



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 18
NOVEMBER 2015

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

Published: Tuesday, 10 November 2015

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This Agenda is available online at:
<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=2015>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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Attending, reporting and filming of meetings

For the public part of this meeting, residents and the media are welcomed to attend, and if they wish, report on it, broadcast, record or film proceedings as long as it does not disrupt proceedings. It is recommended to give advance notice to ensure any particular requirements can be met. The Council will provide a seating area for residents/public, an area for the media and high speed WiFi access to all attending. The officer shown on the front of this agenda should be contacted for further information and will be available at the meeting to assist if required. Kindly ensure all mobile or similar devices on silent mode.

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

4. The Committee may ask questions of the

petition organiser or of the agent/applicant;

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

About the Committee's decision

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

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

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

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

Agenda

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 Hilliard Road, Northwood - 70450/APP/2015/3266 | Northwood Hills | Conversion of two storey dwelling into 2 self contained flats. Recommendation: Refusal | 1 - 12 76 - 81 |

Applications without a Petition

| | Address | Ward | Description & Recommendation | Page |
|---|--|-----------|--|------------------------|
| 6 | 92 Copse Wood Way, Northwood - 47953/APP/2015/3459 | Northwood | Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 7 rooflights, including demolition of existing rear conservatory. Recommendation: Approval | 13 - 26 82 - 89 |

| | | | | |
|---|--|-----------------|---|--------------------------|
| 7 | Land to the rear of 2 Hilliard Road, Northwood - 34684/APP/2015/2907 | Northwood Hills | Single storey, 1-bed, detached dwelling with associated amenity space (Part Retrospective). Recommendation: Refusal | 27 - 38 90 - 95 |
| 8 | Breakspear Arms, Breakspear Road South, Harefield - 10615/APP/2015/3318 | West Ruislip | Resurfacing of car park. Recommendation: Approval | 39 - 52 96 - 100 |
| 9 | Middlesex Stadium, Breakspear Road, Ruislip - 18443/APP/2015/3181 | West Ruislip | Installation of parking area to rear of site. Recommendation: Refusal | 53 - 62 101 - 103 |

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.

10 ENFORCEMENT REPORT

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PART I - Plans for North Planning Committee

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Report of the Head of Planning, Sport and Green Spaces

Address 51 HILLIARD ROAD NORTHWOOD

Development: Conversion of two storey dwelling into 2 self contained flats

LBH Ref Nos: 70450/APP/2015/3266

Drawing Nos: 15/2880/42 Rev B
15/2880/41 Rev B
Design and Access Statemen
Location Plan
15/2880/42
15/2880/40

Date Plans Received: 27/08/2015 **Date(s) of Amendment(s):** 27/08/2015

Date Application Valid: 03/09/2015

1. **SUMMARY**

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). This proposal considers the subdivision of the two storey semi-detached property into 2 separate residential units with associated parking and amenity space.

There are no external alterations to the dwellings proposed but would utilise approved certificate of lawfulness and prior approval developments comprising a single storey rear extension and loft conversion to provide the floorspace for 2 flats.

It is considered that the development fails to provide satisfactory indoor living space and amenities for future occupiers. Furthermore it has failed to demonstrate it can provide usable parking provision for both roperties, which will result in the increased demand for on street parking.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of a 2 bedroom flat. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan (2015), Policies BE19 and H7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012).

2 NON2 **Non Standard reason for refusal**

The proposal would result in the provision of a habitable room with an obscure glazed window onto a shared access and would thus result in a habitable room with a lack of outlook and poor levels of natural light/sunlight, resulting in an oppressive environment, to the detriment of the residential amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP

Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict. As such, the proposal is likely to give rise to additional on-street parking on a heavily parked road and be prejudicial to highway and pedestrian safety, contrary to policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The site relates to a two storey end of terrace dwelling located on the western side of Hilliard Road. It has a single storey bay window to the front and a two storey rear projection. It has recently been extended with a loft conversion, with a change from hip to gable and a rear dormer window and two separate single storey rear extensions. There is a small front garden and an elongated rear garden with a shared 2.8m wide access to the rear running between the application site and no.49.

Hilliard Road is residential in character and appearance comprising a mixture of terraced and semi-detached period properties.

The site is located within the Old Northwood Area of Special Local Character and the developed area as identified in the Hillingdon Local Plan Part Two -UDP Saved Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought for a change of use from a single dwelling into 2 flats. There are no external alterations to the dwelling proposed but would utilise the certificate of lawfulness developments comprising two single storey rear extensions and a loft conversion to provide the floorspace for what is described as 2 no. 1 bed flats. However it is noted that the floor plans for flat A include a separate dining room of a similar size to the proposed bedroom and in flat B there is a study room of a similar scale, which was a bedroom of the original. The proposal is therefore being considered as 2 no. 2 bed flats.

Flat A (ground floor flat) would have a floor area of 57sqm and flat B (first floor and loft

space), 66.7.5sqm. The rear garden would be divided resulting in 48sqm for flat A and 52sqm of garden space for flat B.

It is also noted that the plans originally submitted reflected the approved CLD applications but from the site visit it was noted that the extensions were not carried out in complete accordance with the approved plans and that a parapet wall has been erected along the side of the flat roof adjacent to the boundary with no. 53, which exceeds 3m. however the eaves are indicated to be 3m in height which complies with permitted development.

3.3 Relevant Planning History

70450/APP/2014/4140 51 Hilliard Road Northwood

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin house by 4 metres, for which the maximum height would be 3.2 metres, and for which the height of the eaves would be 2.7 metres

Decision: 31-12-2014 Approved

70450/APP/2014/4141 51 Hilliard Road Northwood

Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 16-01-2015 Approved

70450/APP/2015/565 51 Hilliard Road Northwood

Single storey rear extension and conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 13-04-2015 Approved

Comment on Relevant Planning History

70450/APP/2015/565 CLD - Single storey Rear Extension and conversion of roof space to habitable use including a rear dormer (approved)

70450/APP/2014/4141 CLD - Conversion of roof space to habitable use to include a rear dormer, 2 front rooflights and conversion of roof from hip to gable end (approved)

70076/APP/2014/2765 PAH - Single storey rear extension (approved)

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

Part 1 Policies:
BE5 New development within areas of special local character

BE13 (2012) Built Environment
BE1 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. |
| H4 | Mix of housing units |
| H7 | Conversion of residential properties into a number of units |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| LPP 3.3 | (2015) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2015) Quality and design of housing developments |
| LPP 3.8 | (2015) Housing Choice |
| LPP 5.3 | (2015) Sustainable design and construction |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LDF-AH | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010 |

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Four neighbouring occupiers the Northwood Hills Residents Association and the Northwood Residents association consulted for a period of 21 days expiring on the 25th September 15. A site notice was also posted.

Eight responses were received from adjoining neighbours raising the following issues:

- If this is converted to flats an rented room by room that is potentially 4 extra cars parked on the road
- Parking is already a problem and in high demand, I rarely get to park near my house
- Changing this property to flats would set a precedent and alter the family friendly appeal of the road and local amenities
- These self contained flats will introduce people who do not wish to settle long term in the area and who have no loyalty to the immediate community
- The idea that the bottom of the garden can be converted into two garages is ludicrous. The alleyway is too narrow, if you stop or breakdown you would not be able to open your door and reversing would be virtually impossible
- There is insufficient space to manoeuvre a car to turn round at the bottom of the gardens without encroaching on other peoples property
- The using of the current unused driveway worries me due to the sharp turn and could cause damage to parked cars either side. I feel this isn't feasible with the current road structure
- The proposal does not meet the adopted parking standards

- No site notice was displayed
- He change request states 2 bed flats, the plans detail as one bed flats, which is it?
- The appearance of the rear external wall has been built with substandard bricks and rendering
- Vehicle access to this site is severely impeded/restricted to the current unoccupied garage and an abandoned car could be both health and safety risk
- Additional vehicles will cause impasses and vexations
- Additional pressure on services
- Bin store to front not viable due to lack of sq. footage
- Proposed plans and elevations do not correspond to the SE elevation, NW elevation and SW elevation submitted

Northwood Hills Residents Association - Proposal contrary to parking standards and parking provision at the rear accessed by a very narrow service road. It will not be possible to access/exit the spaces without disruption to neighbouring residents. The proposal fails to comply with AM14 and AM7.

Northwood Residents Association - no response

Internal Consultees

EPU: Due to poor stacking I would recommend improved sound insulation between floors to protect residents from noise.

Highways Officer: Whilst the spaces are of a suitable standard, the access road between the dwellings is of an insufficient width to allow two vehicles to pass while entering and leaving the site and as such would be detrimental to highway safety.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable, in accordance with Policy H7 of the Hillingdon Local Plan (November 2012).

7.02 Density of the proposed development

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

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

With specific reference to the site location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.

There are no physical alterations proposed to the building as a result of this application. The physical alterations have already been carried out under permitted development rights.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

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

There are no external alterations to the property to that already constructed as a result of this proposal. The alterations already carried out comprise of recently approved developments under prior approval and permitted development to the rear of the property at ground floor and in the loft. The only amendment to the approved scheme is the inclusion of a parapet wall along the boundary with no. 53. HDAS advises that a flat roof of 3m is acceptable and that a parapet wall should not take the overall height over 3.1m. It is considered, in visual terms, that this proposal would not result in any harm to the visual amenity of the area and that it would be in accordance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) that uses that become detrimental to the amenity of the adjoining occupiers or area will not be approved.

The proposed development includes a parapet wall of 3.1m in height along the edge of the flat roof adjacent to the boundary with no.53 and all other aspects of the extensions have already been approved via the permitted development or the neighbour notification scheme. It is noted that these would not breach the 45-degree line from any neighbouring occupiers. There are no new windows in any elevation and the windows proposed to serve the habitable rooms already serve habitable rooms and would result in no significant overlooking of any neighbouring. Therefore, the situation would not be dissimilar to the existing relationship the existing 3-bedroom flat and the residential occupiers.

The proposed development would not cause any undue visual intrusion, loss of daylight, loss of sunlight or overlooking by virtue of the siting and massing of the proposed. Therefore, it is considered that the proposed development would not be an un-neighbourly form of development in compliance with Policies BE20, BE24 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (2012).

7.09 Living conditions for future occupiers

London Plan seeks to ensure that all housing developments are of the highest quality, both internally and externally, and in relation to their context. It sets out the minimum internal floor spaces required for flat developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

The London plan and HDAS - Residential Layout recommends that a 1 bedroom flat should have a minimum floor area of 50m² and a 2 bed flat a minimum floor area of 63m². The proposed flats would have internal floor areas of 57m² (flat A) and 66.7m² (flat B). Therefore, whilst flat B complies with the London Plan requirement and said Council adopted guidance, Flat A would only comply if considered as a 1 bedroom property. Looking in more depth at the proposed makeup of the flat A, there is a good sized lounge (3.25m wide by 4.55m deep); the proposed bedroom (3m wide by 2.75m deep); a separate bathroom; a kitchen (4.15m wide by 3.8m deep, recessed by the back door) and what is described as a dining room (2.4m wide by 3.65m deep). Given the size of the dining area it is

considered that it would be capable of occupation as an additional bedroom and assessment against a required floor area of 63m² would be appropriate.

