in a building that dominates its setting to an unacceptable degree and appears out of character in the context of the adjacent developments. Furthermore, the enlargement would appear visually intrusive and overbearing when viewed from No.31, to the detriment of this occupants amenities. The

scheme thereby fails to comply with policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Documents HDAS: Residential Layouts and HDAS: Residential Extensions.

## INFORMATIVES

### 1 I52 Compulsory Informative (1)

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

### 2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
H12	Tandem development of backland in residential areas
OE1	Protection of the character and amenities of surrounding properties and the local area

R17 Use of planning obligations to supplement the provision of recreation leisure and community facilities  
HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

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

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

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site is situated on the western side of The Drive and work is almost complete on a large detached dwelling. The application site is situated within a street of individually designed properties characterised by large plots with ample spacing between properties. The site is within a 'Developed Area' as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **3.2 Proposed Scheme**

This application seeks to vary condition 2 (approved drawings) of planning permission 4811/APP/2014/1254 (Variation of conditions 2 and 5 of application 4811/APP/2012/1906 - 'Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement to allow for the insertion of additional obscure glazed windows in the flank elevations of the approved dwelling') to allow for alterations to the approved plans.

The alterations proposed include:

1. The addition of 1 pitched roof dormer (approximately 1.5 metres in width, 2.15 metres in height and 1.8 metres in depth) to the rear roof slope;
2. The addition of 2 pitched roof dormer windows (approximately 1.5 metres in width, 2.15 metres in height and 1.8 metres in depth) on the front roof slope.
3. Insertion of a door in the flank wall facing No. 31 The Drive;
4. Retrospective consent for the enlargement of the south elevation (adjacent to No. 31) by 0.4 metres.

### **3.3 Relevant Planning History**

4811/APP/2008/2038 33 The Drive Ickenham

One six bedroom two storey dwelling house with additional accommodation in the roof space an

basement accommodation (involving demolition of existing dwelling)

**Decision:** 16-09-2008 Refused

4811/APP/2008/3009 33 The Drive Ickenham

Two storey four-bedroom dwelling house with basement accommodation (involving demolition of existing dwelling)

**Decision:** 22-12-2008 Approved

4811/APP/2009/44 33 The Drive Ickenham

Two storey six-bedroom dwelling with habitable roofspace and basement area.

**Decision:** 16-03-2009 Withdrawn

4811/APP/2009/612 33 The Drive Ickenham

Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roofspace and basement.

**Decision:** 07-08-2009 Approved

4811/APP/2012/1906 33 The Drive Ickenham

Application for a new planning permission to replace an extant planning permission in order to extend the time limit for implementation, reference 4811/APP/2009/612 dated 07/08/2009 (Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement)

**Decision:** 24-09-2012 Approved

4811/APP/2014/1254 33 The Drive Ickenham

Variation of conditions 2 and 5 of planning permission 4811/APP/2012/1906 (Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement) to allow for the insertion of additional obscure glazed windows in the flank elevations of the approved dwelling

**Decision:** 16-07-2014 Approved

4811/APP/2014/4197 33 The Drive Ickenham

Non-material amendment to planning permission Ref: 4811/APP/2014/1254 (Variation of conditions 2 and 5 of planning permission 4811/APP/2012/1906 (Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement) to allow for the insertion of additional obscure glazed windows in the flank elevations of the approved dwelling) to alter the internal layout of the basement and erect retaining walls at basement level

**Decision:** 24-02-2015 Approved

4811/APP/2015/1113 33 The Drive Ickenham

Detached garage to front

**Decision:**

4811/APP/2015/715 33 The Drive Ickenham

Erection of a detached outbuilding to be used as a pool house and a summerhouse and the provision of a swimming pool

**Decision:**

### **Comment on Relevant Planning History**

There have been a number of planning applications relating to this site, which are listed above. However of particular relevance to this application are the following:

- Planning application reference 4811/APP/2009/44 - was withdrawn, however proposed two dormers on the front elevation of the building. There were concerns with regards to the detailed design of these dormer windows, given their horizontal emphasis, which appeared at odds with the design of the dwelling and the surrounding area.

- Planning permission reference 4811/APP/2009/612 was renewed and approved in 2012 (ref. 4811/APP/2012/1906) for the demolition of the existing property and the erection of a two storey five bedroom property involving accommodation in the roof space, and basement level areas.

- Application 4811/APP/2014/1254 granted consent to vary Condition 2 (Approved Plans) and Condition 5 (Removal of permitted development rights for windows) of planning permission reference 4811/APP/2012/1906 (for an extension of the time limit for the erection of a two storey five-bedroom dwelling with habitable roof space and basement) dated 24-09-2012 to allow for alterations to the approved plans:

The alterations included:

1. Addition of 3 ground floor and 3 first floor obscure glazed windows to the southern elevation (facing 31 The Drive).
2. Addition of 4 ground floor and 2 first floor obscure glazed windows to the northern elevation.

- Application 4811/APP/2014/4197 granted consent for a non material amendment to planning permission Ref: 4811/APP/2014/1254 (Variation of conditions 2 and 5 of planning permission 4811/APP/2012/1906 (Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement) to allow for the insertion of additional obscure glazed windows in the flank elevations of the approved dwelling) to alter the internal layout of the basement, erect retaining walls at basement level and alter/delete openings in the side elevations.

#### 4. Planning Policies and Standards

##### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -

(i) Dial-a-ride and mobility bus services

(ii) Shopmobility schemes

(iii) Convenient parking spaces

(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities

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.

H4 Mix of housing units

H5 Dwellings suitable for large families

H12 Tandem development of backland in residential areas

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

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

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

#### 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **3rd April 2015**

5.2 Site Notice Expiry Date:- Not applicable



## **6. Consultations**

### **External Consultees**

10 residents were notified of the application and one response was received from this consultation which raised the following concerns:

1. The insertion of a side door would cause unacceptable loss of privacy and disturbance;
2. A side door was removed from early plans to the dwelling because it would be set at a higher level than the ground, steps will be required and these are not shown on the drawings;
3. When the door is open it would allow a direct view to the rear of No. 31 and private amenity space of this property;
4. The windows that have been installed are sash windows that are not high levels or non opening. They are also not obscurely glazed and just have a film applied to the inside which could be removed;
5. Dormers were omitted from the final consented scheme as they were considered to add bulk and appear visually intrusive, nothing has changed to justify a change of view.

Following amendments to the plans, residents were re-consulted and 1 further letter received from the same resident which raised the following additional concerns:

1. The scheme is bulky, dominates and results in a loss of privacy to No. 31.

RESIDENTS ASSOCIATION OF THE DRIVE: No comments received

ICKENHAM RESIDENTS ASSOCIATION: No comments received.

### **Internal Consultees**

None.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of the development on this site was established within application 48111/APP/2012/1906.

### **7.02 Density of the proposed development**

Not applicable to the consideration of this amendment to the approved scheme.

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

Not applicable to the consideration of this amendment to the approved scheme.

### **7.04 Airport safeguarding**

Not applicable to the consideration of this amendment to the approved scheme.

### **7.05 Impact on the green belt**

Not applicable to the consideration of this amendment to the approved scheme.

### **7.06 Environmental Impact**

Not applicable to the consideration of this amendment to the approved scheme.

### **7.07 Impact on the character & appearance of the area**

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

## DORMERS

The Council's HDAS: Residential Extensions at Section 7 discusses roof alterations and loft conversions. It states as a general rule, the more visible a roof is from public areas, the more important it is to be well designed. Front dormers are only acceptable where they are a particular character of the area.

Dormers on detached houses should be set in by at least 1 metre from the sides of the roof, 0.3m below the ridge level and 0.5m above the eaves level.

Within the immediate surrounding area, there are a number of examples of similar style and sized dormer windows on both the front and rear elevations of the properties in this part of The Drive (Nos. 22, 33a and 37 all have similar roof extensions). Such an addition would therefore not appear incongruous within the street scene, and by reason of the proposed modest size, appropriate style, siting and design, the additions are not considered to dominate the roof slope to an unacceptable degree, and would comply with the Council's adopted policies and guidance.

## INCREASE IN SIZE OF THE BUILDING

The southern elevation of the building has been constructed larger than that originally approved. There has been an increase in the depth of the building at ground, first and roof level by 0.4 metres. When the cumulative impact of all of the elements of the building are considered in the context of the site and surrounding developments, the overall effect of this enlargement, is of a scheme that dominates its setting to an unacceptable degree and appears out of character in the context of the adjacent developments. The overall depth of this elevation is therefore considered unacceptable and contrary to the Council's Policies and Guidance, which seek to ensure that proposals harmonise and respect the proportions and design of existing and adjoining sites.

## DOOR

A door is proposed in the side elevation of the building, adjacent to the existing windows. The door, by reason of its siting, is not considered to have a detrimental impact on the overall appearance, and design of the building and no objection is raised to this addition.

### **7.08 Impact on neighbours**

In relation to outlook and sunlight, Saved Policies BE20 and BE21 of the Hillingdon Local Plan (November 2012) requires new developments to be designed to protect the outlook of adjoining residents. Policy BE24 of the Hillingdon Local Plan (November 2012) states that the development should be designed to protect the privacy of future occupiers and their neighbours.

The southern elevation of the building has been constructed larger than that originally approved. There has been an increase in the depth of the building at ground, first and roof level by 0.4 metres. Whilst it is noted that the building as approved has a stepped rear elevation, with the furthest rear wall extending approximately 8.4 metres beyond the rear of no. 31, this is set away from the party boundary by 9.2 metres. The enlarged part of the building is set 5.2 metres from the flank wall of No. 31 and the resultant depth of the building beyond the rear elevation of No. 31 would be approximately 6 metres.

Of relevance to the consideration of the acceptability of this relationship, are the conclusions of the Appeal Inspector in relation to a scheme at No. 51 The Drive. Application 21977/APP/2012/2194 refused consent for a new building at this site, that was located

approximately 4.5 metres from the flank wall of No. 49b and protruded approximately 7.5 metres beyond its rear elevation. Within the dismissal (APP/R5510/A/13/2207780), the Inspector concluded that even though the 45 degree rule would not be breached, the height and scale of the two storey structure, in such close proximity to No. 49b, would have a dominant and overbearing impact. The distance between the two properties was also considered to add to this sense of enclosure.

The relationship and impact between Nos. 49b and 51, and Nos. 31 and 33, are comparable, and despite the 45 degree rule not being breached in this application also, by reason of the depth, height, form and distance of the two storey structure from No. 31, the dwelling would appear unduly dominant, overbearing and visually intrusive when viewed from the adjacent garden and dwelling. The proposals are therefore considered to materially harm the living conditions of the occupiers of No. 31, contrary to policies BE19 and BE21 of the Hillingdon Local Plan: Part One - Saved Policies.

Given the location of the windows in the rear of No. 31, it is considered that the enlargement will not result in loss of privacy or light to this occupant.

With regards to the addition of the door in the side elevation, given its location at ground floor level, existing boundary treatment, and this door serving a non habitable room, it is not considered to give rise to unacceptable levels of overlooking to No. 31. Similarly, the location of the dormers are such that these are not considered to give rise to additional levels of overlooking over and above that which already exist from the first floor windows.

**7.09 Living conditions for future occupiers**

Not applicable to the consideration of this amendment to the approved scheme

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

Not applicable to the consideration of this amendment to the approved scheme.

**7.11 Urban design, access and security**

See 'Impact on character and appearance of the area'.

**7.12 Disabled access**

Not applicable to the consideration of this amendment to the approved scheme.

**7.13 Provision of affordable & special needs housing**

Not applicable to the consideration of this amendment to the approved scheme.

**7.14 Trees, Landscaping and Ecology**

Not applicable to the consideration of this amendment to the approved scheme.

**7.15 Sustainable waste management**

Not applicable to the consideration of this amendment to the approved scheme.

**7.16 Renewable energy / Sustainability**

Not applicable to the consideration of this amendment to the approved scheme.

**7.17 Flooding or Drainage Issues**

Not applicable to the consideration of this amendment to the approved scheme.

**7.18 Noise or Air Quality Issues**

Not applicable to the consideration of this amendment to the approved scheme.

**7.19 Comments on Public Consultations**

In relation to comments relating to the side windows and whether these are obscurely glazed/non opening, the Councils Enforcement Officer has visited the site and confirms that the windows do contain obscure glass. Whilst the windows are not fixed shut at present, the applicant has confirmed that they will alter these so that they are.

## **7.20 Planning Obligations**

Not applicable to the consideration of this application.

## **7.21 Expediency of enforcement action**

Not applicable to the consideration of this application.

## **7.22 Other Issues**

There are no other issues for consideration with this application.

## **8. Observations of the Borough Solicitor**

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic. Where equalities issues arise, members should weigh up the equalities impact of the proposals

against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

#### **9. Observations of the Director of Finance**

Not applicable to the consideration of this application.

#### **10. CONCLUSION**

The proposed dormers and door by reason of their acceptable design, size, scale and siting, are not considered to have a detrimental impact on the character and appearance of the host building or to have an adverse impact on the amenities of the adjacent occupiers. Notwithstanding such, there are concerns with the enlargement of the southern elevation of the building, which by reason of its size, scale, height and siting, is considered to appear unduly overbearing and visually intrusive to No. 31, and excessive in scale when viewed in the context of the building and surrounding area. The scheme thereby fails to comply with the Councils policies and guidance.

#### **11. Reference Documents**

London Plan (2015).

Hillingdon Local Plan: Part One - Strategic Policies

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

Hillingdon Design and Accessibility Statements: 'Residential Layouts and Residential extensions.

National Planning Policy Framework (March 2012).

**Contact Officer:** Charlotte Bath

**Telephone No:** 01895 250230



Gold Place Golf Course

**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**33 The Drive  
 Ickenham**

**LONDON BOROUGH  
 OF HILLINGDON**

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

Planning Application Ref:  
**4811/APP/2015/438**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 48**

Date:  
**June 2015**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** 33 THE DRIVE ICKENHAM

**Development:** Erection of a detached outbuilding to be used as a pool house and a summerhouse and the provision of a swimming pool

**LBH Ref Nos:** 4811/APP/2015/715

**Drawing Nos:** MS/SB/33/15FR

**Date Plans Received:** 25/02/2015      **Date(s) of Amendment(s):**

**Date Application Valid:** 12/03/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the west side of The Drive and comprises a two storey detached house with a hipped roof, currently under construction and nearing completion. The application property adjoins 31 The Drive to the southwest, which has a single storey detached garage in the front garden. To the northeast of the application property is 33A The Drive, which has a detached front garage close to the shared side boundary. The rear garden of the application property abuts the rear gardens of 33 and 33A and at the rear, the Metropolitan Green Belt which also forms part of the Colne Valley Park. The street scene is residential in character and appearance comprising detached properties. The application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 1.2 Proposed Scheme

It is proposed to erect a detached flat roof outbuilding for use as combined pool room and summerhouse at the end of the rear garden of the application property. The scheme also proposes an open air swimming pool within the rear garden. The flat roof outbuilding would be in set approximately 7m from the side boundaries. The outbuilding would measure 7m deep x 8m wide x 3m high.

#### 1.3 Relevant Planning History Comment on Planning History

There is an extensive planning history relating to the site, however none is directly relevant to this application.

The application is being reported to committee because a breach of condition notice was previously served in relation to the site.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. **Comments on Public Consultations**

#### EXTERNAL CONSULTEES

2 neighbouring properties, the Ickenham Residents Association and the Residents Association of The Drive have been consulted. One letter of objection has been received stating the following:

This is yet another in a long line of applications for a replacement dwelling and associated works that impacts heavily on neighbouring residential amenity. The replacement four storey dwelling has a full basement and basement level terrace. The excavation works required to facilitate this have caused considerable distress to my client and damage to her property over a 2 year period. Drainage has been a problem during construction and remains an issue and a large soakaway and pumping system were built in the vicinity of the proposed pool to cope with excess water. An average size private swimming pool is 4.5m x 9.2m. At 11.5m x 15.5m this pool is extremely large. There are concerns about the further excavation works required; impact on boundary trees and on my client's tennis court beyond; where and how the spoil will be removed; how this will affect the soakaway and pumping system; whether or not it is ultimately intended to be a covered building. Please can you give this full consideration in the assessment of the application.

The pool house too is an extremely large building and at 7m x 8m, the size of a small dwelling. Located at the end of the garden, in the undeveloped part of the site, adjacent to the Green Belt, It will be visually intrusive in view, both from within and outside the site.

Given the scale of both pool and pool house, my client has considerable concerns about the intended use and the noise and disturbance connected with this, both during development and once completed.

If nonetheless the Council decides to permit this proposal, it is requested that conditions are imposed to safeguard residential amenity considerations. These should limit the nature of the use, to ensure that the pool and pool house are used for leisure purposes only, ancillary to the use of the dwelling, and not as habitable, living accommodation. They should ensure the retention of all boundary trees and hedges and fencing during construction and on completion. They should limit working hours of construction, ask for site levels to be specified, seek a method statement and make acceptable arrangements for the disposal of soil.

COMMENTS: Issues relating to neighbouring properties and construction noise are not material planning consideration and are covered by separate legislation. The scheme proposes to build a large outbuilding to the rear of the property for use as pool house. The height of the proposed has since been reduced, and in it's current form, the scheme would appear subordinate to the main house which would be considered acceptable to the overall character and appearance of the surrounding area.

#### INTERNAL CONSULTEES

Landscape Character /Context:

Site description:

- The site is occupied by a substantial two-storey detached house which is currently under construction on the west side of The Drive.
- The property is set within a large plot which extends towards the edge of Uxbridge Golf Course.



- The site is situated on the ridge with long-distance views across the Colne Valley and the edge of the Chilterns to the west.
- The rear garden is relatively open with occasional trees / hedges along the side boundaries (north and west) and to the west.

Landscape Planning designations:

- There are no Tree Preservation Orders and no Conservation Area designations affecting the site.
- The land immediately to the west of the site is designated Green Belt.

Proposal:

The proposal is to erect a detached outbuilding to be used as a pool house and a summerhouse and the provision of a swimming pool.

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 policies OL1 and OL2, 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.
- The footprint of the swimming pool and pool house are situated at the west end of the extensive rear garden, leaving a significant proportion of garden space.
- The pool house would measure 7m x 8m x 4m high with a crown roof.
- Neither the pool, nor the pool house will be visible from The Drive and there should be no significant impact if viewed from neighbouring properties.
- However, while the outdoor pool will be at ground level, without an enclosure, the pool / summerhouse is close to the west boundary and will be visible from the open land (golf course and Colne Valley) beyond.
- This could, and should, be mitigated by the planting and establishment of a hedge, or hedge with trees along the rear boundary.
- 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:

No objection, subject to the above observations and RES9 (part 1 and 4). The maintenance condition is required to ensure that the boundary planting achieves, and is maintained at, an appropriate height to screen the building.

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

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

Part 1 Policies:

Part 2 Policies:

AM14                      New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt

## 5. MAIN PLANNING ISSUES

The main issues for consideration in determining the 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 including the adjoining Green Belt, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property and the availability of parking.

Paragraph 9.2 of the HDAS Residential Extensions Supplementary Planning Document states "Outbuildings must be used for normal residential activities ancillary to the main house and cannot be used as self-contained accommodation. The height of the proposed outbuilding must not exceed 4m with a pitch roof or 3m for any other roof. Windows must be placed on the elevation facing the owners main house.

The outbuilding is proposed to have a flat roof measuring 3m maximum in height. Whilst the footprint of the building would exceed the usual guideline of 30m<sup>2</sup> for an incidental outbuilding, it is considered that the scale of the building is appropriate for its intended use as a pool house. It is recommended that a condition be imposed to ensure that the building is not converted or used for living accommodation in the future. The scale and bulk of the proposed pool building and summerhouse would appear subordinate in scale to the main house. As a result it is considered that it would not have a negative impact upon the visual amenity of the site, 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 application site does adjoin the Green Belt and the Colne Valley Park. Policy OL5 of the Hillingdon Local Plan: Part Two UDP Policies advises that proposals adjacent to or conspicuous from the Green Belt should not injure its visual amenities. Given the proximity of

the building to this boundary and its prominent siting, the Council's Tree and Landscape Officer recommends that a hedge with trees be planted along this rear boundary to provide screening for the outbuilding which has been conditioned.

The building should leave a significant amount of garden space for the residents to enjoy.

In relation to the swimming pool it is considered that as it has no enclosure around and over it, it could be constructed under permitted development rights and therefore no objection is raised in this regard.

The proposal leaves a large usable garden area and thus the retained garden space is more than adequate for a property of this size. The proposed outbuilding would not be seen from any public vantage points and given the tall vegetation along the common boundaries with Nos. 31 and 33A it is considered that there would be no loss of privacy to neighbouring properties. Given the above the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The development does not impact on current parking provision to the front of the property and has not materially increased parking demand for the occupiers of the site. It therefore accords with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The 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, number MS/SB/33/15FR.

#### **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 31 or 33a The 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 of the outbuilding 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)

**6** NONSC Non Standard Condition

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a living room, bedroom, kitchen, study, as a separate unit of accommodation or for any business purposes.

REASON

To avoid any future fragmentation of the curtilage or the creation of a separate residential or business use, so as to protect the amenity of adjoining residential properties in accordance with Policy BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7** RES9 Landscaping (car parking & refuse/cycle storage)

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

1. Details of Soft Landscaping

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

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

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

## 2. Details of Landscape Maintenance

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

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

## 3. Schedule for Implementation

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

### REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and the openness of the adjoining Green Belt in compliance with policies OL5, BE13 and BE38 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.
- 2 Care should be taken during the building works hereby approved to ensure no damage occurs to the verge of footpaths on private roads during construction. Vehicles delivering materials to this development shall not override or cause damage to a private road and where possible alternative routes should be taken to avoid private roads. The applicant may be required to make good any damage caused.

### 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:

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-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
OE1	Protection of the character and amenities of surrounding properties and the local area
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL5	Development proposals adjacent to the Green Belt

- 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 (CO<sub>2</sub>) 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





Old Place Golf Course

**Notes:**

 Site boundary

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Site Address:

**33 The Drive  
 Ickenham**

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

Planning Application Ref:  
**4811/APP/2015/715**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 59**

Date:  
**June 2015**



**HILLINGDON**  
 LONDON

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## Report of the Head of Planning, Sport and Green Spaces

**Address** 33 THE DRIVE ICKENHAM

**Development:** Detached garage to front

**LBH Ref Nos:** 4811/APP/2015/1113

**Drawing Nos:** MS/SB/33/15G  
Design and Access Statement  
Proposed Front Elevation

**Date Plans Received:** 25/03/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 07/04/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the south-eastern side of The Drive and comprises a two storey brick and rendered detached house set within a spacious plot. The garden falls away from the house sloping south eastwards with the rear garden at a lower level and accessed by steps from a patio area.

The street scene is residential in character and appearance comprising large detached houses of varying designs, some set within large plots.

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

#### 1.2 Proposed Scheme

The application seeks planning permission for the erection of a detached garage to the front of the site. The garage building would measure 5.5m in width by 5.5m in depth (area 30.25m<sup>2</sup>) and would be finished with a hipped roof measuring 4m in height and 2.75m to eaves.

#### 1.3 Relevant Planning History Comment on Planning History

There is an extensive planning history relating to the site, however none of which is directly relevant to this application.

