



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 15 SEPTEMBER
2015

Time: 7.15 PM OR ON THE
RISING OF THE MAJOR
APPLICATIONS
COMMITTEE, WHICHEVER
IS THE LATER

Venue: COMMITTEE ROOM 5 -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE UB8
1UW

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

To Councillors on the Committee

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

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Putting our residents first

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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

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 Matters that have been notified in advance or urgent
- 4 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	51 Wieland Road, Northwood 17990/APP/2015/2372	Northwood Hills	Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling. Recommendation: Refusal	1 - 14 Plans 58 - 67

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	19 Woodlands Avenue, Ruislip 68835/APP/2015/2369	Cavendish	Single storey side/rear extension involving demolition of attached garage to side. Recommendation: Approval	15 - 28 Plans 68 - 75

7	Footway adjacent to Autocentre Northwood, Pinner Road, Northwood 67084/APP/2015/2708		The installation of a 17.5 street works pole supporting 6 no. antennas and 2 no. 300mm dishes, 4 no. ground based radio equipment cabinets, 1 no. slimline meter cabinet and ancillary development. Recommendation: Refusal	29 - 42 Plans 76 - 80
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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.

8	Enforcement Report	43 - 50
9	Enforcement Report	51 - 56

PART I - Plans for North Planning Committee

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Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

Development: Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

LBH Ref Nos: 17990/APP/2015/2372

Drawing Nos: Tree Statement
5205/PL/LP
5205/A101 Rev F
Design and Access Statement Ref: 5205/PL/DAS Rev ()
5205/A102 Rev E
00614 Sheet 2 of 3
00614 Sheet 3 of 3
5205/PL/02 Rev A
00614 Sheet 1 of 3
5205/A103 Rev C

Date Plans Received: 25/06/2015

Date(s) of Amendment(s):

Date Application Valid: 07/07/2015

1. SUMMARY

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and the character of the area.

The proposed dwelling is not acceptable in design terms and would result in a bulky and incongruous addition to the street scene to the detriment of the Area of Special Local Character. The proposal would also have a dominant and overbearing impact on the adjacent properties to the detriment of their residential amenity.

It is therefore recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal, by reason of its size, scale, bulk and design, would represent a visually unsympathetic form of development that would detract from the character, appearance and architectural composition of the original dwelling and the visual amenity of the wider Area of Special Local Character. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE6, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

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

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a large detached property situated on the south eastern side of Wieland Road. The property benefits from a good sized front garden with parking for at least 3 cars and a large rear garden.

The street scene is residential in character and appearance comprising two storey detached properties.

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and lies within the Gatehill Farm Estate Area of Special Local Character.

3.2 Proposed Scheme

The proposal is for the demolition of the existing dwelling and replacement with a two storey 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space.

3.3 Relevant Planning History

17990/73/1388 51 Wieland Road Northwood
Alterations and additions.

Decision: 14-08-1973 Approved

17990/APP/2001/1541 51 Wieland Road Northwood
ERECTION OF REAR CONSERVATORY EXTENSIONS

Decision: 29-11-2001 Withdrawn

17990/APP/2001/578 51 Wieland Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 17-05-2001 Refused

17990/APP/2002/685 51 Wieland Road Northwood
ERECTION OF A REAR CONSERVATORY

Decision: 04-10-2002 Refused

17990/APP/2014/1170 51 Wieland Road Northwood

Part two storey, part single storey rear extension with habitable roofspace, conversion of existing roofspace to habitable use involving installation of 2 x rooflights to front, construction of basement and alterations to front porch

Decision: 28-05-2014 Withdrawn

17990/APP/2014/3428 51 Wieland Road Northwood

Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations to porch to front

Decision: 21-11-2014 Refused

17990/APP/2015/645 51 Wieland Road Northwood

Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element

Decision: 24-04-2015 Approved

17990/B/90/0785 51 Wieland Road Northwood

Erection of single-storey rear extension incorporating swimming pool

Decision: 22-03-1991 Refused

Appeal: 22-03-1991 Dismissed

Comment on Relevant Planning History

17990/APP/2015/645 - Part two storey, part first floor rear extension, construction of basement, conversion of garage to habitable use, conversion of roofspace to habitable use to include 2 rear rooflights, alterations to front elevation and demolition of existing rear element (approved)

17990/APP/2014/3428 - Part two storey, part single storey rear extension, conversion of roof space to habitable use to include 2 front roof lights, construction of basement and alterations

to porch to front (refused)

The previous submission included a part two storey/part first floor extension, with the conversion of the garage and loft space to habitable use and the creation of a basement creating a 6 bed dwelling.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE5 Siting of noise-sensitive developments
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.14 (2015) Water quality and wastewater infrastructure

- LPP 5.15 (2015) Water use and supplies
LPP 5.2 (2015) Minimising Carbon Dioxide Emissions
LPP 5.3 (2015) Sustainable design and construction

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Four neighbouring owner occupiers were consulted for a period of 21 days expiring on the 30 July 2015.

One response was received from an adjoining neighbour and 3 further objections were also received from local residents who raise the following points:

- Building too large for the plot and will dominate the neighbours
- Loss of light and sunlight to neighbours
- Loss of privacy
- Too close to the boundary and could compromise my ability to extend
- Breach of the 45 degree rule
- Roof height result in a higher profile, which will dominate neighbouring roof lines
- Set too far forward and breaches existing building lines
- Building on the front garden and reduces the off street parking provision
- Heavy mock Georgian design not in keeping with the estate
- Building over sized and overly bulky
- Extent of earthworks/construction traffic would result in substantial traffic movements and damage to roads
- Potential flood risk
- Insufficient on site storage for building materials
- No consultation by applicant/agent with local residents
- Not set in from the boundaries compromises policy
- The property is in a large plot but not a plot with 'space around'
- The proposed development is almost 45% great than the existing building and 25% greater than that proposed under 17990/APP/2015 645.

(Officer comment: Construction impacts are heavily controlled by other legislation and not considered to represent a relevant material planning consideration for this application. The other issues raised are addressed within the main body of this report).

A petition of 130 signatures was also submitted.

Northwood Residents Association: The development includes the creation of a basement for which no geotechnical or hydrological surveys have been provided and it is not possible to determine whether the development would have an unacceptable impact on drainage and flood risk.

Northwood Hills Residents Association: Objection. The proposal is out of keeping with the Gatehill Farm ASLC. It is not set back from boundaries as required. No flood risk assessment. The description is for a 6 bed dwelling but the games room could easily be bedroom 7 and the basement area could

easily be a self contained flat. With an increase of beds from 4 to 7 the parking will not be adequate. The loss of front garden to parking is not acceptable. Its height and bulk will be detrimental to the Gatehill Farm Estate ASLC.

Gatehill Residents Association: Proposed building too large for the plot and will dominate its neighbours. Significant loss of light to both neighbours. Set in only 0.9m less than Hillingdon Guidelines. The eaves are very deep and appear to encroach over no.49. Breach of 45 degree rule. Higher profile and set too far forward, breaching the existing building line. Reduction of parking provision. Impact on watercourse. Vehicle movements.

Internal Consultees

Access Officer - No objection received.

Trees/Landscape: 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. (This is a revised proposal following the refusal of a previous application, ref. 2014/3428).

- No tree survey has been submitted. However, there is a topographic survey which indicates the location of trees on the site.
- According to the Design & Access Statement, 'none of the trees on the site will be affected by the new proposal or during the construction process'. No evidence has been produced to support this statement
- In fact, it is very likely that trees in the front driveway will be affected either by the footprint of the new building or the space required to demolish the old and construct the new building.
- As noted in the D&AS, most of the space and trees in the large rear garden will be unaffected by the proposal.
- On balance, the anticipated minor tree loss is not significant given the amount of space remaining for new planting which should be secured as part of a comprehensive landscape scheme - which should be conditioned.
- Due to the extensive nature of the proposal, including the excavation of the basement, it is possible that there will be some collateral impact to nearby trees due to the excavation and construction process. Tree protection will be required to safeguard the retained trees.
- 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 RES6, RES8, RES9 (parts 1,2,5,

Conservation and Urban Design - The proposal would be considered in principle an overly large bulky development, not in keeping with the character of the Gatehill Farm Estate Area of Special Local Character. Any proposal would need to respect and compliment the character of the existing and surrounding properties. Features of the road is the irregularity and asymmetrical form of many of the properties.

Flood and Water Management Specialist - The applicant appears to have taken on board the comments I made in a meeting so that the width of the proposed building does not extend the full width of the the plot allowing an appropriately design drainage scheme to deal with any potential groundwater across the site and allow space for it to flow round the building and proposed basement

However to ensure this is done appropriately, I request the following condition to be placed on any

permission given:

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

- i. provide information on all Suds features including the method employed to delay and control the water moving across and discharged from the site and:
 - a. calculations showing storm period and intensity and volume of storage required to control surface water and size of features to control that volume.
 - b. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards, (safe access and egress must be demonstrated).
 - c. measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - d. how they or temporary measures will be implemented to ensure no increase in flood risk from commencement of construction.
- ii. and demonstrate capacity into the receiving sewer network or watercourse.
- iii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification, remediation and timescales for the resolving of issues.
- iv. provide details of the body legally responsible for the implementation of the management and maintenance plan.

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

- v. incorporate water saving measures and equipment.
- vi. provide details of water collection facilities to capture excess rainwater;
- vii. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011 or Jan 2014), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), therefore there is no policy objection to the redevelopment of the site to replace the existing residential accommodation, subject to an appropriate density and design and the proposal being in accordance with all the relevant planning policies and supplementary guidance.

7.02 Density of the proposed development

On a development such as this, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

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

Due to the scale, depth, bulk and design it is considered that the proposed dwelling would

have detrimental impact on the street scene and fails to respect architectural style and building heights predominant in the area. This is discussed in more depth with the impact on the character and appearance of the area.

7.04 Airport safeguarding

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

7.05 Impact on the green belt

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

7.07 Impact on the character & appearance of the area

The existing property is a substantial dwelling dating from the inter-war era and is located within the Gatehill Farm Estate Area of Special Local Character. It is of a similar design that is characteristic of the area and forms part of the homogeneously designed estate where the houses are of the same asymmetric style and construction.

Policy BE5 advises that within an Area of Special Local Character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE6 requires that within the Gate Hill Farm Estate, new houses should be constructed on a similar line (formed by the front main walls of existing houses) and be of a similar scale, form and proportion as adjacent houses. HDAS further advises that a gap of at least 1.5m is necessary to maintain visual separation harmonious with the character of the area.

The proposed dwelling is significantly larger than the existing dwelling and the majority of the other properties in the street scene. It measures 15.75m in width by 14.2m in depth with a height of 8.75m and proposes a full height front central projection of 8.05m in width and 2m in depth, beyond the existing building line. The increased roof height is even higher than no. 61, (at 8.5m) which is the largest extended property nearby. The resultant crown roof detail, presents a large bulky box like appearance, which is out of keeping with the character of the ASLC. The 0.9m set back from the boundary of no. 63 fails to respect the requirements of HDAS and adds to the cramped over developed appearance of the site.

Therefore the proposal fails to reflect the architectural character and appearance of the Gate Hill Estate ASLC. As such it is considered that the proposal fails to comply with the requirements of Policies BE5, BE6, BE13, BE15 & BE19 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.08 Impact on neighbours

With regard to the impact of the amenities on the adjoining occupiers, Sections 4.9 of the SPD: New Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be adequately protected. Where a two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination.

The proposed block plan as submitted within the application combines with the ground floor plan (5205/A101 F) and only shows the relationship with the neighbouring properties attached garages and not the dwellings themselves. The proposed dwelling would extend 8.9m beyond the rear of the adjacent garage at no.49 and is set back from the boundary by 1.6m. It would extend 6.05m beyond the garage of no 53 and would be set back from the boundary by 0.9m. The first floor plan shows a recess of 1.75m at the rear corner of the north eastern elevation (adjacent to no. 49) and a diagonal line which would appear to demonstrate compliance with a 45 degree line of sight from no. 49. However, this is not

made explicit on the submitted drawing as the green line is not labelled.

By contrast, the site plan submitted under application 17990/APP/2015/645 for the rear extensions did show the relationship to the adjacent properties. Measurements taken from that plan in relation to the neighbouring garages show that the maximum depth to ensure the preservation of a 45 degree line of site would be 4.25m from the rear of no.49's garage and 6m from the rear of no.53's garage. Given that the minimum depth adjacent to no. 49 would be 7.15m and 8.9m adjacent to no. 53, the proposed development would clearly encroach on a 45 degree line of sight with both adjacent dwellings. This is supported by the submitted proposed floor plan (5205/A101 F) which overlays a blue dotted line to demonstrate the extent the previous approval (17990/APP/2015/645) and shows the current proposal to exceed it at ground level in relation to both neighbouring properties, and at first floor level in relation to number 53.

Given the scale and bulk of the proposed dwelling; the level of projection beyond the rear of the adjacent dwellings and the limited degree of separation from the side boundaries, it is considered that the proposal would have a dominant and overbearing impact resulting in an unacceptable degree of over dominance, visual intrusion and over shadowing.

In relation to any loss of privacy arising from the proposal, the proposed first floor windows on the side elevation are to serve en-suite bathrooms and dressing rooms. As such they could be conditioned to be obscure glazed and fixed shut. It is not considered that the front or rear windows would result in any increased overlooking to the current dwelling.

As such it is considered that the proposal is un-neighbourly form of development and fails to comply with the requirements of Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

Section 4.7 of the SPD: Residential Layouts, states careful consideration should be given in the design of the internal layout and that satisfactory indoor living space and amenities should be provided. Due to the substantial nature of the proposal the internal floor space for the new dwelling would be in excess of the minimum requirements and therefore is considered acceptable.

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

This is a deep plot and sufficient private amenity space would be retained for occupiers of the new house in accordance with the Council's adopted standard. The proposal therefore complies with

policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Although the proposed front projection will restrict the use of the existing through driveway there is still sufficient provision on the driveway to accommodate 2 parking spaces as required within the adopted parking space standards. It is therefore considered that the proposal complies with the requirements of policies AM7 and AM14 of the Hillingdon Local Plan (November 2012) and the adopted SPD HDAS: Residential Layouts.

7.11 Urban design, access and security

Issues relating to design and accessibility are addressed elsewhere in this report. The proposed scheme is not considered to raise any security issues.

7.12 Disabled access

The Disability Officer has not raised any concerns with regard to the application and given the proposal is for a large single dwelling house it would be easily be capable of achieving an appropriate level of accessible design. This matter could be addressed by way of condition were the proposal acceptable in other respects.

7.13 Provision of affordable & special needs housing

The proposal is below the threshold at which provision of affordable housing is required and seeks permission for a standard residential dwelling.

7.14 Trees, Landscaping and Ecology

The Council's Landscaping Officer advises that there are no objections to the scheme subject to conditions.

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition were the proposal acceptable in other respects.

7.16 Renewable energy / Sustainability

The proposal should seek to accord with the policies within Chapter 5 of the London Plan 2015 including to reduce carbon dioxide emissions and achieve a sustainable design and construction in accordance with policies 5.2 and 5.3. Given the nature of the development it is considered these matters could be addressed by way of a condition were the application to be acceptable in other respects.

7.17 Flooding or Drainage Issues

The site is not located within an area identified as being a critical drainage area or at risk of surface water flooding. The nearest watercourse to the site runs along the sports ground to the rear of the properties on Wieland Road.

The Council's Flood and Water Management Specialist has reviewed the proposals and considers that the design of the proposed basement is such that an appropriate drainage scheme to deal with ground water and surface water matters could be secured by a condition were the application to be acceptable in other respect. Subject to such a condition the proposal would comply with relevant policies including policies 5.13 - 5.15 of the London Plan 2015 and Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

7.18 Noise or Air Quality Issues

It is not considered that the application proposal would give rise to any unacceptable air quality or noise impacts.

7.19 Comments on Public Consultations

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

7.20 Planning Obligations

The proposal would not necessitate the provision of planning obligations, however based on the information before officers at this stage it would be liable for payments under the Community Infrastructure Levy.

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

10. CONCLUSION

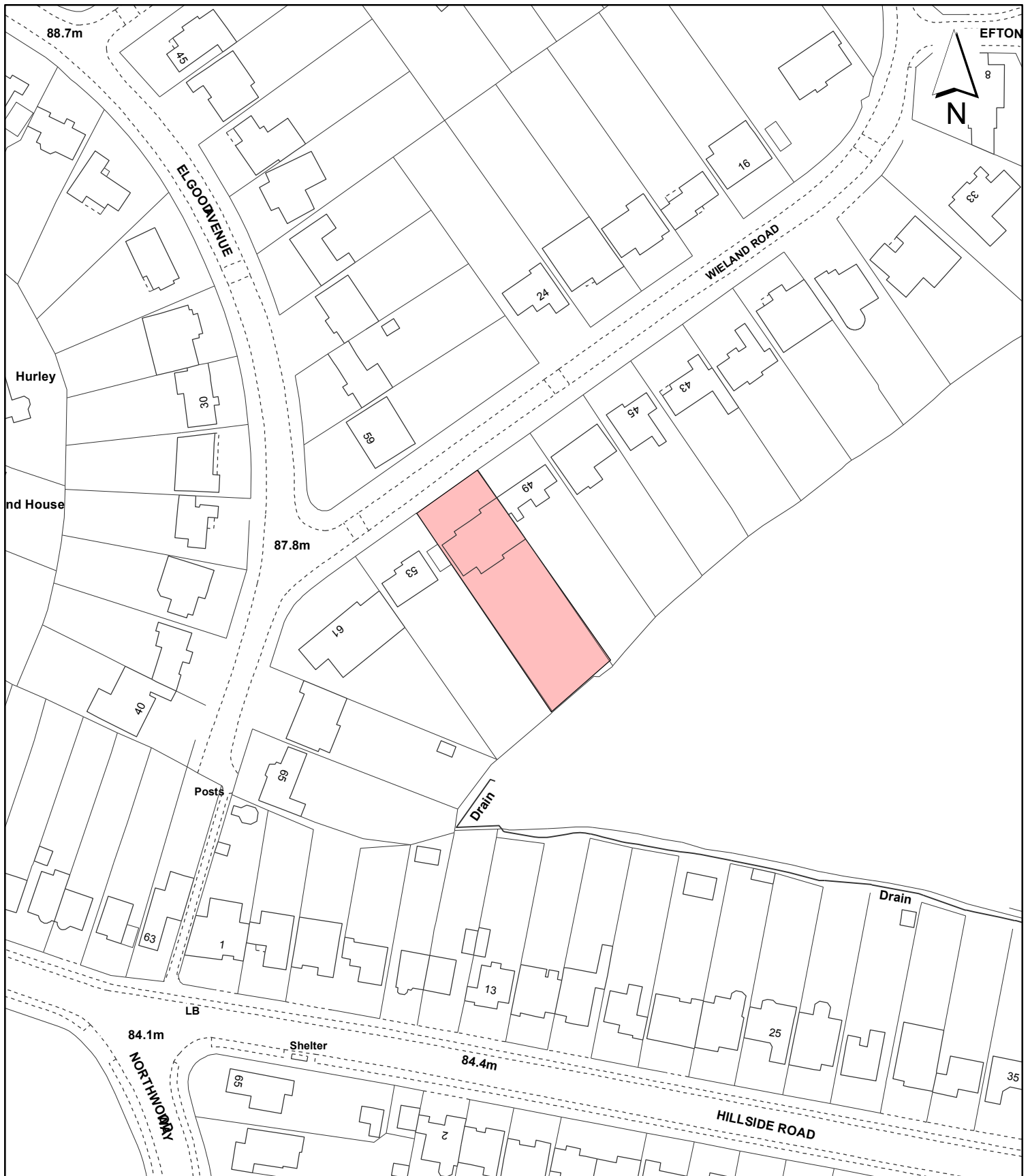
The proposal fails to comply with with policies BE5, BE6, BE13, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).
Hillingdon Local Plan Part 2.
The London Plan (July 2015).
Supplementary Planning Document 'Accessible Hillingdon'.
National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**51 WEILAND ROAD
 NORTHWOOD**

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

Planning Application Ref:
17990/APP/2015/2372

Scale:
1:1,250

Planning Committee:
NORTH Page 13

Date:
September 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 19 WOODLANDS AVENUE RUISLIP

Development: Single storey side/rear extension involving demolition of attached garage to side

LBH Ref Nos: 68835/APP/2015/2369

Drawing Nos: PL2/VPP/2343-05
PL2/VPP/2343-03
PL2/VPP/2343-04
PL2/VPP/2343-02
PL2/VPP/2343-01
PL2/VPP/2343-06

Date Plans Received: 24/06/2015 **Date(s) of Amendment(s):**

Date Application Valid: 13/07/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey semi-detached property located on Woodlands Avenue. The external walls of the property are covered by a gable roof, with a dormer to the rear.