It is also noted that the proposed bedroom window of flat A looks out onto the shared alleyway to the side of the property. This window has been installed in line with (though not in complete accordance with) the extensions approved under prior approval 70450/APP/2014/4140. The side windows served non habitable rooms and were conditioned to be obscure glazed and fixed shut below 1.8m. Therefore the proposal is considered to be substandard for use by future occupiers and provides inadequate visual outlook and is consequently unacceptable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards. These require a maximum provision of 1.5 off-street parking spaces for each dwelling.

The submitted plans show the provision of 2 off street car parking spaces to the rear of the dwelling, which are accessed using the side alleyway. The alleyway measures just 2.7m in width running between the properties. Access into the alley from the road is extremely tight and manoeuvring room to the rear is restricted. Two vehicles could not pass and reversing would be very problematical. It is noted that the alleyway is very overgrown and not used; and despite the on-street parking problems, the other properties who have access to the rear of their houses and have either garages or parking spaces there are clearly not using them.

Therefore it is considered that the proposal would increase demand for on street parking and will have a detrimental impact on the adjacent highways.

It is noted that a previous application (34684/APP/2011/359) for the subdivision no. 2 Hilliard Road to form 2 flats, was refused on appeal due to the inability to provide off street parking and the subsequent risk to highway safety.

If the proposal was otherwise acceptable it is considered that appropriate cycle parking could be provided.

Therefore, it is considered that the development would be contrary to Policies AM14 of the adopted Hillingdon Local Plan, 2012, Part 2 and an objection is raised in relation to the proposal.

7.11 Urban design, access and security

Section 4 of the Council's HDAS: Residential Layouts states that developments should incorporate usable attractively laid out and conveniently located garden space in relation to the flats which they serve. It should be of an appropriate size, having regard to the size of the flats and the character of the area. A minimum of 20m² for a 1 bed flat and 25m² for a 2 bed flat would be required. The submitted plans show that the flats would have separate private gardens, divided by a close boarded fence at 1.8m, with areas of approximately 48m² and 52m² respectively. This is in accordance with Policy BE23 of the Local Plan and HDAS guidance.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

Not relevant to this application.

7.15 Sustainable waste management

A bin storage area is identified in the front garden of the property.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

Not relevant to this application.

7.18 Noise or Air Quality Issues

No details have been submitted to demonstrate that adequate sound insulation could be provided however these details could be conditioned if all other aspects of the development were considered acceptable.

7.19 Comments on Public Consultations

Most of the objections received to the scheme have been addressed within the body of the report. Concern was raised that site notice was not displayed; this was erected on the 21/9 on the street light in front of no.47.

Other issues raised such as pressure on services through increased use, would be controlled through building regulations and are not planning considerations.

The comment that the proposed plans and elevations do not correspond to the SE elevation, NW elevation and SW elevation submitted, I believe relate to the description of the orientation. The details between floor plans and elevations do correspond.

7.20 Planning Obligations

7.21 Expediency of enforcement action

7.22 Other Issues

London Plan Policy 3.8 requires all new housing to be built to Lifetime Homes Standards. The Council's SPD HDAS: Accessible Hillingdon also requires all new housing to be built to Lifetime Homes Standards. It is considered that a condition could be imposed to secure full compliance with the Lifetime Homes Standards.

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 proposed subdivision of the two storey dwelling to provided 2 x 2 bed flats fails to provide satisfactory indoor living space and amenities for future occupiers; and sufficient parking provision, which will result in the increased demand for on street parking.

As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part

Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2011)

11. Reference Documents

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

Hillingdon Local Plan Part 2.

The London Plan (July 2011).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**51 Hilliard Road
 Northwood**

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

Planning Application Ref:
70450/APP/2015/3266

Scale:
1:1,250

Planning Committee:
North Page 11

Date:
November 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 92 COPSE WOOD WAY NORTHWOOD

Development: Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 7 rooflights, including demolition of existing rear conservatory

LBH Ref Nos: 47953/APP/2015/3459

Drawing Nos: 75/P3/4
75/P3/2
75/P3/5
75/P3/3
75/P3/1
75/P3/6
Design and Access Statement
Arboricultural Report and Impact Assessment

Date Plans Received: 14/09/2015 **Date(s) of Amendment(s):**

Date Application Valid: 17/09/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application property is located on the south west side of Copse Wood Way approximately 20m northwest of the junction with Nicholas Way. The application property is a large detached property constructed of brick beneath a tile roof and sited on a spacious plot. To the rear of the property is Copse Wood.

The wider area comprises similar sized properties on spacious plots but of varying design and size. No 90 has been significantly extended previously.

The application site is located within the developed area and is also an ASLC as defined in the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

1.2 Proposed Scheme

The proposed scheme comprises a two storey side/rear extension involving raising and enlargement of the roof to provide habitable roof space including a rear dormer and 7 rooflights, as well as demolition of the existing rear conservatory.

The two storey side/rear extension would extend 3.17m wide, 4m deep and have a hipped roof set down 5.80m from the main ridge of the house. The two storey element would be set in 1.5m from the side boundary and the single storey side extension would be set in 1.1m. Three rooflights are proposed and an obscure glazed window in the side elevation.

The cat slide roof would be increased in width by 0.44m and would reflect the design and height of the existing house. A third dormer window to the side of the cat slide roof is

proposed to match the existing dormers and would be set behind the existing dormers. The changes would result in a small crown roof.

To the rear, the two storey extension would have pitched roofs with a single storey flat roof rear extension inbetween.

Between the two storey rear extensions is a single storey rear extension with a flat roof measuring 3.55m to 3.85m high, 4m wide and 4m deep.

A rear dormer is proposed on the existing roof and would be centrally positioned, set down 1.1m from the ridge and set in 1.1m from the eaves of the main roof.

The porch measures 3.85m wide, 1.5m deep and match the height of the existing single storey roof to the front of the building. Materials would match the existing. The proposed extension would provide, bedrooms, games room and kitchen extension.

The proposal differs so substantially from an application which was dismissed at appeal (47953/APP/2014/490) that it is a completely different proposal which should be considered on its own merit.

1.3 Relevant Planning History

47953/APP/2014/4526 92 Copse Wood Way Northwood

Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory

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

47953/APP/2014/490 92 Copse Wood Way Northwood

Single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 rooflights and storm porch to front

Decision Date: 16-04-2014 Refused **Appeal:** 19-MAR-15 Dismissed

Comment on Planning History

47953/APP/2014/490 - Single storey rear extension, part two storey side/rear extension, conversion of roofspace to habitable use to include 11 rooflights and storm porch to front. Refused for the following reason:

The proposal by reason of the size, scale, bulk and design of the extensions and the proposed front porch represents an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate of Area Special Local Character. As such it would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

This application was subject to an appeal which was dismissed due to concerns regarding the proposals impact on the character and appearance of the area.

The proposal differs so substantially from this scheme that it constitutes a completely different proposal which should be considered on its own merit. There is little in terms of the appeal decision which could be considered material to considering the appearance of the current application.

47953/APP/2014/4526 - Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 6 rooflights, including demolition of existing rear conservatory. This application was subject to an officers report which was published on the agenda for the 24th March 2015 North Planning Committee, but was withdrawn by the applicant prior to being considered by the Committee.

The officers recommendation was that the application be refused for the following reason:

The proposal by reason of the size, scale, bulk and design of the extensions and the proposed front porch represents an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood Estate of Area Special Local Character. As such it would be contrary to policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

Again there are such substantive differences from this scheme such that officers consider the current proposal should be considered on its individual merits.

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

3 letters were sent to local residents and The Residents Association on 21st September 2015 and the site notice was posted on 29 September 2015.

A 26 signatory petition in support of the development has been received.

One objection has been received as detailed below. In addition a local Councillor, Cllr Seaman Digby has requested for the application to be brought to committee.

The objections are:

1. The proposal by reason of its size, scale, bulk and the design of the extensions and the represent an unduly intrusive and incongruous form of development detrimental to the character and appearance of the existing and adjoining properties and the visual amenities of the street scene and the wider Copse Wood ASLC.
2. The proposal does not comply with several aspects of LBH Design and Accessibility Statement.
3. The proposed development is too big and dominant.
4. Overshadowing, loss of daylight, loss of outlook and visual intrusion.

5. The enlarged house will dominate the neighbouring terrace making it unusable.
6. No allowance for guttering as a 1 metre gap to the side of property.
7. The extensions are too close to the boundary and will cause a terracing effect.
8. The extension is not subordinate in scale and form.
9. The rear extension at 4.39 m metres is too big and not comply with guidance.
10. The porch is not subordinate in scale and form.

(Officer comment: These are addressed in the planning assessment below.)

TREES AND LANDSCAPE COMMENTS:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 397, which is an Area Order covering most species of woodland trees (Oak, Hornbeam and Silver Birch).

Significant trees / other vegetation of merit in terms of Saved Policy BE38: There are several protected trees (Oaks and Silver Birch) within the rear garden (and the neighbouring rear gardens) close to where the proposed extension and patio will be built. It is likely that construction-related activities and storage of materials could affect the roots of these trees, and so a tree protection plan should be submitted in support of the tree-related information already submitted (this matter can be dealt with by condition).

The submitted tree report recommends the removal of one (possibly) protected Silver Birch, but states that there is adequate space to plant a replacement.

Recommendations: In order to demonstrate that this scheme makes adequate provision for the protection and long-term retention of the various protected trees in the rear garden (and neighbouring rear gardens), in accordance with BS 5837:2012, a tree protection plan is required.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES8, RES9 (details of a replacement Silver Birch) and RES10.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

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.

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| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5 | (2015) Quality and design of housing developments |

5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the application proposal on the character and appearance of the original house, visual amenities of the surrounding area and on residential amenity of the occupiers of adjoining properties as well as the future occupiers, parking provision for the enlarged house and private amenity space.

The proposed rear extension involves the demolition of the existing conservatory. The depth of the rear extension would be 4m deep in compliant with the guidance in para 6.4 of the HDAS guidance and would be set in 1.5m from the side boundaries at two storey level. It is considered that given the size of the property and the plot this increase is acceptable in principle. The height of the extension would be consistent with guidance in para 6.6 of the HDAS guidance.

The proposed side extension closest to No. 94 is built over the existing single storey garage. With regard to the elevation closest to No. 90 the proposed extension is replacing the cat slide roof and dormer windows to increase the width by 0.44m. The two rear extension would have pitched roofs set down from the main ridge of the house and set in approximately 1.5m off the boundary with No. 90. It is considered by setting the first floor of the side extension in 1.5m from the boundary (closest to No. 94) and 1.5 m (closest to No. 90) that the proposed side extensions would comply with guidance in paragraphs 5.1, 5.4 and 5.10 of the HDAS guidance.