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

### 3. Comments on Public Consultations

4 neighbouring properties were consulted by letter dated 08.04.15 and a site notice was displayed on 13.04.15. 1 letter of objection written on behalf of the adjoining neighbour has been received to raising concerns in relation to the following:

I write on behalf of 31 The Drive, Ickenham to object to yet another application for the adjacent detached dwelling. The cumulative impact of all permitted proposals is to the significant detriment of her living conditions and this fresh proposal should be considered in that light.

The scale of the replacement dwelling is exceedingly large, with basement and three floors above. To the rear the house extends significantly beyond the line of Number 31 and the Council has permitted a large quantity of south facing flank windows that can be seen from rear facing habitable rooms and which overlook and intrude on the private amenity area immediately outside Mrs Fordham's house.

At the moment, the front of her house is open in vista. The proposed adjacent garage is set within 1 m of the boundary wall, completely in front of her dwelling. It intrudes significantly on a 45 degree line and at 4 m in height, will be intrusive in view from the front of Number 33 and from first floor bedrooms.

In terms of both the street scene and with respect to residential amenity, a solution would be to move the proposed garage to the northern boundary of Number 33, where it would lie adjacent to the neighbouring garage serving 33a The Drive and have no adverse impact in view. We would urge the Council to make this suggestion and to refuse the current application.

If approval is granted for a garage, we would ask for a condition to be imposed, that it should be used for parking cars and not as habitable living accommodation.

#### **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.

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 and 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.

It is noted that there are examples of front garages within the locality, particularly at Nos. 23 and 33a The Drive. However, these are screened by established hedges and mature vegetation. The proposed front garage would have an external footprint of 30.25m<sup>2</sup> in close proximity to the common boundary with No. 31 The Drive. This is unacceptable in the location proposed as it is forward of the main building line to the existing house and would be a bulky addition within this informal front garden. It is also proposed in a highly visible location and its adverse width and overall bulk would provide a discordant addition, crowding the front garden and spoiling the overall view of the existing house.

Furthermore, the proposed garage does not accord with the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions (page 33) which gives advice on the construction of garages within garden areas of existing properties. It states 'Careful consideration should be given to the location of extensions to buildings, building lines, frontages and entrances should be respected.' Although it is set in from the boundary by at least 500mm; at 9.2 it states that 'Large detached buildings situated in close proximity to the house will therefore normally be refused permission' and that bulk, height, proportion are the design criteria that will be considered. Therefore at a depth of 5.5m and width of 5.5m in close proximity to the main house and the shared boundary with No. 33, it would appear to take the property beyond the established building line in relation to the main house and the adjoining properties and is deemed contrary to guidance.

It is considered that it would unacceptably dominate the front garden area to the detriment of the character and appearance of the dwelling. For the same reasons, it would appear as an incongruous addition within the streetscene, and would be contrary to Part 2 policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Saved Policies (2012).

With regard to the dimensions of the garage, the proposal would have a hipped roof, which would have a height of 4m to the apex. To ensure the garage has minimal contribution to the loss of daylight and over shadowing of the adjoining neighbours, HDAS-EXT guidance paragraph 9.3 states that an outbuilding with a pitched roof must not exceed 4m in height. The proposal would not exceed this guidance and would comply in this regard.

In consideration of garden amenity HDAS-EXT guidance states that sufficient garden space should be retained as a consequence of an extension. The proposal would reduce the amount of amenity space at the property. However, over 100sqm of amenity space would remain, which would satisfy the minimum requirement for a property of this size, hence

complying with BE23 of the Hillingdon Local Plan: UDP Saved Policies (2012).

With regard to the parking provision the proposal would not create an addition bedroom and therefore would create no extra demand for parking. Therefore, no additional parking would be necessary and hence compliant with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

For reasons given above, it is therefore recommended that this application be refused.

## **6. RECOMMENDATION**

### **REFUSAL for the following reasons:**

#### **1 NON2 Non Standard reason for refusal**

The proposed development, by reason of its siting, size, scale, bulk and height would represent a visually dominant form of development which would be detrimental to the architectural composition of the existing building, the visual amenity of the street scene and the character and appearance of the locality, contrary to Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document: HDAS Residential Extensions

## **INFORMATIVES**

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

## **Standard Informatives**

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

Part 1 Policies:

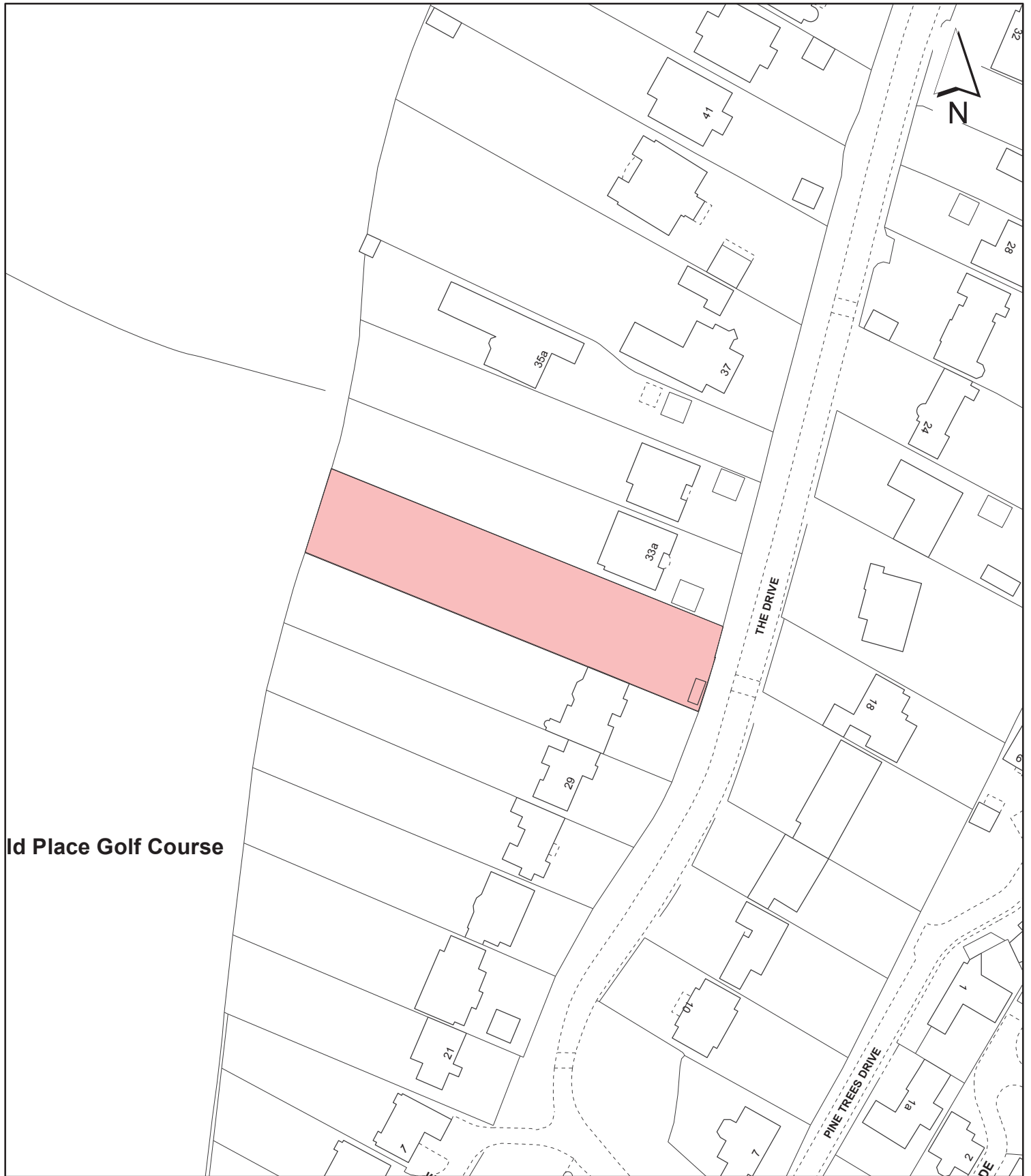
PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area. Replaced by PT1.BE1 (2012)

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.  
BE23 Requires the provision of adequate amenity space.  
BE24 Requires new development to ensure adequate levels of privacy to neighbours.  
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.  
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008  
LPP 3.5 (2015) Quality and design of housing developments

**Contact Officer:** Peter Korankye-Gyabong

**Telephone No:** 01895 250230



Gold Place Golf Course

**Notes:**

 Site boundary

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Site Address:

**33 The Drive  
 Ickenham**

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

Planning Application Ref:  
**4811/APP/2015/1113**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 66

Date:  
**June 2015**



**HILLINGDON**  
 LONDON



## Report of the Head of Planning, Sport and Green Spaces

**Address** LAND NORTH OF CARLTON PLACE RICKMANSWORTH ROAD  
NORTHWOOD

**Development:** Installation of shipping container, lean to barn, 2 x loose boxes and 2 x sheds for agricultural purposes

**LBH Ref Nos:** 67584/APP/2015/1028

**Drawing Nos:** Elevations of Units B and C  
Elevations of Units D and E  
Information Relating to Use of Building:  
Location Plan (1:2500)  
Site Layout Plan

**Date Plans Received:** 19/03/2015                      **Date(s) of Amendment(s):**

**Date Application Valid:** 08/04/2015

### 1. **SUMMARY**

Retrospective planning permission is sought for the installation of a shipping container, lean-to barn, 2 x loose boxes and 2 sheds. The buildings are located in the north west corner of the field.

It is considered, subject to conditions, there would be no detrimental effect on nearby properties and the proposal would comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The shipping container, by reason of its material and appearance is considered to be out of keeping with the agricultural and open character of the Green Belt and the surrounding area. However, the shipping container would be screened from Rickmansworth Road by planting and would therefore not detract from the open character of the Green Belt. Furthermore, the shipping container will be conditioned to be painted a green colour to be in keeping with the agricultural surroundings. As such, it would overcome the previous reasons for refusal and be in compliance with the National Planning Policy Framework and Policies OL1, OL4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for approval.

### 2. **RECOMMENDATION**

**APPROVAL subject to the following:**

#### 1            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

#### REASON

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

**2 HO4 Materials**

The shipping container shall be painted an 'Invisible Green' recessive colour to ensure that it is well camouflaged within the landscape 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).

**3 NONSC Non Standard Condition**

Animals shall only be kept in the buildings from 15th October to the 15th May, except for use for TB Testing and Calving cattle.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

**4 NONSC Non Standard Condition**

No muck heaps shall be within 30 metres from a residential boundary.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 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 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).

**3 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.

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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.
NPPF9	NPPF - Protecting Green Belt land
LPP 7.16	(2011) Green Belt

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The site is located on the west side of Rickmansworth Road, on the northern boundary of the housing development known as Carlton Place. The area relates to an open field, currently used as pasture land. The application site area comprises a corner section of this field, covering 8,380m<sup>2</sup> in a roughly square shape. There are mature trees and hedges on all of the field boundaries, including a woodland to the west. The northern boundary of the field demarcates the local authority boundary with Three Rivers District Council, this field boundary also bounds the rear gardens of properties 8-14 (inclusive) Batchworth Heath, with No.14 being the Prince of Wales Public House. The eastern boundary fronts Rickmansworth Road, designated as part of London's Strategic Road Network (SRN) and is also a London Distributor Road.

The site is within the Green Belt and a Countryside Conservation Area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### 3.2 Proposed Scheme

The application seeks retrospective planning permission for the installation of:

- (i) Shipping container
- (ii) Lean-to barn
- (iii) 2 x Loose boxes
- (iv) 2 x sheds

The buildings are located in the north west corner of the field.

The main difference between this application and the previously refused scheme is the

planting between the shipping container and the eastern boundary and the applicants assertion that the shipping container is required for security reasons as well, stating:

"There have been two burglaries in the past 12 months. Due to being on the border between Hertfordshire and Metropolitan districts they both pass on the cases betwixt one another resulting in no action.

There are drugs in the container that are used on the animals - if in wrong hands could result in a persons death. Some animal medicines which I have are used by people as recreational drug. These must be locked at all times with utmost security."

### 3.3 Relevant Planning History

67584/APP/2011/232 Land North Of Carlton Place Rickmansworth Road Northwood  
Use of land as dog day care and kennels to include 8 kennels, 4 stables, 1 office block, 1 toilet block and 1 store room.

**Decision:** 19-05-2011 Refused

67584/APP/2014/3339 Land North Of Carlton Place Rickmansworth Road Northwood  
Installation of shipping container, lean to barn, 2 x loose boxes and 2 x garden shed for agricultural purposes

**Decision:** 26-11-2014 Refused

#### Comment on Relevant Planning History

The application is a result of an enforcement investigation (ENF/442/14/) for erection of unauthorised buildings.

67584/APP/2014/3339 - Installation of shipping container, lean to barn, 2 x loose boxes and 2 x garden shed for agricultural purposes. Refused for the following reasons:

1. The shipping container, by reason of its appearance, material and siting is considered to be out of keeping with the character of the immediate surrounding area and would be detrimental to the visual amenity and character of the Green Belt, contrary to the National Planning Policy Framework, Policies OL1, OL4, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 7.16 of the London Plan (2011).

2. The proposal, by reason of its proximity to residential properties, has the potential to generate odour and noise. In the absence of any proposed mitigation measures regarding the control of odour and noise emanating from the site in relation to the nearby residential properties, the application has failed to demonstrate that the development will safeguard the amenities of those properties. The proposal is therefore contrary to Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

67584/APP/2011/232 - Use of land as dog day care and kennels to include 8 kennels, 4 stables, 1 office block, 1 toilet block and 1 store room. Refused on 2.06.2011 for the following reasons:

1. The use of the land as a dog training and day care facility is considered to represent inappropriate development within the Green Belt and is therefore harmful by definition, furthermore, the ancillary structures, parking and highway works and activities generated that are proposed to support the use would significantly increase the built-up appearance of the site, thereby injuring the visual amenities of the green belt by reason of their siting, size, scale, materials, design, traffic and activities generated. The development is therefore contrary to policy OL1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and PPG2: Green Belts.

2. The application fails to make adequate provision for the protection and long-term retention of the adjacent protected Horse Chestnut tree and also does not include landscaping proposals or make provision for comprehensive landscape improvement, thereby failing to enhance the visual amenity of the Green Belt. Therefore the proposal would fail to comply with Policies OL2, OL26 and BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3. In the absence of any proposed mitigation measures regarding the control of noise emanating from the site in relation to the nearby residential properties, the application has failed to demonstrate that the development will safeguard the amenities of those properties. The proposal is therefore contrary to Policies OE1 and OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4. The proposal includes a substantial car parking area, which would be surfaced with a reinforced grass-mesh surface. Due to the intensity of use by vehicles entering and leaving the site, it is considered that this would result in a detrimental impact to the visual amenities of the existing character and appearance of the area and the Green Belt contrary to policy BE13 of the UDP Saved Policies (September 2007) and PPG2: Green Belts.

5. The proposal has not demonstrated that sufficient measures have been taken to mitigate the environmental impact of the development by both animal and water waste resulting in nuisance to nearby properties and polluting nearby watercourses. The proposal is therefore contrary to Policy OE1 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6. The proposal fails to make adequate provision for access for people with disabilities to the detriment of the users of the proposed development and contrary to policy 4B.5 of the London Plan 2008.

#### **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:

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

OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
EC5	Retention of ecological features and creation of new habitats
BE13	New development must harmonise with the existing street scene.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
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.
NPPF9	NPPF - Protecting Green Belt land
LPP 7.16	(2011) Green Belt

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

9 neighbours were consulted on 10.04.2015 and a site notice was displayed on 30.04.2015.

6 letters of support received, summarised below:

(i) The structures are unobtrusive and entirely appropriate for the green belt designation of the land north of Carlton Place and Batchworth Heath generally.

(ii) It is now delightful to see this land being used for the purposes it was intended: grazing of livestock and horses and the structures included under this application support this activity and in our opinion are in keeping with such a use. I would add that these structures are in close proximity to the rear of our property, and we consider them to be visually unobtrusive and have caused us no issue with either noise or unpleasant odours. We would be entirely supportive of an approval being given to this application.

(iii) The intention is that the proposed buildings will be used as accommodation for the cattle and sheep during the periods of lambing and calving or when there is harsh weather; for handling the stock for basic tasks such as TB testing, to store hard feed, medication and bedding and to securely store the tractor and machinery.

(iv) The container has been painted a shade of green to ensure that it blends as well with its surroundings as possible whilst the design of the remaining buildings have also been considered to ensure that they are not obtrusive whilst still being suitable for the purposes of modern agriculture.

1 objection received, summarised below:

(i) A sight for sore eyes;

- (ii) Environmental concerns, such as mice and flies.
- (iii) Loss of privacy directly behind back gardens
- (iv) Noise
- (v) Create a most dangerous precedent for future development of Green Belt land.

Three Rivers District Council:

The application site adjoins the boundary of Three Rivers District and I trust that the following comments will be taken into consideration in the determination of the application: The site is located within the Metropolitan Green Belt where there is a presumption against inappropriate development. New buildings are considered inappropriate in the Green Belt although exceptions may include the construction of buildings for agriculture and forestry. However I trust that full consideration will be given to the impact of the development as proposed, including the shipping container which is not rural in appearance and which is readily visible from Rickmansworth Road, on the Green Belt and on the character of the area. The site also adjoins residential properties. I trust that the impact of the proposed buildings and their usage on the amenity of neighbouring occupiers will be fully taken into account so as to ensure that residents are not adversely affected. This response is given at officer level only and shall not prejudice any future comments made by Three Rivers District Council.

OFFICER COMMENT: Consultation comments have been addressed in the main body of the report.

### **Internal Consultees**

Highways:

There are no highway objections to these proposals.

Trees and Landscape:

- It is understood that the application is retrospective, with all of the structures already in situ.
- The applicant has confirmed that all of the structures have been installed with 'no dig' construction techniques and, therefore, the previous concerns about root damage to nearby trees is allayed.

Recommendation: No objection.

EPU:

I have now been down to site and the yard is not quite the same shape as shown on the plan. Building C is approximately 20m from the fence line and 25m from the houses and building E is approximately 10m from the fence line and 40m from the houses.

We need to put conditions on to control noise and odour. My suggestion would be to say that any muck heaps should be at least 30m from a residential boundary and to restrict the use of the buildings so their use is limited in the summer months.

I am considering a condition on the following lines for the buildings

Animals shall only be kept in the the buildings from 15th October to the 15th May. Except for use for TB Testing and Calving cattle.

The other uses that may be required for the barns are sheep shearing (2 days) and fly and worm treatment for the cattle (less than a day each time).

## **7. MAIN PLANNING ISSUES**

#### **7.01 The principle of the development**

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt. Furthermore, the NPPF states in paragraph 89 that provision of appropriate facilities for outdoor sport or outdoor recreation are considered appropriate use of Green Belt land.

Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

In this particular case the provision of buildings for agricultural use would be acceptable in principle subject to their appearance and impact on adjoining occupiers, issues which are discussed further below.

#### **7.02 Density of the proposed development**

Not applicable to this application.

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

The property lies within the 'Green Belt' and does not fall within a ASLC and is not a Listed Building.

#### **7.04 Airport safeguarding**

Not applicable to this application.

#### **7.05 Impact on the green belt**

See section 7.01 of the report.

#### **7.07 Impact on the character & appearance of the area**

The installation of lean to barn, 2 x loose boxes and 2 x sheds for agricultural purposes would be in keeping with the agricultural character. These buildings have been designed to match the size, appearance and materials of buildings for agricultural use.

The shipping container, by reason of its material and appearance is considered to be out of keeping with the agricultural and open character of the Green Belt and the surrounding area. However, the shipping container would be screened from Rickmansworth Road by planting and would therefore not detract from the open character of the Green Belt. Furthermore, the shipping container will be conditioned to be painted a green colour to be in keeping with the agricultural surroundings. As such, it would overcome the previous reasons for refusal and be in compliance with the National Planning Policy Framework and Policies OL1, OL4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.08 Impact on neighbours**

The use of buildings C, D and E has the potential to generate odour and noise. Building C is approximately 20m from the fence line and 25m from the houses and building E is approximately 10m from the fence line and 40m from the houses. The impact of this will be limited to some extent as these are mainly to be used during the winter. Any approval will be conditioned to ensure muck heaps are located at least 30m from a residential boundary and to restrict the use of the buildings so their use is limited in the summer months.

It is considered, subject to conditions, there would be no detrimental effect on nearby properties and the proposal would comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **7.09 Living conditions for future occupiers**



Not applicable to this application.

**7.10 Traffic impact, car/cycle parking, pedestrian safety**

The proposal would not increase traffic or number of parking spaces. As such, there is no objections raised from a highway point of view and the application complies with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.11 Urban design, access and security**

Issues relating to urban design are addressed in paragraph 07.07 above and issues relating to access in section 07.12 below. The proposal is not considered to raise any security concerns.

**7.12 Disabled access**

Not applicable to this application.

**7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

There are no trees or landscape in close proximity to the buildings. The shipping container will be painted an 'Invisible Green' recessive colour to ensure that it is well camouflaged within the landscape and shall thereafter be retained as such. As such, the proposal would be in compliance with policy BE38 of the Hillingdon Local Plan.

**7.15 Sustainable waste management**

There are no waste management issues arising from the proposal.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**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**

There are no noise or air quality issues.

**7.19 Comments on Public Consultations**

Consultation comments have been addressed in the main body of the report.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

The application is a result of an enforcement investigation (ENF/442/14/) for erection of unauthorised buildings.

**7.22 Other Issues**

The applicant has cited security as a reason for requiring the shipping container stating:

"There have been two burglaries in the past 12 months. Due to being on the border between Hertfordshire and Metropolitan districts they both pass on the cases betwixt one another resulting in no action.

There are drugs in the container that are used on the animals - if in wrong hands could result in a persons death. Some animal medicines which I have are used by people as recreational drug. These must be locked at all times with utmost security."

This was not an issue previously considered and given the nature of equipment and

medicines/drugs kept at the site, members may consider this to be an additional reason for allowing the development.

## **8. Observations of the Borough Solicitor**

### General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

**9. Observations of the Director of Finance**

Not applicable to this application.