The area to the front of the property, within the curtilage of the dwelling, is partly covered in soft landscaping and part in hardstanding, which provides space to park 1 vehicle. The property has an attached garage to the side.

The property has an attached garage that is built on the shared boundary with no.21 Woodlands Avenue, which also has an attached garage to the side, resulting in the two garages being "semi-detached". No.21 Woodlands Avenue also has a single storey rear extension, which is 2.8m deep and has a width of 2.4m. The distance between the side wall of the extension and the shared boundary with the application property is 2.8m. The boundary between the two properties consists of fence which varies in height up to 2.5m.

No.17 Woodlands Avenue has no rear extension. The boundary between no.17 and no.19 Woodlands Avenue consists of fence with a height of approximately 1.8m.

The site is located within the Developed Area as identified in the Hillingdon Local Plan (November 2012).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a single storey side/rear extension involving the demolition of an attached garage to the side.

The proposed single storey rear extension would have a depth of 4m and would be 8.46m

wide with a 2.89m high flat roof.

The single storey side extension would have a width of 2.59m and a length of 12.29m with a dummy pitched roof to a height of 3.4m. It would be attached to the proposed single storey rear extension.

1.3 Relevant Planning History

68835/APP/2012/2574 19 Woodlands Avenue Ruislip

Single storey side and rear extension and conversion of existing attached garage to habitable use to include alterations to roof and front.

Decision Date: 13-12-2012 Refused **Appeal:**

68835/APP/2012/2575 19 Woodlands Avenue Ruislip

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

Decision Date: 31-10-2012 Approved **Appeal:**

68835/APP/2013/1667 19 Woodlands Avenue Ruislip

SINGLE STOREY REAR EXTENSION

Decision Date: 22-07-2013 NFA **Appeal:**

68835/APP/2013/1764 19 Woodlands Avenue Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres and the height to the eaves would be 2.936 metres.

Decision Date: 23-07-2013 Refused **Appeal:**

68835/APP/2013/2282 19 Woodlands Avenue Ruislip

Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.936 metres and for which the height of the eaves would be 2.936 metres

Decision Date: 11-09-2013 PRN **Appeal:**

68835/APP/2013/365 19 Woodlands Avenue Ruislip

Single storey side and rear extension and conversion of existing attached garage to habitable use to include alterations to roof and front

Decision Date: 05-04-2013 Approved **Appeal:**

Comment on Planning History

68835/APP/2012/2574 Single storey side and rear extension and conversion of existing attached garage to habitable use to include alterations to roof and front.

Decision: Refusal

Decision Date: 13/12/2012

68835/APP/2012/2575 Conversion of roof space to habitable use to include a rear dormer, 3 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: Approval
Decision Date: 31/10/2012

68835/APP/2013/365 Single storey side and rear extension and conversion of existing attached garage to habitable use to include alterations to roof and front

Decision: Approval
Decision Date: 05/04/2013

68835/APP/2013/1764 Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 6 metres, for which the maximum height would be 3 metres and the height to the eaves would be 2.936 metres.

Decision: Refusal
Decision Date: 23/07/2013

68835/APP/2013/2282 Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4 metres, for which the maximum height would be 2.936 metres and for which the height of the eaves would be 2.936 metres.

Decision: Prior Approval N/Req
Decision Date: 11/09/2013

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 15th July 2015. By the close of the consultation period on 5th August 2015, 1 objection was received and the comments are summarised below.

- No objection as such to the extension but concerned about the effect of the extension on the existing drains, as there will be no access for maintenance etc, if the extension is built
- The side window on the proposed side extension will overlook into our property
- Plans do not show the hip to gable and dormer extension
- There is no new facility shown for the extension as a means of collecting surface water drainage
- Please confirm that the existing fence between 19 / 21, owned by No. 21 will be maintained and protected in-situ during the proposed works
- Please confirm a licensed contractor will be used to remove and dispose of the existing Asbestos roof of the garage to be demolished. We are concerned at the effect this may have, not only to the immediate neighbours, but to the Junior School at the rear of the property.
- Please confirm a licensed contractor will be used to remove and dispose of the existing Asbestos roof of the garage to be demolished. We are concerned at the effect this may have, not only to the immediate neighbours, but to the Junior School at the rear of the property
- The proposed hard standing for 2 cars shown on the current drawings is the same as that proposed for the approved extension built in 2013. The proposed parking has not been

implemented as agreed with the Council, and gives us no confidence it will be in the future. This is making parking in the area difficult as the residents of No.19 already have 3 cars".

Officer Notes: The majority of comments raised within the objection are addressed in the main body of this report. Other specific matters are addressed below:

Drains. This matter relates to ensuring access to how the proposal will be built in respect of existing drains. This is a matter subject to control separately under Part H of the Building Regulations. However, as the site is located in a Critical Drainage Area, if planning permission is to be granted, a planning condition will be attached to the permission, requesting a scheme for the provision of sustainable water management to be submitted and approved by the Local Planning Authority, to ensure that that surface water run-off is controlled and that development does not increase the risk of flooding.

Asbestos. The handling of any asbestos is subject to The Control of Asbestos Regulations 2012. This matter is therefore dealt with under separate legislation outside of the planning system.

Boundary Fence. The concerns in this respect appear to relate to the retention, ownership and maintenance of the boundary fence. This is also a civil matter which is subject to separate legislative control thorough the Party Wall Act. An informative relating to the Party Wall Act has been recommended.

Councillor Michael White has referred this application to the Planning Committee for consideration, and objects to the proposal on the grounds of of bulk, privacy and loss of light to the patio area of the neighbours.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

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

AM14 New development and car parking standards.

EM6	(2012) Flood Risk Management
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.12	(2015) Flood risk management
LPP 5.15	(2015) Water use and supplies

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, provision of acceptable residential amenity for the application property and the availability of parking.

The property currently has a garage attached to the side of the property, which is 2.64m wide and 5.28m in length. The roof of the existing garage consists of a flat roof with a height of 2.6m. Part of the proposal involves demolishing the garage and replacing it with a single storey side extension. The proposal also includes a single storey rear extension.

Paragraph 4.5 of the HDAS Residential Extensions states that "in order for single storey side extensions to appear subordinate to the original dwelling, the width and height of the extension should be considerably less than that of the main house and be between half and two-thirds of the original house width".

The proposed single storey side extension would have a width of 2.59m which is less than half the width of the original house, which is 9.25m wide. The length of the proposed side extension would be 12.29m. The proposed single storey side extension would consist of a dummy pitched roof with a height of 3.4m, and would be attached to the proposed single storey rear extension.

Section 3 of the HDAS Residential Extensions guidance, states, "single storey rear extensions to terraced and semi-detached houses should not exceed 3.6m in depth and should have a maximum height of 3m for a flat roof or 3.4m for a pitched roof".

The proposed single storey rear extension would have a depth of 4m and would be 8.46m wide. The roof of the proposed single storey rear extension would consist of a flat roof with a height of 2.89m. Although the depth of the proposed rear extension would exceed the 3.6m as stated in the HDAS. However, a significant material consideration for this case is that the property currently benefits from Prior Approval for a 4m deep single storey rear extension approved in 2013 (reference number: 68835/APP/2013/2282).

Paragraph 4.6 of the HDAS Residential Extension guidance states, "in general, the front wall of the extension can be in line with the front wall of the original house. In some situations, a set back from the front building line would be required to preserve the character of the area, particularly in Conservation Areas".

The proposed single storey side extension would be in line with the front wall of the original dwelling, and the front elevation would include a bay window which would not extend

beyond the existing bay window on the front elevation of the original dwelling.

Paragraph 4.4 of the HDAS Residential Extensions guidance, states, "careful siting of the extension is required and it is essential that any proposed extension (including the guttering and foundations) must not cross any adjoining boundary lines. The wall of the extension should be set in from the boundary by at least 0.25m; this will ensure any overhanging guttering does not encroach onto any neighbouring land".

The proposed development would not be set in from the side boundary shared with no.21 Woodlands Avenue. However there would be a parapet wall to ensure that no part of the extension encroaches into the neighbouring property.

The applicant has signed certificate A on the application form indicating that all of the land to which the application relates is within their ownership.

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).

The size, scale and design of the extension is considered not to cause any undue loss off residential amenity to the occupiers of no.21 and no.17 Woodlands Avenue, in terms of loss of light, loss of outlook or overshadowing.

The application property benefits from Prior Approval for a 4m deep single storey rear extension.

This forms a material planning consideration and a baseline against which the current proposal should be considered. Consideration should therefore be focussed on the proposed single storey side extension element. This is discussed in the paragraph below.

The proposed single storey side element of this development would have an overall length of 12.29m, which will extend beyond the rear wall of the single storey rear extension at no.21 Woodlands Avenue by approximately 1.17m. This is considered to be acceptable. Furthermore the distance between the side elevation of the rear extension at no.21 and the side elevation of the proposed single storey side extension is approximately 2.77m, which is considered to be an acceptable separation distance.

The proposed side extension includes a window on the side elevation. The occupiers at no.21 Woodlands Avenue state in their comments that the proposed window will result in overlooking into their property. However, this window is to a shower room and is of limited size and opening so as to not result in any significant overlooking. Furthermore a planning condition can be imposed to ensure that all side windows are obscurely glazed.

On the front elevation of the proposed side extension a bay window is proposed, which will have an outlook onto the general street scene and not directly into any neighbouring properties. Similarly the windows and doors on the rear elevation would face the rear garden of the application property, ensuring there would be no significant overlooking or breach of privacy upon any neighbouring occupiers. 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 the 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.

Following the construction of the single storey side/ rear extension, approximately 139 sq.m of private amenity space would be retained for the occupiers of the dwelling, which is in accordance with Paragraph 4.9 of the HDAS guidance which states for a 3 bedroom house at least 60 sq.m of private rear garden space should be retained.

Although the proposed development would result in a loss of car parking space, plans show that the area to the front of the property, within the curtilage of the dwelling, would be covered in hardstanding providing space to park 2 vehicles. Therefore the development is considered to not materially increase the parking demand for the occupiers of the site. A neighbouring occupier made the following comment regarding the proposed development, "the proposed hard standing for 2 cars shown on the current drawings is the same as that proposed for the approved extension built in 2013. The proposed parking has not been implemented as agreed with the Council, and gives us no confidence it will be in the future". With regards to that comment, should planning permission be granted, the proposed development will have to be built in accordance with the approved plans, one of which will be the Block & Location Plan, Drawing Number: PL2/PP/2343 - 06, which shows two parking spaces on site.

Having taken everything into consideration, it is recommended that this application be approved.

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, Drawing Numbers: PL2/pp/2343 "Proposed Ground Floor Plan", PL2/VPP/2343 - 05 "Proposed Elevations" and PL2/PP/2343 - 06 "Block & Location Plan".

REASON

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

3 HO4 Materials

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

retained as such.

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing no.21 Woodlands Avenue

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 HO6 Obscure Glazing

The side window facing no.21 Woodlands Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

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 SUS5 Sustainable Urban Drainage

The site lies in a Critical Drainage Area (CDA) identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. The site is also identified at risk of surface water flooding on the Environment Agency Flood Maps. It is therefore important all developments in this area contribute to manage the risk from surface water, and reduce the run off from their site, and the following condition is requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly

demonstrate how it incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:

ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of

Inspection regimes, appropriate performance specification.

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

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

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

development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding which would be contrary to Policy EM6 (Flood Risk Management) of the Hillingdon Local Plan: Part 1-Strategic Policies (Nov 2012), Policy 5.12 (Flood Risk Management) of the London Plan (2015), the National Planning Policy Framework and National Planning Practice Guidance, and to ensure that water run off is handled as close to its source as possible in compliance with Policy 5.13 (Sustainable Drainage) of the London Plan (2015), and to conserve water supplies in accordance with Policy 5.15 (Water use and supplies) of the London Plan (2015).

INFORMATIVES

- 1 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).

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

Standard Informatives

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
EM6	(2012) Flood Risk Management
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments
LPP 5.12	(2015) Flood risk management
LPP 5.15	(2015) Water use and supplies

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings,

installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on

Sundays Bank and Public Holidays.

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

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

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

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

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**19 Woodlands Avenue
 Ruislip**

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

Planning Application Ref:
68835/APP/2015/2369

Scale:
1:1,250

Planning Committee:
North Page 27

Date:
September 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD NORTHWOOD

Development: The installation of a 17.5 street works pole supporting 6 no. antennas and 2 no. 300mm dishes, 4 no. ground based radio equipment cabinets, 1 no. slimline meter cabinet and ancillary development

LBH Ref Nos: 67084/APP/2015/2708

Drawing Nos: 100 Issue B
200 Issue D
300 Issue E
Design and Access Statement
Supplementary Information
ICNIRP Compliance
General Background Information for telecommunications development
Health and Mobile phone base station
Vodafone coverage plans

Date Plans Received: 20/07/2015

Date(s) of Amendment(s):

Date Application Valid: 20/07/2015

1. SUMMARY

The applicant seeks planning permission for the installation of a 17.5m high telecommunications mast and five new equipment cabinets. The proposed mast would provide improved coverage for Telefonica and Vodafone.

The proposed installations would be located at the back of the pavement in close proximity to a zebra crossing. The land behind the site is occupied by advertising hoardings located adjacent to the railway embankment. The proposed scheme has demonstrated that there is a need for such development in this area, proposes to share facilities with another operator and has examined all possible alternative locations for siting such apparatus. However, whilst the application does satisfy these criteria of the Council's adopted policies, it is not considered that this is enough to outweigh the significant visual harm caused by the installations. Due to the overall height, scale, position, design and appearance of both the mast and associated cabinets, together with the existence of a large number of other structures within close proximity, the proposal is considered to add undue clutter to the street scene and would be detrimental to pedestrian safety.

The proposed development therefore fails to comply with Policies BE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Chapter 5 of the National Planning Policy Framework (March 2012), and refusal of the application is recommended.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development by reason of its siting, design and location in conjunction with the existing street furniture and other paraphernalia, would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter. The proposal would thereby be detrimental to the visual character of the street scene and surrounding area. The proposal is contrary to Policies Chapter 5 of the NPPF, Policy BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies (November 2012), Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2 NON2 Non Standard reason for refusal

The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road and would result in the reduction of the width of the footway to approximately 1.6m. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on to the carriageway. Consequently, the proposal is considered to be detrimental to highway and pedestrian safety, and the free flow of traffic contrary to Policy AM7 and AM8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
BE13	New development must harmonise with the existing street scene.
BE37	Telecommunications developments - siting and design
NPPF5	NPPF - Supporting high quality communication infrastructure

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. 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 site comprises the public footway on the south side of Pinner Road. A neighbouring set of advertising hoardings are located to the north west. The proposed installations would be located towards the back of the pavement adjacent to the junction of Pinner Road with the High Street. The land behind the site is occupied by advertising hoardings located adjacent to the railway embankment. Pinner Road has a downward slope to the west, with the ground levels reducing by 2m between the junctions with Chestnut Avenue and High Street, and continuing to reduce towards the railway bridge.

There is an existing 16m high T-Mobile (UK) Ltd installation on the south side of Pinner Road, 17m to the west of the application site, and a 10.8m high Orange PCS Ltd telecommunications installation on the north side of Rickmansworth Road, to the west of the railway bridges.

The site falls within the developed area, as shown on the Hillingdon Unitary Development Plan Proposals Map.

3.2 Proposed Scheme

It is proposed to install a new 17.5 metre column supporting 6no. antennas and 2no. 300mm dishes. Five ground based cabinets are proposed, two of which are approximately 1.9 metres in length, 0.5 metres in depth and 1.6 metres in height. Two of the remaining cabinets are 1.6 metres in length, 0.4 metres in depth and 1.4 metres in height and the final cabinet proposed is 0.6 metres in length, 0.2 metres in depth and 1.05 metres in height. The column would be a steel pole painted grey and the cabinets, painted green.

The site currently provides 2G, 3G and 4G coverage for Telefonica and 4G coverage for Vodafone. The height of the column is required to ensure a signal of both operators can be propagated over the surrounding urban clutter formed by the buildings, as well as other structures, vegetation and topography. This is the minimum height at which this installation can operate effectively.

3.3 Relevant Planning History

67084/APP/2011/136 Footway Adjacent To Autocentre Northwood Pinner Road Northwood
Installation of a 13.8m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

Decision: 15-03-2011 Refused

67084/APP/2011/2897 Footway Adjacent To Autocentre Northwood Pinner Road Northwood
Installation of a 15m high telecommunications pole, associated equipment cabinet and ancillary developments works (Consultation Under Schedule 2, Part 24 of the Town and Country Planning (General Permitted Development) Order 1995) (as amended.)