The proposed porch would be incorporated into the existing open canopy structure. Guidance in para 8.2 of the HDAS guidance does advise that such extensions should be subservient to the main dwelling and not a dominant feature. As such, the proposed porch, given its height and size, is considered to form a subservient addition that would not detract from the appearance of the building by dominating front gable end.

It is considered that the proposed design has addressed the previous reasons for refusal and to provide a satisfactory scheme. The proposed extension will retain a number of features of the original property such as the front gable and the asymmetrical design of the cat slide roof to the side. This is an attractive feature which makes a positive contribution to the character of the property and the wider ASLC. The extensions propose pitched and hipped roofs and also cat slide roofs to complement the existing design of the property. Therefore, when considering the proposal as a whole the proposed extensions and alterations are considered to not detract from the visual amenities of the surrounding area or be harmful to

the character and appearance of the subject property and the wider area which is part of the ASLC and therefore would be in compliance with Policies BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The development at No.90 Copse Wood Way has been noted in the consideration of this application. The current scheme has reduced the bulk of the proposal by removing the two storey side extension and the size of the rear extension from the previously refused scheme.

With regard to trees the Tree Officer has confirmed there are no objections and tree scheme is considered to comply with policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension is situated 1.5m off the boundary with No. 90. It is noted that there is a window in the rear extension of No. 94 which overlooks the garden area of No. 92 and also the occupiers have their private terrace area in the area between the extension and the boundary. However, given the main outlook from the proposed extensions, other than the obscure glazed window at first floor level, it is considered that the proposal would not result in an unacceptable overlooking of the dwelling and amenity space of No.94, in accordance with Policy BE24 of the Hillingdon Local Plan (November 2012). A similar conclusion is reached with regard to the impact upon the amenity of the occupiers of No. 90.

It is considered that the proposed rear extension would not breach the 45 degree guideline from middle of the nearest window in the rear elevation of the neighbouring occupiers and the distance separation to the boundary lines would ensure no significant loss of light, loss of outlook or sense of dominance would occur. The side facing window in No.94 is a secondary light source serving a bedroom. Given it is secondary light source it is considered that it would be sufficiently distanced from the proposed extension to ensure no significant loss of light, loss of outlook or sense of dominance would occur.

The rear windows and door proposed to the extension would provide an adequate outlook and natural light to the room they would serve. As such, the application proposal would be in compliance with Policies BE20, BE21 of the adopted Hillingdon Local Plan Part 2 - Saved Policies November 2012) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2015) Policy 7.6.

Over 600 sqm of private amenity space would be retained and this is considered to be adequate for the enlarged property and would be in compliance with paragraph 3.13 of the HDAS: Residential Extensions and Policy BE23 of the Hillingdon Local Plan Part 2 - Saved Policies (November 2012).

There is parking to the front of the building which is considered acceptable for the enlarged property. Therefore, the proposed development complies with policy AM14 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

For the reasons stated above, the application is recommended for approval.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 75/P3/4, 75/P3/5, 75/P3/3.

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 Nos. 90 and 94 Copse Wood Way.

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 windows facing Nos. 90 and 94 Copse Wood Way 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 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree,

hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

7 RES8 Tree Protection

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

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

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

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

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

REASON

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

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

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

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

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

INFORMATIVES

- 1 It is noted that drawing 75/P3/4 is labelled as 'with demolition', but overlays the existing and proposed building. For the avoidance of any doubt the permission hereby permitted is for extensions to the original property, which involves the removal of some existing features. This permission is not a consent for the demolition and rebuild of the property.

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:

| | |
|------|--|
| AM14 | New development and car parking standards. |
| 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 |

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| | the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to neighbours. |
| BE38 | Retention of topographical and landscape features and provision of new planting and landscaping in development proposals. |
| HDAS-EXT | Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008 |
| LPP 3.5 | (2015) Quality and design of housing developments |

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your

neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

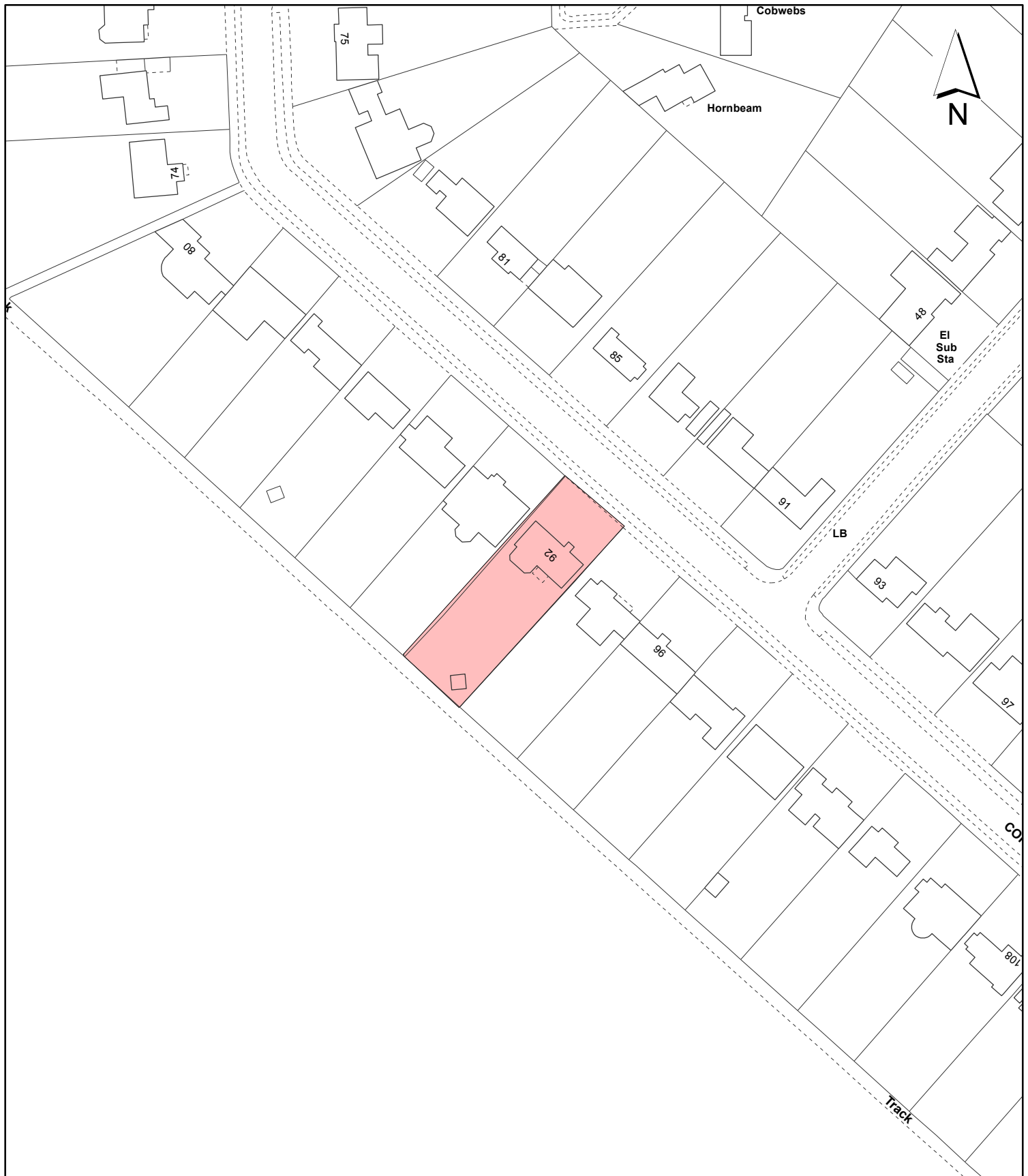
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**92 Copse Wood Way
 Northwood**

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

Planning Application Ref:
47953/APP/2015/3459

Scale:
1:1,250

Planning Committee:
North Page 25

Date:
November 2015



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Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE REAR OF 2 HILLIARD ROAD NORTHWOOD

Development: Single storey, 1-bed, detached dwelling with associated amenity space (Part Retrospective)

LBH Ref Nos: 34684/APP/2015/2907

Drawing Nos: Supporting Photo
H2-2
Location Plan
H2-3
H2-1 Rev A

Date Plans Received: 03/08/2015 **Date(s) of Amendment(s):**

Date Application Valid: 13/08/2015

1. **SUMMARY**

The application seeks planning permission for a single storey, 1-bed, detached dwelling with associated amenity space.

It is considered that the development would have an adverse impact that on the established pattern of residential development and the historical character of the existing locality and would be out of keeping and therefore detrimental to the character of the area. Furthermore, the proposal fails to provide satisfactory indoor living space and amenities for future occupiers; and sufficient parking provision, which will result in the increased demand for on street parking.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development, by reason of its siting, design and layout, would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site through the part loss of private gardens would have a detrimental impact on the character, appearance and local distinctiveness of the area. The proposal is therefore detrimental to the visual amenity of the surrounding area contrary to Policies BE5, BE13, BE19 and H12 of the Hillingdon Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2015) and the Council's adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 **Non Standard reason for refusal**

The proposal would result in the provision of a habitable room with no direct window and would thus result in a habitable room with a lack of outlook and restricted ventilation resulting in an oppressive environment, to the detriment of the residential amenity of future occupiers. The proposal is thus contrary to Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential

Extensions.

3 NON2 Non Standard reason for refusal

The proposal fails to make adequate provision for off-street parking in accordance with the Council's adopted car parking standards and to demonstrate that the proposed development would not give rise to vehicular and pedestrian conflict. As such, the proposal is likely to give rise to additional on-street parking on a heavily parked road and be prejudicial to highway and pedestrian safety, contrary to policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located in a section of the garden area to the rear of 2 Hilliard Road, which is accessed by a pathway that runs along side the original dwelling and the rest of the garden for that property. It comprises a single storey building that is set back at the bottom of the garden with a small courtyard in front. The main part of the building comprising the lounge, bedroom and bathroom is finished in render and the front projection with the entrance into the kitchen is wooden clad. There is also a wooden shed in the courtyard in front of the bathroom.

Hilliard Road is residential in character and appearance comprising a mixture of terraced and semi-detached period properties. To the south is a terrace of properties facing Pinner Road with a mixture of commercial and residential, and to the rear of the application site, is a funeral directors.

The site is located within the Old Northwood Area of Special Local Character and the developed area as identified in the Hillingdon Local Plan Part Two - UDP Saved Policies (November 2012).

3.2 Proposed Scheme

The proposed development seeks retrospective consent for the creation of a single storey 1 bed detached dwelling with associated amenity space. It measures 7.65m at the deepest point, with a total width of 6.1m, the height of the pitched roof over the main building is 4.2m dropping to 2.7m at the eaves correlating to the flat roof over the kitchen to the front. It has a floor area of approximately 46sqm and provides 36sqm of amenity space.