**10. CONCLUSION**

It is considered, subject to conditions, there would be no detrimental effect on nearby properties and the proposal would comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The shipping container, by reason of its material and appearance is considered to be out of keeping with the agricultural and open character of the Green Belt and the surrounding area. However, the shipping container would be screened from Rickmansworth Road by planting and would therefore not detract from the open character of the Green Belt. Furthermore, the shipping container will be conditioned to be painted a green colour to be in keeping with the agricultural surroundings. As such, it would overcome the previous reasons for refusal and be in compliance with the National Planning Policy Framework and Policies OL1, OL4, BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

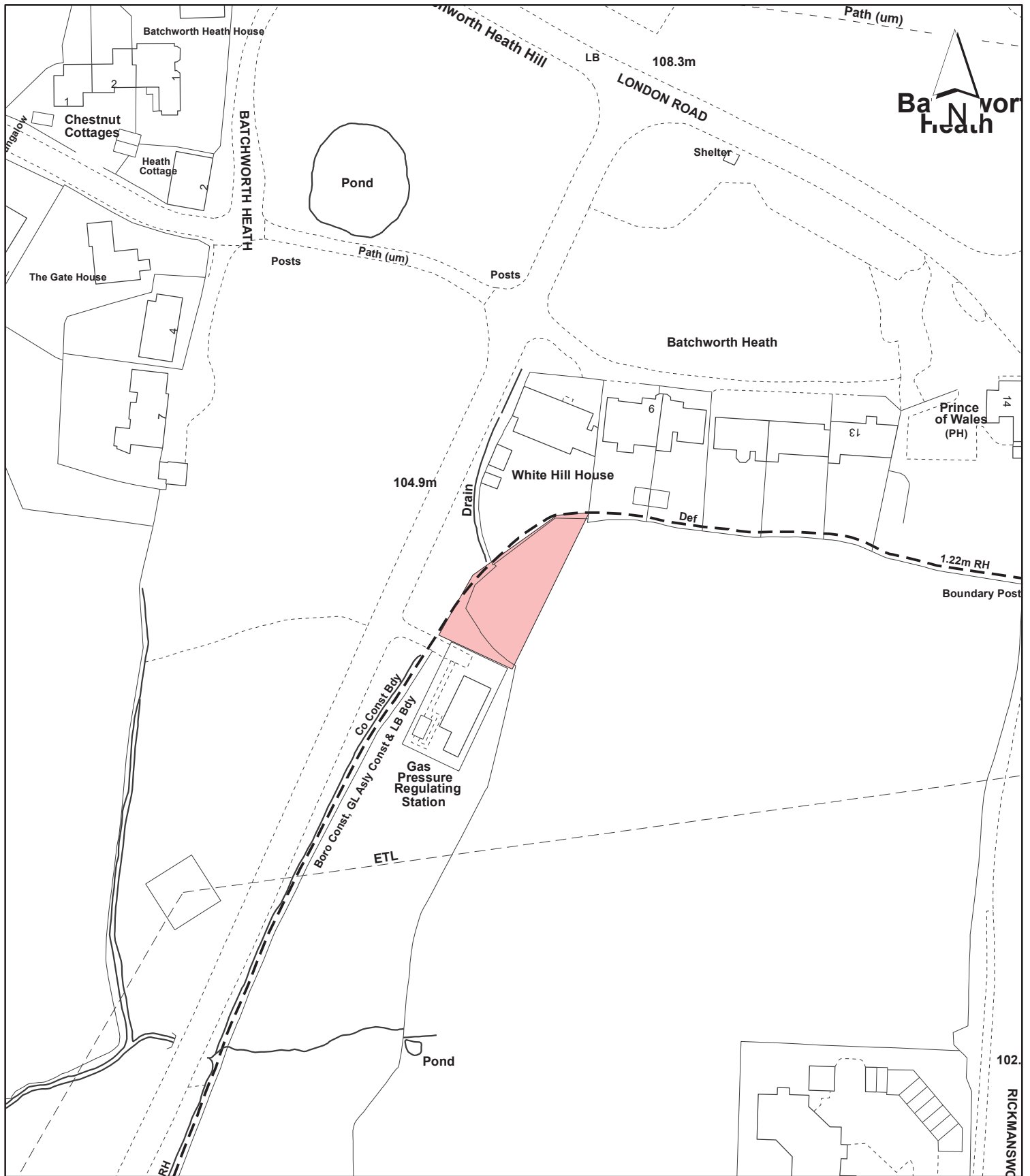
The application is therefore recommended for approval.

**11. Reference Documents**

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

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes:**

Site boundary

For identification purposes only.  
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Site Address:

**Land north of Carlton Place  
 Rickmansworth Road  
 Northwood**

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

Planning Application Ref:  
**67584/APP/2015/1028**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 78**

Date:  
**June 2015**



## Report of the Head of Planning, Sport and Green Spaces

**Address** THE WHITE BEAR PH ICKENHAM ROAD RUISLIP

**Development:** Variation of condition 7 (Dining Terrace) of planning permission ref: 7263/APP/2014/3825, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations) to amend hours of use of the dining terrace

**LBH Ref Nos:** 7263/APP/2015/528

**Drawing Nos:** 1569-01 Rev. B  
Covering Letter dated 10-02-15  
Letter from Agent dated 28-04-15

**Date Plans Received:** 11/02/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 11/02/2015

## 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 1569/06, 1569/50 Rev. A, 1569/51 Rev. A, 1569/52 Rev. A, 1569/53 Rev. A, 1569/54 Rev. A, 1569/55, 1569/01 Rev. B, 1569/02 Rev. B, 1569/03 Rev. B, 1569/04 Rev. A, 1569/05 Rev. D, 1569/06, 1569/07, 1569/08, 1569/09, 1569/10 and 009-005-02 and shall thereafter be retained/maintained for as long as the development remains in existence.

#### REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the London Plan (July 2011).

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

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

##### 1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (July 2011).

**4 COM10 Tree to be retained**

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

Remedial work should be carried out to BS 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 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

**5 COM20 Air extraction system noise and odour**

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the scheme shall be implemented and maintained in full compliance with the approved measures.

**REASON**

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**6 COM17 Control of site noise rating level**

The rating level of the noise emitted from the plant and/or machinery hereby approved shall be at least 5dB below the existing background noise level. The noise levels shall be determined at the nearest residential property. The measurements and assessment shall be made in accordance to the latest British Standard 4142m, 'Method for rating industrial noise affecting mixed residential and industrial areas'.

**REASON**

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**7 NONSC Dining Terrace**

The external seating area to the rear of the premises shall not be used by customers outside the hours of 09:00 and 22:00. The rear external seating area shall be cleared by 22:30.

**REASON:**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**8 NONSC Rear Doors**

The rear doors shall be kept closed after 22:00 except for the use of the main entrance from the car park only, for entrance and egress only.

**REASON:**

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**9 NONSC Further Details - Doors and Windows**

Notwithstanding the plans already submitted, detailed drawings or samples of materials, a:

appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) all new internal and external doors, including cross sections and details of mouldings at 1:1, 1:5 or to an appropriate scale
- (b) all new windows, including cross-sections and details of frames, horns and glazing bars at 1:1, 1:5 or to an appropriate scale

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**10 NONSC Further Details - Other**

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) slates, bricks and coping material
- (b) finish and construction of raised parapet
- (c) any new external pipe runs and additional external vents
- (d) finish to new roof area
- (e) new bar and back bar

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**11 NONSC Finish of Doors and Windows**

All windows and doors shall be of painted timber.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**12 NONSC Staff Changing Room Window**

The staff changing room window on the first floor shall be fitted with obscure film on the inside of the window.

**REASON**

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**13 COM25 Loading/unloading/deliveries**

The premises shall not be used for delivery and the loading or unloading of goods outside the hours of 08:00 and 20:00, Monday to Friday, and between the hours of 09:00 and 18:00 on Saturdays. The premises shall not be used for delivery and the loading or unloading of goods on Sundays or Bank Holidays.

**REASON**



To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

**14 COM29 No floodlighting**

No floodlighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting that is so installed shall not thereafter be altered other than for routine maintenance which does not change its details.

**REASON**

To safeguard the amenity of surrounding properties in accordance with Policies BE13 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012); and to protect the ecological value of the area in accordance with Policy EC3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**INFORMATIVES**

**1 I52 Compulsory Informative (1)**

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

**2 I53 Compulsory Informative (2)**

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

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

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

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

**4 I47 Damage to Verge - For Council Roads:**

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

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

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

**5            12            Encroachment**

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

**6            15            Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

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

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

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

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit ([www.hillingdon.gov.uk/noise](http://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.

### **9 125 Consent for the Display of Adverts and Illuminated Signs**

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Residents Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

### **10**

You are advised that where a condition has had been discharged relating to planning permission ref: 7263/APP/2014/3825, dated 28-01-2015, and details are equally applicable to a condition on this planning permission, the Local Planning Authority will consider the requisite conditions to have already been discharged.

## **3. CONSIDERATIONS**

### **3.1 Site and Locality**

The application site comprises the White Bear Public House located on the south-western corner of Wood Lane and Ickenham Road, Ruislip. The White Bear Public House is a two-storey building comprising a bar/restaurant on the ground floor and ancillary residential accommodation on the first floor. The public house is an attractive Grade II Listed Building and lies within the Ruislip Village Conservation Area as designated in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

### **3.2 Proposed Scheme**

Planning permission for the proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations was granted in January 2015 (ref: 7263/APP/2014/3825).

Condition 7 states:

The external seating area to the rear of the premises shall not be used outside the hours of 09:00 and 22:00.

REASON:

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The applicant seeks to vary condition 7 in order to amend hours of use of the dining terrace to allow for staff to clear up between 22:00 and 22:30. Customer use of the rear dining terrace would finish at 22:00, as per the original wording of the condition.

### 3.3 Relevant Planning History

7263/APP/2014/3825      The White Bear Ph Ickenham Road Ruislip

Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations

**Decision:** 28-01-2015    Approved

7263/APP/2014/3826      The White Bear Ph Ickenham Road Ruislip

Listed Building Consent for the proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations

**Decision:** 28-01-2015    Approved

7263/APP/2015/520      The White Bear Ph Ickenham Road Ruislip

Details in compliance with conditions 3 (landscaping), 5 (control of noise/odour scheme), 9 (doors and windows) and 10 (materials) of planning permission ref: 7263/APP/2014/3825, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations)

**Decision:**

7263/APP/2015/526      The White Bear Ph Ickenham Road Ruislip

Details in compliance with conditions 5 (doors and windows) and 6 (materials) of Listed Building Consent ref: 7263/APP/2014/3826, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations)

**Decision:**

### Comment on Planning History

## 4. Planning Policies and Standards

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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

## **5. Advertisement and Site Notice**

**5.1** Advertisement Expiry Date:- Not applicable

**5.2** Site Notice Expiry Date:- Not applicable

## **6. Consultations**

### **External Consultees**

Consultation letters were sent to 12 local owners/occupiers and a site notice was displayed. Four responses were received:

- i) changing the hours of use will increase noise and disturbance from the front seating area and rear garden.
- ii) documentation sent to Council's Environmental Protection Unit relating to statutory nuisance issues supports potential difficulties.
- iii) potential increase of pedestrian traffic and nuisance from the rear entrance/exit
- iv) potential loss of privacy from proposed scheme
- v) the rear garden and the front garden should be vacated by 10pm

Ruislip Residents Association:

No response received.

Ward Councillor:

I would like to refer this new application to the Planning Committee.

### **Internal Consultees**

Environmental Protection Unit:

The condition can be varied to allow for staff to clear up the external rear seating area between 10pm and 10:30pm. Customer use of the rear dining terrace is to finish at 10pm.

## **7. MAIN PLANNING ISSUES**

### **7.01 The principle of the development**

The principle of the development was assessed as part of the original application (ref: 7263/APP/2014/3825) and the scheme was considered to be acceptable in principle. Condition 7 relates to the rear dining terrace only and does not impact on the front pub garden. The current liquor license for the White Bear Public House allows customers to occupy the front pub garden until 23:00.

### **7.02 Density of the proposed development**

Not applicable to this application.

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

The impact of the development on the Grade II Listed Building and the Ruislip Village Conservation Area was assessed as part of the original application (ref: 7263/APP/2014/3825) and was considered to be acceptable. Variation of the hours of use of the dining terrace would not impact on the Grade II Listed Building or on the character of the surrounding Ruislip Village Conservation Area.

### **7.04 Airport safeguarding**

Not applicable to this application.

### **7.05 Impact on the green belt**

Not applicable to this application.

### **7.06 Environmental Impact**

Not applicable to this application.

### **7.07 Impact on the character & appearance of the area**

The impact of the development on the character and appearance of the area was assessed as part of the original application (ref: 7263/APP/2014/3825) and was considered to be acceptable. It is considered that allowing an extra half hour for clearing up of the rear dining terrace would not have a detrimental impact on the character and appearance of the site and the surrounding area.

### **7.08 Impact on neighbours**

The impact of the development on the nearest residential properties was assessed as part of the original application (ref: 7263/APP/2014/3825) and was considered to be acceptable.

Condition 7, restricting the hours of use of the rear dining terrace, was requested by the Council's Environmental Protection Unit in order to protect the residential amenity of neighbouring properties in accordance with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The applicant seeks to amend the hours of use of the dining terrace to allow for staff to clear up between 22:00 and 22:30. Customer use of the rear dining terrace would finish at 22:00, as per the original wording of the condition. The Council's Environmental Protection Unit raises no objection to allowing staff to clear up the rear dining terrace between 22:00 and 22:30pm.

It is considered that amending the hours of use of the rear dining terrace to allow an extra half hour for staff to clear up will not have a detrimental impact on the residential amenity of adjoining occupants and is unlikely to result in such noise and disturbance as to justify refusal. The proposal is considered to comply with Policy OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

### **7.09 Living conditions for future occupiers**

Not applicable to this application.

### **7.10 Traffic impact, car/cycle parking, pedestrian safety**

There would be no increase in traffic to/from the site and no change to the existing car parking layout as a result of this application.

### **7.11 Urban design, access and security**

Not applicable to this application.

### **7.12 Disabled access**

Not applicable to this application.

### **7.13 Provision of affordable & special needs housing**

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

Not applicable to this application.

**7.15 Sustainable waste management**

Not applicable to this application.

**7.16 Renewable energy / Sustainability**

Not applicable to this application.

**7.17 Flooding or Drainage Issues**

Not applicable to this application.

**7.18 Noise or Air Quality Issues**

Not applicable to this application.

**7.19 Comments on Public Consultations**

Four responses were received during the public consultation. Points i) and ii) refers to historic and potential instances of noise nuisance. Any previous issues of noise nuisance would have been dealt with under separate environmental legislation and any new instances would be dealt with under the same legislation.

Point iii) refers to increased use of the rear entrance/exit. The impact of the approved rear entrance/exit was assessed at the time of the original planning application (ref: 7263/APP/2014/3825) and was considered to be acceptable.

Point iv) refers to potential loss of privacy from the proposed scheme. The impact of the proposed scheme on privacy of neighbours was assessed as part of the original planning application (ref: 7263/APP/2014/3825) and was considered to be acceptable.

Point v) has been discussed elsewhere in this report.

**7.20 Planning Obligations**

Not applicable to this application.

**7.21 Expediency of enforcement action**

Not applicable to this application.

**7.22 Other Issues**

None

**8. Observations of the Borough Solicitor**

General

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

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

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

### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

## **9. Observations of the Director of Finance**

Not applicable to this application.

## **10. CONCLUSION**

Planning permission for the proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations was granted in January 2015 (ref: 7263/APP/2014/3825). Condition 7 (Dining Terrace) restricted the use of the rear dining terrace to between 09:00 and 22:00.

The applicant seeks to vary condition 7 in order to amend the hours of use of the dining terrace at the rear of the Public House to allow for staff to clear up between 22:00 and



22:30. Customer use of the rear dining terrace would finish at 22:00, as per the original wording of the condition.

It is considered that amending the hours of use of the rear dining terrace to allow an extra half hour for staff to clear up will not have a detrimental impact on the visual amenities of the site and the surrounding area or on the residential amenity of adjoining occupants.

The proposal complies with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application is therefore recommended for approval.

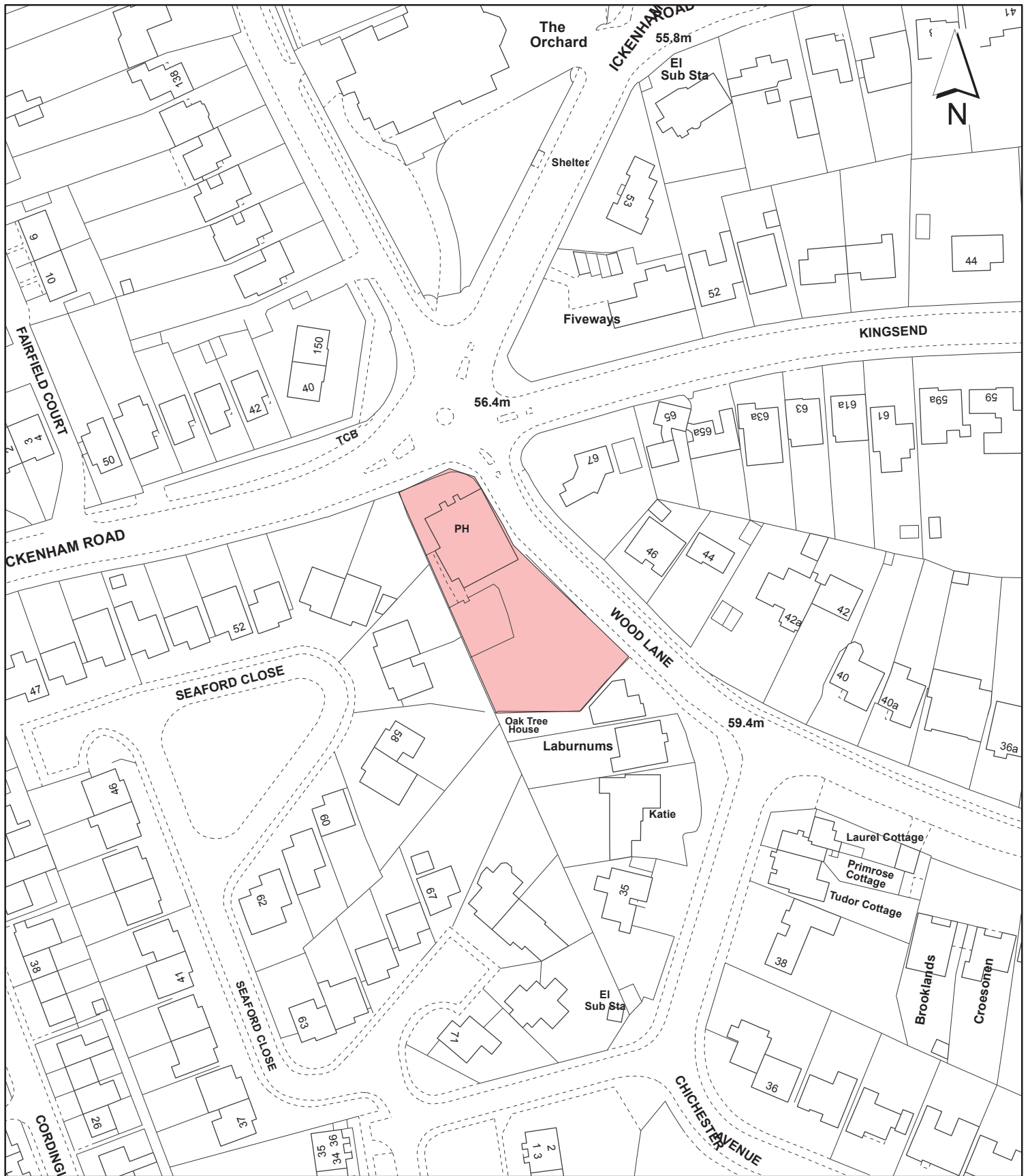
#### **11. Reference Documents**

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

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

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**The White Bear P.H  
 Ickenham Road  
 Ruislip**

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

Planning Application Ref:  
**7263/APP/2015/528**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 92**

Date:  
**June 2015**



**HILLINGDON**  
 LONDON

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of the Local Government (Access to Information) Act 1985 as amended.

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# Plans for North Applications Planning Committee

23rd June 2015



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Page 117

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 29 BROADWOOD AVENUE RUISLIP

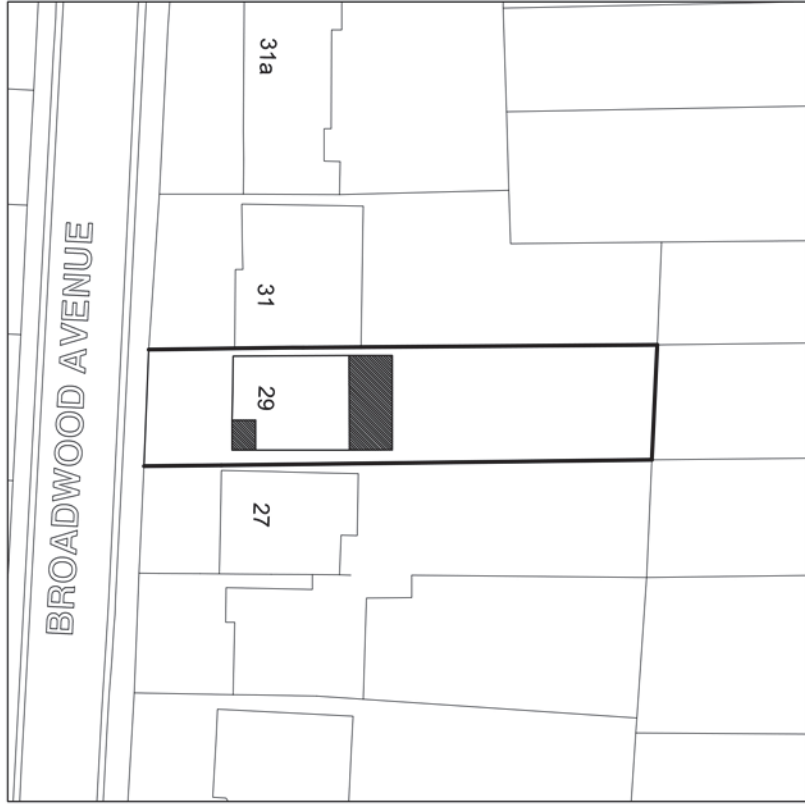
**Development:** Part two storey, part single storey front extension, single storey rear extension and raising of and enlargement of roof to allow for additional habitable roofspace involving demolition of existing conservatory to rear

**LBH Ref Nos:** 33999/APP/2015/465

**Date Plans Received:** 09/02/2015

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

**Date Application Valid:** 23/02/2015



THE PRESENT PREMISE IS A DETACHED HOUSE AND IS USED AS A SINGLE RESIDENTIAL DWELLING. THE HOUSE HAS A LOUNGE AND DINING AREA, A KITCHEN, STUDY ROOM, WC, AND A REAR CONSERVATORY ON THE GROUND FLOOR, ON THE FIRST FLOOR THE FOUR BEDROOMS, ONE WITH EN-SUITE AND FAMILY BATHROOM.

THIS DRAWINGS ARE FOR PART TWO STOREY, PART SINGLE STOREY REAR & FRONT EXTENSION AND RAISING OF ROOF TO ALLOW FOR CONVERSION OF ROOF SPACE TO HABITABLE USE TO INCLUDE INSTALLATION OF ROOF LIGHTS TO SIDE.

SIMILAR DEVELOPMENTS ( FRONT GABLE EXTENSION) HAVE BEEN CARRIED OUT IN VICINITY. SEE PHOTOGRAPHS FOR FURTHER DETAILS.