Decision: 10-01-2012 Refused

67084/APP/2015/1227 Footway Adjacent To Autocentre Northwood Pinner Road Northwood

Replacement of existing 17.1 metre high telecommunications monopole with a 17.5 metre high telecommunications monopole with associated equipment cabinet (application under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) Order for determination as to whether prior approval is required for siting and appearance)

Decision: 13-05-2015 Approved

67084/APP/2015/334 Footway Adjacent To Autocentre Northwood Pinner Road Northwood

Installation of a 17.5 metre high telecommunications monopole with 6 antennas, 2 x 300MM Dishes and 4 associated equipment cabinets

Decision: 19-03-2015 Refused

Comment on Relevant Planning History

There have been three previous applications on this site of relevance to the consideration of this scheme:

67084/APP/2015/334 - Consent refused for the installation of a 17.5 metre high telecommunications monopole with 6 antennas, on the same location as is proposed with this current application. The scheme was refused for the following reasons:

1. The proposed development by reason of its siting, design and location in conjunction with the existing street furniture and other paraphernalia, would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter. The proposal would thereby be detrimental to the visual character of the street scene and surrounding area. The proposal is contrary to Policies Chapter 5 of the NPPF, Policy BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies (November 2012), Policies BE13 and BE37 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road and would result in the reduction of the width of the footway to approximately 1.5m. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on to the carriageway. Consequently, the proposal is considered to be detrimental to highway and pedestrian safety, and the free flow of traffic contrary to Policy AM7 and AM8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

67084/APP/2011/2897 - Refused consent for the erection of a 15m high mast and associated cabinet on the same location as is proposed within this current application. This application was refused for the following reason:

1. The proposed development by reason of its siting and design, in conjunction with the existing street furniture and other paraphernalia including an existing 16m telecommunications mast would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter, which would be detrimental to the visual character of the street scene and surrounding area. The proposal is therefore contrary to Policies Pt 1.10, pt1.11, BE13 and BE37 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

67084/APP/2011/136 - Consent refused for a 13.8m high mast located approximately 40 metres to the south east of the current site and the other side (i.e.south east) of the pedestrian crossing was refused on the 15th March 2011 for the following reasons:

1. The proposed development by reason of its siting and design, in conjunction with the existing street furniture and other paraphernalia would result in an incongruous and visually obtrusive form of development adding to the existing visual clutter, which would be detrimental to the visual character of the street scene and surrounding area. The proposal is therefore contrary to Policies Pt 1.10, pt1.11, BE13, BE37, and OE1 of the Hillingdon Unitary Development Plan Saved Policies September 2007.

2. The proposed telecommunication apparatus would be close to a zebra crossing on Pinner Road and would result in the reduction of the width of the footway to approximately 1.2m. The proposed apparatus would therefore result in substandard footway width, which is likely to force pedestrians on to the carriageway. The servicing of the equipment will also result in parking in front of/close to it which is likely to interfere with the free flow of traffic and have a detrimental effect on highway safety. Consequently, the proposal is considered to be detrimental to highway and pedestrian safety and the free flow of traffic contrary to Policy AM7 of the UDP Saved Policies September 2007.

An Appeal against the Council's decision to refuse a 15m high street furniture column and associated radio equipment cabinet, located on the south side of Rickmansworth Road to the west of the railway bridge (APP/R5510/A/06/2031826) was dismissed on the 13th March 2007. The Inspectors concluding paragraphs were:

"The overall thrust of PPG8 is to encourage the development of telecommunications networks whilst keeping environmental impact to a minimum. I conclude that the proposal would have an unacceptable and harmful environmental impact on the streetscene and would fail to provide a design that respects the character and appearance of the area. It would also have a detrimental impact on the outlook from the rear of properties in Athena Place. The lack of full consideration of other possible alternatives within the search area to identify alternative sites or designs also weigh against the appeal. The proposal would be contrary to Policies Pt 1.10, Pt 1.11, BE13, BE37 and OE1 of the adopted Hillingdon Unitary development Plan 1998 which seek to ensure that new developments do not have an adverse effect on the character and appearance of the area and that all telecommunications proposals should minimise environmental impact.

On balance, I consider that the need for the proposal and lack of evidence of harm to health do not outweigh the visual harm to the streetscene, the harm to the living conditions of the residents of Athena Place and the lack of full consideration of alternatives for provision in this area. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed."

DIFFERENCES BETWEEN THIS APPLICATION AND THE PREVIOUS REFUSALS

The mast is proposed to be located in the same location as the previous applications. The main differences between this application and the previous refusals is that the size of some of the cabinets proposed has been reduced. Whilst the cabinets proposed are smaller in width, the number has increased from 4 to 5 from application 67084/APP/2015/334

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes

BE13 New development must harmonise with the existing street scene.

BE37 Telecommunications developments - siting and design

NPPF5 NPPF - Supporting high quality communication infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

51 residents were notified of the application and 29 comments were received in response to the application, which raised the following objections:

1. Health concerns in relation to the mast installation;
2. The proposed installations would narrow the footway to such a degree that it would make the footpath unsafe for pedestrians;
3. Concern with highway and pedestrian safety during the maintenance of the mast as the maintenance van parks on the road causing congestion close to the junction;
4. The installations would be unsightly as there is already too much street furniture in the surrounding area;
5. Subsidence on the embankment behind where the installations are proposed is currently being addressed by London Underground and Transport for London, a gate to access this site will go where the mast is proposed, which will restrict access.

NORTHWOOD HILLS RESIDENTS ASSOCIATION

6. It is not stated that there would be a minimum width of pavement after the equipment is installed;
7. Site is already very cluttered with telecommunications equipment and masts, and further equipment will go against government guidance;
8. This is the third application in 5 years for this site.

LONDON UNDERGROUND

Though we have no objection in principle to the proposed erection of a telecoms mast at the location above we request that the grant of planning permission be subject to conditions to secure the following:

The installation hereby permitted shall not be commenced until full details and method statements (in consultation with London Underground) for the:

- foundations
- erection method of the mast
- use of cranes or related tall plant
- EMC emissions
- future maintenance of the mast have been submitted to and approved in writing by the local planning authority.

The installation shall thereafter be carried out in all respects in accordance with the approved design and method statements, and all structures and works comprised within the installation hereby permitted which are required by the approved design statements in order to procure the matters mentioned in paragraphs of this condition shall be completed, in their entirety, before the mast is brought in to use.

TRANSPORT FOR LONDON

TfL do however initially raise concern with the following:

Access to the advertising hoardings behind the proposed site is likely to be obstructed by this development. TfL are concerned that this will increase the difficulty of maintaining the advertisements and could lead to the footway of Pinner Road becoming obstructed; blocking the safe and convenient flow of pedestrians.

Further comments will follow shortly.

OFFICER COMMENTS:

TfL have been made aware of the committee date and any further comments will be reported in the addendum.

Internal Consultees

No internal comments have been received.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application has been assessed principally against the National Planning Policy Framework (NPPF) and Saved Policy BE37 of the Unitary Development Plan. The NPPF stresses the importance of high quality communications infrastructure and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site. Saved Policy BE37, amongst other criteria, advises of the desirability of operators to share existing facilities.

The site is required to provide new 4G coverage and increase 2G/3G capacity, for both Vodafone and Telefonica, to the surrounding area. Government guidance supports the avoidance of proliferation of sites and the sharing of masts between operators. Given the existence of the existing telecommunications equipment on this location, there is no objection, in principle, to the continued use of this site for telecommunications equipment.

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application as the application is not located within a Conservation Area, Area of Archaeological Importance, Area of Special Character or near to a listed building.

7.04 Airport safeguarding

Not applicable to this application as the site is not located within 3km of an aerodrome or airfield.

7.05 Impact on the green belt

Not applicable to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE37 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) states that telecommunications developments will be acceptable in principle provided that any apparatus is sited and designed so as to minimise its effect on the appearance of the surrounding areas. The policy also states that permission for large or prominent structures will only be granted if:

- (i) there is a need for the development in that location;
- (ii) no satisfactory alternative means of telecommunications is available;
- (iii) there is no reasonable possibility of sharing existing facilities;
- (iv) in the case of radio masts there is no reasonable possibility of erecting antennae on an existing building or other structure; and
- (v) the appearance of the townscape or landscape is not seriously harmed.

Also relevant is the recent planning history for similar telecommunications apparatus adjacent to this site.

The proposed site is located opposite a road junction and a mixture of uses including a public house, commercial units on the ground floor with residential above and a couple of two storey residential properties. Beyond these properties, on the main Pinner Road frontage, are similar mix of uses on the High Street.

Policy BE37 requires that telecommunications development should not seriously harm the appearance of the townscape or landscape. In the proposed location, the 17.5m metre high monopole mast and equipment cabinet would be clearly visible to users of both Pinner Road and High Road and other surrounding roads and properties. This would be further accentuated by the fact that the mast is located towards the top of a slope on Pinner Road which would accentuate its height, and it would be significantly taller than the 8m high railway bridge and the nearby streetlights. Combined with its height, the proposed design of the mast, would not reflect that of the surrounding street furniture appearing significantly more bulky within the street scene.

Whilst it is acknowledged that the size of the cabinets has been reduced from the previous scheme, the proposed cabinets are sizeable. The addition of five along the rear of the pavement, is considered to significantly add to the overall impact of the installation, drawing attention to the mast and adding to its visual impact. Furthermore, the cabinets would also appear incongruous with nearby structures of a similar type and purpose, being a different colour and greater in bulk, which would further draw attention to the installation and add to the street clutter along this part of Pinner Road.

Whilst a monopole design has been chosen to mimic the design of nearby street lights, it is

considered that the proposed mast would stand out and be at odds with the shorter street light poles. At 17.5m high, the proposed mast would be taller than the nearby 10m high streetlights. In addition, the proposed mast would be significantly bulkier than both the existing mast and nearby street lighting columns, particularly at the top of the pole, where the 6 antennae would be housed.

In addition, the proposed mast would be located only 13.5 metres away from the existing T-Mobile mast, 5.5 metres away from an existing light/beacon column and 7.3m from an existing street light column. The current proposal would result in a total of 9 equipment cabinets, two masts, street lighting columns, one beacon/light column associated with the zebra crossing, two very large illuminated advertisement hoardings and various street signs and posts all within a 53m stretch of highway. It is considered that the close proximity to the existing antenna and its cabinets and the other equipment and paraphernalia would result in an unacceptably cluttered appearance to the street scene within the immediate area. This would have an overbearing impact on this part of Pinner Road. The proposal is thus considered to be contrary to Policies BE13 and BE37 of the Hillingdon Unitary development Plan Saved Policies.

It is acknowledged that the proposal would house antennae for two service providers and that the NPPF encourages mast sharing in order to reduce the number of installations and associated impacts. However, this is not considered to outweigh the detrimental environmental and visual impacts which would arise from the proposal in terms of its location, bulk and height.

It is also acknowledged that the applicant has investigated and discounted other sites in this area. In this instance the applicant has provided details of four different sites, which have been investigated within the desired search area, together with reasons for discounting them.

However, given the issues outlined above, in relation to the visual impact of the proposal, it is considered that the proposal in this location is unacceptable.

In conclusion, it is considered that the proposed development by reason of its siting and design would result in an incongruous and visually obtrusive form of development, which would be out of keeping with the visual character of the adjoining street scene. The proposal is therefore contrary to Policies BE13, BE37, and OE1 of the Hillingdon Unitary Development Plan.

7.08 Impact on neighbours

The nearest residential properties to the proposed development are on the opposite side of Pinner Road and of a sufficient distance not to be affected by the proposal in terms of overshadowing and loss of light.

7.09 Living conditions for future occupiers

Given the nature of this application, consideration of such is not applicable to the consideration of this scheme.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposed location of the five equipment cabinets and the telecommunication monopole will reduce the footway width to approximately 1.6m over a length of 10-12m. Given that pedestrians also tend to leave a margin of about 0.5m between themselves and obstructions, the proposal is not appropriate, particularly in the vicinity of a pedestrian crossing, where pedestrian movements would be concentrated. There are also other existing

equipment cabinets in the vicinity that together with the proposals would adversely impact on the pedestrian environment.

TfL have raised additional concern with regards to access to the advertising hoardings behind the proposed site. Given the size of the cabinets and monopole, it is likely that the advertisements behind will be obstructed by this development. TfL are concerned that this will increase the difficulty of maintaining the advertisements and could lead to the footway of Pinner Road becoming obstructed; blocking the safe and convenient flow of pedestrians.

Overall the proposed monopole and cabinets the proposal is considered detrimental to pedestrian safety and the free flow of pedestrians and highway traffic, and fails to comply with Policy AM8 of the UDP Saved Policies.

7.11 Urban design, access and security

See section 7.07

7.12 Disabled access

See section 7.10

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, Landscaping and Ecology

Given the proposed location of the monopole and cabinets on the public footway, the scheme is not considered to have any lasting adverse impact upon any trees, landscaping or existing hedging.

7.15 Sustainable waste management

Not applicable to the consideration of this application.

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application.

7.17 Flooding or Drainage Issues

Not applicable to the consideration of this application.

7.18 Noise or Air Quality Issues

Not applicable to the consideration of this application.

7.19 Comments on Public Consultations

The comments raised within the public consultation have been addressed within the main body of the report.

7.20 Planning Obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable to the consideration of this application.

7.22 Other Issues

HEALTH:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact.

Court cases concerning telecommunications development, including the Harrogate Case which went to the Court of Appeal on 12.11.04, have clarified the primacy of Government health advice in this field. The Court of Appeal ruled that a proposed telecommunications mast was acceptable despite a planning inspector having dismissed a planning appeal

because he was not convinced that the appellants had provided enough reassurance that there would be no material harm to young children at local schools. This significant legal judgement backs Government policy and clearly limits the ability of local planning authorities to resist telecommunications installations on grounds of adverse health impacts.

Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

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

9. Observations of the Director of Finance

Not applicable to the consideration of this application

10. CONCLUSION

The site is required to provide new 4G coverage and increase 2G/3G capacity to the surrounding area for both Telefonica and Vodafone.

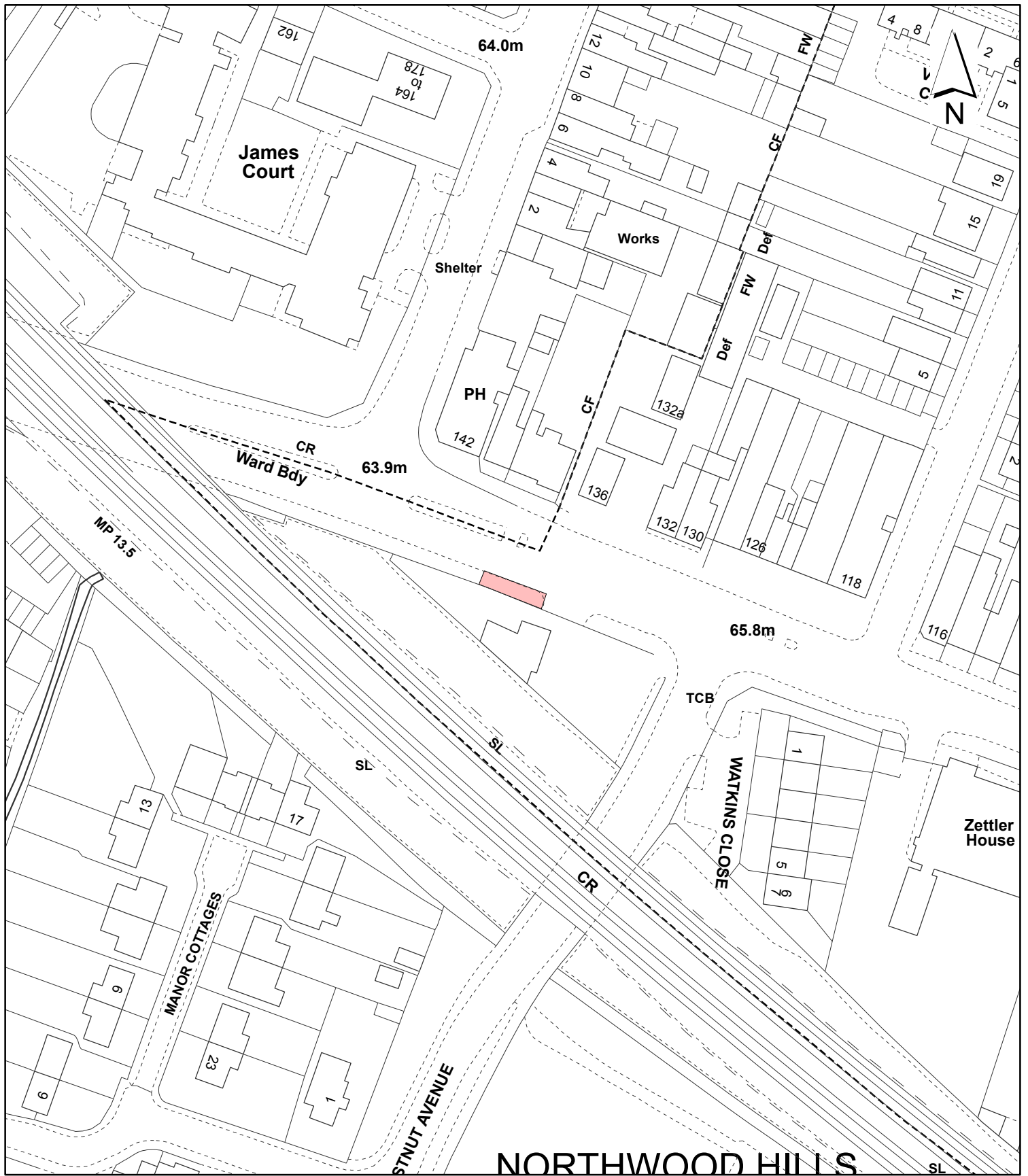
The proposed installations would be located at the back of the pavement in close proximity to a zebra crossing. The land behind the site is occupied by advertising hoardings located adjacent to the railway embankment. The proposed scheme has demonstrated that there is a need for such development in this area, proposes to share facilities with another operator and has examined all possible alternative locations for siting such apparatus. However, whilst the application does satisfy criteria i) to iv) of the Council's adopted policies, it is not considered that this is enough to outweigh the significant visual harm caused by the installations. Due to its height, position, design and appearance together with the existence of a large number of other structures within close proximity of the proposed mast the proposal is considered to have a detrimental visual impact and to be detrimental to pedestrian safety. As such, refusal, is recommended.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
National Planning Policy Framework (March 2012) Chapter 5

Contact Officer: Charlotte Bath

Telephone No: 01895 250230



NORTHWOOD HILLS

Notes:

 Site boundary

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Site Address:

Footway Adjacent to AutoCentre Northwood

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:
67084/APP/2015/2708

Scale:
1:1,000

Planning Committee:
North Page 41

Date:
September 2015



HILLINGDON
 LONDON

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Item No.

Responsible Officer: Head of Planning and Enforcement

Address: Langside, Larkwood Rise, Pinner, HA5 2HH

Ward : Northwood Hills

LBH Ref No : ENF/606/15/

This report was originally include in the agenda in Part II, Members only. At the North Planning Committee held on 15 September 2015, Committee Members resolved to make the officer's report and the associated decision public.