3.3 Relevant Planning History

34684/APP/2010/2013 2 Hilliard Road Northwood

Part two storey, part single storey rear/side extension, conversion of roofspace to habitable use with rear dormer and conversion of enlarged dwelling to 1 three-bedroom, 1 two-bedroom and 1 one-bedroom flats, involving a cycle store in rear garden and demolition of existing attached garage.

Decision: 30-11-2010 Refused

34684/APP/2011/359 2 Hilliard Road Northwood

Conversion of existing end terrace house into 2, two-bedroom flats, involving part single storey, part two storey rear extension, first floor side extension, and partial conversion of existing attached garage to side to habitable use.

Decision: 25-08-2011 Refused **Appeal:** 21-03-2012 Dismissed

Comment on Relevant Planning History

Enf/440/14/ENT - Outbuilding in residential use

34684/APP/2011/359 - Conversion of existing terrace into 2 flats (refused and dismissed at appeal)

34684/APP/2010/2013 - Part two storey, part single storey rear/side extension (refused)

The application for the conversion to form 2 flats was refused on the basis:

- Proposed parking provision and impact on highway safety
- Effect on the amenity, character and appearance of the area
- Space within the property

The appeal decision assessed all these aspects and dismissed the appeal on the lack of parking and impact on highway safety.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM7 Consideration of traffic generated by proposed developments.

Part 1 Policies: AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 BE1 (2012) Built Environment 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.

| | |
|----------|---|
| H12 | Tandem development of backland in residential areas |
| LPP 3.3 | (2015) Increasing housing supply |
| LPP 3.4 | (2015) Optimising housing potential |
| LPP 3.5 | (2015) Quality and design of housing developments |
| LPP 5.3 | (2015) Sustainable design and construction |
| LPP 7.1 | (2015) Lifetime Neighbourhoods |
| LPP 7.4 | (2015) Local character |
| HDAS-LAY | Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006 |
| LDF-AH | Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010 |

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

The 17 neighbours were consulted for a period of 21 days expiring on the 7 September 2015.

Five responses were received from nearby neighbours detailing the following issues:

- Contrary to Policy H12
- No parking is to be provided and the application states the dwelling will rely on on-street parking in the surrounding roads, including Addison Way, Chestnut Avenue and Lees Avenue. It is unrealistic to expect future occupiers to park so far away. Lack of parking contrary to policy.
- To approve the proposed development would be contrary to the Planning Inspectorate decision dated 21 March 2012 for the conversion of 2 Hilliard Road to two flats, which was refused on the basis of increased demand for on-street parking resulting in a reduction of highway safety
- We assume the similar backland development referred to in the application is Dorset Court served by a vehicular access with adequate on-site parking. This does not set a precedent for the application as it developed a previous industrial site
- The building at the end of the garden was originally a shed used by the previous owners for gardening and storage
- The chimney erected effect the flat at 104a Pinner Road as the discharge from the chimney blows into the kitchen
- The building works have damaged our tiles and the side of the dwelling is unsightly and badly finished
- He asked us at E.Spark Ltd to let him have a parking space on the back of our property over a year ago, so his intention all along has been to create a dwelling. He has approached planning only because he was reported not out of honesty
- The proposed dwelling and its amenity area is in close proximity to our garden which is used for our families. Having someone live so close will impose on ours and our families' privacy they require to grieve.

- It is stated this is a detached dwelling but this is not true as it backs onto the adjoining wall of 104 Pinner Road

Northwood Residents Association:

Backland development to which access is via a right of way of less than a 1m wide, contrary to Policy H12

Northwood Hills Residents Association - Object:

- this proposal is contrary to both London Plan and NPPF as is blatant garden grabbing
- The building is not set back from the boundaries with 2 Hilliard Road, 104 and 106 Pinner Road, contrary to HDAS
- It appears the lounge doesn't have a window and would be impossible to supply
- 0.9m access not wide enough for wheel chair users. What proof is there that this is an accepted Right of Way?
- Design is poor and resembles a building more likely in a shanty town than a suburban area
- The bin store is set too far away from the highway collecting point contrary to HDAS
- The existing parking in Hilliard Road and the surrounding streets is poor, there is no room for dwellings without parking on site
- Claims are made that similar applications have been approved at 38 & 40 Hilliard Road. These do not appear on the LBH web site.
- Living conditions of future residents would be poor

Thames Water :

Standard response

Internal Consultees

Access Officer:

No response

Conservation Officer:

No comments

Flood and Water Management:

The site is 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.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site lies within an established residential area where there would be no objection in principle to the intensification of the residential use of the site, subject to all other material planning considerations being acceptable.

7.02 Density of the proposed development

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

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

With specific reference to the site location within an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) states that new development should harmonise with the materials, design features, architectural style and building heights predominant in such areas.

In addition to these general considerations of scale and form, backland development is unlikely to be acceptable in many cases because of the difficulties of positioning, site layout and access, in order to both complement the character of the area and to minimise the potential impacts on the amenities of neighbouring occupiers.

The application site is a backland site situated within the Old Northwood, Area of Special Local Character (ASLC). The immediate surrounding area is characterised by period residential properties, with a mixture of red brick and render finishes and other single storey predominantly commercial units. Although these have no special interest, they are of a scale typical to the wider area. The ASLC is a significant heritage asset and therefore it is important that any development sustains and enhances this significance.

It is evident therefore that in the immediate vicinity of the application site there are variety of older buildings including houses, flats and commercial uses that are not of homogenous appearance.

Although the application site is relatively hidden from street views behind the existing buildings, the introduction of any new dwelling in this backland siting would still have a visual impact on the area due to its position in relation to the site boundaries and adjoining dwellings.

In this regard, the proposal is considered out of keeping with the general design, scale, form and proportions of the existing residential development of the area.

As such therefore, the proposal fails to comply with the objectives of Policy BE5 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Policies..

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

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

The area comprises a mixture of semi-detached and terraced properties set within elongated plots many with detached outbuildings to the rear. There are also some examples of historic employment sites, comprising builder's yards and offices that occupy sections of land to the rear of some of the houses. These have wider access paths running from the road between the properties. The Design and Access Statement submitted with the application has stated that other similar developments have been approved to the rear of properties numbers 38 and 40 Hilliard Road. I believe this refers to Dorset Court which is situated to the rear of no's 44 and 46. This is a row of three properties built prior to 1973 and well before the currently adopted plans. Judging by the position and size of that area of land it is highly likely this was a former employment site. Notwithstanding the above development, this type of backland development is not a characteristic of the area.

It is acknowledged that the scale of the development as a single storey bungalow set back behind the existing two storey dwellings is not readily visible from the street. However the Council's SPD: Residential Layouts, Section 5.11 states the form and type of development should be largely determined by its townscape context, and that it should relate to the scale and form of their surroundings. The one-bedroom property would be very much at odds with the primarily family housing within the area, both in terms of the size of the building and the size of its plot.

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

7.08 Impact on neighbours

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

The single storey dwelling situated at the rear of the plot is 21m from the rear of the host dwelling. The kitchen window is obscure glazed and the bedroom window faces into an enclosed courtyard. There are no side windows. The top of the mono pitch roof measures 4.2m where it is adjacent to the existing building of the Funeral Directors to the rear dropping to a flat roof of 2.7m in height, similar to the existing outbuilding to the rear of no. 4. Therefore, the proposed single storey property would cause no significant loss of light, loss of outlook, sense of dominance or unacceptable overlooking of any neighbouring occupier.

Concern has been raised by the owners of the Funeral Directors over the potential impact of

the dwelling in close proximity to their garden. However, this was an existing building within the rear garden of an existing dwelling and it is not considered that the proposed use would significantly increase the loss of privacy to that already experienced.

Concern has been raised with regard to the legal right of way along the alley. This however is not a material planning issue, but would be between the land owner and the applicant. Should this become an issue the owner and others with a legal right of access, have the ability to install a locked gate to prevent access. Notwithstanding this that this is an existing access which currently gives access to a number of other properties and is screened from those properties by 2m high fences and gates, it is not considered the additional use by the occupiers of the 1 x bed property would result in a significant increase in the loss of privacy to that already existing.

Therefore, the proposal would have an acceptable impact on the residential amenity of the neighbouring occupier and the development is considered to comply with Policies BE20, BE21 & BE24 of the Hillingdon Local Plan Part 2 Saved Policies (November 2012).

7.09 Living conditions for future occupiers

The Government's new National Technical Housing Standards sets out the minimum internal floor spaces required for flat developments in order to ensure that there is an adequate level of amenity for existing and future occupants.

The proposed dwelling has one bedroom measuring 12 square metres making it a double room and classifying the property as 1 bedroom, 2 person. These standards require that a 1 bedroom 2 person dwelling should have a minimum floor area of 50m². The proposed bungalow would have internal floor areas of 46m², which is below the requirement.

It is further noted that the lounge area has no window and although there is an internal opening through to the kitchen, the window facing the opening is obscure glazed. The proposal is therefore considered to be substandard for use by future occupiers and provides inadequate visual outlook and consequently unacceptable.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Council's Parking Standards require 1.5 spaces for 1 bedroom properties. The proposal shows no parking provision for the proposed dwelling or has any opportunity to provide it. Therefore it is considered that the proposal would increase demand for on street parking and will have a detrimental impact on the adjacent highways.

It is noted that a previous application (34684/APP/2011/359) for the subdivision no. 2 Hilliard Road to form 2 flats, was refused on appeal due to the inability to provide off street parking and the subsequent risk to highway safety.

If the proposal was otherwise acceptable it is considered that appropriate cycle parking could be provided.

Therefore, it is considered that the development would be contrary to Policies AM14 of the adopted Hillingdon Local Plan, 2012, Part 2 and an objection is raised in relation to the proposal.

7.11 Urban design, access and security

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

terms of its shape and siting.

The Hillingdon Design and Accessibility Statement (HDAS) 'Residential Layouts' require residential developments to provide a minimum of 40 sq metres of amenity space for a one bedroom house. The existing site layout plan (H2-1) shows a provision of approximately 36sqm, however the proposed floor plans (H2-2) indicate that the existing shed will be removed providing approximately 47sq metres of usable private amenity space in the form of a courtyard garden to the front. The proposed scheme thus meets the minimum requirements of amenity space for a one bedroom house and would be acceptable.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not relevant to this application.

7.14 Trees, Landscaping and Ecology

Not relevant to this application.

7.15 Sustainable waste management

A covered bin store is identified to the rear of the property adjacent to the shared access path.

7.16 Renewable energy / Sustainability

Not relevant to this application.

7.17 Flooding or Drainage Issues

The site is 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. Details of how this could be achieved could be conditioned if all other aspects of the proposal were acceptable.

7.18 Noise or Air Quality Issues

Not relevant to this application.

7.19 Comments on Public Consultations

Most of the objections received to the scheme have been addressed within the body of the report. Concern was raised regarding the effect of the discharge from the chimney on the flat at 104a Pinner Road. Issues relating to this would be encompassed within Environmental Protection Legislation.