**PLANNING HISTORY :**  
 PLANNING APPROVAL WAS GRANTED FOR PART TWO STOREY, PART SINGLE STOREY REAR EXTENSION AND RAISING OF ROOF TO ALLOW FOR CONVERSION OF ROOF SPACE TO HABITABLE USE TO INCLUDE INSTALLATION OF ROOF LIGHTS TO SIDE ( PLANNING REF: 33999/AP/2013/2808 DATED 12-02-14)

PLANNING APPROVAL WAS GRANTED FOR INSTALLATION OF PITCHED ROOF TO SINGLE STOREY FRONT ELEMENT ( PLANNING REF: 33999/AP/2014/2099 DATED 11-08-14)

**STANDARD ABBREVIATIONS**

AB	air brick	GV	gas valve
BR	boiler	L	landscaping
FR	fridge	MH	manhole
CK	cooker	SC	slipcock
OV	oven	PB	plot boundary
KS	kitchen sink	SW	surface water
HW	hot water tank	FW	foul water
HR	heating radiator		
SR	store room		
SWP	soakaway		
FWP	foul water pipe		
RWP	rain water pipe		
RAID	radiator		
THIS	thermostat		
EX	extract fan		

**Eleph**  
 Design & Construct  
 Planning & Designing of All Types of Building Works  
 14 Mersham Drive, London NW9 9PN  
 Tel./Fax: 020-83578365

B	8602/15	FOR PLANNING PERMISSION
A	3001/15	FOR CLIENTS REVIEW
REV	DATES	COMMENTS

CLIENT  
**MR. & MRS WASIEL**  
**29 BROADWOOD AVENUE**  
**RUISLIP**  
**HA4 7XS**

PROJECT/TITLE  
**PART TWO STOREY, PART SINGLE STOREY FRONT & REAR EXTENSION AND RAISING OF ROOF TO ALLOW FOR CONVERSION AT 29 BROADWOOD AVENUE, RUISLIP HA4 7XS**

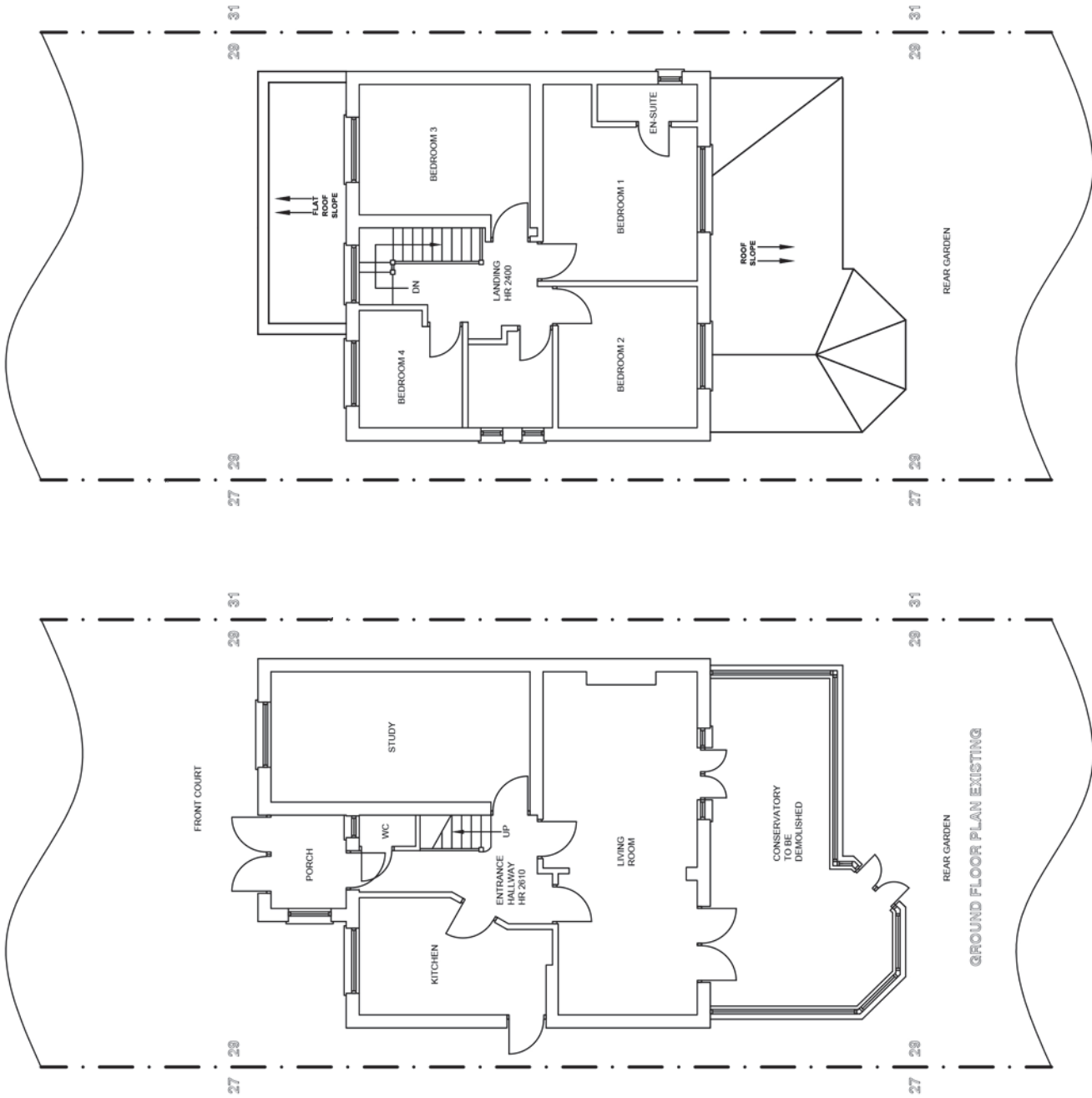
SCALE: **AS SHOWN**  
 DRG NO: **14021-29BroadwoodAve-001**



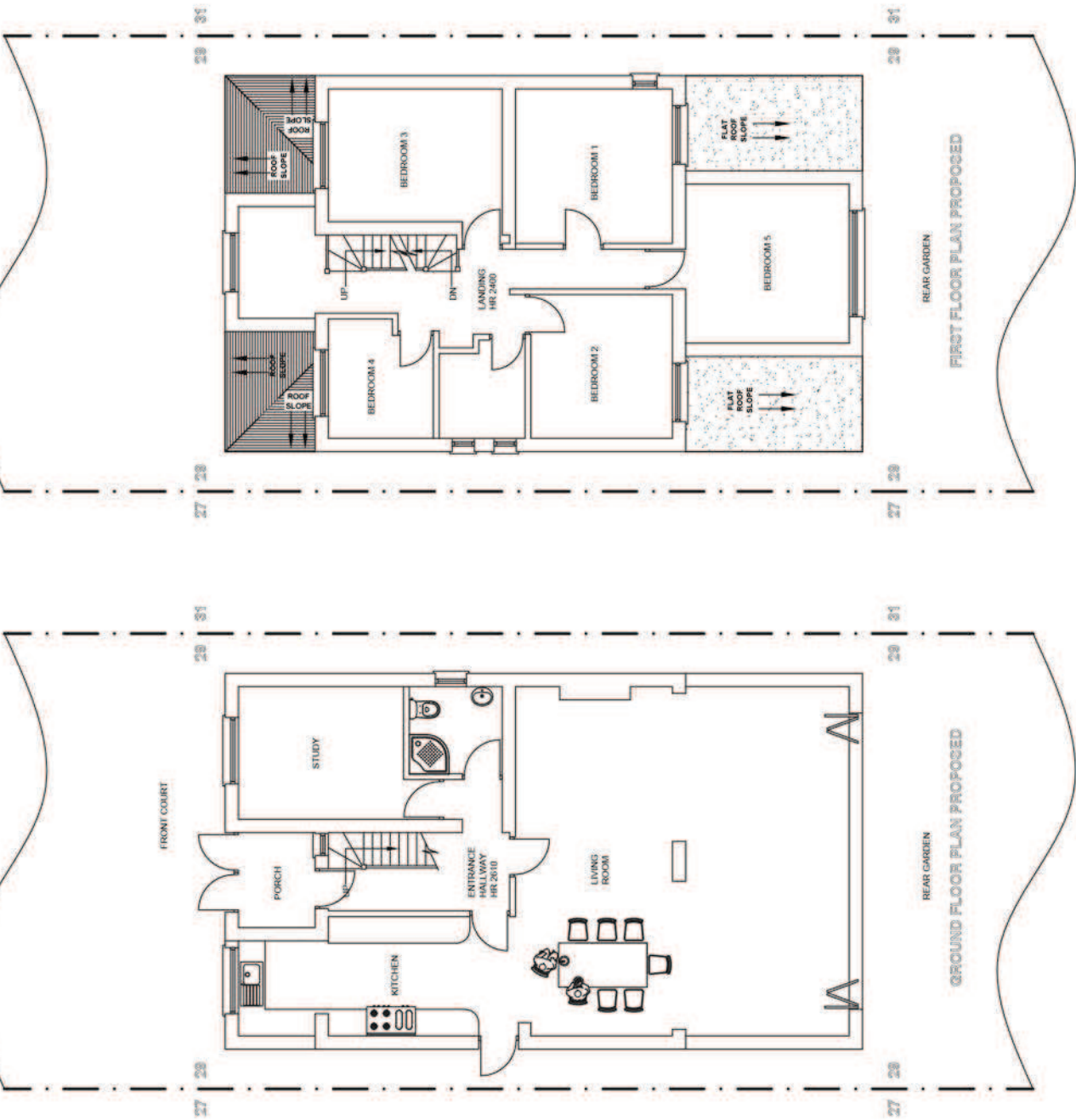
BLOCK PLAN SCALE 1:500

SITE LOCATION SCALE 1:1250

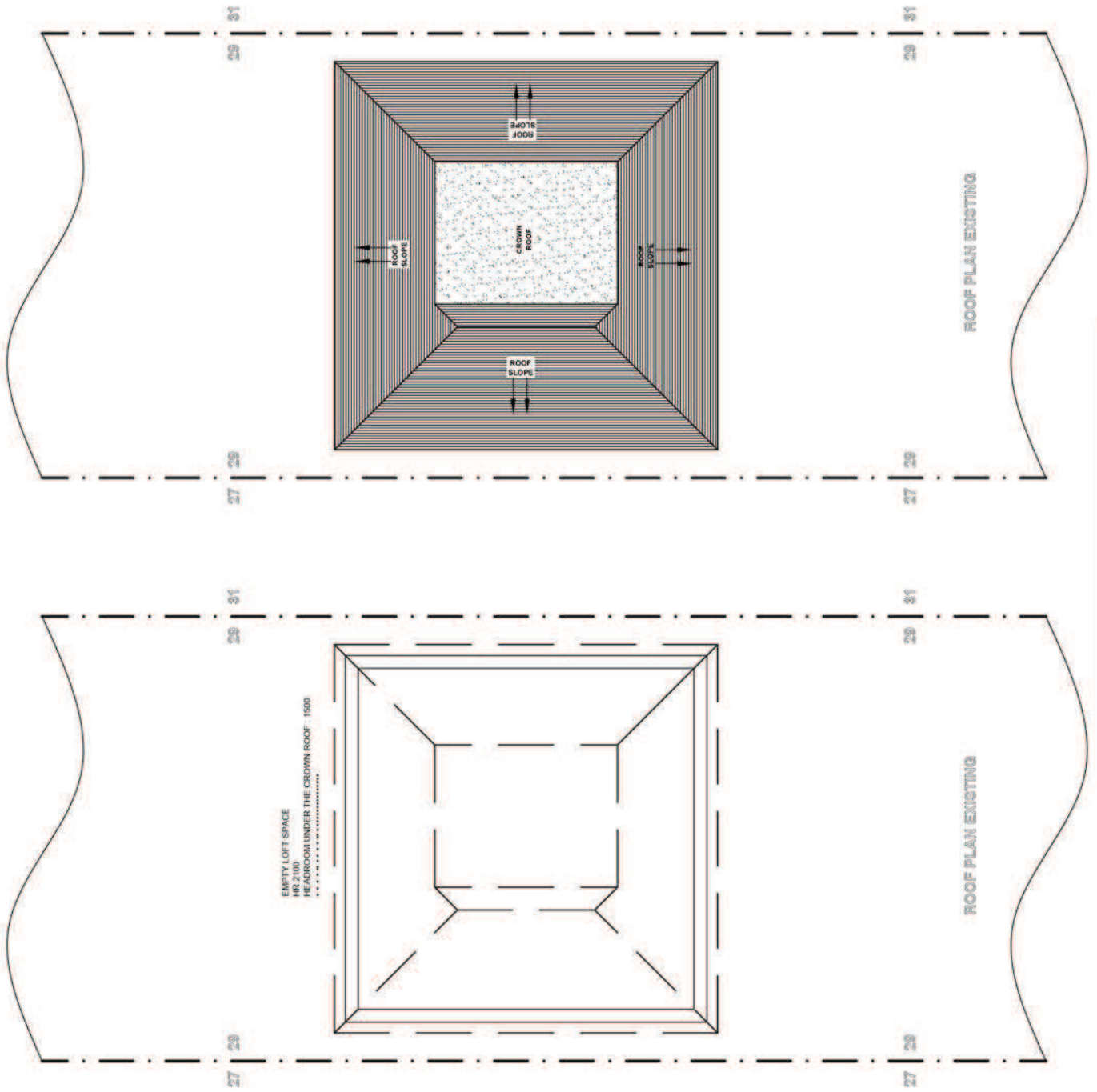
- GENERAL NOTES**  
 1. All dimensions are in mm, unless otherwise stated.  
 2. The contractor shall check all dimensions prior to any construction and report any discrepancy to the client.  
 3. The materials for new construction shall be generally similar to the existing so that the new work shall blend into the existing, unless noted otherwise.  
 4. The detailed specifications where given are generally for similar typical buildings and give some of the requirements for compliance to the current Building Regulations and good building practice. Some of the items may need modifications to suit site conditions. Notwithstanding this, the contractor shall be responsible to ensure that the works comply to the latest Building Regulations and will be responsible to obtain all the required Completion Certificates. The contractor, before commencement of any works, shall collect all the information on details of any Planning Permission and any conditions specified therein, details of any Building Regulations Approval, any outstanding information and conditions, etc. The contractor shall propose all the planned variations from any details given here and get them approved before the building work commences. All work to be approved by the Local Authority Building Surveyor or similar appointed.  
 5. Any Structural details provided in the drawings (eg: removal of wall sections, provision of new beams, columns, foundations, etc.) are based on limited site survey and certain assumptions. Before commencing any work and in particular any demolition, the contractor shall ensure validity of all assumptions and adequacy of structural design is provided. The contractor shall be responsible for all temporary works and supports provided during construction. Other details of steel beams, supports, connections, etc. may be in a separate Structural Design Report.  
 6. Existing & Proposed drainage layout is only based on limited site inspection. The contractor shall investigate this further during construction and provide adequate system to cater for foul water and surface water from all facilities & appliances. Final details will be determined and confirmed on site.  
 7. The client is responsible in serving all the appropriate Party Wall Notices under the Party Wall Act and obtains consents as required by the act.  
 8. These drawings are only for local authority or statutory approvals (such as Planning Permission, etc.) and may not give complete or correct scope of building work and therefore should not be used as basis of any building contract unless specifically agreed otherwise.  
 9. For minor building works no site investigation (trial pit, soil analysis, etc) has been carried out, unless noted otherwise, and any information on foundation type, depth, etc should be regarded as preliminary only. Any foundation depth indicated is from original virgin ground and any backfill or made-up ground is normally ignored. Exact details of Foundations be verified and confirmed on site, based on exact location and type of trees, type of soil, presence of roots, existing and new drains, other services, etc. and consultation with the Building Control Surveyor.  
 10. The Design may be limited to basic structural and loading requirements, with very limited considerations on risk assessment and health and safety issues. The client and or contractor shall be responsible to ensure that all measures are taken to avoid risks to health and safety or reduce risks at source if they cannot be avoided altogether. Where The Construction (Design and Management) Regulations 2007 (CDM) are applicable the client, in conjunction with CDM co-ordinator must ensure that the principal contractor plans, manages and co-ordinates health and safety while construction work is being undertaken



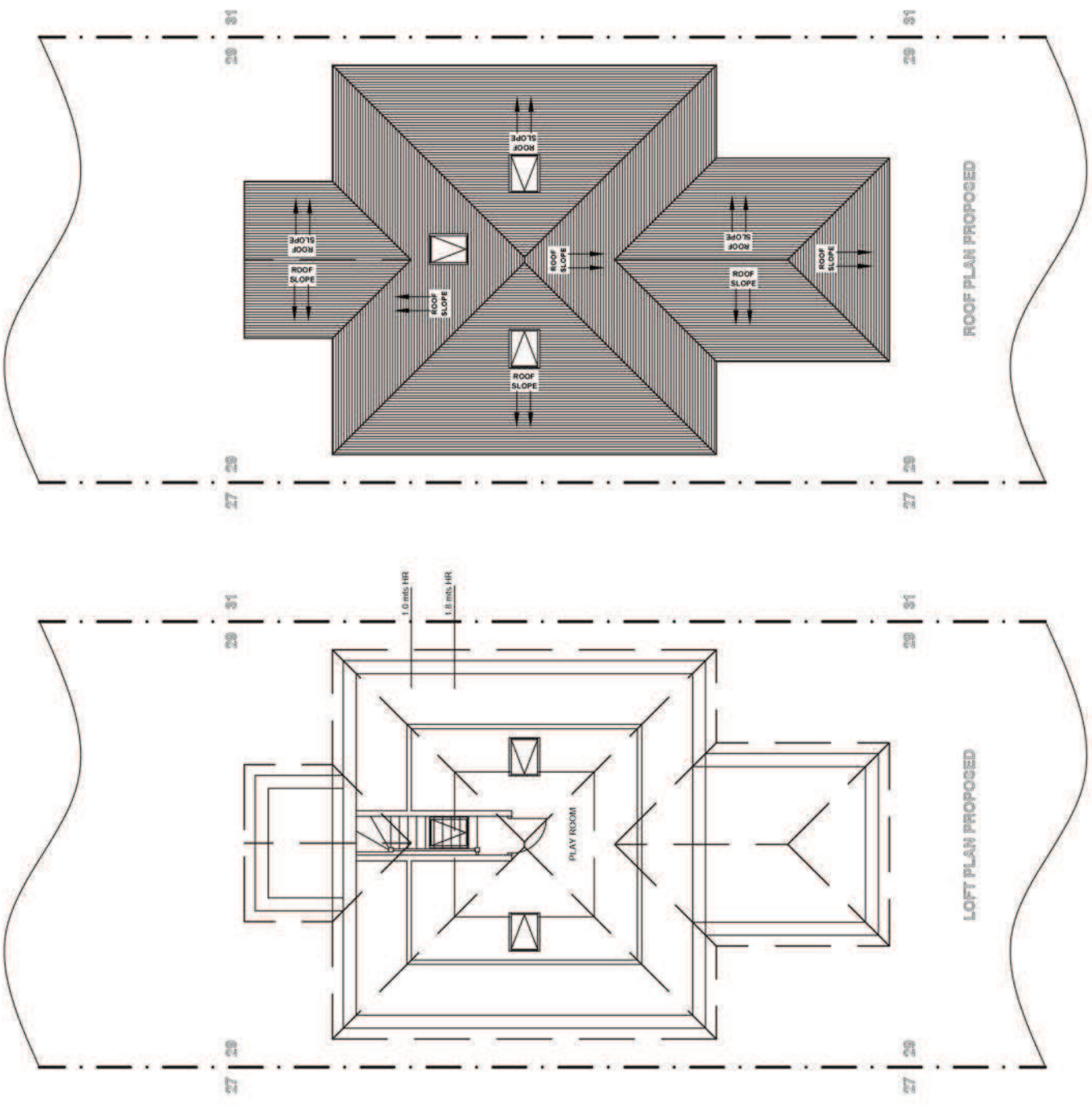
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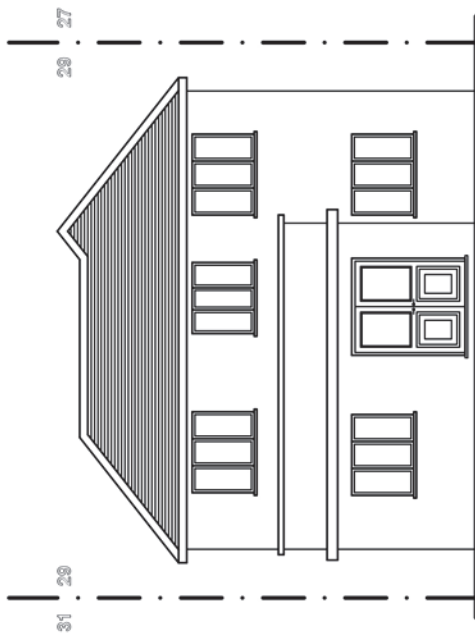


REV/B 23.02.15 AS PER PLANNER'S EMAIL OF 20.02.2015  
 REV/A 16.02.15 AS PER PLANNER'S EMAIL OF 13.02.2015  
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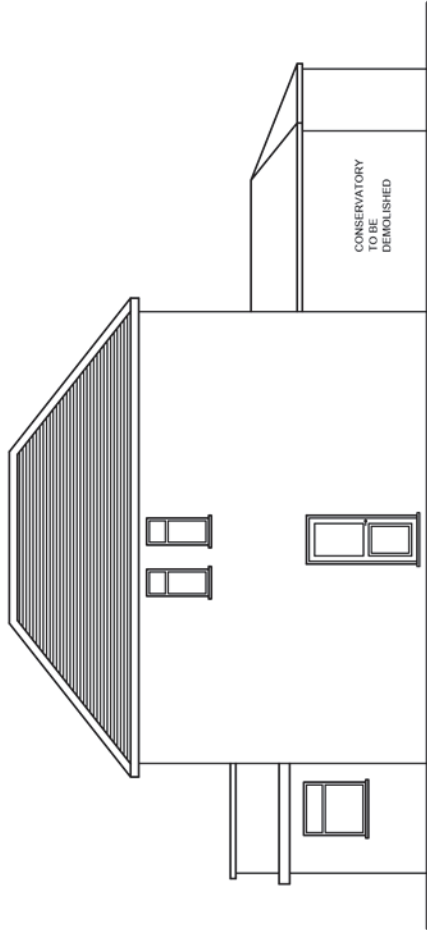




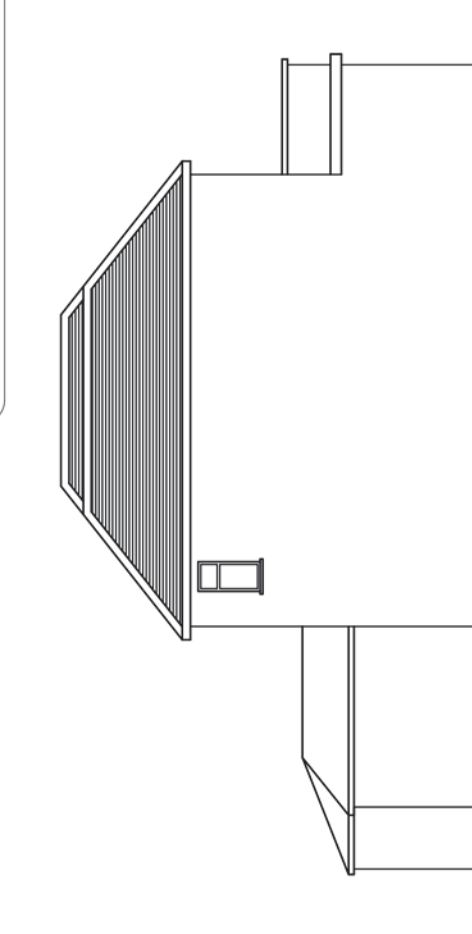




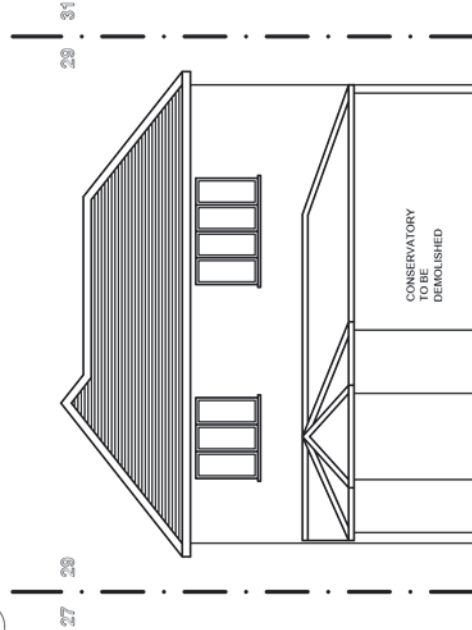
FRONT ELEVATION EXISTING  
(AS SEEN FROM NO. 27)