Purpose of Report

To acquaint Members with an alleged breach of planning control in order that Members determine whether the taking of Enforcement action would be justified on grounds of expediency and/or in the public interest.

1. RECOMMENDATIONS

- 1.1 That the Committee agree that the enforcement investigation be ceased and no further action be taken on the basis that there is no breach of planning control at Langside, Larkwood Rise, Pinner, HA5 2HH.**

2. BACKGROUND AND ASSESSMENT

- 2.1** The property is a two storey detached property located on the south western side of the cul de sac, Larkwood Rise. The area to the front of the property is covered by a mixture of hard and soft landscaping and provides space to park two vehicles within the curtilage of the site. The street scene is residential in character and appearance comprising large detached properties. The dwellings nearest to the site are two storey buildings of varying designs, although there are some single storey properties at the other end of the cul de sac. The site is located within a developed area, on the boundary of the Eastcote Village Conservation Area, as identified in the Hillingdon Local Plan Part 2 - Saved Unitary Development Plan Policies (November 2012).

- 2.2 On 11 February 2015 the Council granted planning permission for '*Part two storey, part single storey rear extension including a Juliet balcony*' under App. Ref. No: 68232/APP/2014/4372.
- 2.3 On 29 April 2015 the Council granted permission for '*First floor side extension and raising of roof to allow for conversion of roof space to habitable use to include 1 front and 3 rear rooflights*' under App. Ref. No: 68232/APP/2015/805.
- 2.4 The Council received a complaint on 6 May 2015 that the single storey rear extension under construction at Langside had encroached across the southern boundary into the neighbouring garden of Marlborough Cottage.
- 2.5 On 7 May 2015 a Planning Enforcement Officer visited the site to carry out an inspection. The Officer confirmed that the single storey rear extension had not been extended across the boundary. He recorded that the extension sat within the boundary fence and had been extended straight off the rear of the existing side elevation. He further reported that it had not been stepped out over the boundary.
- 2.6 The Council received a complaint on 3 July 2015 that the main roof was higher than approved. A Planning Enforcement Officer visited the site the following day. It appeared to the Officer that the works carried out were a combination of both approved planning permissions, 68232/APP/2014/4372 & 68232/APP/2015/805, rather than just the implementation of one of them. The front of the property reflected 68232/APP/2015/805 with the first floor side extension over the garage and the raising of the roof. The rear reflected 68232/APP/2014/4372 with the Juliet Balcony and the single storey rear extension. At this stage the Officer took the view that the development was not to plan because it did not accurately reflect any of the approved plans in their entirety. The first floor side extension built over the integral garage and the raising of the roof were not shown on the plans attached to 68232/APP/2014/4372. The Juliet balcony and single storey rear extension were not shown on the plans attached to 68232/APP/2015/805. The Officer subsequently contacted the architect and invited him to submit a new planning application to request the regularisation of the 'as built' development.
- 2.7 On 16 July 2015 the Officer carried out a further site visit to measure the height of different elements of the development. The Officer confirmed that the Juliet Balcony and the single storey rear extension were built to the approved height in accordance with planning permission 68232/APP/2014/4372. The Officer also measured the height of the building and confirmed that it was 100mm lower than the height approved under planning permission 68232/APP/2015/805. The Officer noted that there was no ridge tile on the roof at this stage, which would account for the height of the roof being slightly lower than approved. The Officer was satisfied that the ridge height of the roof was not higher than approved.

- 2.8 Following his visit the Officer carried out a full review of the case. He concluded that there had been no breach of planning control because there had been no overlap with the implementation of each planning permission. Planning permission 68232/APP/2014/4372 for the part two storey rear extension with the Juliet balcony and the single storey rear extension only affected the rear of the property. Planning permission 68232/APP/2015/805 for the first floor side extension above the garage and the raising of the roof space did not affect the approved works carried out at the rear. In essence, the elements of each planning permission had been implemented independently without affecting the other permission. The Officer also checked the conditions attached to each permission and confirmed that there were no conditions attached to either permission stating that implementation of one would preclude the implementation of the other.
- 2.9 As detailed in paragraph 4.6 below, the power to issue an Enforcement Notice is discretionary and should only be used where the Local Planning Authority are satisfied that there has been a breach or breaches of planning control. In this case there has been no breach of planning control because the built elements of the development have been granted planning permission and built in accordance with the permissions granted. Therefore, there are no planning grounds to issue an enforcement notice.

3. PUBLIC INTEREST

- 3.1 This case has prompted a significant level of public interest. Planning enforcement matters are normally dealt with in Part II closed session and therefore there isn't the same opportunity for local residents to speak at the committee meeting. To address this, and provide the ability for the residents the opportunity to make their views known, their comments have been set out within an appendix attached to this report.
- 3.2 In the interests of natural justice the house owner has been provided with the same opportunity to put forward their comments. These are also set out in the appendix.

4. OBSERVATIONS OF THE BOROUGH SOLICITOR

- 4.1 When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.
- 4.2 In addition, Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

- 4.3 Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.
- 4.4 Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.
- 4.5 Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.
- 4.6 The power to issue an Enforcement Notice is discretionary and should only be used where the Local Planning Authority are satisfied that there has been a breach or breaches of planning control. It must also be satisfied that it is expedient to issue the Notice having regard to the provisions of the Development Plan and to any other material considerations. Consequently the Council must decide based on the particular circumstances of each individual case the question of expediency. The decision to take enforcement action must be reasonable and not based on irrational factors or taken without proper consideration of the relevant facts and planning issues or based on non-planning grounds. Enforcement action should not be taken purely to regularise the situation.

5. OBSERVATIONS OF THE DIRECTOR OF FINANCE

- 5.1 The costs of issuing an Enforcement Notice are not significant, but costs of up to £5,000 may be incurred if an appeal is made against the notice lodged and a public enquiry results. The costs of an appeal to be heard by written representations or hearing are negligible. At the present time, there is satisfactory provision within the enforcement budget with which to fund these likely costs.

6. CONCLUSION

- 6.1 The two main complaints received from residents concerning the development are that it is higher than approved and that it does not bear any resemblance to any of the approved plans. In regards to the height of the building, a Planning Enforcement Officer measured its height and confirmed that it has been built to the approved height. In terms of the second issue it is understandable that residents believe the development is not to plan because it does not reflect any of the approved plans in their entirety. The front of the property does not resemble planning permission 68232/APP/2014/4372 and the rear does not resemble planning

permission 68232/APP/2015/805. Therefore, it can appear that the owner is mixing both permissions to build a larger development that he has been given permission for. However, this is not the case because there is no overlap between both permissions because each is for separate elements that do not affect the other. In other words both can be implemented, not just one of them.

- 6.2 It is concluded that it is not expedient to take enforcement action because the development carried out has been granted planning permission and has been built in accordance with the permissions granted.

Contact Officer: Jonathan Murray

Telephone No: 01895 250230

Appendix

1. Comments from local residents concerning the development:

[The plans and photographs referred to will be shown to the Committee by the Officer presenting the report]

'We the undersigned are writing to you concerning the continuing disregard of the planning permissions granted to Langside Larkwood Rise for the development of this house. As you may be aware there has been a breach of Planning Control which we are awaiting to hear exactly what action will be taken by the Planning Committee. To this date we have no information and fear that a decision will be made at a future meeting of Planning North Committee without the residents of Larkwood Rise being given any opportunity to comment.

As you know we have been appalled at the way in which Planning Permission have been applied for, currently 3, on each occasion the plans submitted show the existing floor plan prior to the commencement of any building work. (see attached Nos 1-6) However the plan then submitted bears no relationship to modification which had been applied for in the previous application, i.e. compare 2 with 3 and 5 with 4. Indeed plan 4 would appear to imply that the extension to the left of the building facing Marlborough Cottage had been removed. This same discrepancy occurs in 5 and 6.

We urgently request that the entire project should be halted and the Planning Committee confronted with this glaring discrepancy which has led to a monstrosity being built. This detracts from the environment of Marlborough Cottage and its environments which is an integral part of the Eastcote Conservation area.'

2. Comments from the agent representing the owner:

- 1) *Planning permission 68232/APP/2014/4372 relates to a part 2 storey and part single storey rear extension. This involves works projecting from the existing rear elevation of the building only. It does not affect the remainder of the building.*
- 2) *Planning permission 68232/APP/2015/805 relates to a first floor side extension and raising of the roof space to provide habitable use. The proposed side extension projects from the side of the existing house and does not involve or affect any of the two-storey rear extension approved under 2014/4372. In other words, there is no overlap. The proposed raising of the roof relates to the overall ridge height to the main roof at the front of the building and does not affect or alter the approved rear extension. Again there is no overlap between the two permissions.*

- 3) *It was evident in the Council's determination of the second application that both permissions could be implemented. The officer's report acknowledges the first permission. It does not suggest in its assessment that in granting and implementing the second permission the first permission could not also be implemented.*
- 4) *Notably there is no planning condition stating that these permissions are alternative schemes and that the implementation of one would preclude implementation of the other (Appendix A to Circular 11/95 on Use of Conditions, which remains DCLG guidance, includes such a model condition).*

In short the two permissions involve separate and distinct extensions to different parts of the building. They are mutually exclusive and can both be implemented in accordance with the respective approved drawings. There is no need to submit a fresh single application to combine the various elements.'

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

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Plans for North Applications Planning Committee

15th September 2015



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 51 WIELAND ROAD NORTHWOOD

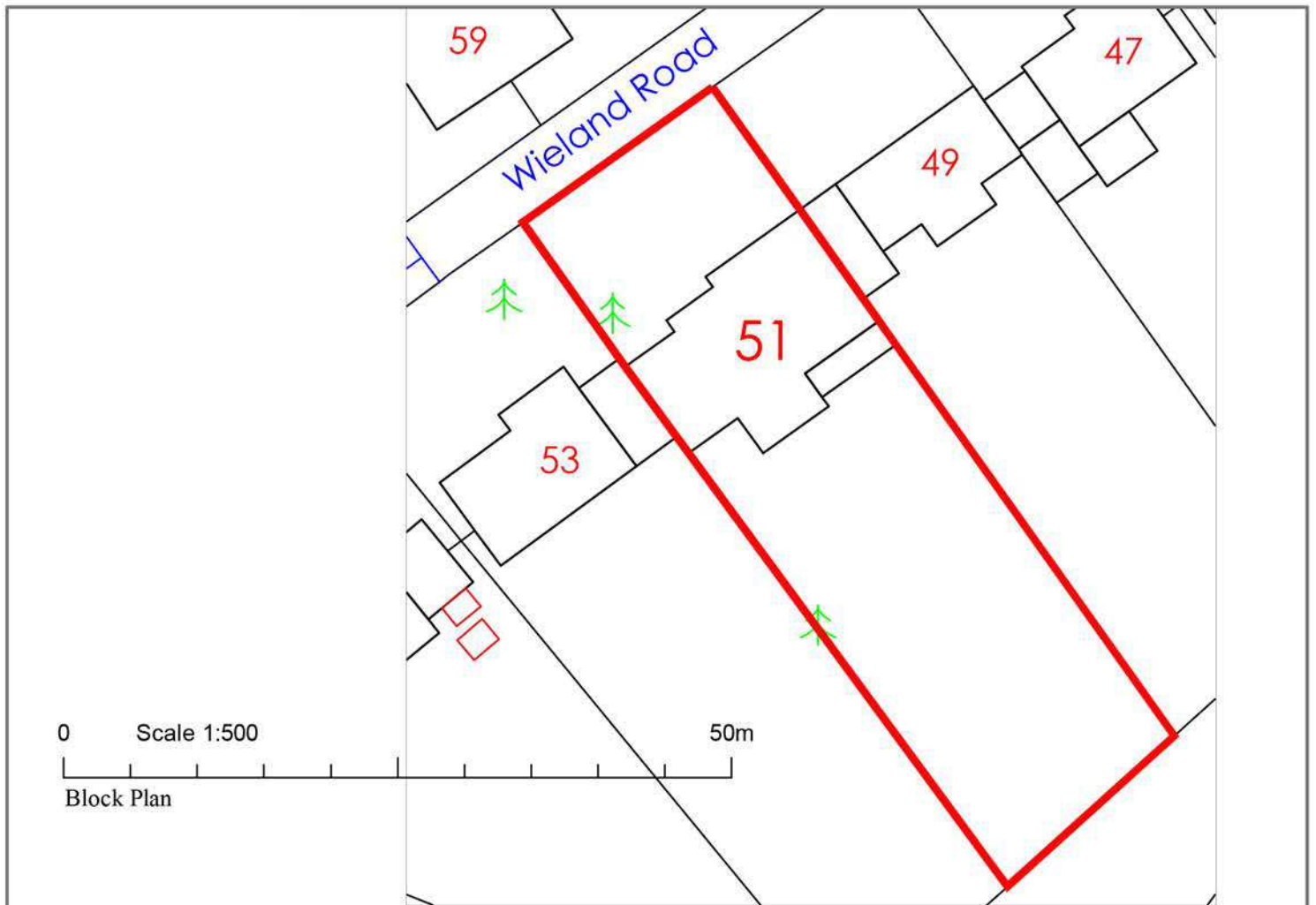
Development: Two storey, 6-bed detached dwelling with habitable roofspace and basement with associated parking and amenity space involving demolition of existing detached dwelling

LBH Ref Nos: 17990/APP/2015/2372

Date Plans Received: 25/06/2015

Date(s) of Amendment(s):

Date Application Valid: 07/07/2015



PROJECT
51 Wieland Road, Northwood,
Middx. HA6 3QX

DRAWING
Location Plan
& Block Plan

Drawn By : PH	Date : 20.03.2014
Approved By	Scale : 1:1250;1:500 @ A4
Drawing No. 5205/PL/LP	Rev. Page 59

**SEABROOK
ARCHITECTS**

CHARTERED ARCHITECTS

The Studio Barn, Bury Farm Courtyard, Pednor Road, Chesham,
Bucks HP5 2JU Tel: 01494 778918 Fax: 01494 770620

Amendments/Notes

Rev:	Detail	By:	Date
A	Elevations and Site Plan added	PH	28.09.2011

NOTES:
 THESE PLANS ARE INTENDED TO SHOW APPROXIMATE LAYOUT OF EXISTING WALLS, PARTITIONS AND OPENINGS ONLY. FUTURE ADJUSTMENTS MAY OCCUR.

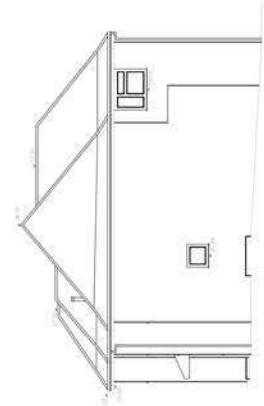
All dimensions are to be taken as per the construction prior to preparation of these drawings and commencement of work on site.
 The Architect and their firm accept no liability for the property of the Architect and their firm (as architect or structural engineer) in connection with the design, construction and any alterations or variations to be carried out by the Architect. All dimensions are to be taken as per the construction with the exception of any dimensions shown in red. All dimensions are to be taken as per the construction with the exception of any dimensions shown in red. All dimensions are to be taken as per the construction with the exception of any dimensions shown in red.

Project: 51 Wieland Road
 Northwood
 Middx HA6 3QX

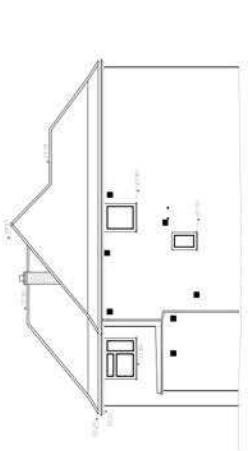
Drawn by: Plans, Elevations & Sections
 As Existing

SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS
 1st Floor, 178/180 High Street, London E15 2JG
 Tel: 0204 770018 Fax: 0204 670000
 Email: info@seabrookarchitects.co.uk

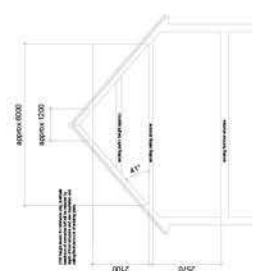
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Checked By:	PH	Date:	NA
Approved By:		Scale:	1:100 @ A1
Drawn on:	ES05/PL02	Rev:	A



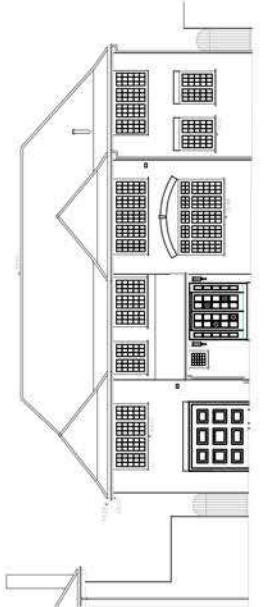
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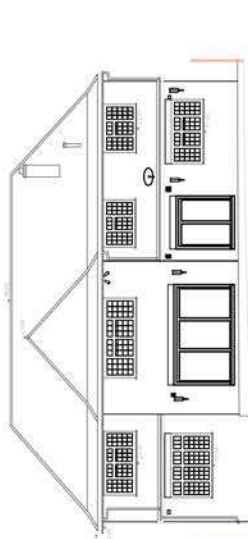
ELEVATION B-B



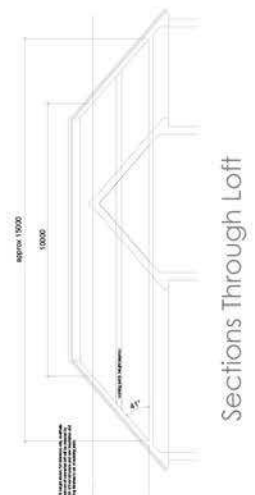
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ELEVATION C-C

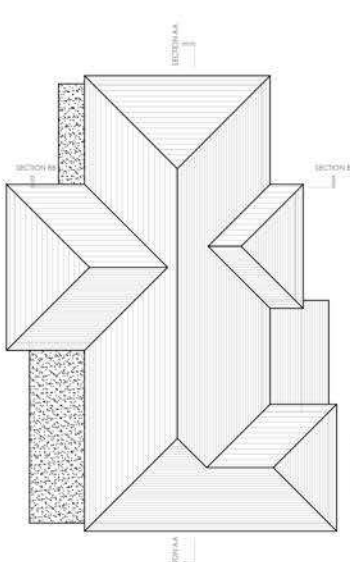


ELEVATION D-D

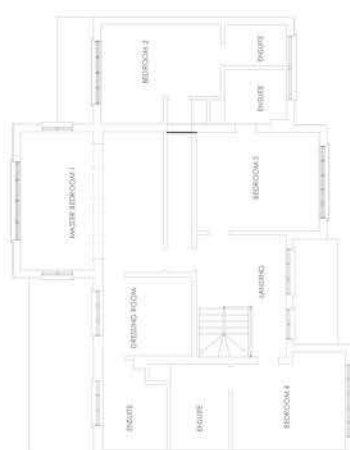


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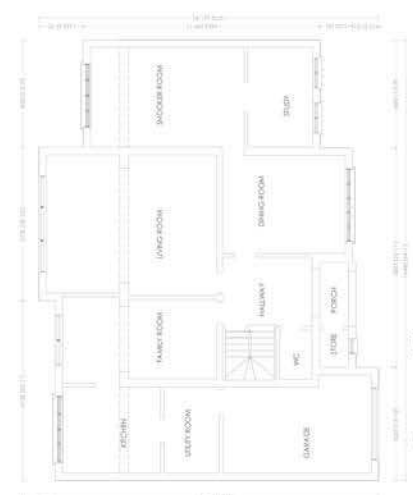
Sections Through Loft