A question of proof that this is an accepted Right of Way has also been raised. All applicants are required to complete a certificate of ownership in the planning application forms and land ownership or rights of access are not matters that the council verifies. The onus is upon the applicant to ensure the information is accurate. Notwithstanding that, the approval of a planning application would not override any other legal consideration and if it were established that the land is not in their ownership, it would be a civil matter between the applicant and the land owner.

7.20 Planning Obligations

N/A

7.21 Expediency of enforcement action

This site is subject to a separate planning enforcement investigation.

7.22 Other Issues

London Plan Policy 3.8 requires all new housing to be built to Lifetime Homes Standards. The Council's SPD HDAS: Accessible Hillingdon also requires all new housing to be built to Lifetime Homes Standards. It is considered that a condition could be imposed to secure full

compliance with the Lifetime Homes Standards.

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 proposed single storey 1 bed detached dwelling due to the impact that a residential dwelling of this design, in this location, would have on the established pattern of residential development and historical character of the existing locality, would be out of keeping and therefore would constitute an obtrusive feature in this street scene, to the detriment of the character of the area. Furthermore, the proposal fails to provide satisfactory indoor living space and amenities for future occupiers; and sufficient parking provision, which will result in the increased demand for on street parking.

As such, the proposal is considered contrary to policies in the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the SPD HDAS: Residential Layouts: and The London Plan (2011)

11. Reference Documents

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

Hillingdon Local Plan Part 2

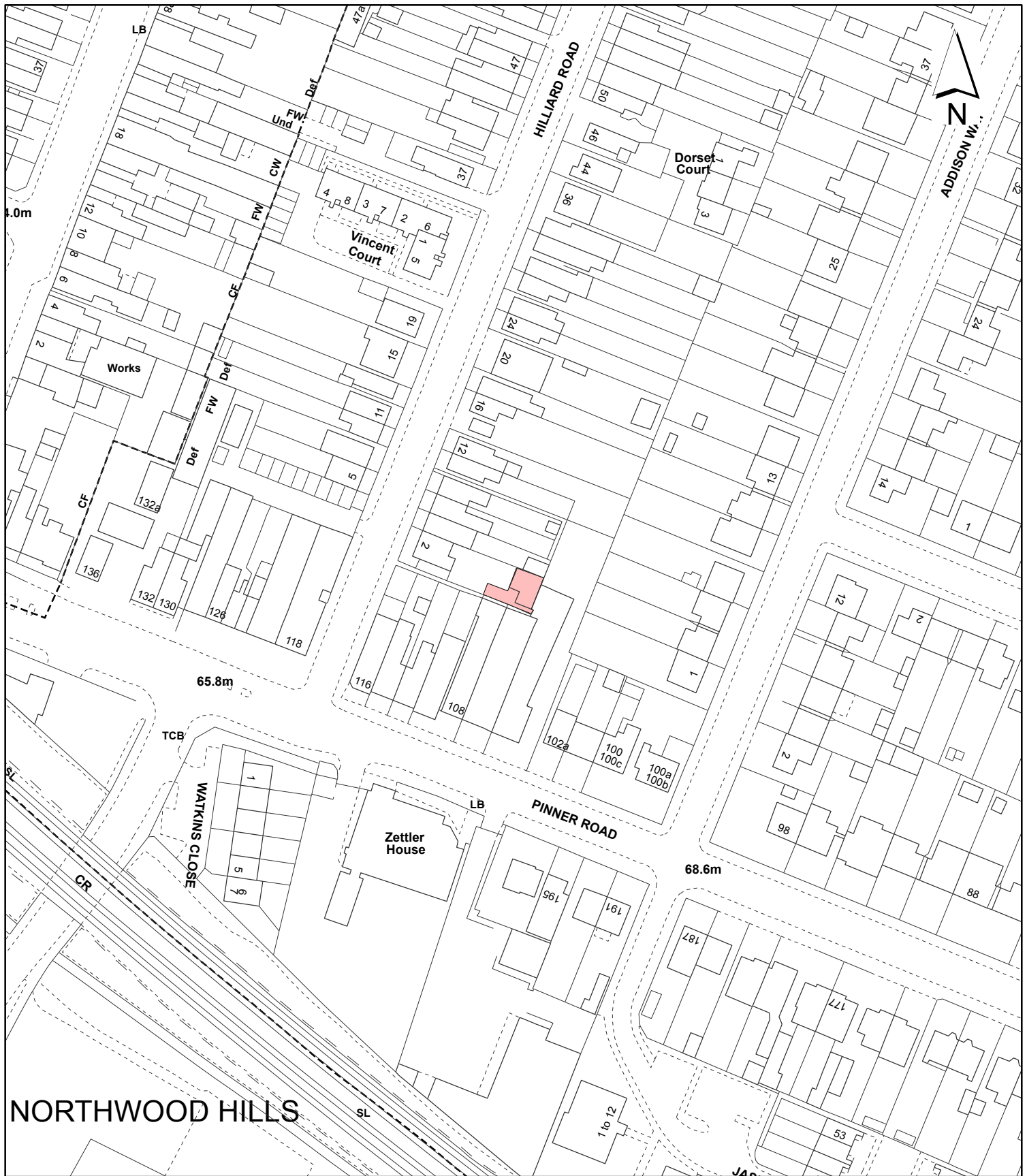
The London Plan (July 2015)

Supplementary Planning Document 'Accessible Hillingdon'

National Planning Policy Framework

Contact Officer: Liz Arnold

Telephone No: 01895 250230



NORTHWOOD HILLS

Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land to the rear of 2 Hilliard Road
 Northwood**

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

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

Planning Application Ref:

34684/APP/2015/2907

Scale:

1:1,250

Planning Committee:

North Page 38

Date:

November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BREAKSPEAR ARMS BREAKSPEAR ROAD SOUTH HAREFIELD

Development: Resurfacing of car park

LBH Ref Nos: 10615/APP/2015/3318

Drawing Nos: Supporting Planning Statement
Location Plan
MO-01 Rev A
MO-02 Rev A

Date Plans Received: 02/09/2015

Date(s) of Amendment(s):

Date Application Valid: 02/09/2015

1. **SUMMARY**

Planning permission is sought to resurface the existing car park with porous asphalt. The existing fence and bramble hedgerow behind is to be retained.

The existing grasscrete is an appropriate material in terms of the aesthetic and SUDS benefits, albeit there are improved products available and it would be better to fill the cells with gravel rather than soil. The northern boundary and the central verge should be planted with a native hedgerow / tree mix to screen the cars from the countryside and Green Belt. As such, there are no objections, subject to landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. As such, the proposal is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, MO-02 Rev A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 COM10 **Tree to be retained**

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local

Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

4 COM8 Tree Protection

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

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

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed. The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with

policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

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

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

1. Details of Soft Landscaping
 - 1.a Planting plans (at not less than a scale of 1:100),
 - 1.b Written specification of planting and cultivation works to be undertaken,
 - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
 - 2.a Refuse Storage
 - 2.b Cycle Storage
 - 2.c Means of enclosure/boundary treatments
 - 2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)
 - 2.e Hard Surfacing Materials
 - 2.f External Lighting
 - 2.g Other structures (such as play equipment and furniture)
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.
5. Schedule for Implementation
6. Other
 - 6.a Existing and proposed functional services above and below ground
 - 6.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13, BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

6 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a detailed design of the car park construction, including gradients and drainage proposals has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;

- ii. include a timetable for its implementation; and
 - iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iv. provide details of water collection facilities to capture excess rainwater;
 - v. provide details of how rain and grey water will be recycled and reused in the development.
- Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

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

INFORMATIVES

1 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.

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

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

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE20 Daylight and sunlight considerations.
- 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

| | |
|----------|--|
| OL1 | Green Belt - acceptable open land uses and restrictions on new development |
| OL4 | Green Belt - replacement or extension of buildings |
| OL5 | Development proposals adjacent to the Green Belt |
| LPP 5.3 | (2015) Sustainable design and construction |
| LPP 7.16 | (2015) Green Belt |
| LPP 7.4 | (2015) Local character |

4 147 Damage to Verge

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

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

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

5

You are advised that you will need to contact the Council to either

- a) get the Council to carry out the resurfacing works to these areas at the applicant's expense, or
- b) enter into a Section 278 Agreement with the Council to carry out the resurfacing works in those areas under the Council's supervision.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a two storey detached public house situated on the crossroads where Breakspear Road and New Years Green Lane intersect. The public house is situated on a large plot of land (3.6ha) with a car park and childrens play area to the north and seating areas in front of the entrance to the west. A lawn area separates the public house from the site boundary with several mature trees providing additional landscaping to the site. Directly north and south of the site are open fields. To the south west, on the opposite side of Breakspear Road South, lies the Crows Nest Farm Complex.

The area is on the edge of the open countryside with a large residential area situated 80m west of the site on Breakspear Road. These properties are predominately two storey semi-detached houses. The site falls within the Green Belt as designated in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

Planning permission is sought to resurface the existing car park with porous asphalt. The existing fence and bramble hedgerow behind is to be retained.

3.3 Relevant Planning History

10615/APP/2012/488 The Breakspear Arms Breakspear Road North Harefield
Conservatory to side and provision of 'jumbrella' and outdoor seating areas to exterior of proper

Decision: 07-06-2012 Withdrawn

10615/APP/2013/47 Breakspear Arms Breakspear Road South Harefield
Conservatory to side and provision of outdoor seating areas to exterior of property

Decision: 08-05-2013 Approved

10615/F/82/1656 The Breakspear Arms P.H. Breakspear Road North Harefield
Public car park (P)

Decision: 29-04-1983 Approved

Comment on Relevant Planning History

10615/F/82/1656 - planning permission for a car park in 1982.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
AM7 Consideration of traffic generated by proposed developments.

Part 1 Policies:

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

BE20 Daylight and sunlight considerations.

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

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

OL4 Green Belt - replacement or extension of buildings

OL5 Development proposals adjacent to the Green Belt

LPP 5.3 (2015) Sustainable design and construction

LPP 7.16 (2015) Green Belt

LPP 7.4 (2015) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6.

Consultations

External Consultees

2 neighbouring properties and the Ruislip Residents Association were notified of the proposed development on 8th September 2015 and a site notice was erected adjacent the site on 12th September 2015. No comments received.

Internal Consultees

Highway comments:

No Highway Objection is raised to the proposal to resurface the car park at the above public house. Section 10 of the Planning Application Form states that there is no change in the number of existing and proposed parking on site, being 35 spaces with 2 disabled parking spaces. The proposal as illustrated on Dwg. No. MO-02/A is acceptable.

If you are minded to approve this application, please include a Condition requiring the applicant to submit a detailed design of the car park construction, including gradients and drainage proposals, to ensure that surface run-off from the car park does not drain onto the highway.