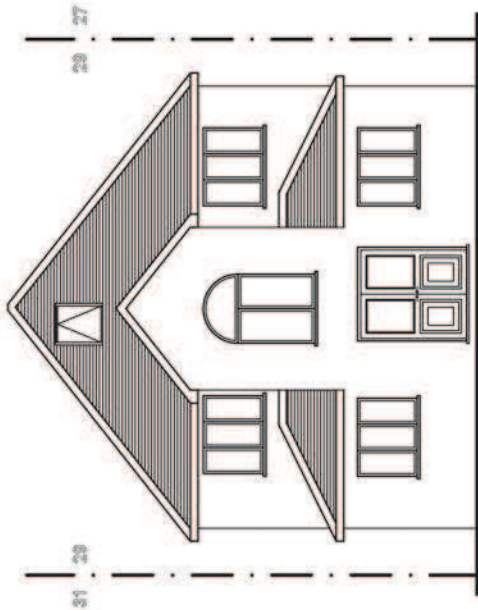
SIDE ELEVATION EXISTING  
(AS SEEN FROM NO. 27)



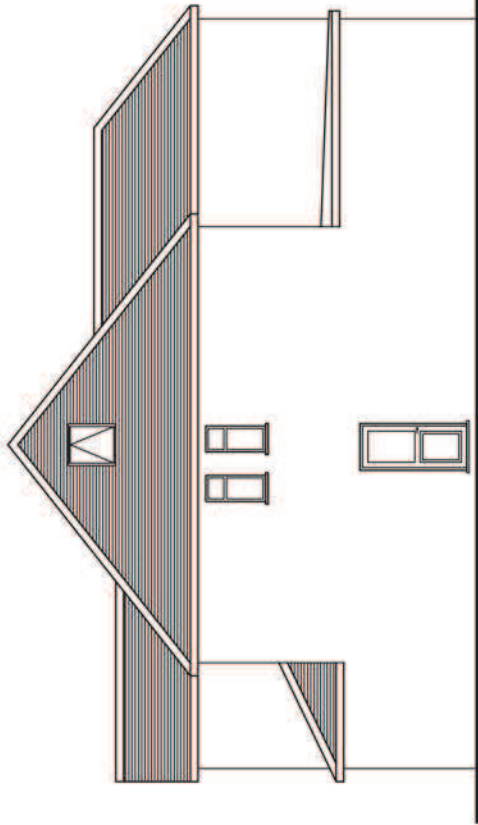
SIDE ELEVATION EXISTING  
(AS SEEN FROM NO. 31)



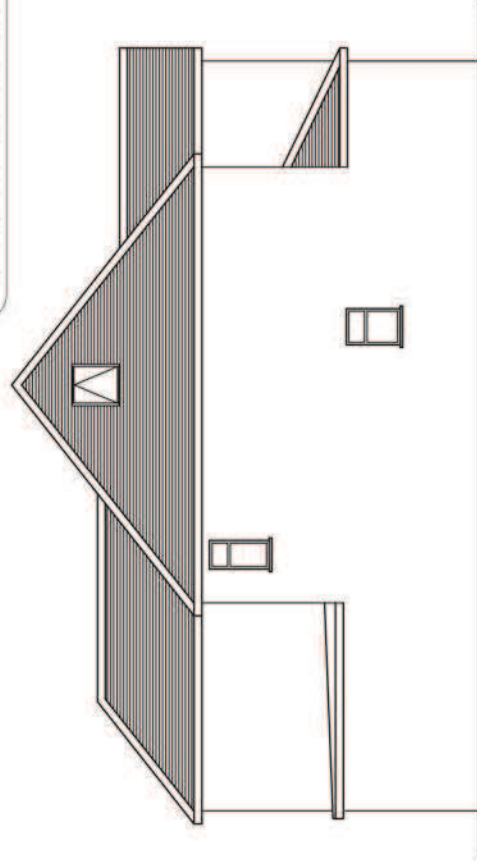
REAR ELEVATION EXISTING



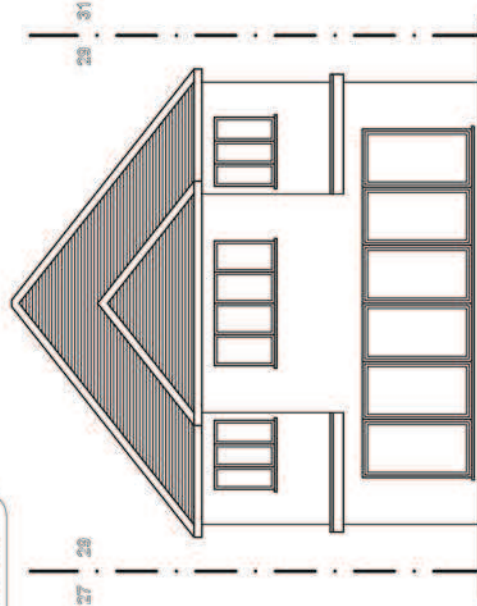
FRONT ELEVATION PROPOSED  
(AS SEEN FROM NO. 27)



SIDE ELEVATION PROPOSED  
(AS SEEN FROM NO. 27)



SIDE ELEVATION PROPOSED  
(AS SEEN FROM NO. 31)



REAR ELEVATION PROPOSED



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 Site boundary

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

Planning Application Ref:  
**33999/APP/2015/465**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 126**

Date:  
**June 2015**

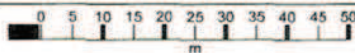


**HILLINGDON**  
LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 198 FIELD END ROAD EASTCOTE  
**Development:** Change of use from A1 to sui generis to be used as hairdresser & beauty salo  
**LBH Ref Nos:** 12955/APP/2015/1143

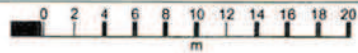
**Date Plans Received:** 27/03/2015      **Date(s) of Amendment(s):** 27/03/2015  
**Date Application Valid:** 22/04/2015



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 19 November 2012, ID: BW1-00190914  
[www.blackwellmapping.co.uk](http://www.blackwellmapping.co.uk)  
 1:1250 scale print at A4, Centre: 511069 E, 187698 N  
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 TEL: 01865 333 677  
[maps.oxford@blackwell.co.uk](mailto:maps.oxford@blackwell.co.uk)



OS Mastermap  
 19 November 2012, ID: BW1-00190915  
 www.blackwellmapping.co.uk

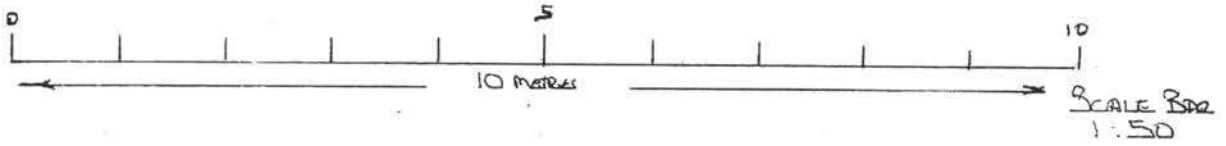
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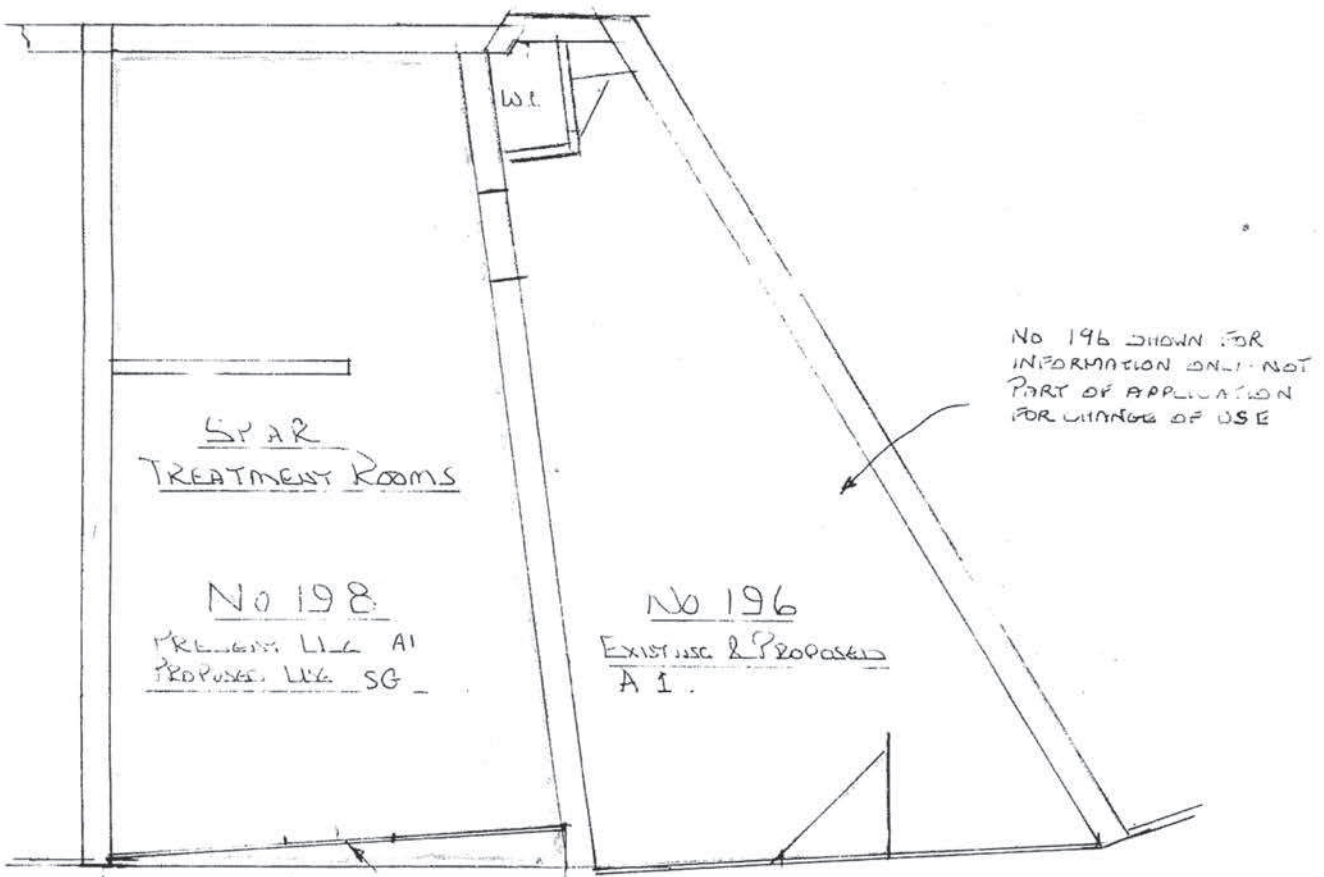
**BLACKWELL'S**  
 www.blackwellmapping.co.uk

TEL: 01865 333 677  
 maps.oxford@blackwell.co.uk



FRONT ELEVATION  
No 198  
EXISTING & PROPOSED (No CHANGE)

FRONT ELEVATION  
No 196  
EXISTING & PROPOSED (No CHANGE)



PROPOSED & EXISTING PLAN

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SCALE 1:50

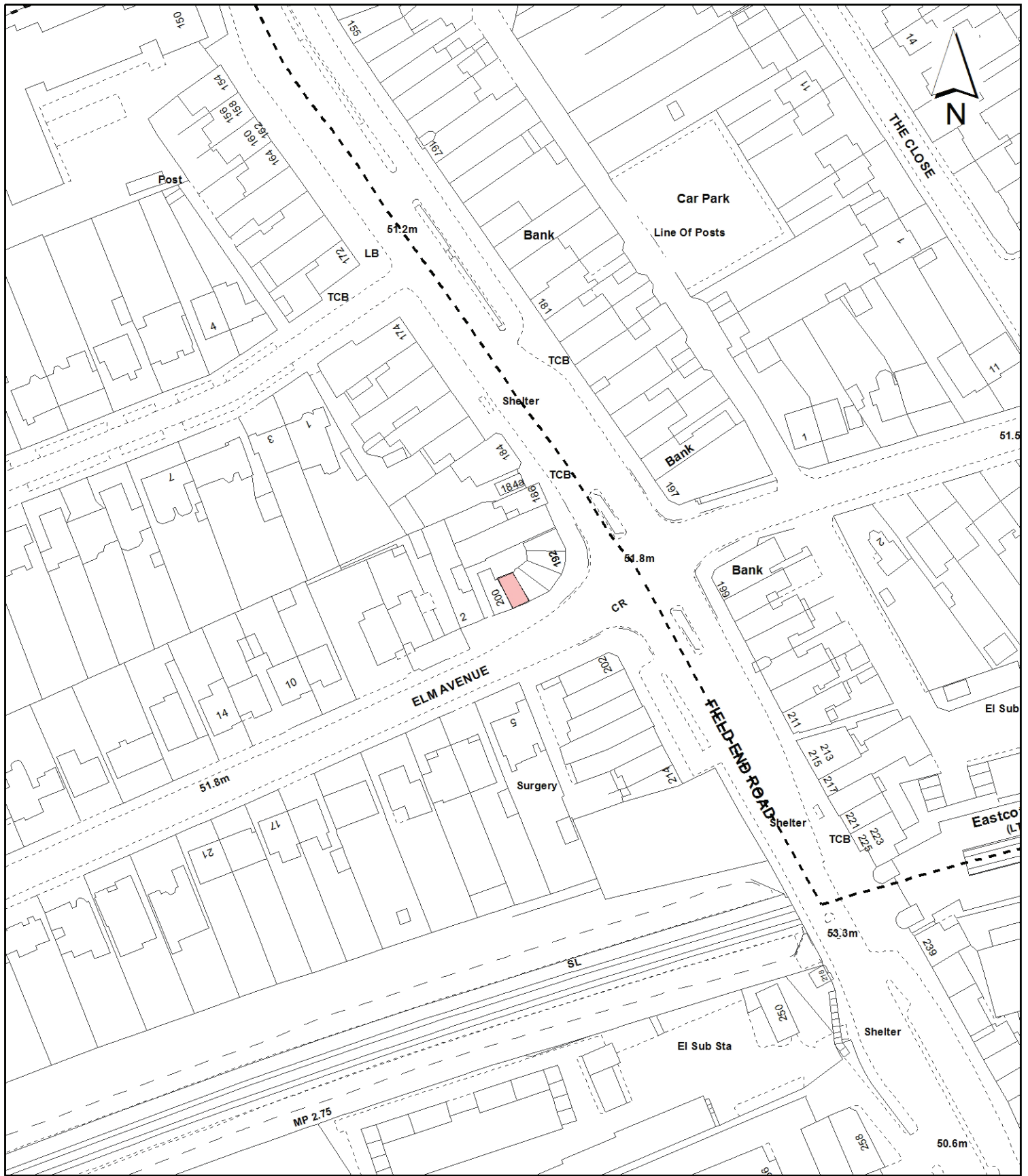
**JW EVANS**  
ARCHITECTURAL DRAWINGS  
298 Woodlands Ave.  
Eastcote, Ruislip, Middx. HA4 9QZ  
020 8868 7593

DRAWING No 2355

SPAR TREATMENT ROOMS  
198 FIELD END ROAD EASTCOTE PINNAC  
HAS I.R.F.

Tel. 07791 621559





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 Residents Services  
 Planning Section

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

Planning Application Ref:

**12955/APP/2015/1143**

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** 168 WHITBY ROAD RUISLIP

**Development:** First floor side extension

**LBH Ref Nos:** 38420/APP/2015/1148

**Date Plans Received:** 27/03/2015

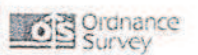
**Date(s) of Amendment(s):**

**Date Application Valid:** 08/04/2015



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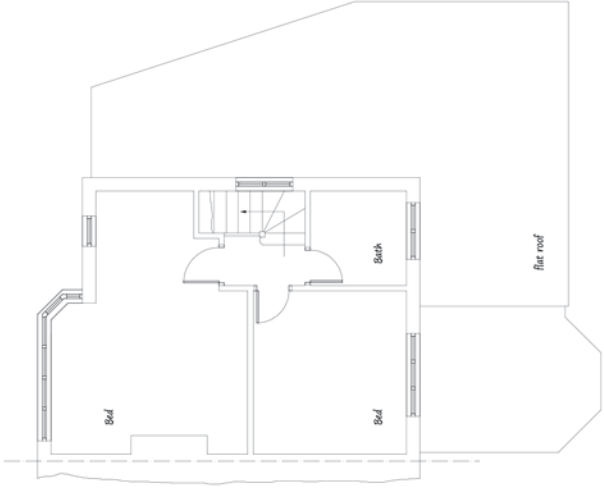
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Licence number: 100031961  
Produced: 13/03/15  
Serial number: 1484379

168 Whitby Road  
Ruislip  
HA4 9DR

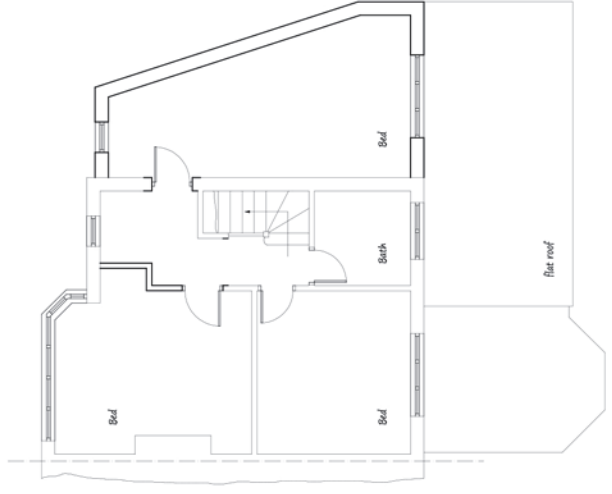
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Download file: Print52610\_1484379  
Project name: pottle\_whitby

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

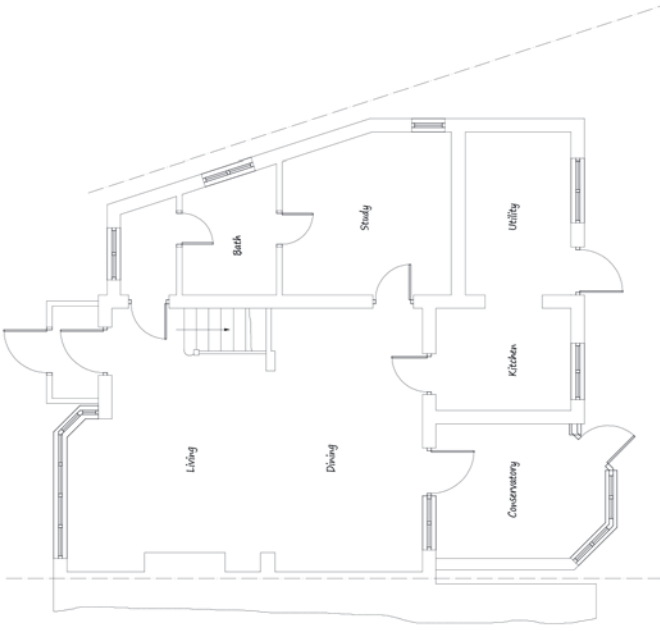
A	Apr 2015	Rev'd for Planning
Date		Revisions
Copyright		
G.E. Pottle & Co. Building Design & Management Services		
Suite B 128 Manor Way Rushlip Middlesex HA4 8HR		
Tel: 01895 622800 Fax: 01895 622900 www.planning-pottle.co.uk		
Client		
Mr & Mrs Heaps		
Job Title		
168 Whiby Road South Ruislip Middlesex		
Drawing Title		
Proposed First Floor Side Extension		
Scale		
1:50, 1:100, 2:00		
Date		
March 2015		
Drawn by		
MJP		
Drg No.		
3528/02A		



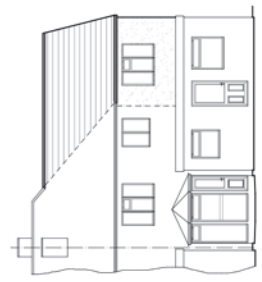
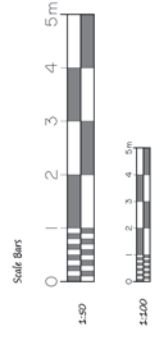
Existing First Floor Plan



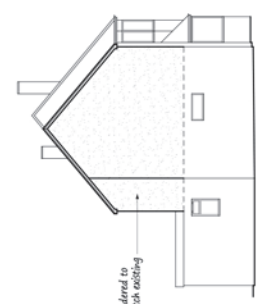
Proposed First Floor Plan



Existing Ground Floor Plan



Rear Elevation

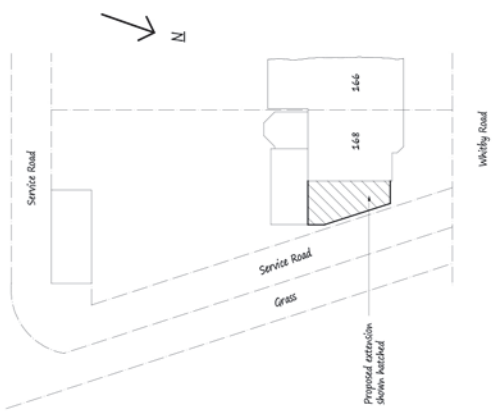


Side Elevation

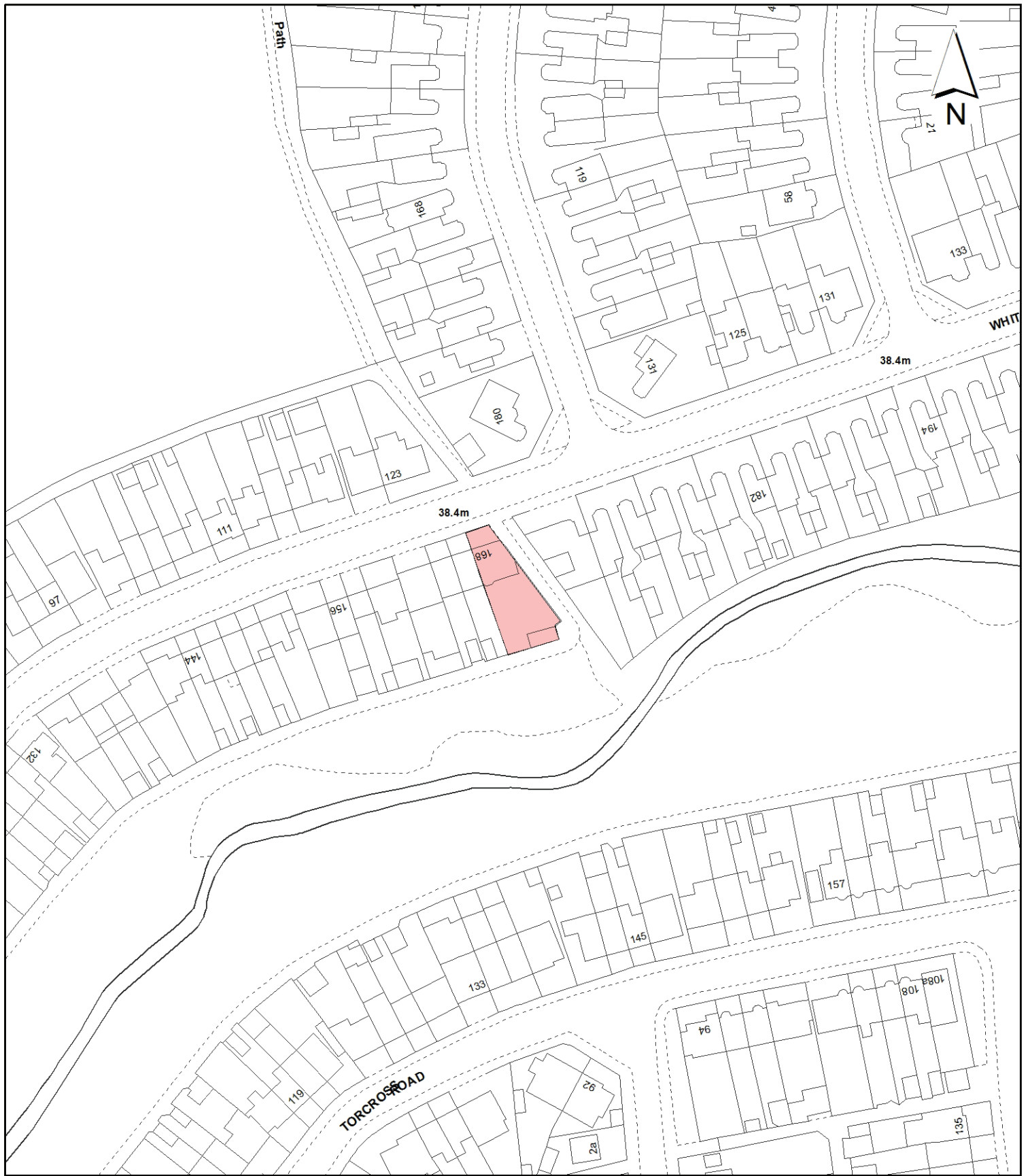


Front Elevation

All Materials to Match Existing



Site Plan scale 1:200



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Site Address:

**168 Whitby Road  
 Ruislip**

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

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

Planning Application Ref:  
**38420/APP/2015/1148**

Scale:  
**1:1,250**

Planning Committee:  
**North Page 135**

Date:  
**June 2015**



**HILLINGDON**  
 LONDON

## Report of the Head of Planning, Sport and Green Spaces

**Address** 33 THE DRIVE ICKENHAM

**Development:** Variation of condition 2 (approved drawings) of planning permission 4811/APP/2014/1254 (Variation of conditions 2 and 4 of application 4811/APP/2012/1906 -'Demolition of Existing Dwelling and the Erection of a Two Storey Five-bedroom dwelling with habitable roof space and basement to allow for the insertion of additional obscure glazed windows in the flank elevations of the approved dwelling') to allow for the insertion of a door in the flank wall, dormer windows in the front and rear elevations and retrospective consent for the enlargement of the south elevation (adj No. 31) by 0.4m. [amendment is for the inclusion of the alterations to the south elevation].