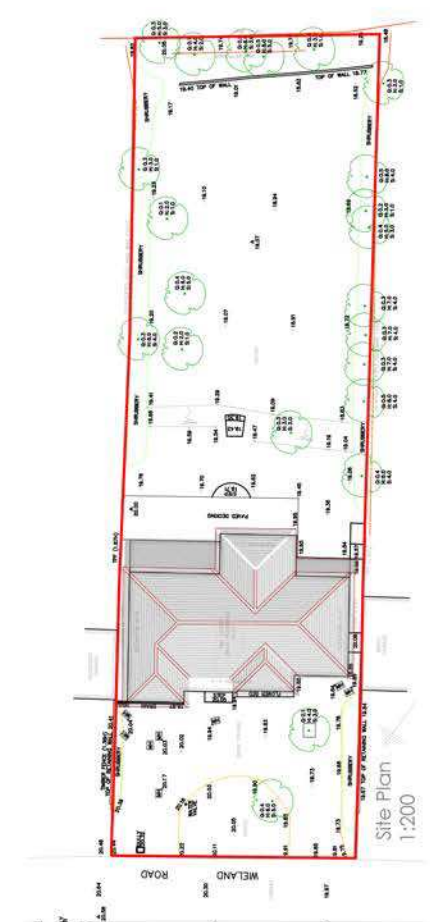
Roof 1:100



First Floor 1:100



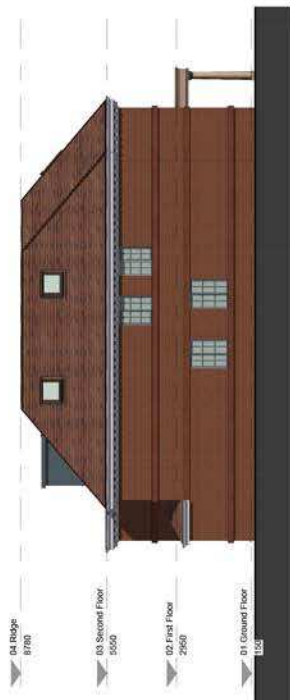
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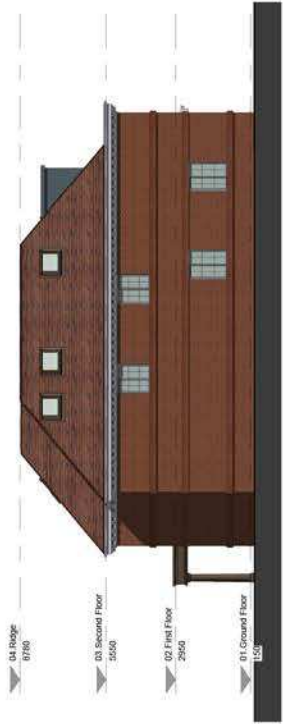
Site Plan 1:200



1 Front (North-West) Elevation
1 : 100



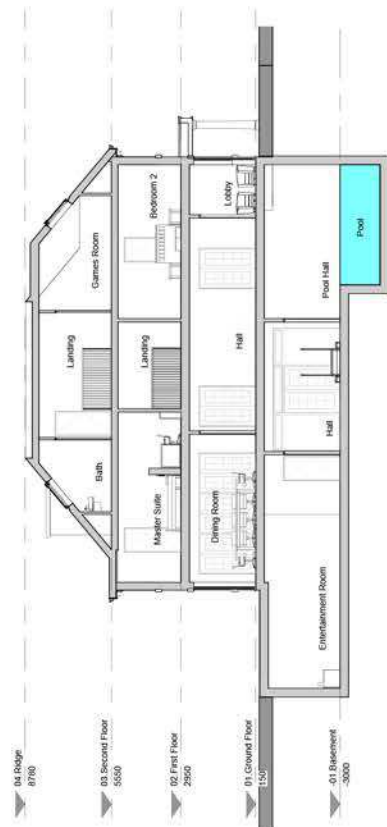
4 Side (North-East) Elevation
1 : 100



3 Side (South-West) Elevation
1 : 100



2 Rear (South-East) Elevation
1 : 100



A Section A-A
1 : 100



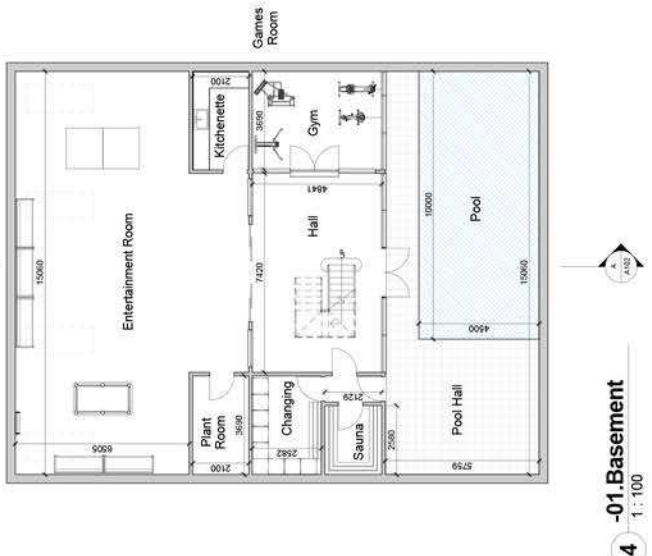
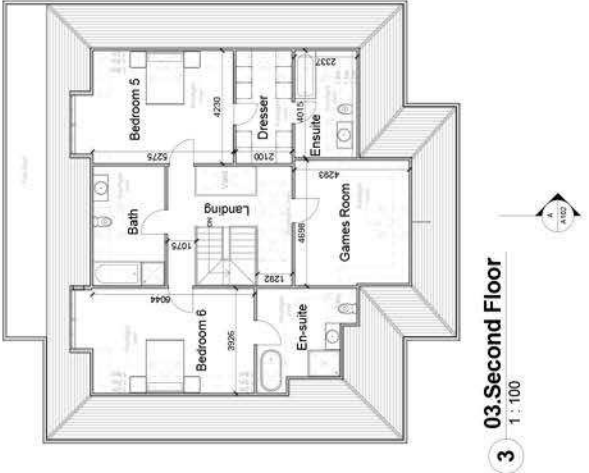
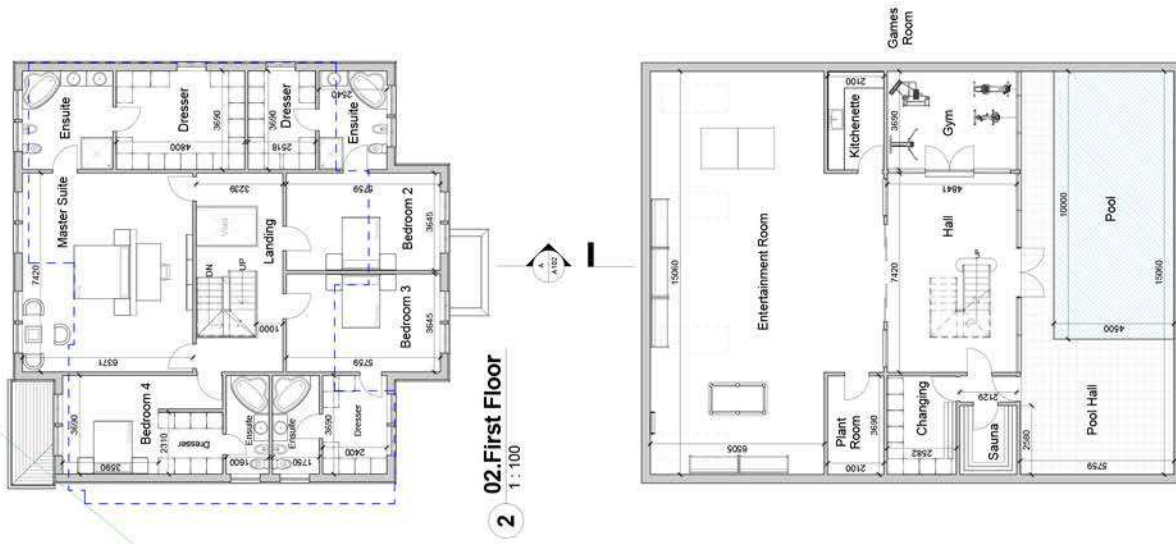
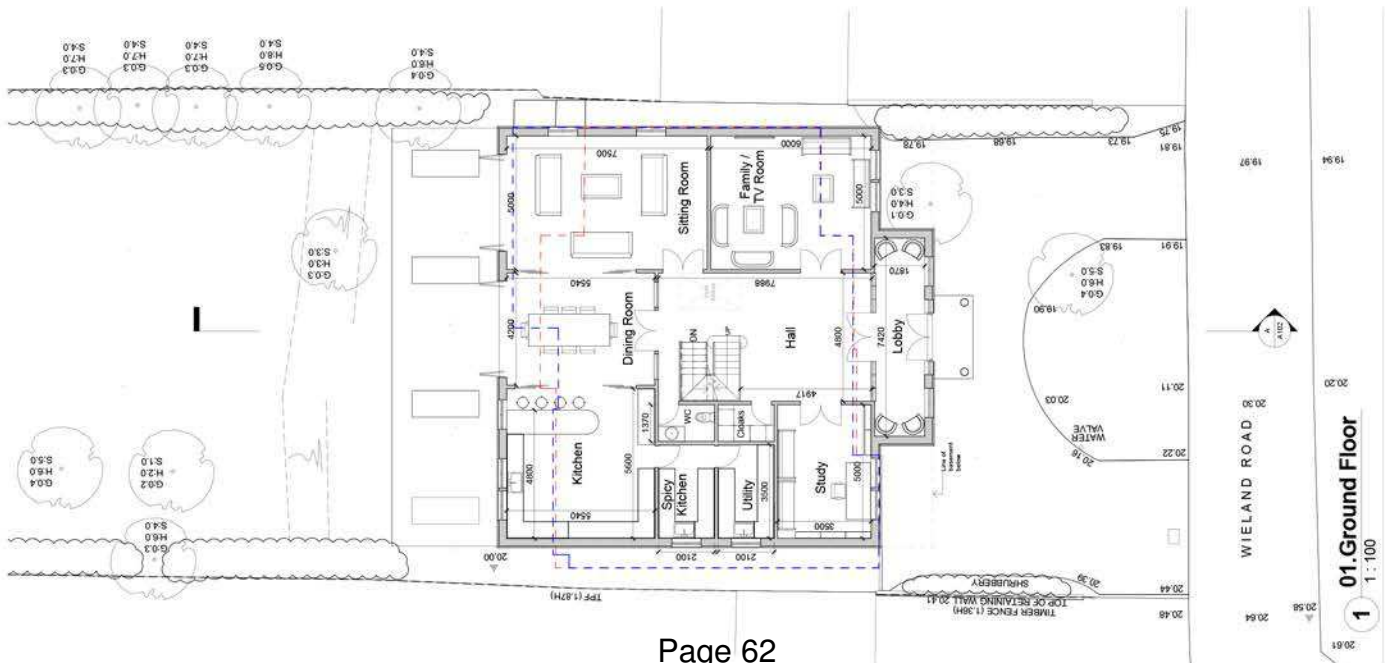
All dimensions and levels to be checked on site by measuring from the top of the finished floor and not from the top of the concrete slab.

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All works are to be carried out fully in accordance with current CSN1:2012 and all other relevant building regulations, British Standards and Codes of Practice as appropriate.

Project	51 Wieland Road Northwood HA6 3QX
Drawing	Proposed Elevations & Section
SEABROOK ARCHITECTS CHARTERED ARCHITECTS	
The Seabrook Building, Church Lane, Northwood, Middlesex, Uxbridge, Bucks HP8 1JZ Tel: 01895 770111 Fax: 01895 770112 Seabrook Architects LLP e-mail: info@seabrookarchitects.co.uk	
Drawn By	01w Date: April 2015
Checked By	Date
Approved By	Date
Drawing No:	5205/ A102
Rev:	E



--- Outline of Existing Building
--- Outline of Approved Building

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Project
 51 Wieland Road
 Northwood
 HA6 3QX

Drawing
 Proposed Floor Plans

SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS
 The Studio, Brook House, Church Lane, Northwood, Middlesex, HA6 3QX
 Telephone: 0181 871 7711 Fax: 0181 871 7712 Email: info@seabrook.co.uk
 Subcontractors: 112 P.A. Email: info@subcontractors.co.uk

Drawn By: [] Date: April 2015
 Checked By: [] Date: []
 Approved By: [] Date: []
 Drawing No: 5205/ A101
 Rev: F





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TOPOGRAPHIC SURVEY

Site Address :
51 WELAND STREET,
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Sheet 1 of 3
April 2014
Scale 1:100



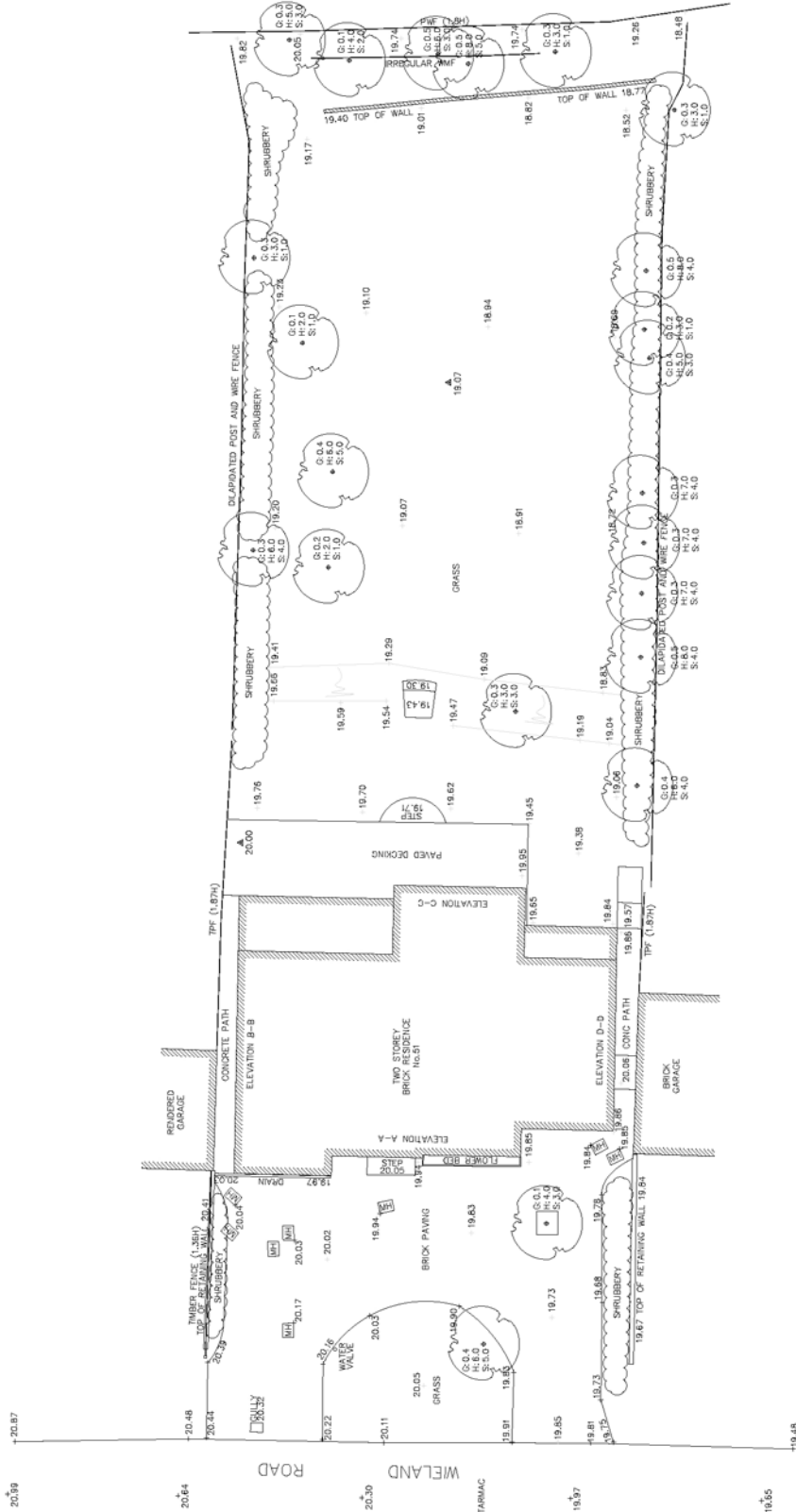
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• ORIENTATION HAS BEEN ASSUMED
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LEGEND:
TPF - TIMBER PANEL FENCE
PMF - POST AND WIRE FENCE
H:3.0 - TREE HEIGHT
S:3.0 - TREE SPREAD

Client: Arconic Computing Ltd,
311a Chichester Road, Southgate,
London, H14 6DS.