There is a considerable area of headway/driveway at both the entry and exit points of the car park, between the property boundary and the carriageway; including a concrete apron along the kerb edge. These areas are technically part of the public highway.

Please include a Condition / Informative requiring the applicant to contact the Council to either

- a) get the Council to carry out the resurfacing works to these areas at the applicant's expense, or
- b) enter into a Section 278 Agreement with the Council to carry out the resurfacing works in those areas under the Council's supervision.

Floodwater Management comments:

The site is in flood zone 1 and the surface is remaining porous.
We have no comments.

Trees and Landscape comments:

LANDSCAPE CHARACTER / CONTEXT:

Site description:

The site is occupied by a pub with associated garden and parking at the junction of Breakspear Road and Breakspear Road South.

There is an existing car park to the north of the pub, beyond which is an overflow car park surfaced in grasscrete.

A post and rail timber fence and a grass verge separates the two parking areas.

There is a small copse of woodland planting at the west end of the overflow car park and occasional trees along the north and east boundaries.

While the pub and its immediate setting are suburban in character, the wider area is more rural, featuring open fields and hedgerows

Landscape planning designations:

There are no Tree Preservation Orders and no Conservation Area designations affecting trees within the site.

The site lies within designated Green Belt.

Landscape constraints / opportunities:

The relatively large area of car park would benefit from additional tree planting and /or hedgerow with trees particularly along the northern boundary.

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

- Saved policy OL1 restricts development on or affecting Green Belt land.

PROPOSAL:

The proposal is to resurface the car park.

LANDSCAPE CONSIDERATIONS:

- According to the planning questionnaire (Q15) no trees or other landscape features of merit will be affected by the proposal.

- The somewhat crude plan indicates that some of the existing planting will be retained, albeit the plan is a sketch and not based on a topographical survey.

- Details of the surfacing are required. The existing grasscrete is an appropriate material in terms of the aesthetic and SUDS benefits, albeit there are improved products available and it would be better to fill the cells with gravel rather than soil.

- As previously referred, the northern boundary and the central verge should be planted with a native hedgerow / tree mix to screen the cars from the countryside and Green Belt.

- 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:

It is noted that work has already commenced on site with the removal of the existing car park surfacing (site visited 15 September).

No objection, subject to the above observations and COM8, COM9 (parts 1,2,4,5, and 6) and COM10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

In this case the proposal relates to previously developed land, which is currently surfaced in grasscrete and used as an overflow car park for the Breakspear Arms. The proposal would resurface the car park, but would not change the use. Overall, it is not considered that the proposal would have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

7.02 Density of the proposed development

Not applicable to this site.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Hillingdon Local Plan policy OL1 defines the types of development considered acceptable within the Green Belt. These are predominantly open land uses including agriculture, horticulture, forestry, nature conservation, open air recreational activities and cemeteries. It states that planning permission will not be granted for new buildings or changes of use of existing land or buildings which do not fall within these uses.

Policy OL2 states that, where development proposals are acceptable within the Green Belt, in accordance with Policy OL1, the Local Planning Authority will seek comprehensive landscaping improvements to enhance the visual amenity of the Green Belt.

London Plan policy 7.16 reaffirms that the "strongest protection" should be given to London's Green Belt, in accordance with national guidance, and emphasises that inappropriate development should be refused, except in very special circumstances.

The NPPF reiterates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. It states that:

'When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

This is achieved by resisting inappropriate development which by definition is harmful to the Green Belt.

In this case the proposal relates to previously developed land, which is currently surfaced in grasscrete and used as an overflow car park for the Breakspear Arms. The proposal would resurface the car park, but would not change the use. The proposal would also incorporate planting on the northern boundary and the central verge with a native hedgerow / tree mix to screen the cars from the countryside and Green Belt. Overall, it is not considered that the proposal would have a greater impact on the openness of the Green Belt than the existing situation and accordingly it does not represent inappropriate development.

7.07 Impact on the character & appearance of the area

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. Saved policy OL1 restricts development on or affecting Green Belt land. The site lies within designated Green Belt. The relatively large area of car park would benefit from additional tree planting and /or hedgerow with trees particularly along the northern boundary. Details of the surfacing are required. The existing grasscrete is an appropriate material in terms of the aesthetic and SUDS benefits, albeit there are improved products available and it would be better to fill the cells with gravel rather than soil. The northern boundary and the central verge should be planted with a native hedgerow / tree mix to screen the cars from the countryside and Green Belt. As such, there are no objections, subject to landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

7.08 Impact on neighbours

The proposal is for resurfacing of an existing car park and would cause no significant harm to the amenity of any adjoining occupier, in compliance with Policy BE20, BE21 & BE24 of the Hillingdon Local Plan (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

No Highway Objection is raised to the proposal to resurface the car park at the above public house.

Section 10 of the Planning Application Form states that there is no change in the number of existing and proposed parking on site, being 35 spaces with 2 disabled parking spaces. The proposal as illustrated on Dwg. No. MO-02/A is acceptable, subject to conditions requiring the applicant to submit a detailed design of the car park construction.

7.11 Urban design, access and security

Not applicable to this application.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Please refer to section 7.07.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site is in flood zone 1 and the surface is remaining porous. AS such, the proposal would not conflict with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No neighbour responses were received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

There are no enforcement issues raised by 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

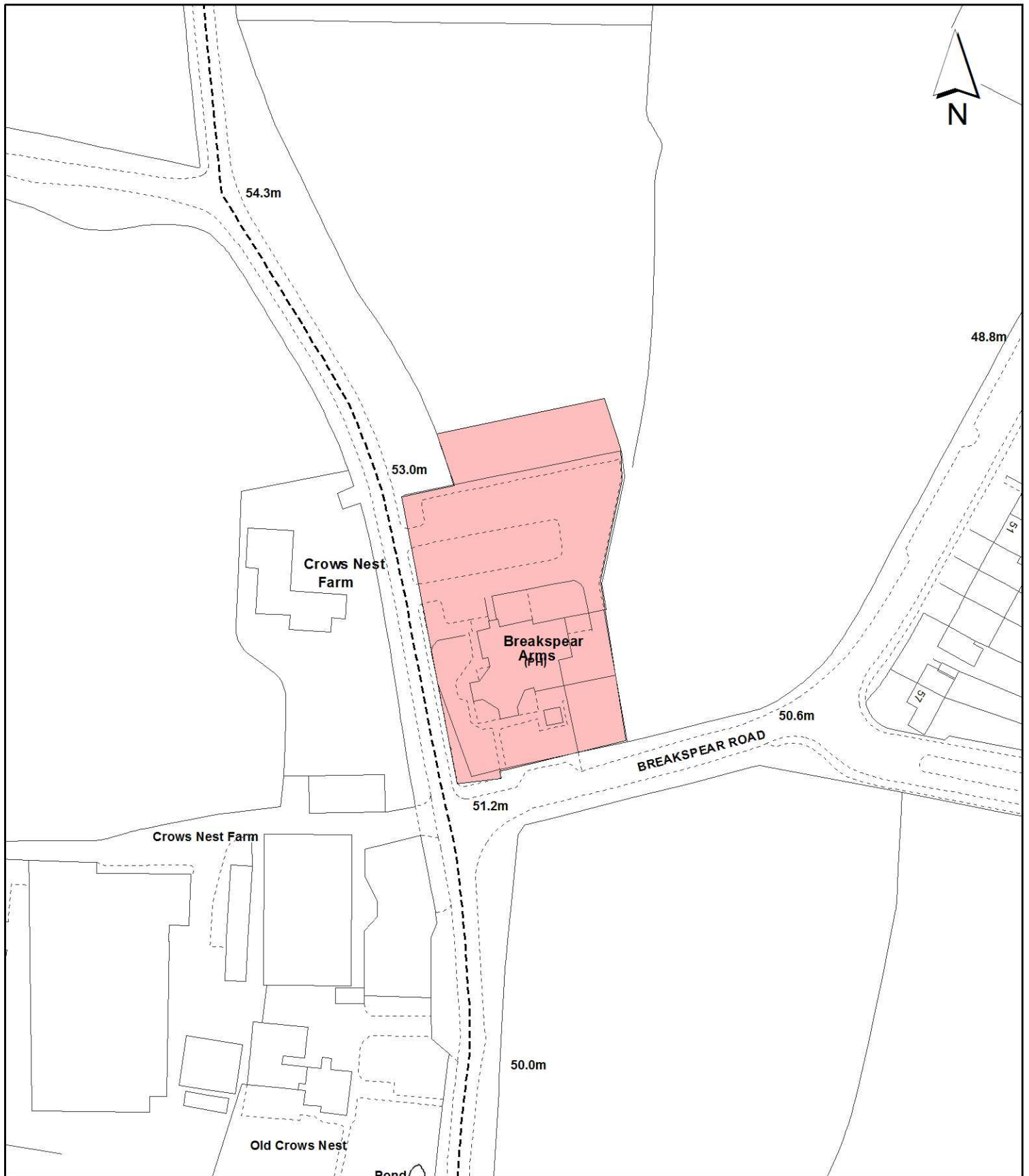
The existing grasscrete is an appropriate material in terms of the aesthetic and SUDS benefits, albeit there are improved products available and it would be better to fill the cells with gravel rather than soil. The northern boundary and the central verge should be planted with a native hedgerow / tree mix to screen the cars from the countryside and Green Belt. As such, there are no objections, subject to landscape conditions to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment. As such, the proposal is recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
National Planning Policy Framework

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Breakspear Arms
 Breakspear Road South
 Harefield**

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

Planning Application Ref:

10615/APP/2015/3318

Scale:

1:1,250

Planning Committee:

North Page 51

Date:

November 2015



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address MIDDLESEX STADIUM BREAKSPEAR ROAD RUISLIP

Development: Installation of parking area to rear of site

LBH Ref Nos: 18443/APP/2015/3181

Drawing Nos: 263/001 Rev A

Date Plans Received: 21/08/2015

Date(s) of Amendment(s):

Date Application Valid: 04/09/2015

1. **SUMMARY**

The application seeks planning permission for the installation of temporary parking area towards rear of site, behind the main football pitch. Currently this area is used as 'storage'. The area consists of hardstanding with overgrown weeds and trees.

The proposal represents inappropriate development within the Green Belt, and having considered all material considerations it is recommended that this application be refused.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed temporary car parking area, represents an inappropriate use within the Green Belt which would generate additional activity causing harm to the visual amenity and openness of the Green Belt. The proposal is therefore contrary to Policies OL1 & OL5 of the Hillingdon Local Plan: PART Two - Saved UDP Policies (November 2012), Policy 7.12 of the London Plan (March 2015) and the National Planning Policy Framework.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

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

| | |
|-------|---|
| OL5 | Development proposals adjacent to the Green Belt |
| NPPF9 | NPPF - Protecting Green Belt land |
| 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. |
| AM7 | Consideration of traffic generated by proposed developments. |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE3 | Buildings or uses likely to cause noise annoyance - mitigation measures |
| OE8 | Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures |

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Middlesex Stadium. The site comprises of a Club house, two playing fields and the main football pitch. The Club house and main football pitch are set back from Breakspear Road by approximately 73.8m. The area in front of the Club house and the area South-West of the site, are partly covered in hardstanding, and act as the car parking area for the site.