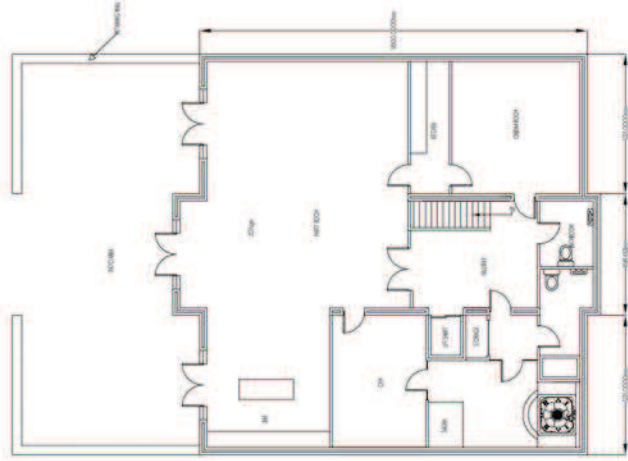
**LBH Ref Nos:** 4811/APP/2015/438

**Date Plans Received:** 05/02/2015

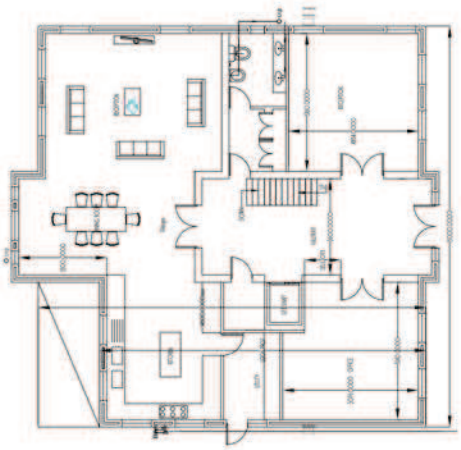
**Date(s) of Amendment(s):**

**Date Application Valid:** 01/05/2015

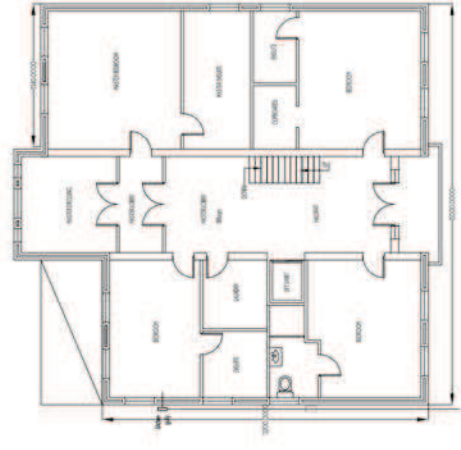
SCALE 1:100 0 1M 2 3 4 5 6 7 8 9 10M



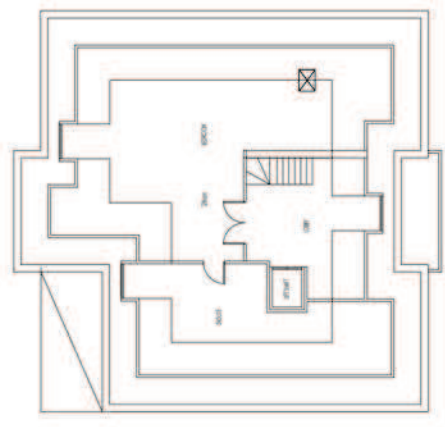
EXISTING BASEMENT FLOOR PLAN 100



EXISTING GROUND FLOOR PLAN 100

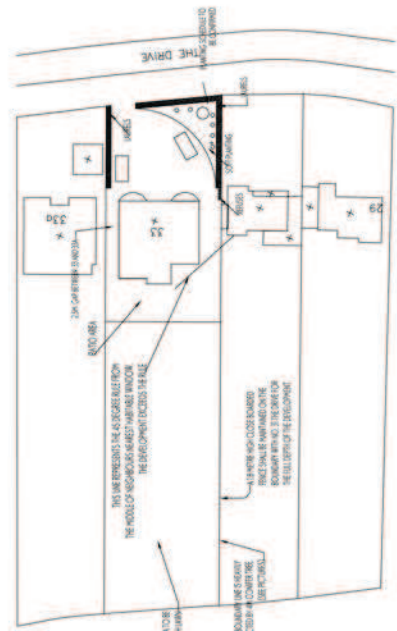


EXISTING FIRST FLOOR PLAN 100



PROPOSED SECOND FLOOR PLAN 100

SCALE 1:200 0 2M 4 6 8 10 12 14 16 18 20M



SITE PLAN 1500

**DETAILS FOR PRESERVATION:**  
 A. ANY OF THE FOLLOWING PRECAUTIONS WILL BE IMPLEMENTED DURING BUILD:  
 1. ALL TREES TO BE REMOVED WILL BE PRUNED OFF  
 2. AN OUTLINE OF THE TREE TO BE REMOVED WILL BE DRAWN TO PROTECT  
 3. LINES AND BOUNDARIES WILL BE MARKED TO INDICATE THE  
 4. SHOULD ANY TO BE ACTING ON THE SITE, THESE TREES WILL  
 BE PROTECTED BY A SIGN BOARD.

**PRECAUTIONS MUST TO BE OBSERVED:**  
 1. ROOF SLOPE CHANGED BY DEGREES RESULTING IN  
 A DOWNWARD REDUCTION TO.



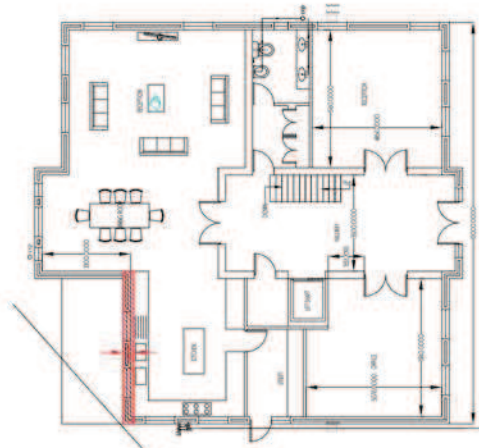
LOCATION PLAN 1:250

THE PLANS  
 SUBMITTED  
 FOR APPROVAL  
 TO THE  
 LOCAL AUTHORITY  
 FOR THE  
 DEVELOPMENT  
 OF THE  
 PROPOSED  
 PROJECT  
 ARE THE PROPERTY  
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LABC  
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 ARCHITECTS  
 100, 102, 104, 106  
 MARKET STREET  
 SYDNEY NSW 2000  
 TEL: (02) 9231 1000  
 FAX: (02) 9231 1001  
 WWW.LANDMARKARCHITECTS.COM.AU

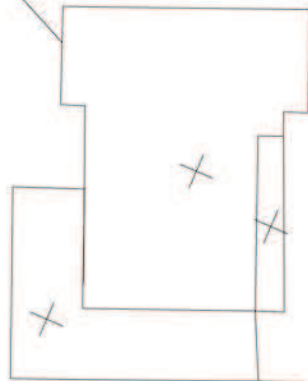
DRAWING NO.	SCALE	DATE	DRAWN BY
100/100/100/100	1:100, 1:500, 1:250	10/10/2020	10/10/2020
PROJECT NO.	DESCRIPTION	DRAWN BY	DATE
100/100/100/100	100/100/100/100	10/10/2020	10/10/2020

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PROPOSED GROUND FLOOR PLAN

THIS LINE REPRESENTS THE ALIENATED WALL FROM THE MODEL OF NEIGHBORHOOD SUBSET IMPACTS THROUGH THE DEVELOPMENT WITHIN THE SITE.



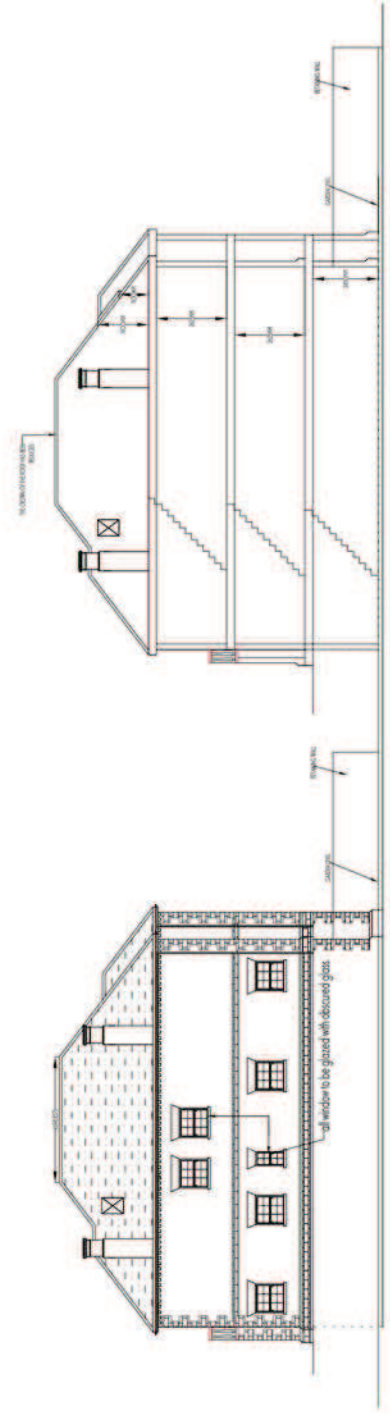
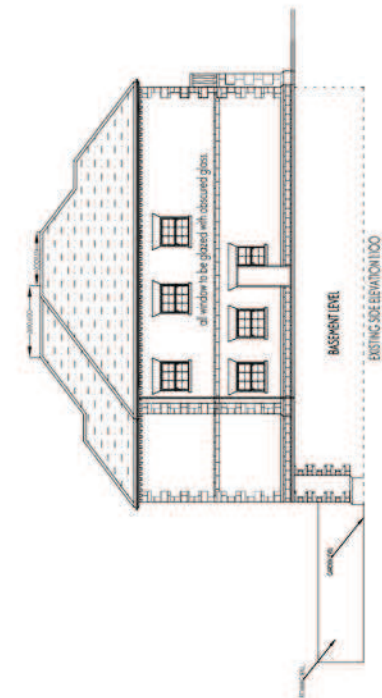
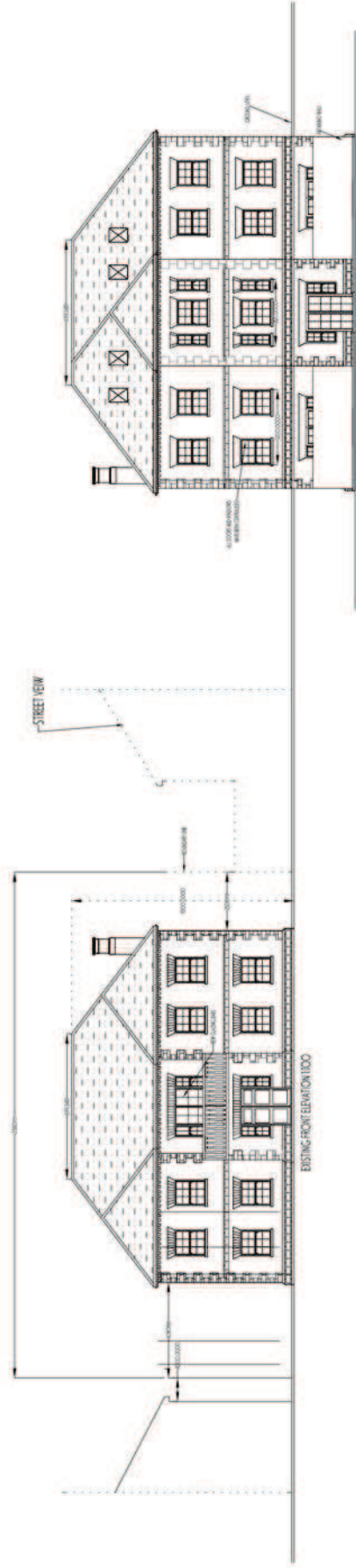
THE BUILDERS GROUP  
 100, OLD STREET  
 LONDON, EC1A 3RU  
 TEL: 020 7646 0000  
 WWW.BUILDERSGROUP.COM

DRAWING TITLE / DESCRIPTION HEADQUARTERS FOR THE CITY OF LONDON		
DESIGNER'S REF:		
DRAWING NO: 58/174/01/03		
SCALE:	1/8" = 1'-0" / 1/32"	
DATE:	30/04/2015	
DRAWN BY:	CELESTINE	
CHECKED BY:		
DATE:		
REVISION	DESCRIPTION	DATE



SCALE: 1/100  
0 1 2 3 4 5 6 7 8 9 10 M

SCALE: 1/200  
0 2 4 6 8 10 12 14 16 18 20 M

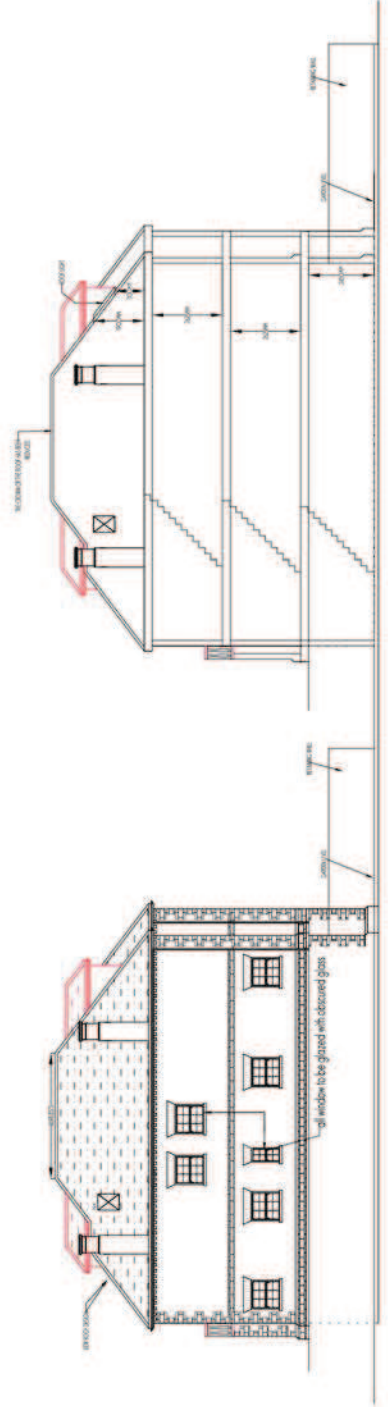
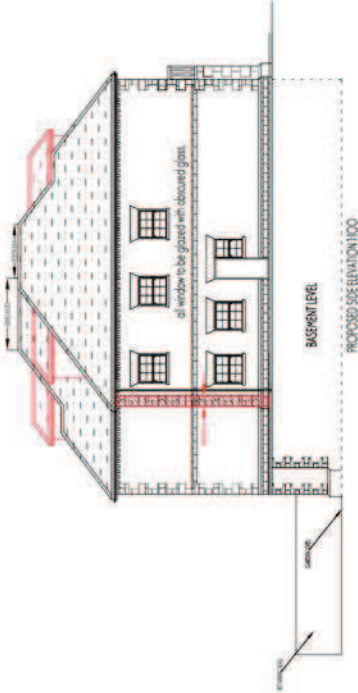
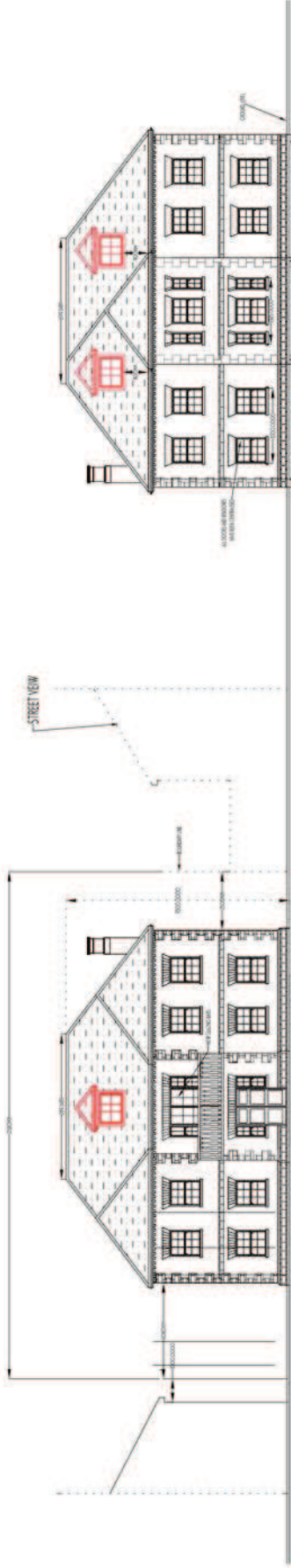


THE BUILDING  
SUBMITTANCE  
COMMISSION  
1100 WASHINGTON ST. 1900  
PH: 0303-851-5400  
WWW.BUILDINGDISKINS.COM

LABC  
LABORATORY FOR ARCHITECTURAL BUILDING CONTROL

CLIENT / OWNER			
BY THE SIDE			
COMMITTEE			
ADDRESS			
ARCHITECT			
PROJECT / DESCRIPTION	RENOVATION OF THE BUILDING AT 1100 WASHINGTON ST.		
DATE			
SCALE	1:100 / 500 / 1:50		
DATE	30/04/2015		
DESCRIPTION	DATE		

NOTE: All dimensions are given in millimeters unless otherwise stated. The drawings are for information only and do not constitute a contract. The drawings are subject to change without notice. The drawings are subject to the conditions of use of the software used in their preparation. The drawings are subject to the conditions of use of the software used in their preparation. The drawings are subject to the conditions of use of the software used in their preparation.