Surveyed by: MR
Date of Survey: 16th April 2014
Drawing No: 00584
Scale: 1:100
Project: Topographic Survey

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ELEVATIONS A-A & B-B

Site Address :
51 WELAND STREET,
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Sheet 2 of 3
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Scale 1:50



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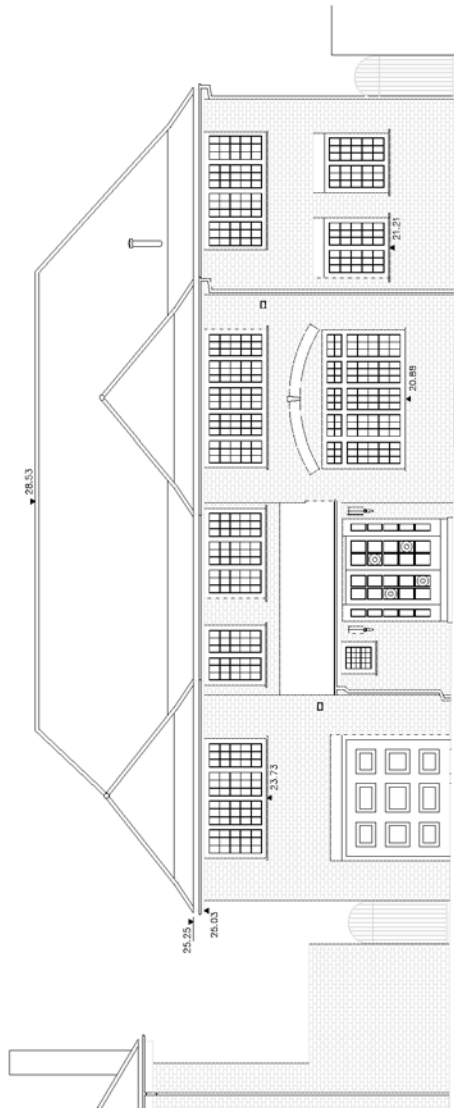
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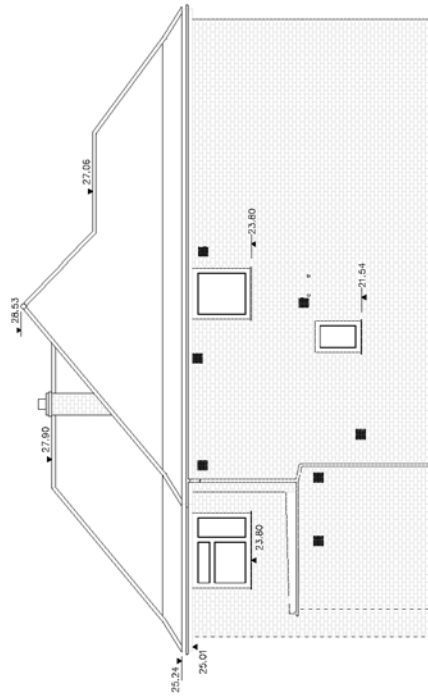
Client: Arcoan Computing Ltd,
311a Chichester Road, Southgate,
London, N14 6DS.

Surveyed by: MR
Date of Survey: 16th April 2014
Drawing No: 00814
Drawing Date: 04/14
Drawing Description: Elevation
Drawn By: MR
Checked By: PWS

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ELEVATION A-A



ELEVATION B-B



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ELEVATIONS C-C & D-D

Site Address :
51 WELAND STREET,
NORTHWOOD,
LONDON.

Sheet 3 of 3
April 2014
Scale 1:50



- NOTES:
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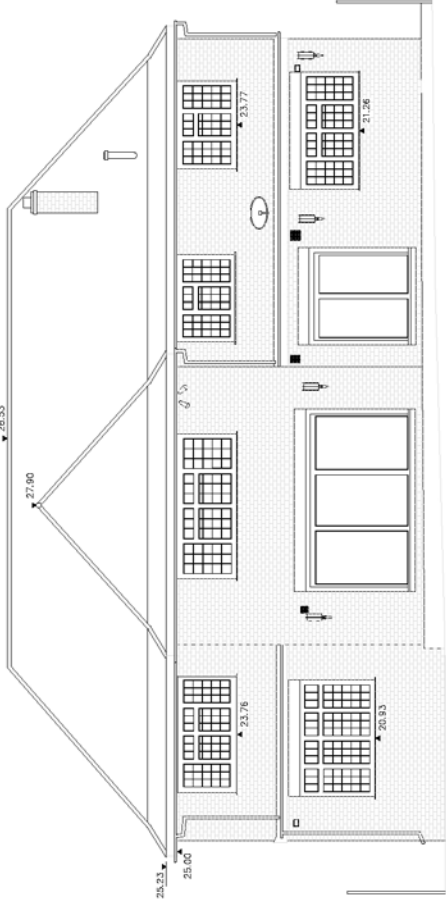
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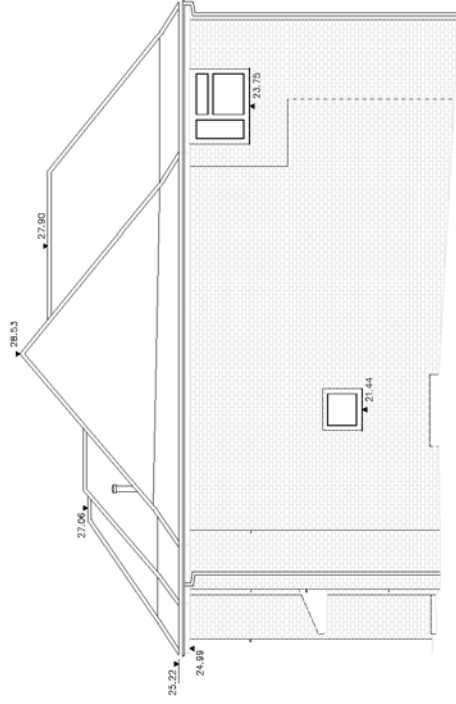
Client: Arcojet Computing Ltd,
311a Chichester Road, Southgate,
London, N14 6QS.

Surveyed by: WR	Date of Survey: 16th April 2014
Drawn by: WR	Checked by: WR
Drawn by: WR	Checked by: WR
Drawn by: WR	Checked by: WR

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ELEVATION C-C



ELEVATION D-D



1 3D View 1



3 3D View 3



2 3D View 5



4 3D View 6

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Project: 51 Wieland Road
 Northwood
 HA6 3QX

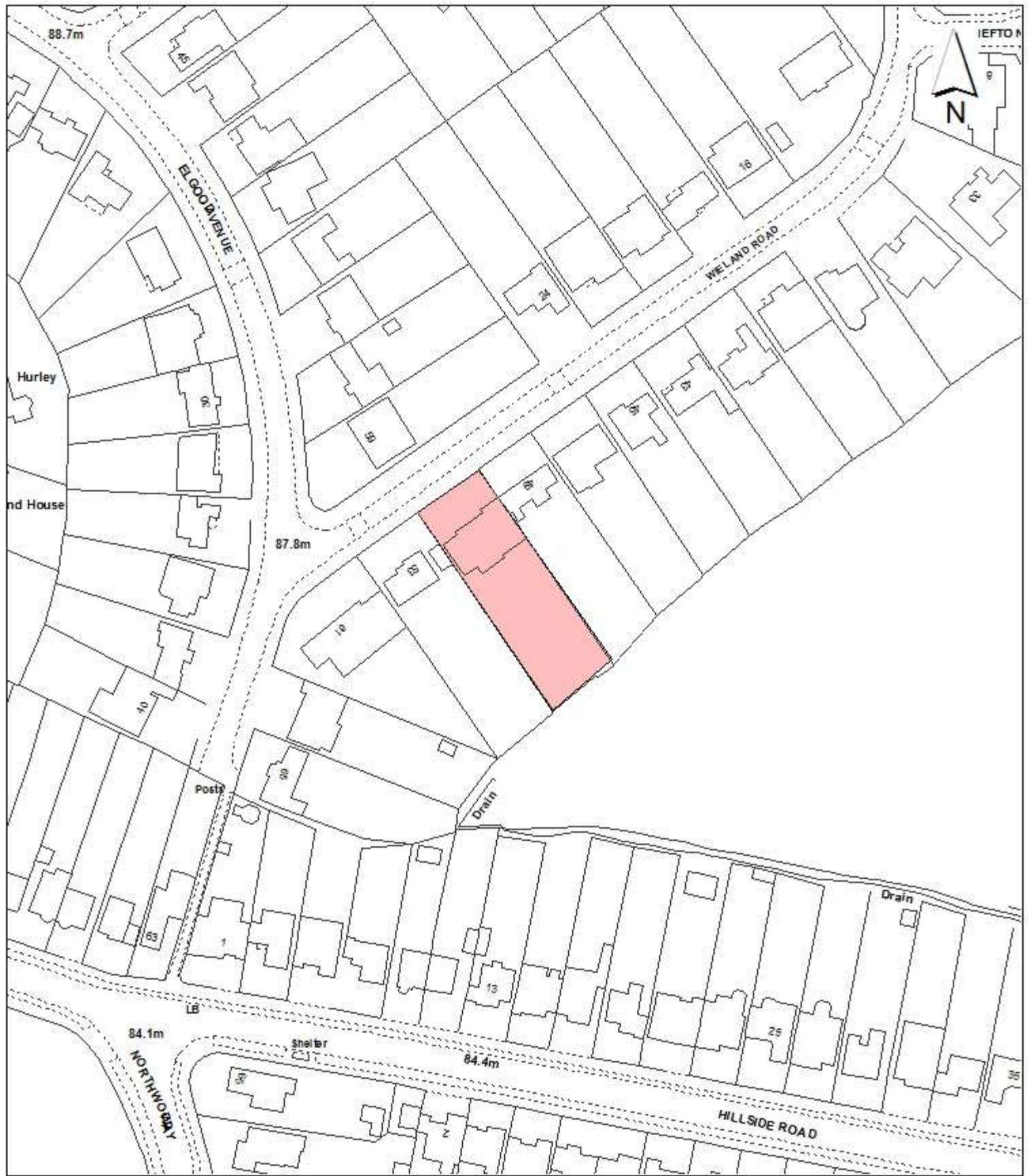
Drawing: 3D Views

SEABROOK ARCHITECTS
 CHARTERED ARCHITECTS

The Seabrook Building, 151, Gower Street, London WC1E 6BT
 Seabrook Architects LLP - a limited liability partnership registered in England
 Directors: David Seabrook, David Seabrook
 Date: 05/01/2015

Drawn By: ... Date: ...
 Checked By: ... Date: ...
 Approved By: ... Date: ...

Drawing No: 5205/ A103
 Rev: D



Notes:

 Site boundary

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Site Address:

**51 WELAND ROAD
NORTHWOOD**

Planning Application Ref:

17990/APP/2015/2372

Scale:

1:1,250

Planning Committee:

NORTH Page 67

Date:

September 2015

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 19 WOODLANDS AVENUE RUISLIP

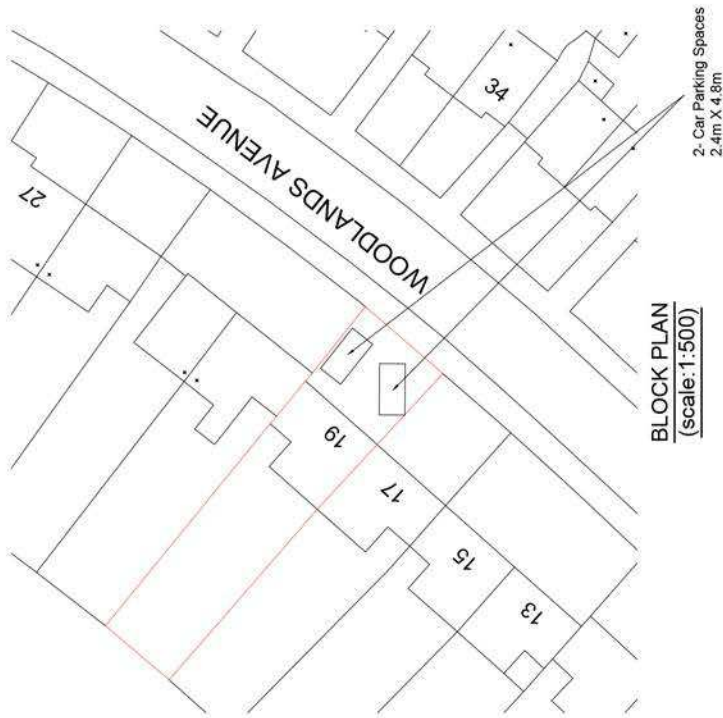
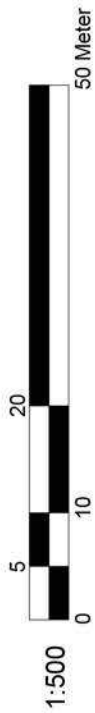
Development: Single storey side/rear extension involving demolition of attached garage to side

LBH Ref Nos: 68835/APP/2015/2369

Date Plans Received: 24/06/2015

Date(s) of Amendment(s):

Date Application Valid: 13/07/2015



Dimensions to be verified on site
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27-29 The Broadway, Southall, Middx, UB1 1JY Tel: 020 8574 4546 Fax: 020 8574 4526



Site Address:
19, Woodlands Avenue,
Eastcote,
HA4 9RL.

Client Detail:
19, Woodlands Avenue,
Eastcote,
HA4 9RL.

Title:
Block & Location Plan

Scale: as shown

Paper Size: A3

Drawn By: NM

Checked By: PP

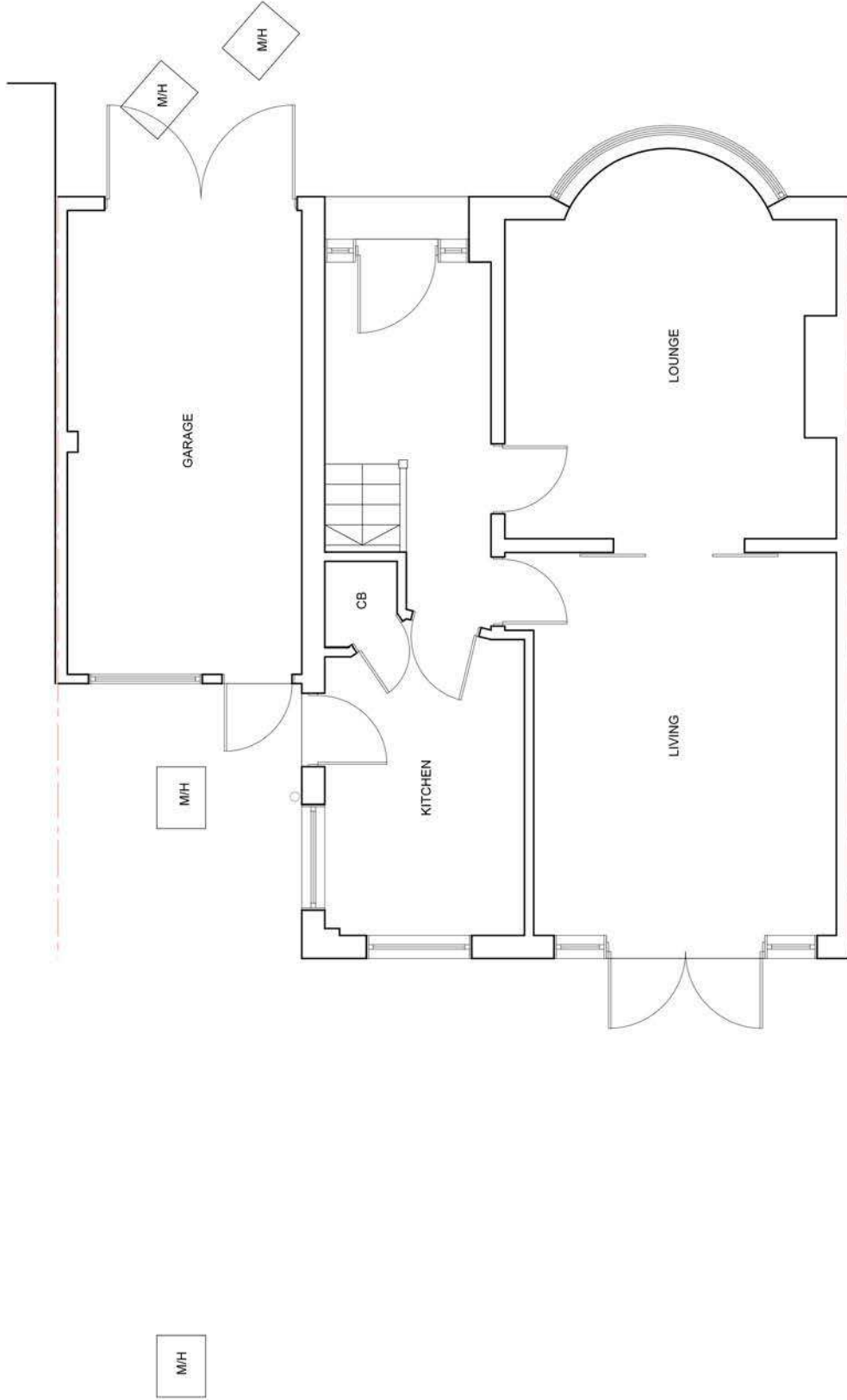
Date: 06/2015

Drawing No.: PL2/PP/2343 - 06

Revisions:

Rev	Revision	Date

1:50



BANCIL PARTNERSHIP LTD

Dimensions to be verified on site
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Site Address:
19, Woodlands Avenue,
Eastcote,
HA4 9RL.

Client Detail:
19, Woodlands Avenue,
Eastcote,
HA4 9RL.