The site is located in the Green Belt. To the north and west of the site, the area consists of fields and woodland areas, Mad Bess Wood and North Ridding Wood to the North and Bayhurst Wood to the West. The South to the site, consists of a predominantly residential area and to the East of the site, is Breakspear Crematorium.

The site is located in a developed area as identified in the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the installation of temporary parking area towards rear of site, behind the main football pitch. Currently this area is used as 'storage'. The area consists of hardstanding with overgrown weeds and trees.

3.3 Relevant Planning History

Comment on Relevant Planning History

The Council's Enforcement Officer has had some previous involvements with this site. A complaint was received by the Council's Planning Enforcement team, stating that the car park was being used for the commercial storage of vehicles (ENF/33/15/). Following an inspection from the Enforcement Officer, the end result was that no-further action would be taken, as the cars were removed from the site.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

Part 2 Policies:

The following UDP Policies are considered relevant to the application:-
OL1 Green Belt - acceptable open land uses and restrictions on new development

OL5 Development proposals adjacent to the Green Belt

Part 1 Policies:
NPPF9 NPPF - Protecting Green Belt land

BE13 BE1 (2012) Built Environment - 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.

AM7 Consideration of traffic generated by proposed developments.

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

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

OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Ruislip Residents Association, were consulted on the application on 8th September 2015. By the close of the consultation period on 29th September 2015, an objection was received.

Comments from Ruislip Residents Association are summarised in bullet point format below:

- The application is considered to be ambiguous as plans show 43 car parking spaces, while the application doesn't refer to any.

- The proposal for a temporary car park is considered to be an inappropriate use of the site as it is within the Green Belt and is intended for sport and leisure use. We don't see why the Club Sponsor should be allowed to use the site for any other reason.

Internal Consultees

None.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of the development is addressed within the 'Impact on the green belt' section of this report.

7.02 Density of the proposed development

Not applicable to this type of development.

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

The proposals are not located within and would not impact upon any designated heritage assets.

7.04 Airport safeguarding

The proposal would not conflict with aircraft safeguarding criteria.

7.05 Impact on the green belt

Paragraph 89 of the NPPF (2012) states, 'a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Aerial photographs of the site are unclear, in regards to the surface treatment of the area. However, the site visit has confirmed that the area in question is primarily soil with aspects of grass. It is not covered entirely in hardstanding, as the the 2012 aerial photographs may indicate, nor does the application propose any hardstanding.

Therefore as the area that is being proposed as the temporary car park, is not considered as previously developed land, it fails to comply with that exemption under paragraph 89 of the NPPF (2012).

The proposed use of the area of land behind the main football pitch, is for commercial car storage, which is in no way associated with the open recreational use of the site.

Policy OL1 of the Hillingdon Local Plan: PART Two - Saved UDP Policies (November 2012), states, 'within the green belt, the following predominantly open land uses will be acceptable

- (i) agriculture, horticulture, forestry and nature conservation;
- (ii) open air recreational facilities;
- (iii) cemeteries

The local planning authority will not grant planning permission for new buildings or for changes of use of existing land and buildings, other than for purposes essential for and associated with the uses specified at (i), (ii) and (iii) above. The number and scale of buildings permitted will be kept to a minimum in order to protect the visual amenity of the green belt'.

Although Middlesex Stadium is classed as an open air recreational facility, the temporary car park would not be associated with this use. Overall, the proposed land use is for a purpose that is not incidental to the main use of the land, which is a football pitch and playing fields (open air recreational facility).

As a result the proposed development fails to comply with Policy OL1 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012).

Policy OL5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), states 'the local planning authority will normally only permit proposals for development adjacent to or conspicuous from the green belt if it would not injure the visual amenities of the green belt by reason of siting, materials, design, traffic or activities generated'.

The proposed temporary car park would have an impact upon the green belt, as it will generate extra traffic, as vehicles will be dropped off and picked up by BMW. As there has been no official agreement between Middlesex Stadium and BMW, it is therefore unclear, as to:

- a) How many vehicles will be stored
- b) How long the vehicles will be stored for (how long will the temporary car park be in place for) and
- c) When the vehicles will be dropped off or picked up (e.g. once a week, twice a week, 9am - 12pm etc).

Therefore, vehicles could be dropped off / picked up every other day, which will result in an increase in unnecessary traffic and noise, with vehicles entering and leaving the site.

No very special circumstances have been offered by the applicant in support of their application.

Therefore, it is considered that the proposed temporary car park would harm the greenbelt.

7.07 Impact on the character & appearance of the area

The proposed temporary car park will be located to the rear of the main football pitch. As a result, it will not impact the character and appearance of the street scene, as it will not be visible from Breakspear Road. Therefore the proposed development complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed car park is considered not to cause a loss of residential amenity to the occupiers of the neighbouring properties, in terms of loss of light, loss of outlook and overshadowing. 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).

7.09 Living conditions for future occupiers

The proposal would not create future residential occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Although the activity generated by the proposal is of concern with respect to the visual amenity and openness of the Green Belt it is not considered that the proposed development would result in a level of additional traffic which would have significant detrimental impacts on the operation of the highway network. Nor would the scheme result in unacceptable arrangements in respect of pedestrian and vehicular safety.

7.11 Urban design, access and security

Design issues are addressed within the 'Impact on the green belt' and 'Impact on the character & appearance of the area' sections of this report.

The proposal is not considered to give rise to any concerns relating to accessibility or security.

7.12 Disabled access

No concerns relating to accessibility are raised given the nature of the proposal.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal is not considered to result in the loss of any existing trees, landscape or ecology.

7.15 Sustainable waste management

The proposed use is not considered to have any implications with respect to waste management.

7.16 Renewable energy / Sustainability

The nature of the proposal would not require the provision of sustainable design.

7.17 Flooding or Drainage Issues

The site is not located within an area designated as being at risk of flooding and the proposal does not propose the addition of any hard standing. Accordingly, the proposal does not give rise to concerns relating to flooding and drainage.

7.18 Noise or Air Quality Issues

In respect of noise, the level of use is not clear from the application. In principle the extent of use would not necessarily give rise to noise or activity which would be sufficient to result in harm to the nearby residential occupiers. However, it is possible that if the extent of storage were too great or the turnover of vehicles within the storage area was high then this may result in activity would disturb the amenity of residential occupiers. It is however considered that this matter could be adequately dealt with by conditions and as such would not constitute a reason for refusing this application.

It is not considered that the proposal would give rise to unacceptable impacts on local air quality.

7.19 Comments on Public Consultations

The comments raised by the Ruislip Residents Association will be addressed in the main body of this report. However with regards to the amount of spaces that the proposed temporary car park will provide, the applicants are not exactly sure as to how many will be provided, as an official agreement between the applicants and the club sponsor, BMW, has not been agreed. However while out on site the applicant stated that she would allow no more than 40 cars if the application was approved. Furthermore the applicant mentioned, as stated above, an agreement between the applicant and BMW (the club sponsor) has not been agreed, and in fact it might turn out that BMW do not want to store their cars on site.

7.20 Planning Obligations

The proposed development would not result in any impacts which would require mitigation by way of planning obligations. Nor would the proposal create any buildings which would be liable to pay the Community Infrastructure Levy.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

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

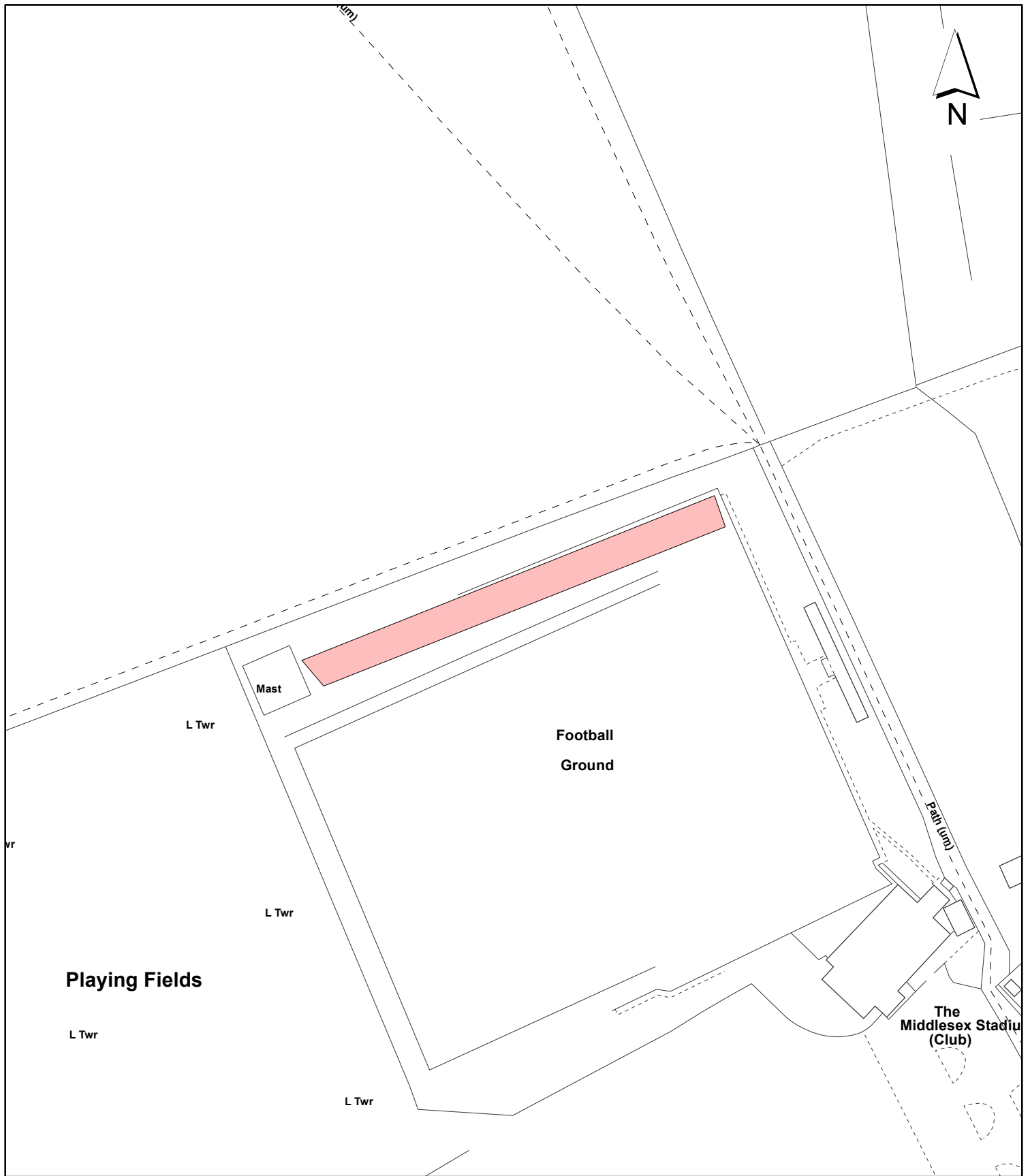
The application seeks planning permission for the installation of temporary parking area towards rear of site, behind the main football pitch. Currently this area is used as 'storage'. The area consists of hardstanding with overgrown weeds and trees.