THE BUILDERS  
LABOUR CLUB  
LABOUR CO-OP  
RICHMOND AVENUE, ST JOE  
TEL: 0895 833330  
TEL: 0895 833330  
EMAIL: HELP@LABOUR-CLUB.CO.UK

REVISION	DESCRIPTION	DATE

DRAWING NO: 38/31/DFPE  
SCALE: 1:100/500/1:50  
DRAWN BY: SR  
DATE: 30/04/2015  
CHECKED BY: TG

DRAWING TITLE / DESCRIPTION  
RESIDENT OFFICE BUILDING EXTENSION AND IMPROVEMENT

COMMISSIONER / REF

LABC  
LABOUR CLUB

LABOUR CO-OP

LABOUR CO-OP

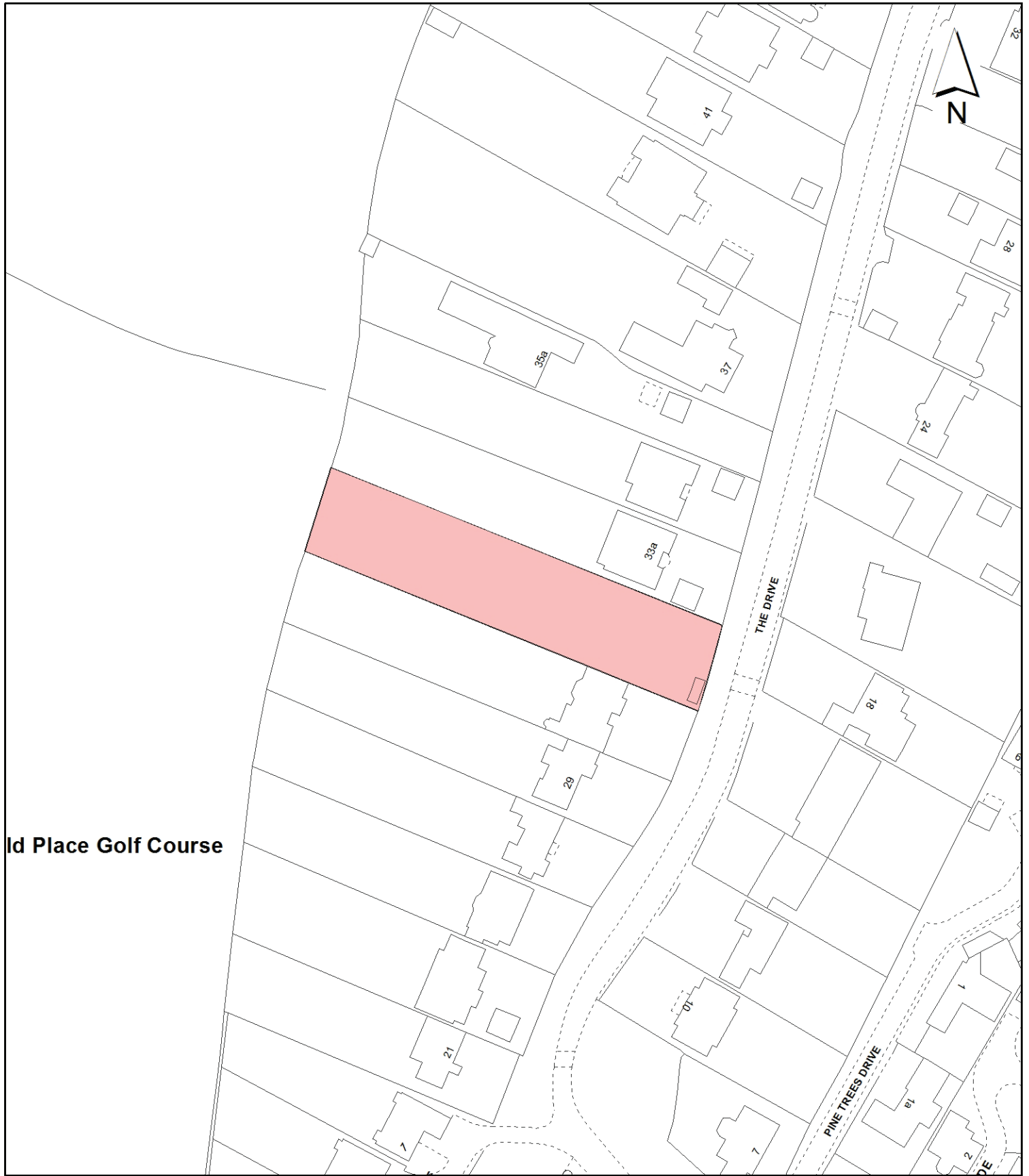
LABOUR CO-OP

LABOUR CO-OP

LABOUR CO-OP

LABOUR CO-OP

LABOUR CO-OP



Old Place Golf Course

**Notes:**

 Site boundary

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Site Address:

**33 The Drive  
 Ickenham**

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

Planning Application Ref:  
**4811/APP/2015/438**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 141

Date:  
**June 2015**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 33 THE DRIVE ICKENHAM

**Development:** Erection of a detached outbuilding to be used as a pool house and a summerhouse and the provision of a swimming pool

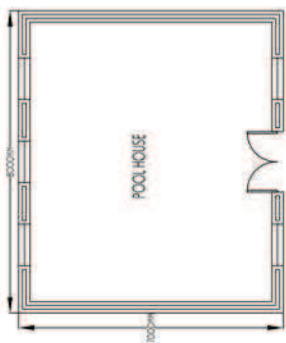
**LBH Ref Nos:** 4811/APP/2015/715

**Drawing Nos:**

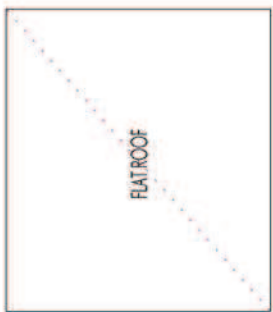
**Date Plans Received:** 25/02/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 12/03/2015



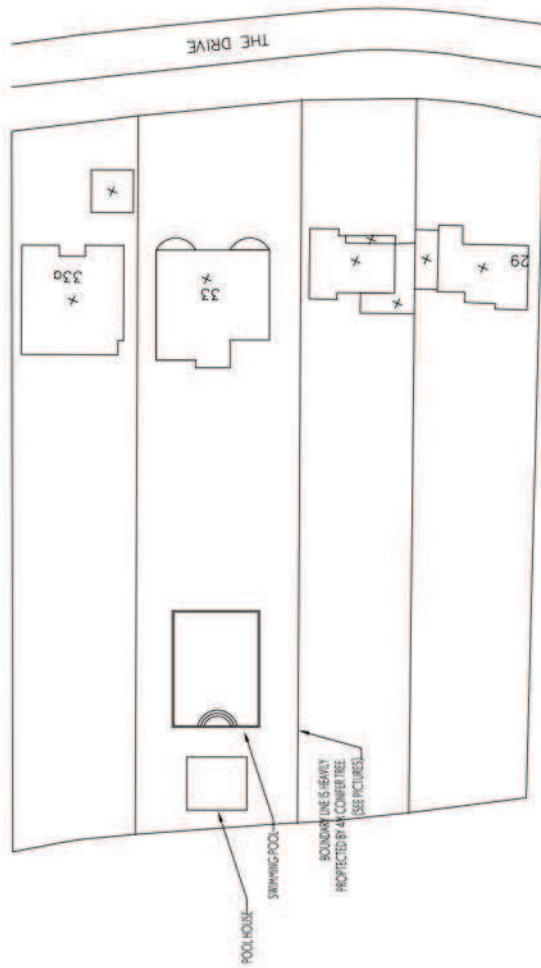
PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED ROOF PLAN 1:100



LOCATION PLAN 1:1250



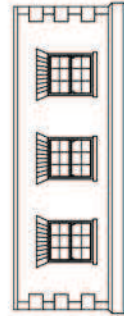
SITE PLAN 1:500



PROPOSED FRONT ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100

**LANDMARK DESIGNS**

THE PILLARS  
SLADE OAKLAWN  
GERARDS CROSS  
BICOMINGHAMSHIRE S19 0QE  
TEL: 01895 832 540  
FAX: 01895 832800  
EMAIL: INFO@LANDMARK-GROUP.CO.UK

**CIOB**

**LABC**

CLIENT / CB ADDRESS  
33 THE DRIVE  
CENHAM  
UTBOROUGH  
LE10 8AF

DRAWING TITLE / DESCRIPTION  
SINGLE STORY OUTBUILDING

SUBMISSION / REF  
PLANNING

DRAWING NO  
MS/SB/33/15FR

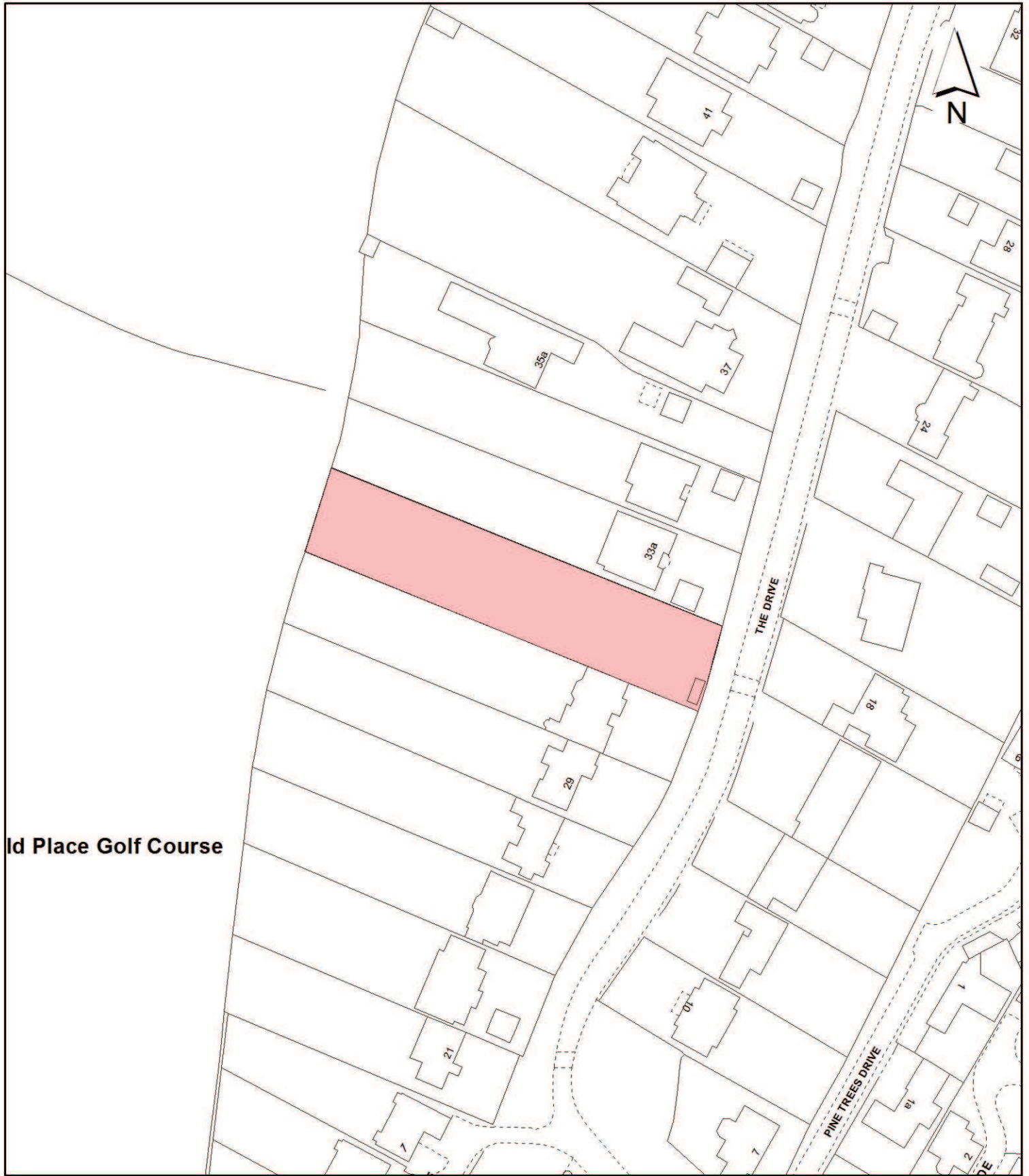
SCALE: 1:100 / 500 / 1250  
DRAWN BY: SB  
DATE: 25/02/2015  
CHECKED BY: TG

REVISION	DESCRIPTION	DRAWN BY	DATE

NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Landmark Design Ltd. Party will (and) will not be agreed with adjoining neighbours prior to work to the satisfaction of local authority inspectors. No deviation from these drawings without written agreement in writing with Landmark Design Ltd.

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Ild Place Golf Course

**Notes:**

 Site boundary

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Site Address:

**33 The Drive  
 Ickenham**

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

Planning Application Ref:  
**4811/APP/2015/715**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 144

Date:  
**June 2015**



**HILLINGDON**  
 LONDON

**Report of the Head of Planning, Sport and Green Spaces**

**Address** 33 THE DRIVE ICKENHAM

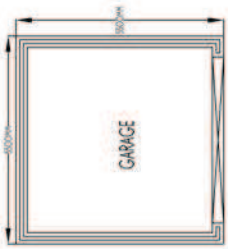
**Development:** Detached garage to front

**LBH Ref Nos:** 4811/APP/2015/1113

**Date Plans Received:** 25/03/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 07/04/2015



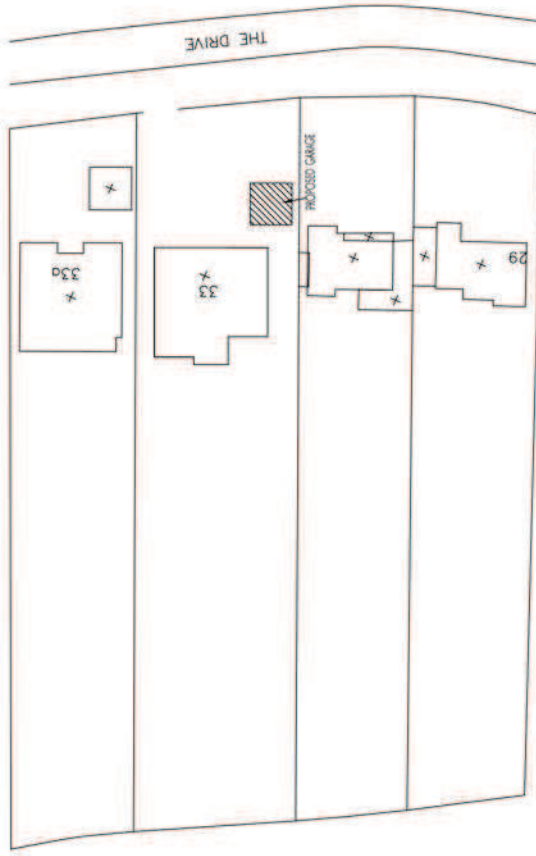
PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED ROOF PLAN 1:100



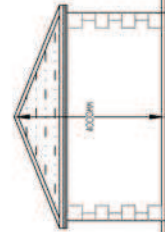
LOCATION PLAN 1:250



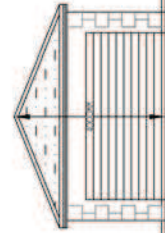
SITE PLAN 1:500



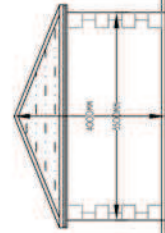
PROPOSED FRONT ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



THE PILLARS  
SIDE OAK LANE  
GERRARDS CROSS  
BUCKINGHAMSHIRE, UK  
TEL: 01895 832560  
FAX: 01895 832660  
EMAIL: INFO@LANDMARK-DESIGNS.CO.UK



CLIENT / JOB ADDRESS  
32 THE DRIVE  
ICOMHAM  
UPPERIDGE  
UPON BAY

DRAWING TITLE / DESCRIPTION  
FULL PLANNING APPLICATION FOR THE ERECTION OF A DETACHED GARAGE (REF: 11250) TO THE GRANT OF PLANNING PERMISSION 487/497/204/487

SUBMISSION / REF  
PLANNING

DRAWING NO.  
MS/SB/33/15G

SCALE: 1:100 / 500 / 1:250

DRAWN BY: SB

DATE: 23/03/2015

CHECKED BY: TG

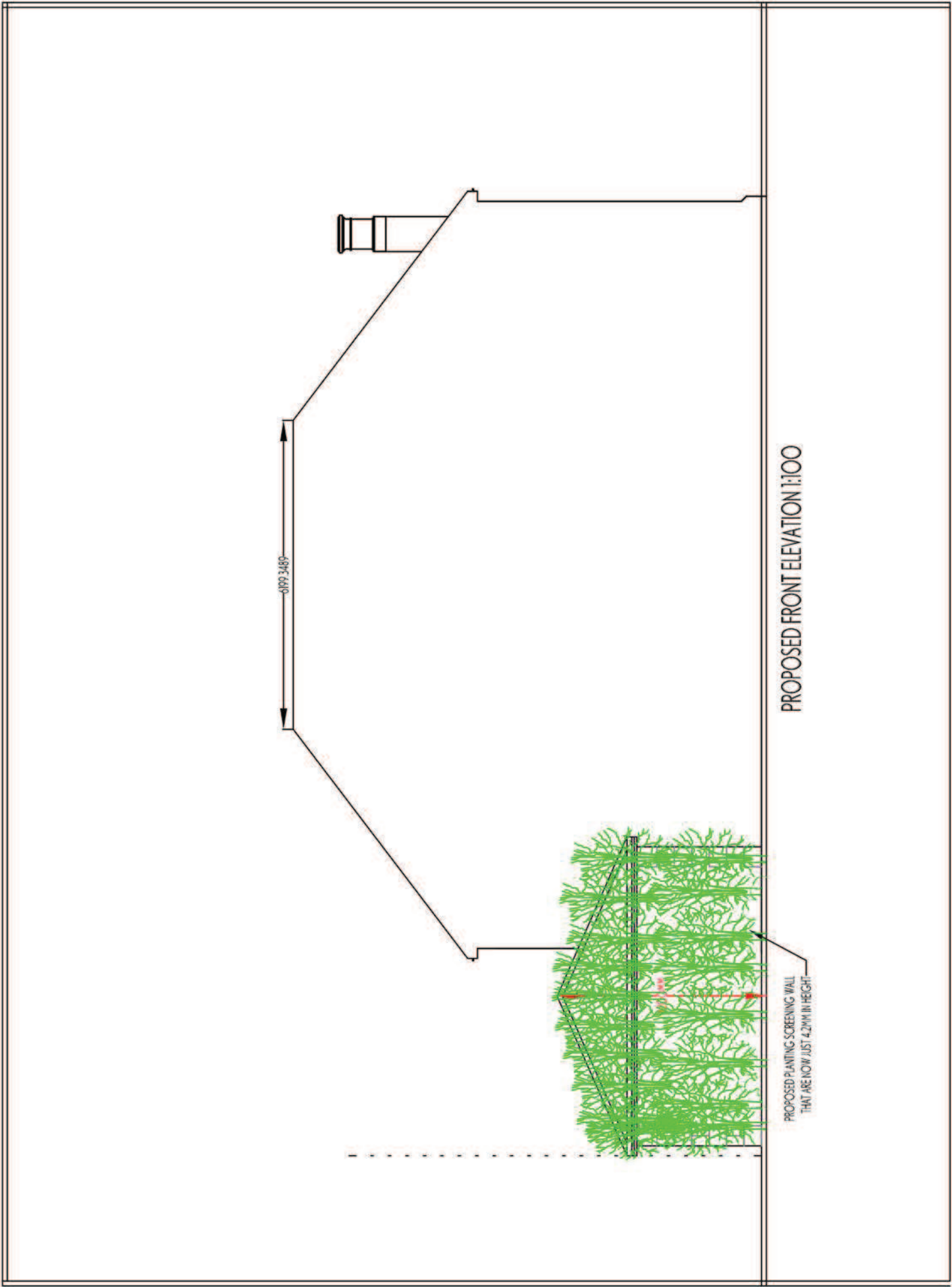
DRAWN BY DATE

REVISION DESCRIPTION

NOTE: All measurements to be checked on site and not scaled from this drawing. Any discrepancies to be reported to Landmark Design Ltd. Party will not be held responsible for any errors or omissions. All work to be carried out in accordance with the Building Regulations and all plans are subject to full planning approval by Building Control. NOT BUILDING NOTICE.

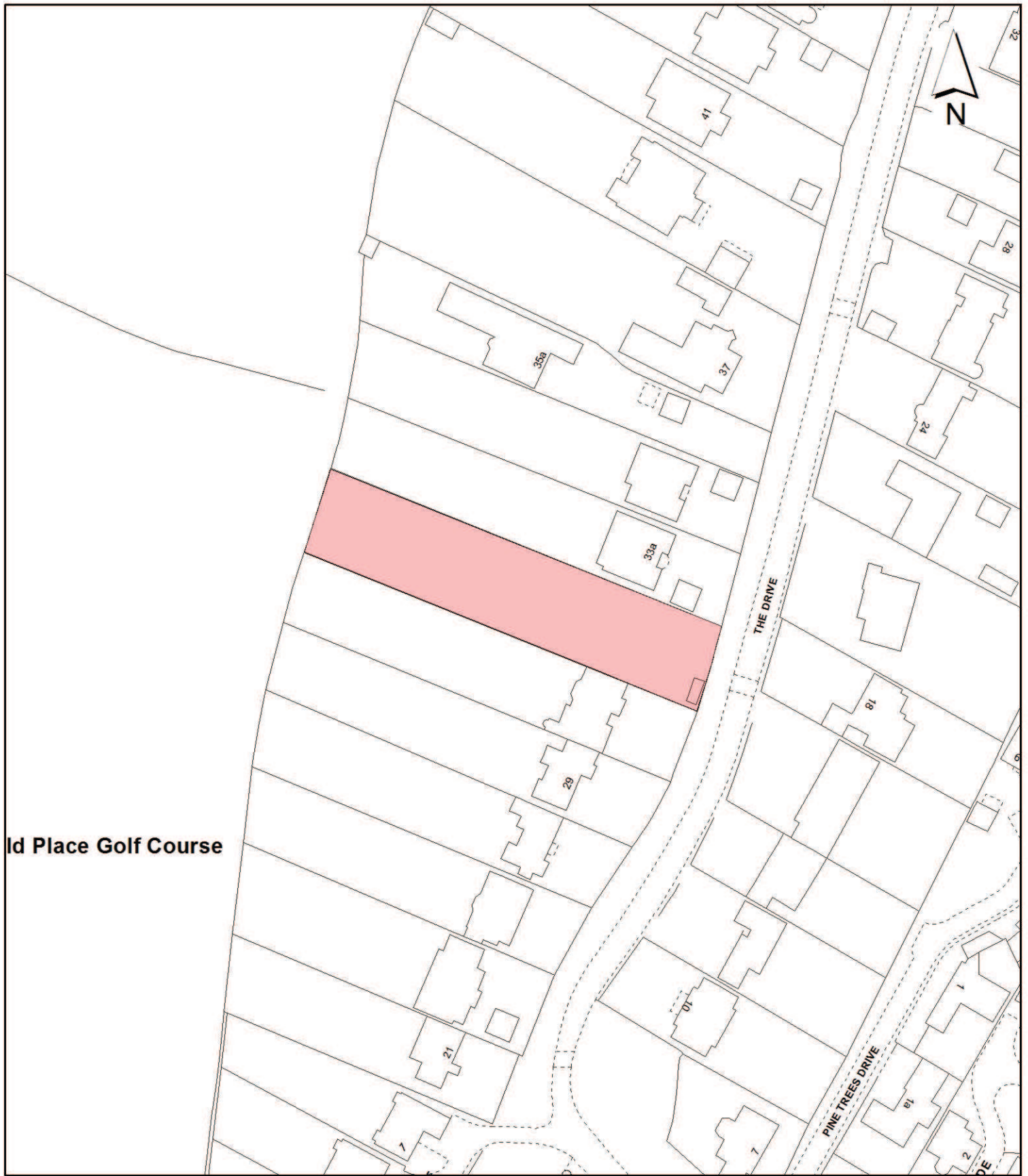
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IMPORTANT NOTE  
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ALL PLANS ARE SUBJECT TO FULL PLANNING APPROVAL BY BUILDING CONTROL. NOT BUILDING NOTICE.