Title:
Existing Ground Floor Plan

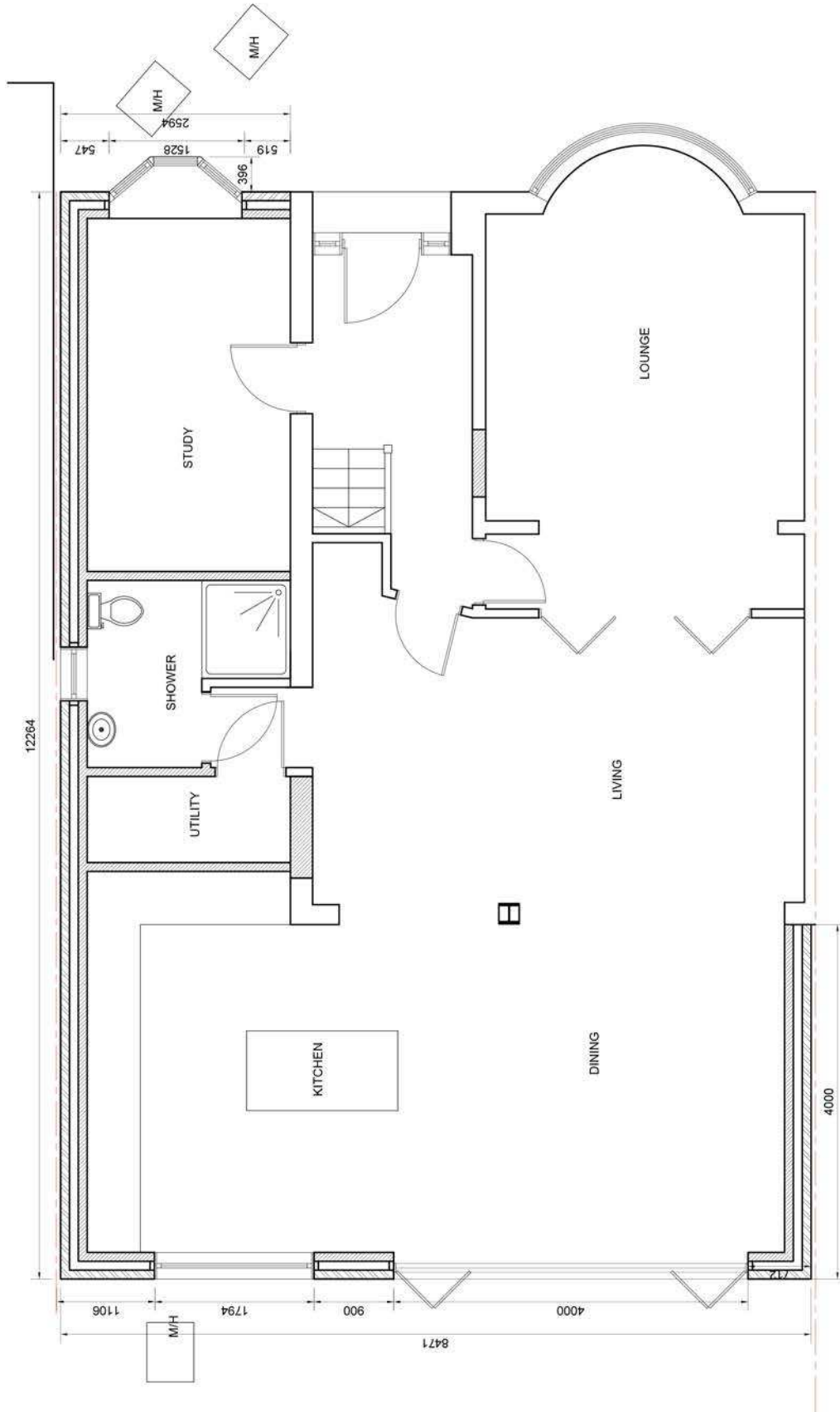
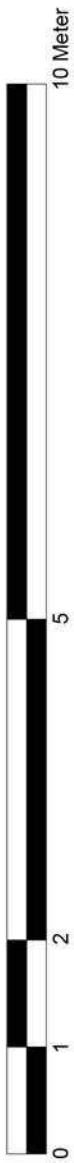
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Drawn By: PP
Checked By: PP
Date: 06/2015
Drawing No.: PL2/PP2343 - 01

Revisions:

Rev	Revision	Date

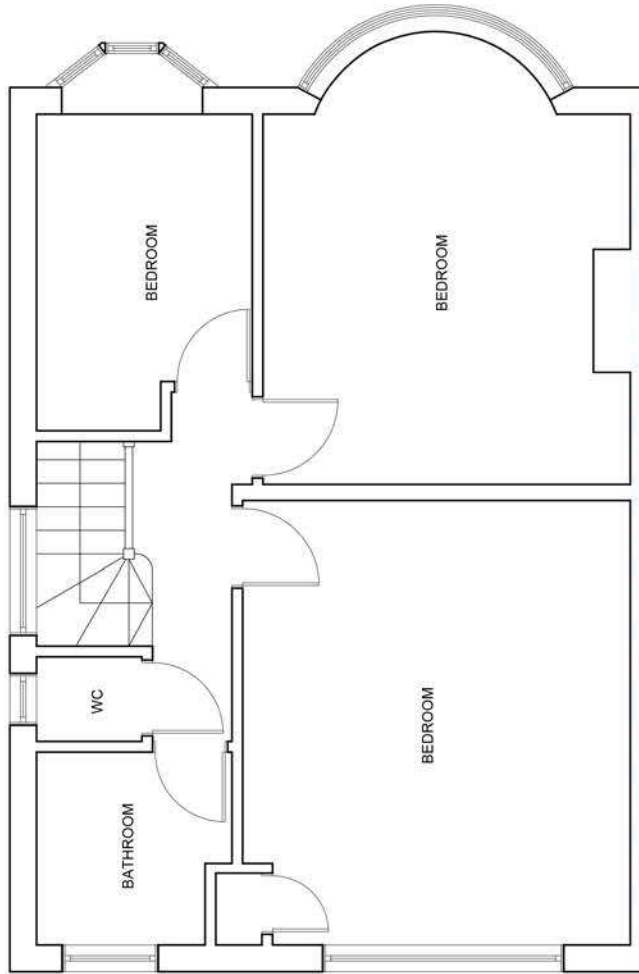
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	Rev	Revision	Date																	
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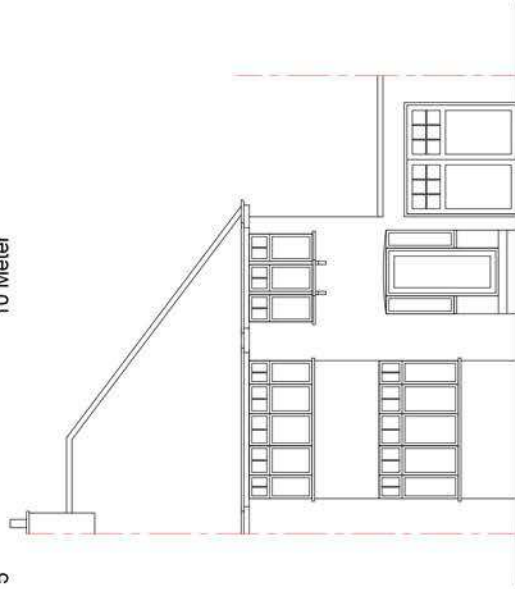


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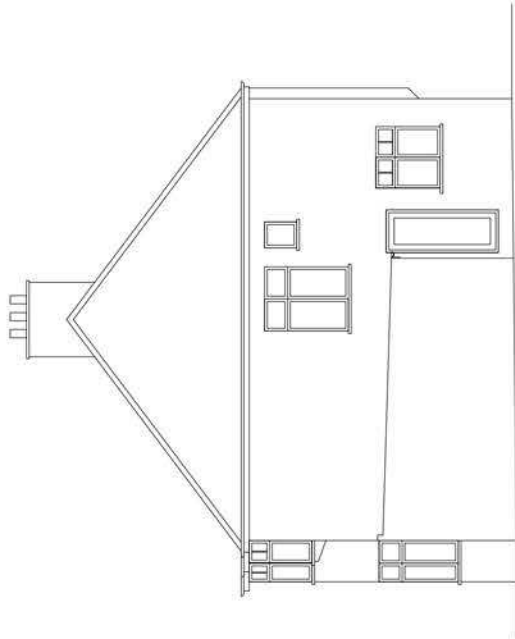


<p>Dimensions to be verified on site DO NOT SCALE FROM THIS DRAWING. Any areas indicated on this drawing are for guidance only. No responsibility is taken for their accuracy.</p> <p>This drawing is the property of BANCIL PARTNERSHIP LTD Copyright is reserved by them and the drawing is issued on the condition that it is not copied, reproduced, reprinted or disclosed to any unauthorised person, either wholly or in part without the consent in writing of BANCIL PARTNERSHIP LTD 27-29 The Broadway, Southall, Middx, UB1 1JY Tel: 020 8574 4546 Fax: 020 8574 4526</p>	<p>Site Address: 19, Woodlands Avenue, Eastcote, HA4 9RL.</p>	<p>Client Detail: 19, Woodlands Avenue, Eastcote, HA4 9RL.</p>	<p>Title: Existing First Floor Plan</p>	<p>Drawn By: NM Checked By: PP Date: 06/2015 Drawing No.: PL2/PP2343 - 02</p>	<p>Revisions:</p> <table border="1"> <thead> <tr> <th>Rev</th> <th>Revision</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Rev	Revision	Date															
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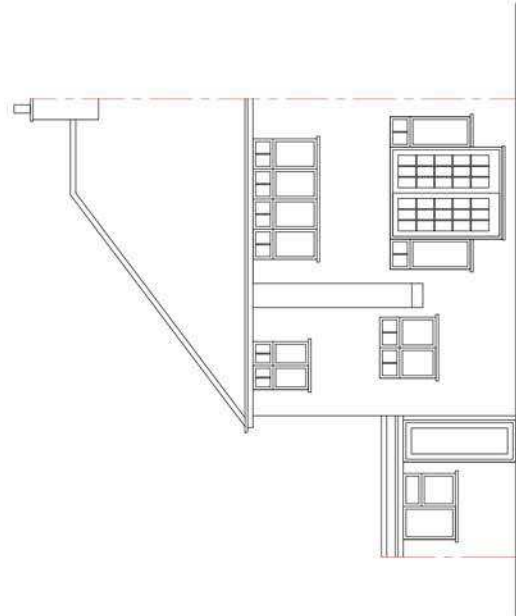
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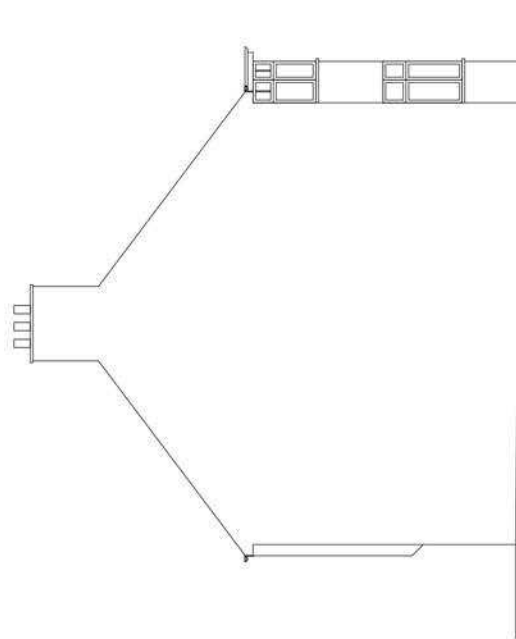
EXISTING FRONT ELEVATION




EXISTING SIDE ELEVATION



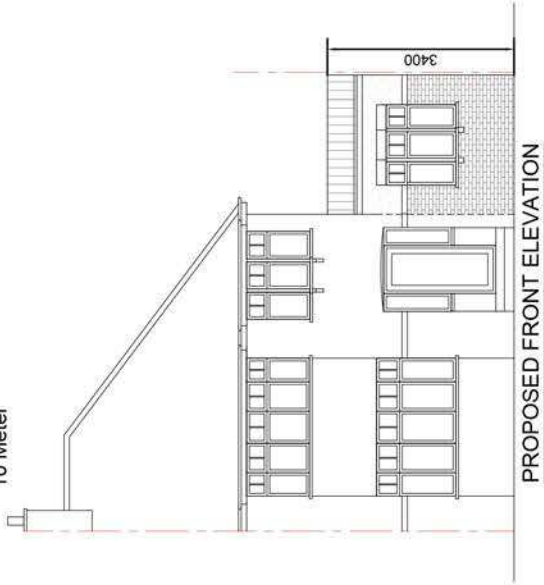
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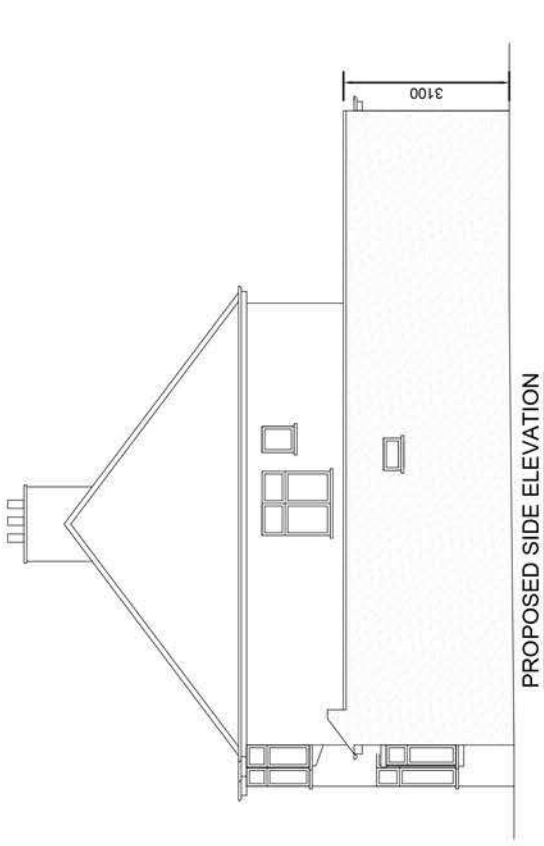
EXISTING SIDE ELEVATION

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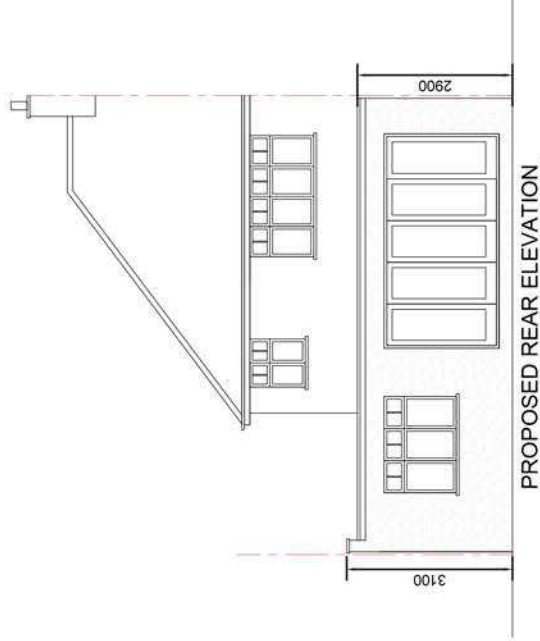
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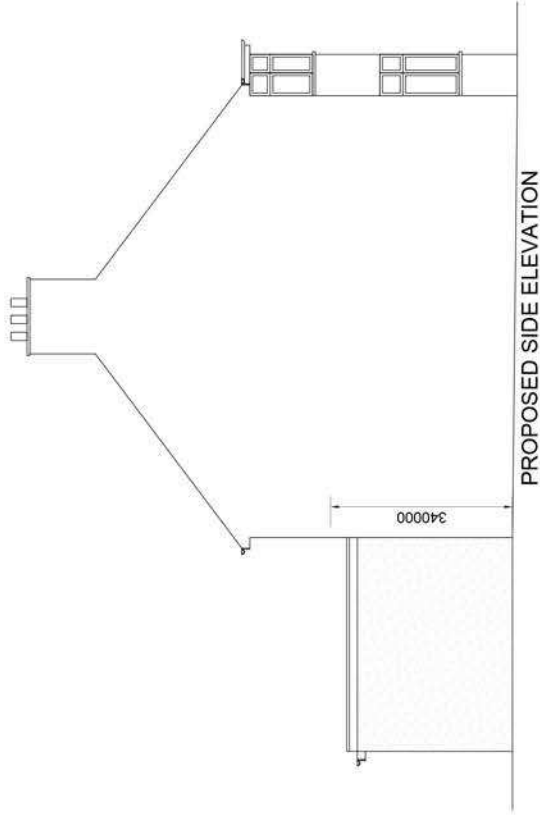
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Dimensions to be verified on site
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27-29 The Broadway, Southall, Middx, UB1 1JY Tel: 020 8574 4546 Fax: 020 8574 4526



Site Address:
19, Woodlands Avenue,
Eastcote,
HA4 9RL

Client Detail:
19, Woodlands Avenue,
Eastcote,
HA4 9RL.

Title:
Proposed Elevations

Scale: 1:100 **Paper Size:** A3

Drawn By: NM
Checked By: PP
Date: 06/2015
Drawing No.: PL2/PPP/2343 - 05

Revisions:		Rev	Revision	Date



Notes:

 Site boundary

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Site Address:

**19 Woodlands Avenue
 Ruislip**

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

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

Planning Application Ref:

68835/APP/2015/2369

Scale:

1:1,250

Planning Committee:

North Page 75

Date:

September 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address FOOTWAY ADJACENT TO AUTOCENTRE NORTHWOOD PINNER ROAD
NORTHWOOD

Development: The installation of a 17.5 street works pole supporting 6 no. antennas and 2
no. 300mm dishes, 4 no. ground based radio equipment cabinets, 1 no.
slimline meter cabinet and ancillary development

LBH Ref Nos: 67084/APP/2015/2708

Date Plans Received: 20/07/2015

Date(s) of Amendment(s):

Date Application Valid: 20/07/2015

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE

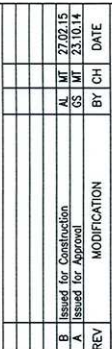
N.G.R E: 509677 N: 190732

CONCESSION REQUIRED NO

DIRECTIONS TO SITE:
 EXIT THE A25 AT JUNCTION 17, TAKE
 SLIPROAD LEFT TOWARDS MAPLE CROSS, AT
 ROUNDABOUT, TAKE 1ST EXIT ON TO A412/
 DENHAM WAY/NORTH ORBITAL ROAD, AT
 ROUNDABOUT, TAKE 1ST EXIT, CONTINUE 1.3
 MILES, AT ROUNDABOUT, TAKE 3RD EXIT ON
 TO A404/RIVERSIDE DRIVE, CONTINUE 0.5
 MILES, PASS THROUGH 2 MORE
 ROUNDABOUTS, REMAINING ON A404,
 CONTINUE FOR 3.4 MILES, ARRIVE AT A404/
 PINNER ROAD/ THE LAST INTERSECTION IS
 A4125/HIGH STREET, THE SITE WILL BE
 LOCATED ON THE RIGHT HAND SIDE FOOTPATH
 INFRONT OF BILLBOARDS.