PROPOSED FRONT ELEVATION 1:100

PROPOSED PLANTING SCREENING WALL  
THAT ARE NOW JUST 4.2M IN HEIGHT



ld Place Golf Course

<p><b>Notes:</b></p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).</p> <p>Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2015 Ordnance Survey 100019283</p>	<p>Site Address:</p> <p style="text-align: center;"><b>33 The Drive Ickenham</b></p>		<p><b>LONDON BOROUGH OF HILLINGDON</b> Residents Services Planning Section Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>  <p style="text-align: center;"><b>HILLINGDON</b> LONDON</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;"><b>4811/APP/2015/1113</b></p>	<p>Scale:</p> <p style="text-align: center;"><b>1:1,250</b></p>	
	<p>Planning Committee:</p> <p style="text-align: center;"><b>North</b> Page 148</p>	<p>Date:</p> <p style="text-align: center;"><b>June 2015</b></p>	

**Report of the Head of Planning, Sport and Green Spaces**

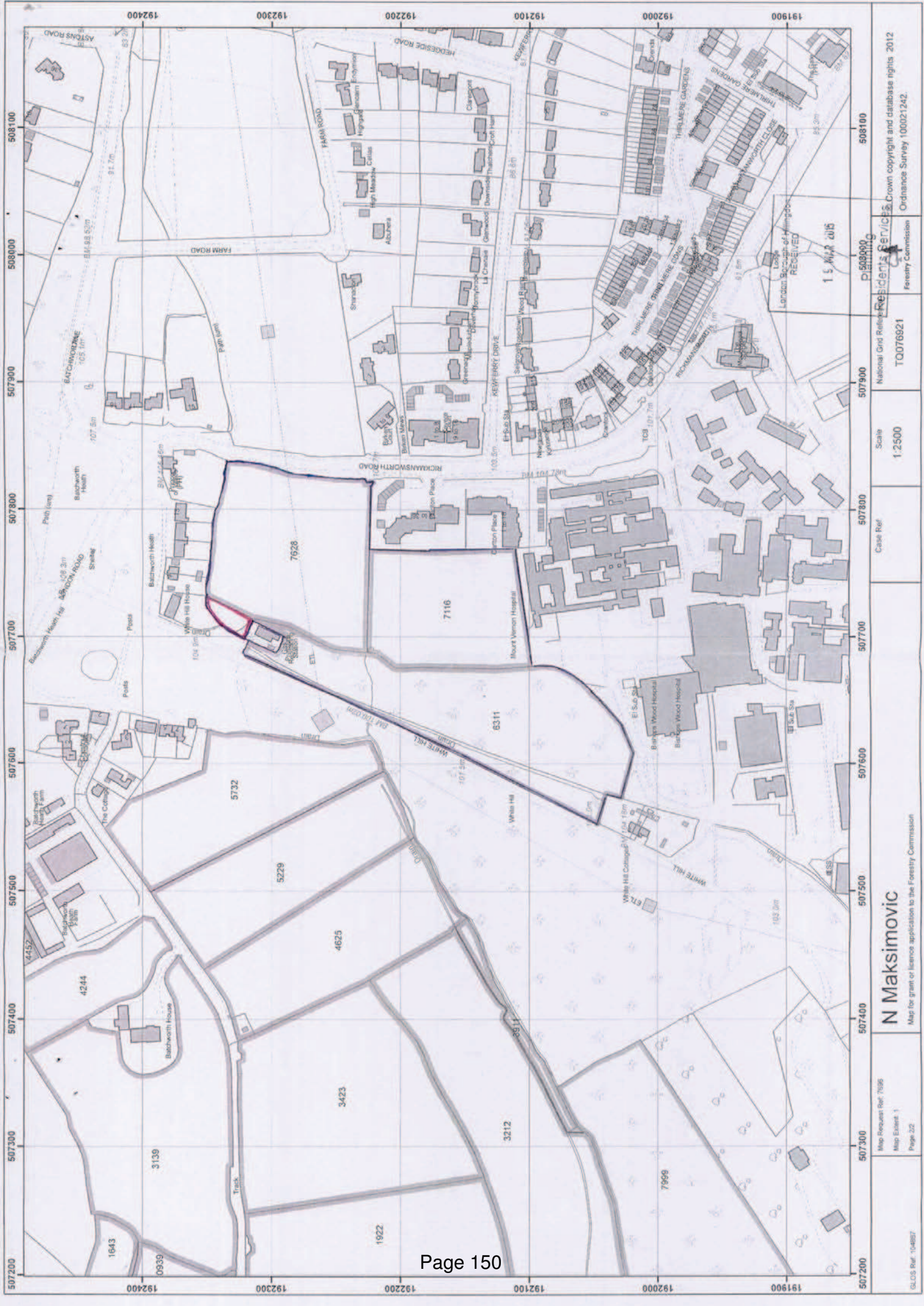
**Address** LAND NORTH OF CARLTON PLACE RICKMANSWORTH ROAD  
NORTHWOOD

**Development:** Installation of shipping container, lean to barn, 2 x loose boxes and 2 x garden shed for agricultural purposes

**LBH Ref Nos:** 67584/APP/2015/1028

**Date Plans Received:** 19/03/2015  
**Date Application Valid:** 08/04/2015

**Date(s) of Amendment(s):**



507200	507300	507400	507500	507600	507700	507800	507900	508000	508100
192400	192300	192200	192100	192000	191900	191800	191700	191600	191500
<p><b>N Maksimovic</b>          Map for grant or licence application to the Forestry Commission</p>									
<p>Map Request Ref: 7926          Map Extent: 1          Page: 22</p>									
<p>Case Ref: <b>TO076921</b></p>									
<p>Scale: <b>1:2500</b></p>									
<p>National Grid Reference: <b>PL508000g</b></p>									
<p>Forestry Commission          London Records of Hillingdon          RECEIVED          15 MAR 2015</p>									
<p>© Crown copyright and database rights 2012          Ordnance Survey 100021242</p>									

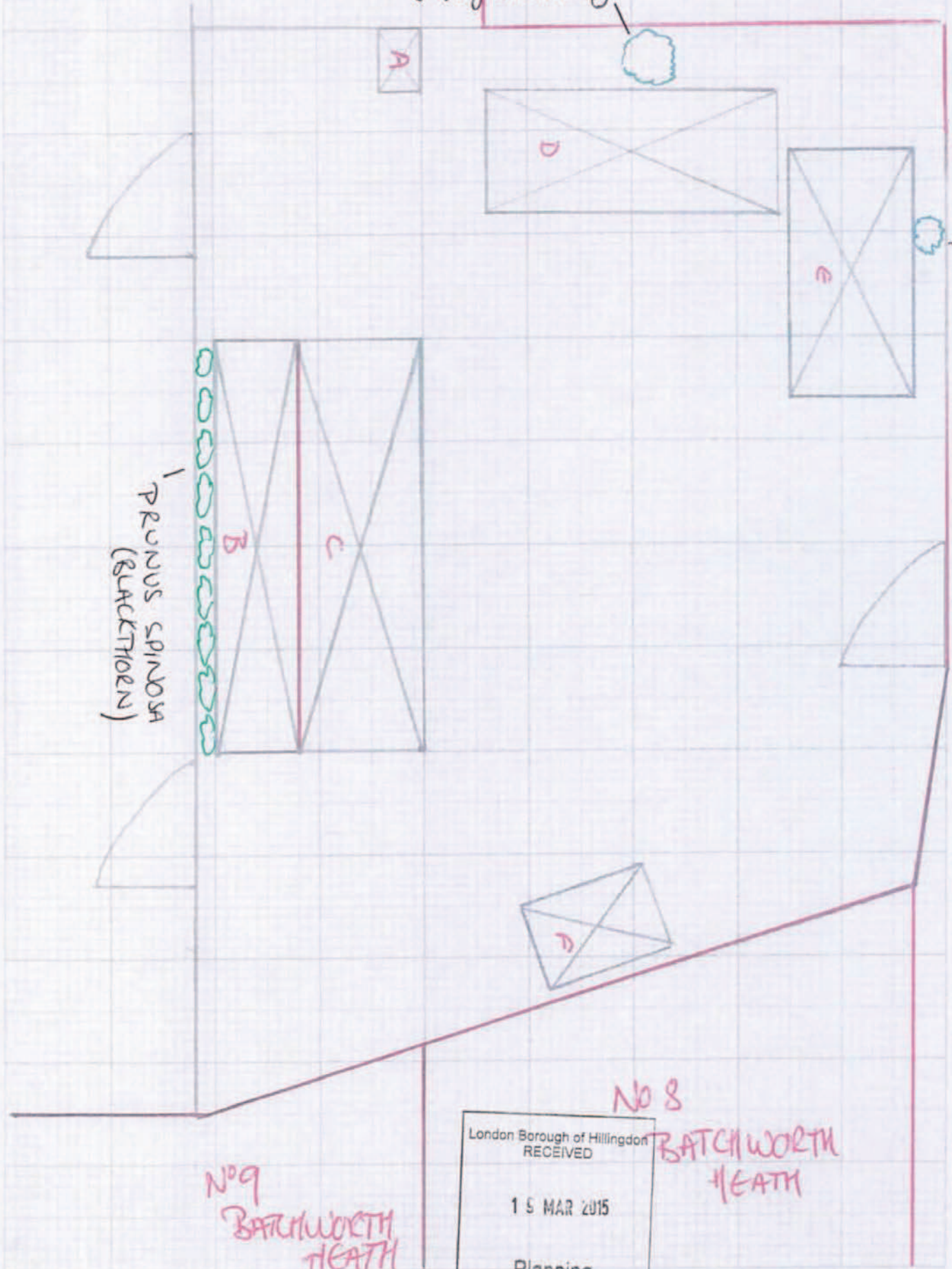
SCALE = 1 SQUARE  
FOOT = 1 SQUARE

WHITE HILL  
GAS STATION  
NORTHWOOD

QUEEN'S ROSE  
(OAK  
GARDEN)

QUEEN'S ROSE  
(OAK  
GARDEN)

PRUNUS SPINOSA  
(BUCKTHORN)



No 9  
BATCHWORTH  
HEATH

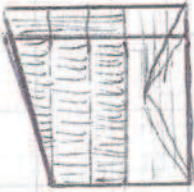
No 8  
BATCHWORTH  
HEATH

London Borough of Hillingdon  
RECEIVED  
15 MAR 2015  
Planning  
Residents Services

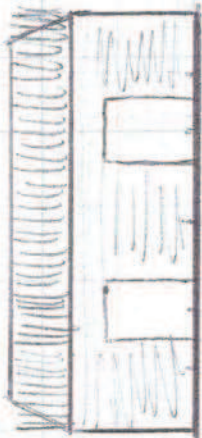
UNIT 'B'



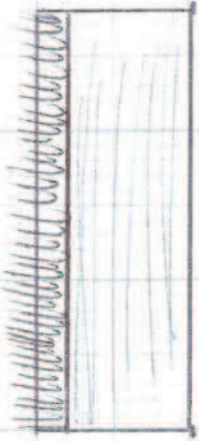
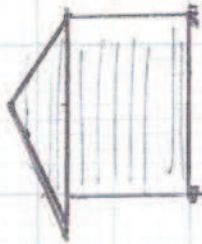
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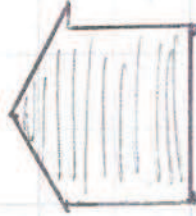
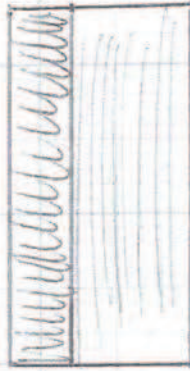
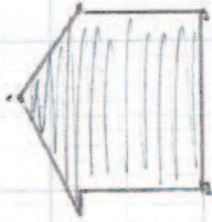
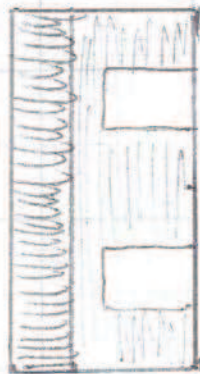
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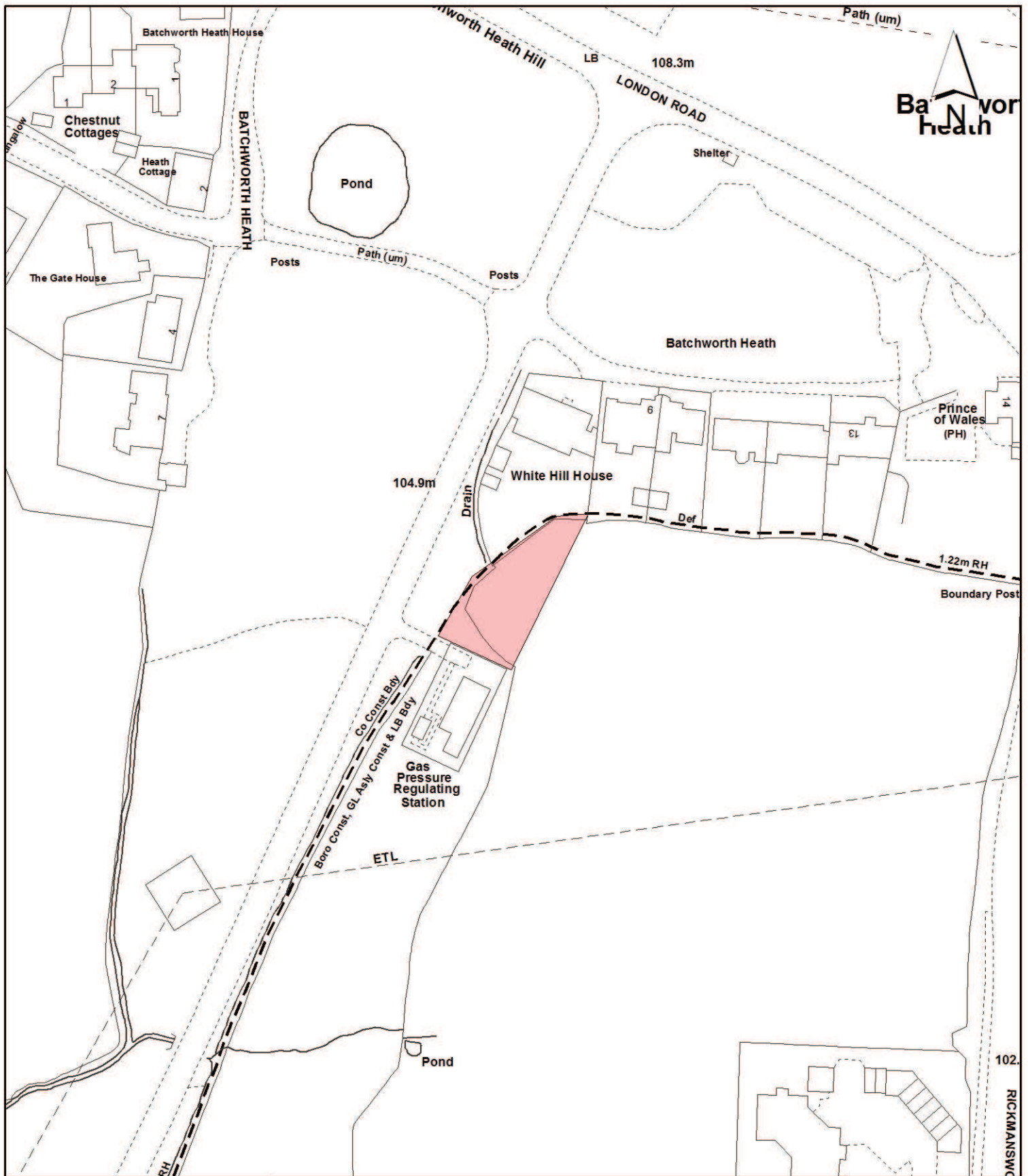


FRONT



UNIT 'E'





**Notes:**

 Site boundary

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Site Address:

**Land north of Carlton Place  
 Rickmansworth Road  
 Northwood**

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

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

Planning Application Ref:

**67584/APP/2015/1028**

Scale:

**1:1,250**

Planning Committee:

**North** Page 154

Date:

**June 2015**



**HILLINGDON**  
 LONDON



## **Report of the Head of Planning, Sport and Green Spaces**

**Address** THE WHITE BEAR PH ICKENHAM ROAD RUISLIP

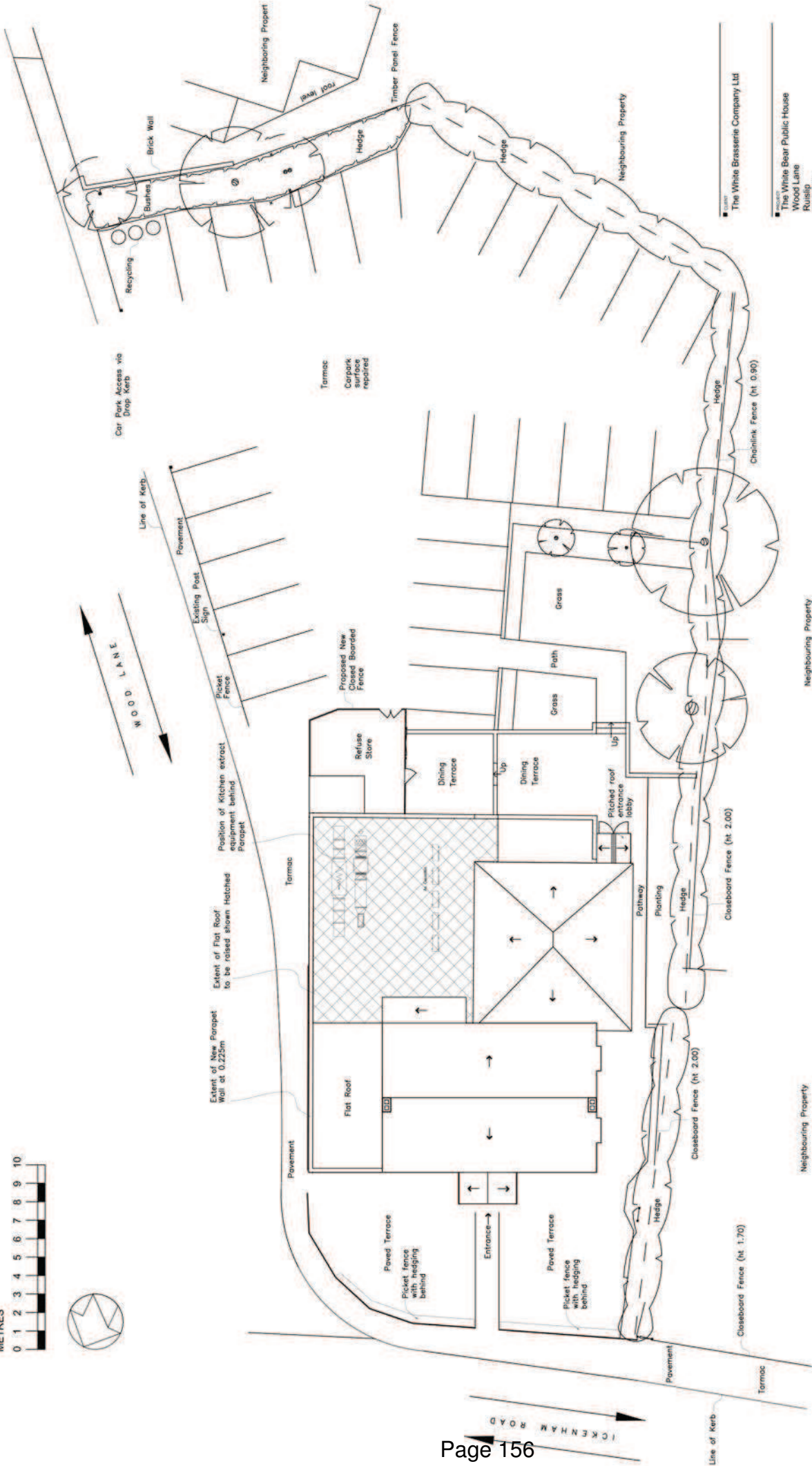
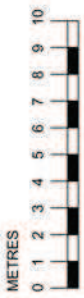
**Development:** Variation of condition 7 (Dining Terrace) of planning permission ref: 7263/APP/2014/3825, dated 28-01-2015 (Proposed increase in height of single storey addition on side/rear elevations of the building, installation of glazed entrance lobby, replacement of kitchen extract system, alterations to openings on the rear facade and entrance to the premises, alterations to the external seating areas to the front and rear and associated landscaping and internal alterations) to amend hours of use of the dining terrace.

**LBH Ref Nos:** 7263/APP/2015/528

**Date Plans Received:** 11/02/2015

**Date(s) of Amendment(s):**

**Date Application Valid:** 11/02/2015



The White Brasseurie Company Ltd

The White Bear Public House  
Wood Lane  
Rushmore  
HA4 7DF

Site Plan  
As Proposed

Scale: 1:100 @ A1  
1:200 @ A3

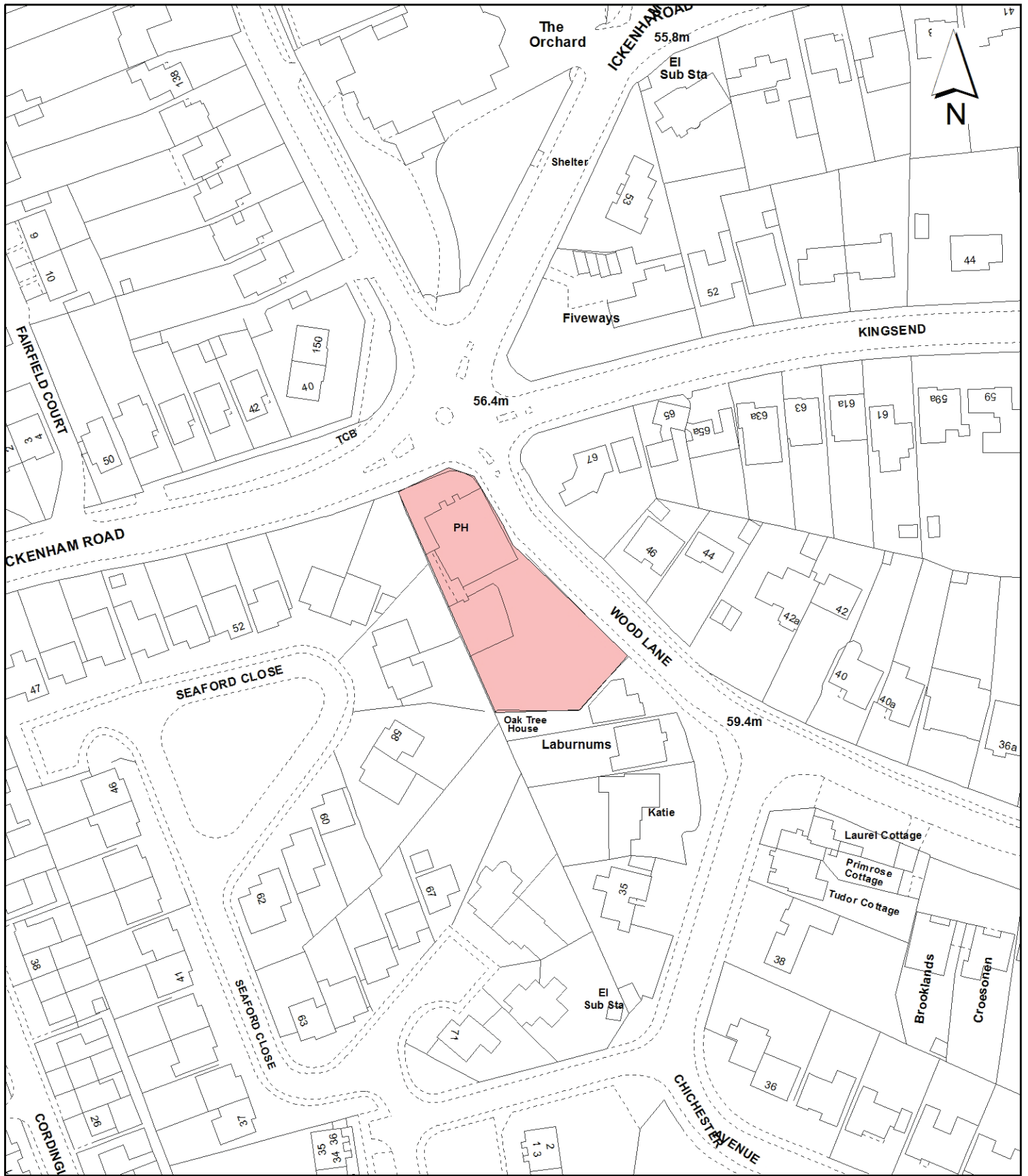
1569/01

B

Rev B | 13:01:15 | Revised following meeting with planner and conservation officer.



PNW Studios LLP  
Email: studio@pnw.co.uk



**Notes:**

 Site boundary

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Site Address:

**The White Bear P.H  
 Ickenham Road  
 Ruislip**

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

Planning Application Ref:  
**7263/APP/2015/528**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 157

Date:  
**June 2015**



**HILLINGDON**  
 LONDON

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