NOTES:

REV	MODIFICATION	BY	CH	DATE
B	Issued for Construction	AL	MT	21.02.15
A	Issued for Approval	CS	MT	23.10.14



Cell Name
 PINNER ROAD STREETWORKS

Cell ID No
 TEF 044599 VF 76292

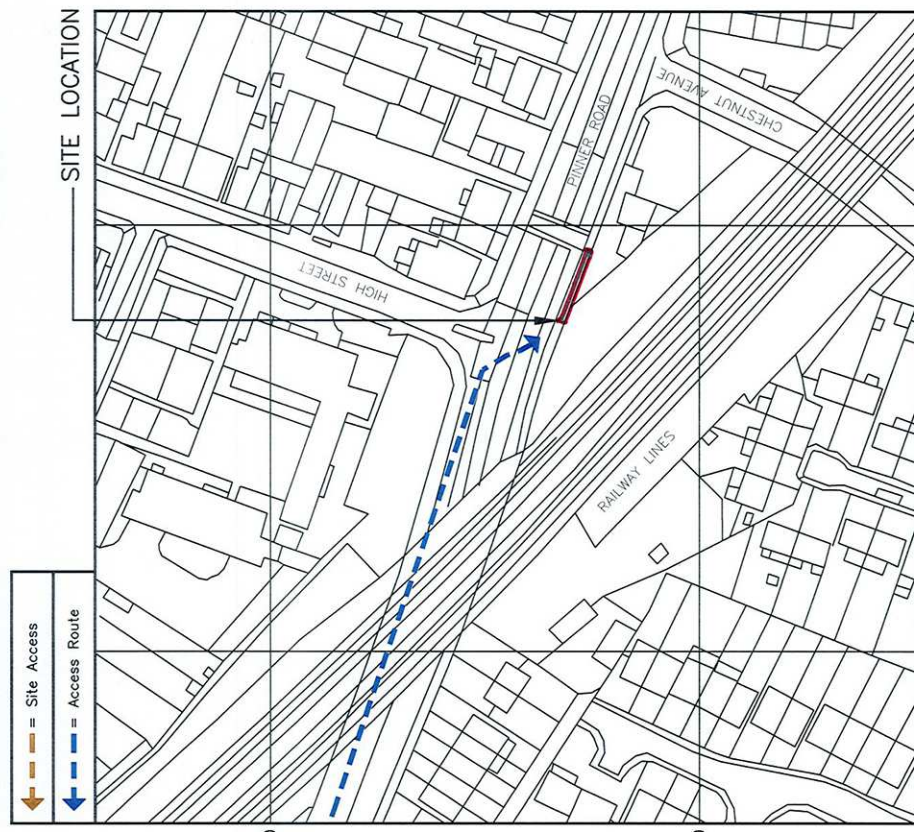
Site Address / Contact Details
 PINNER ROAD
 NORTHWOOD
 MIDDLESEX
 HA6 1BP

Drawing Title: SITE LOCATION MAPS

Purpose of Issue: PLANNING

Drawing Number: 100

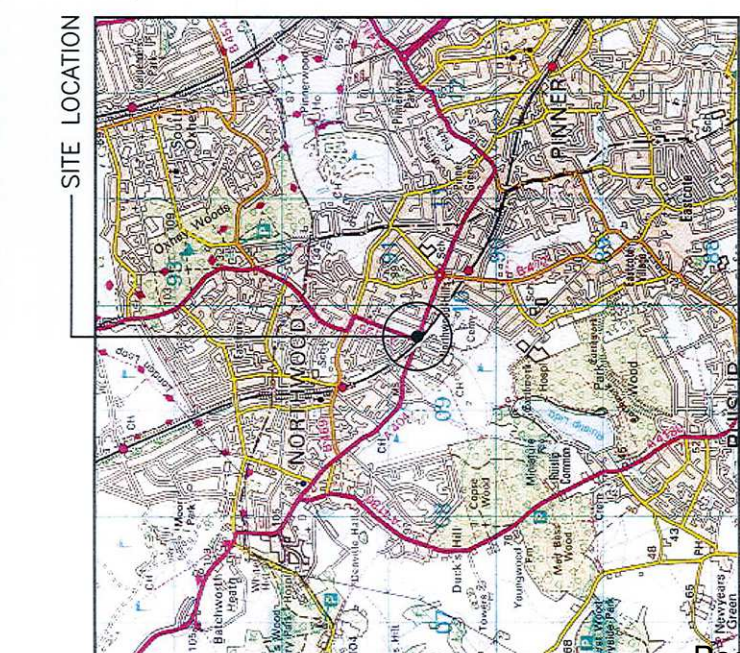
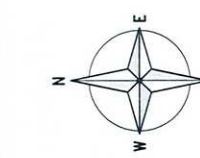
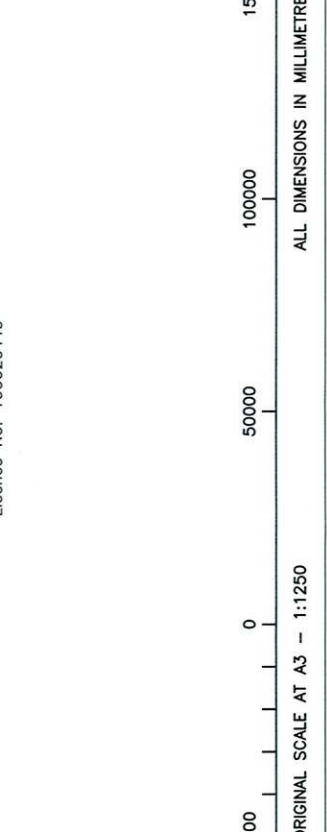
Surveyed By: CP	Original Sheet Size: A3	Issue: B
Drawn: CS	Date: 23.10.14	Checked: MT
	Date: 23.10.14	Date: 23.10.14



5097.00
 5096.00

DETAILED SITE LOCATION
 (Scale 1:1250)

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SITE LOCATION
 (Scale 1:50000)

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SITE PHOTOGRAPH

The drawings comply with TEF Standard ICNRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 509677 N: 190732
 CONCESSION REQUIRED NO
 NOTES:

The proposed column location shown on this drawing is subject to the receipt of Statutory Authority searches, a CAT scan and a trial dig of the proposed column location. The final column location is to be determined by Galliford Try based on the above information using the relevant Statutory Authority guidelines

REV	DESCRIPTION	BY	CH	DATE
D	Equipment cabinet types changed	CS	MF	18.05.15
C	Equipment cabinet types changed	CS	MF	18.05.15
B	Notes reworked	CS	MF	09.12.14
A	Issued for Approval	CS	MF	23.10.14



Cell Name	Opt
PINNER ROAD STREETWORKS	-

Cell ID No	VF
150081	76292

Site Address / Contact Details
 PINNER ROAD
 NORTHWOOD
 MIDDLESEX
 HA6 1BP

Drawing Title
 PROPOSED SITE PLAN

Purpose of Issue
 PLANNING

Drawing Number
 200

Surveyed By
 GP

Drawn
 CS

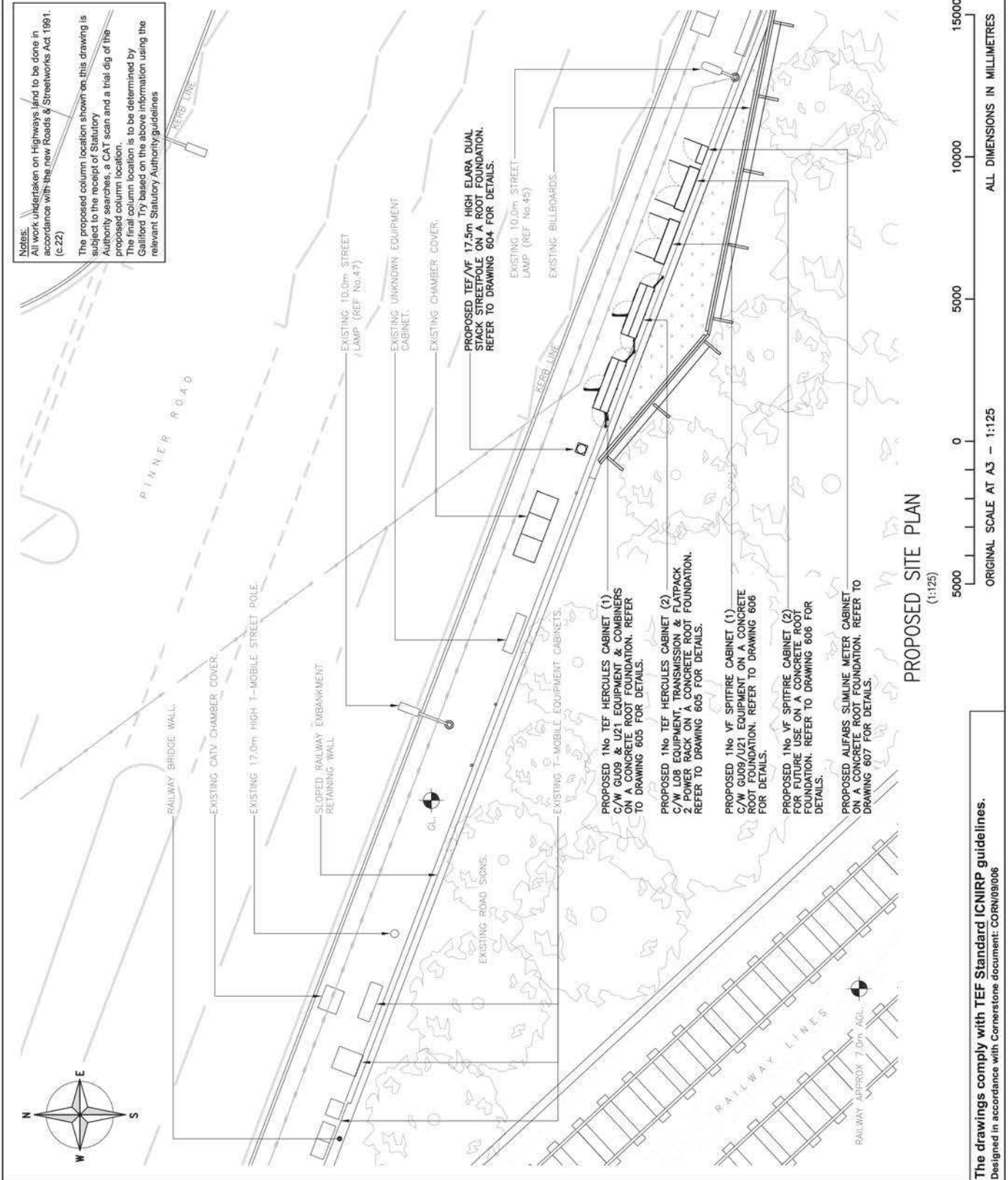
Original Sheet Size
 A3

Date
 23.10.14

Check
 MF

Date
 23.10.14

Issue
 D



The drawings comply with TEF Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006

ALL DIMENSIONS ARE IN mm UNLESS NOTED OTHERWISE
 N.G.R E: 509677 N: 190732
 CONCESSION REQUIRED NO
 NOTES:

E	Equipment cabinet types changed	CS	MF	18.05.15
D	Issued for Construction	AL	MF	27.02.15
C	Issued for Approval	SS	MF	11.11.14
B	Not amended	SS	MF	23.10.14
A	Issued for Approval	BY	CH	DATE
REV	MODIFICATION	BY	CH	DATE



Cell Name PINNER ROAD STREETWORKS
 Cell ID No TEF VF

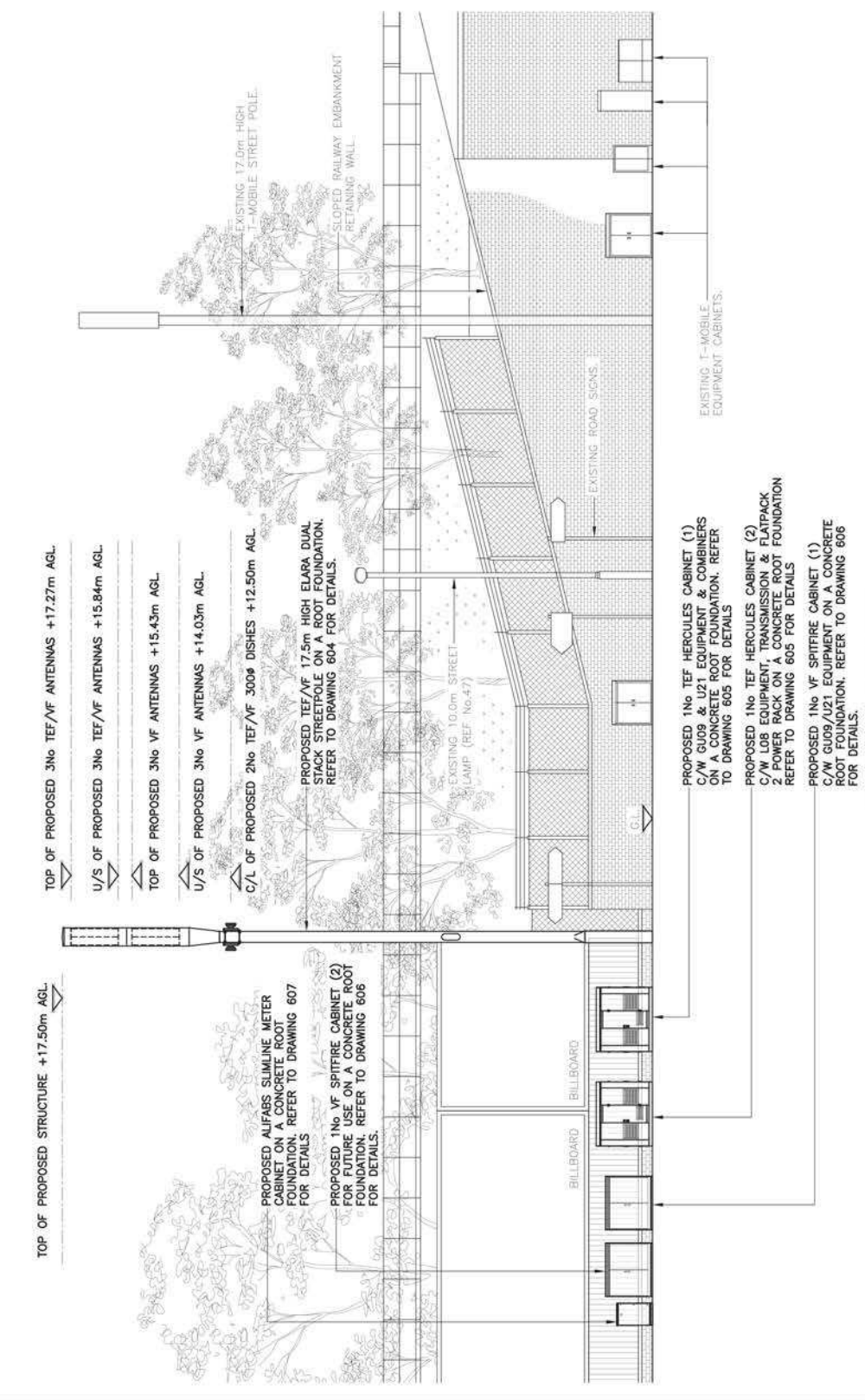
150081 044599 76292

Site Address / Contact Details
 PINNER ROAD
 NORTHWOOD
 MIDDLESEX
 HA6 1BP

Drawing Title PROPOSED SITE ELEVATION
 Purpose of Issue: PLANNING
 Drawing Number: 300

Surveyed By: CP	Original Sheet Size: A3	Block: E
Drawn: CS	Date: 23.10.14	Date: 23.10.14
Checked: MF	Date: 23.10.14	Date: 23.10.14

Notes:
 All work undertaken on Highways land to be done in accordance with the new Roads & Streetworks Act 1991. (c.22)
 The proposed column location shown on this drawing is subject to the receipt of Statutory Authority searches, a CAT scan and a trial dig of the proposed column location.
 The final column location is to be determined by Galliford Try based on the above information using the relevant Statutory Authority guidelines

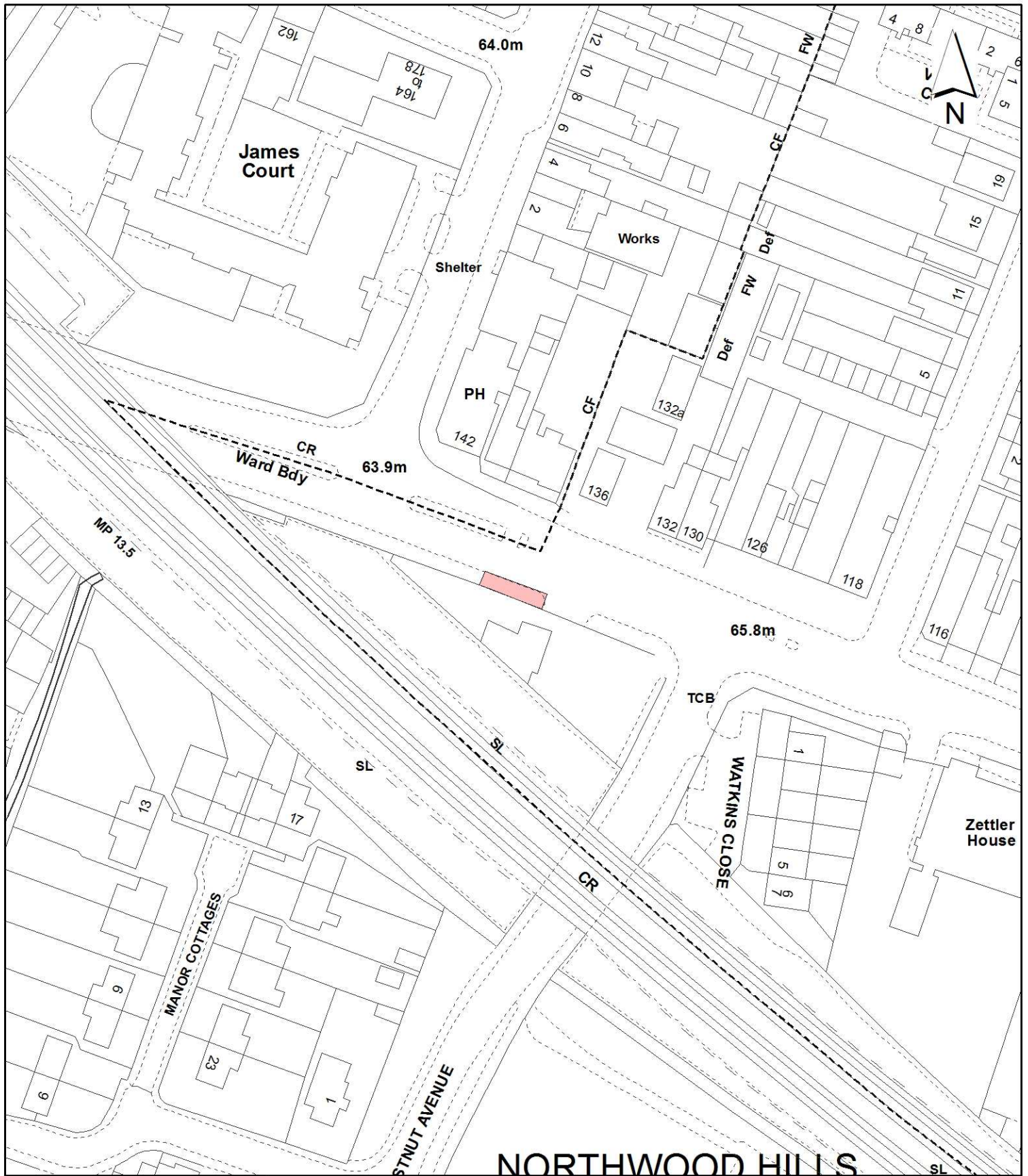


PROPOSED 1No TEF HERCULES CABINET (1)
 C/W GU09 & U21 EQUIPMENT & COMBINERS ON A CONCRETE ROOT FOUNDATION. REFER TO DRAWING 605 FOR DETAILS
 PROPOSED 1No TEF HERCULES CABINET (2)
 C/W L08 EQUIPMENT, TRANSMISSION & FLATPACK ZEPHYR RACK ON A CONCRETE ROOT FOUNDATION. REFER TO DRAWING 605 FOR DETAILS
 PROPOSED 1No VF SPITFIRE CABINET (1)
 C/W GU09/U21 EQUIPMENT ON A CONCRETE ROOT FOUNDATION. REFER TO DRAWING 606 FOR DETAILS.

PROPOSED ELEVATION
 (1:125)

5000 10000 15000
 ORIGINAL SCALE AT A3 - 1:125
 ALL DIMENSIONS IN MILLIMETRES

The drawings comply with TEF Standard ICNIRP guidelines.
 Designed in accordance with Cornerstone document: CORN/09/006



Notes:

 Site boundary

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Site Address:

Footway Adjacent to AutoCentre Northwood

LONDON BOROUGH OF HILLINGDON
Residents Services Planning Section

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

Planning Application Ref:
67084/APP/2015/2708

Scale:
1:1,000

Planning Committee:
North Page 80

Date:
September 2015



HILLINGDON
 LONDON