The proposal represents inappropriate development within the Green Belt, and having considered all material considerations it is recommended that this application be refused.

11. Reference Documents

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Middlesex Stadium
 Breakspear Road
 Ruislip**

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

Planning Application Ref:

18443/APP/2015/3181

Scale:

1:1,250

Planning Committee:

North Page 61

Date:

November 2015



HILLINGDON
 LONDON

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

Document is Restricted

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Plans for North Applications Planning Committee

18th November 2015



HILLINGDON
LONDON

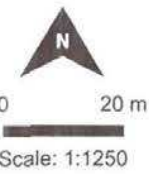
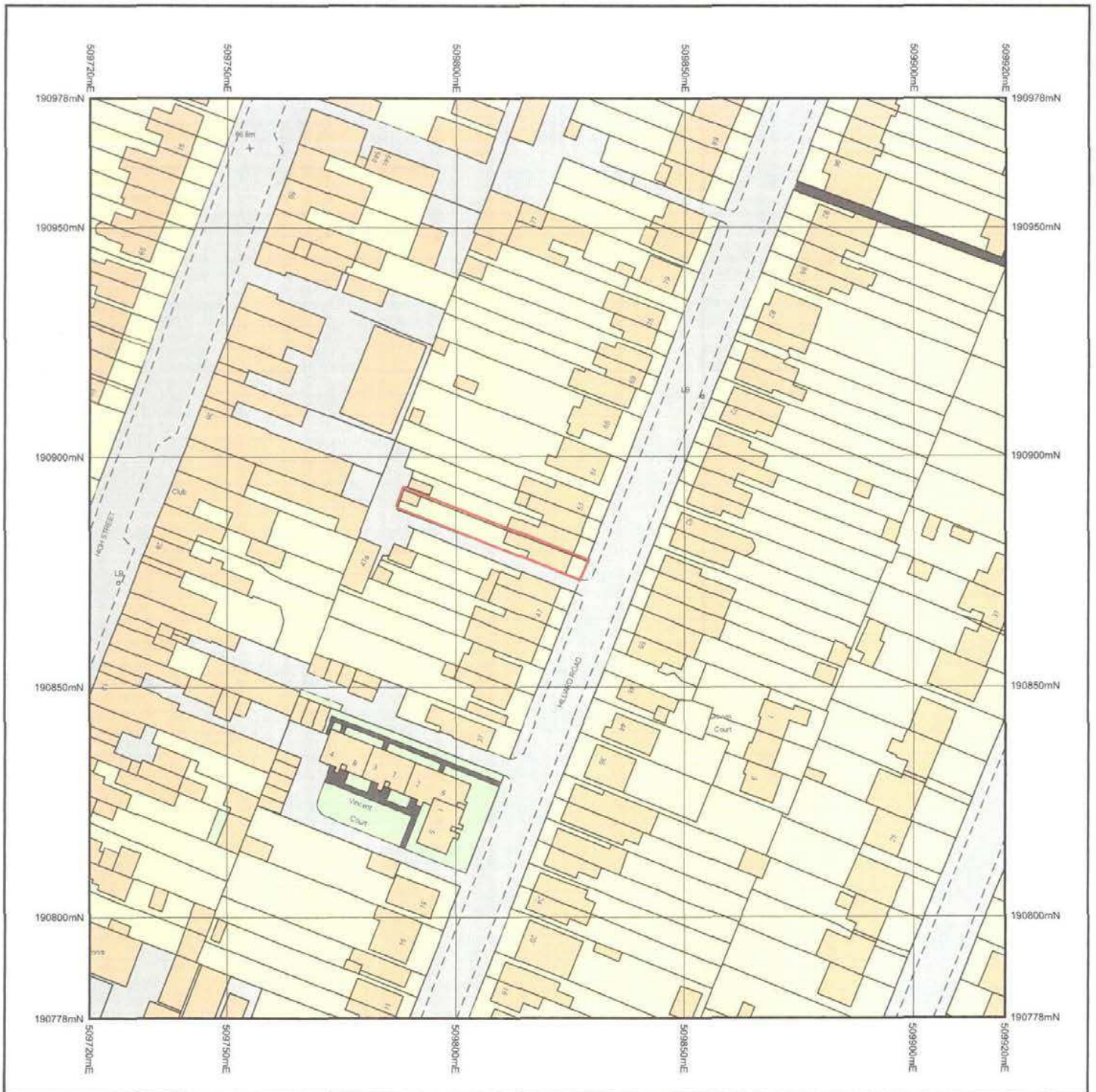


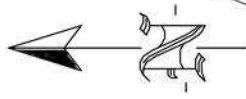
INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 51 HILLIARD ROAD NORTHWOOD
Development: Conversion of two storey dwelling into 2 self contained flats
LBH Ref Nos: 70450/APP/2015/3266

Date Plans Received: 27/08/2015 **Date(s) of Amendment(s):** 27/08/2015
Date Application Valid: 03/09/2015





SITE PLAN

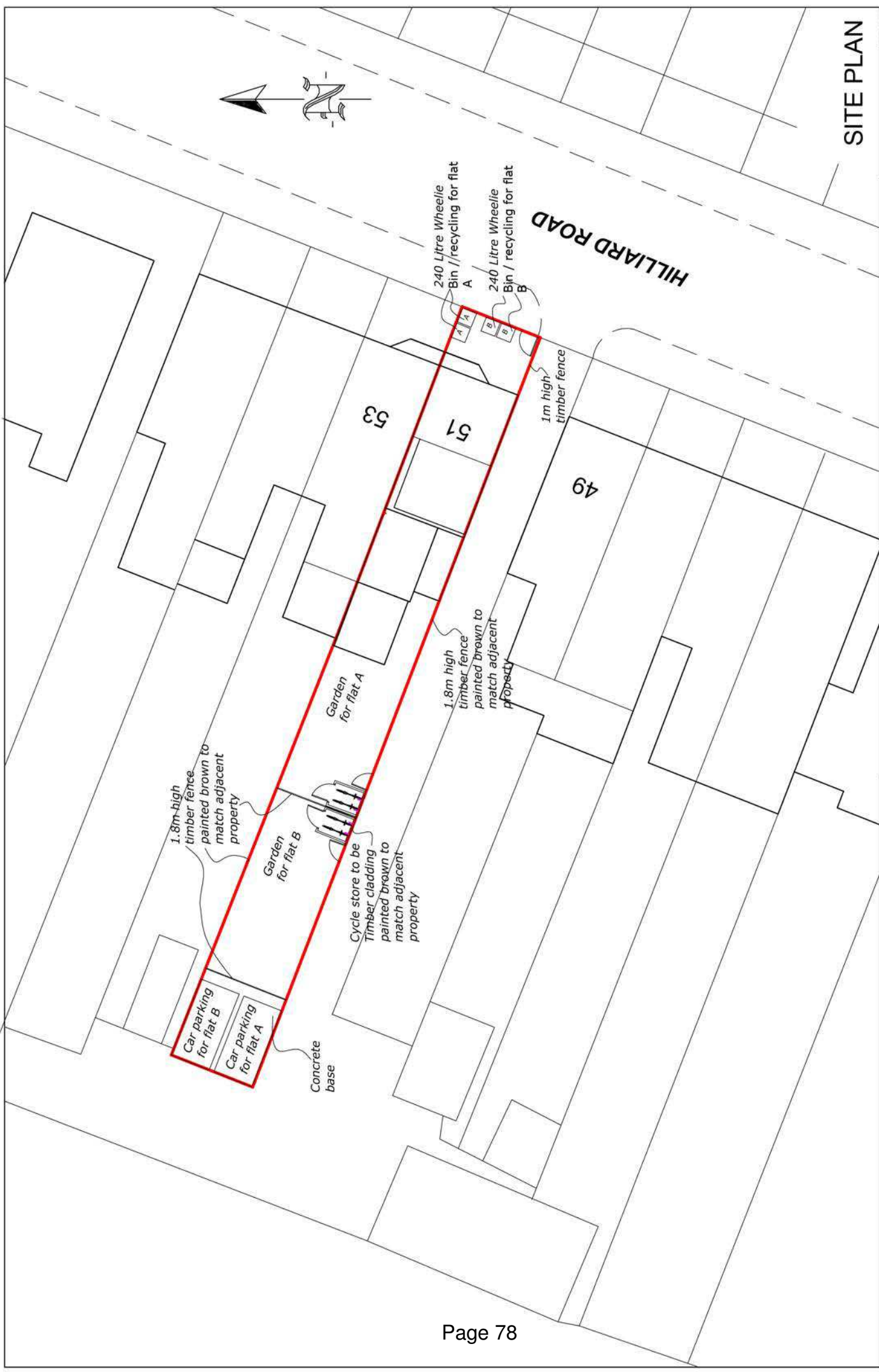
REVISION
 Drg. No. 15/2880/40
 Scale 1:200
 Date 13/02/15
 Drawn by AK

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 Chartered Architects & Town Planning Consultants
 1 High Road Old Entree Pineer Middlesex HA5 2JW Tel. 0208 868 1333

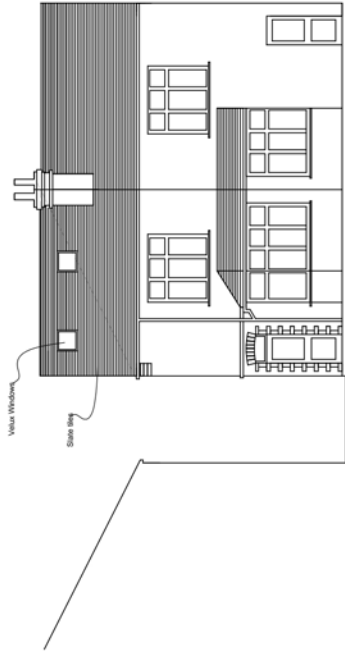


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 Metres
 1:200 @ A3

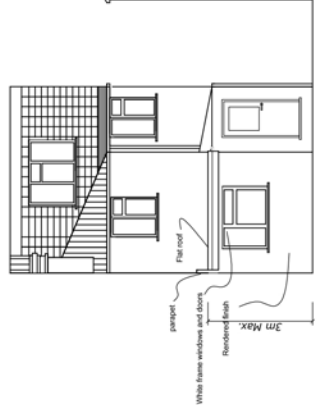
51 HILLIARD ROAD, NORTHWOOD HA6 1SJ



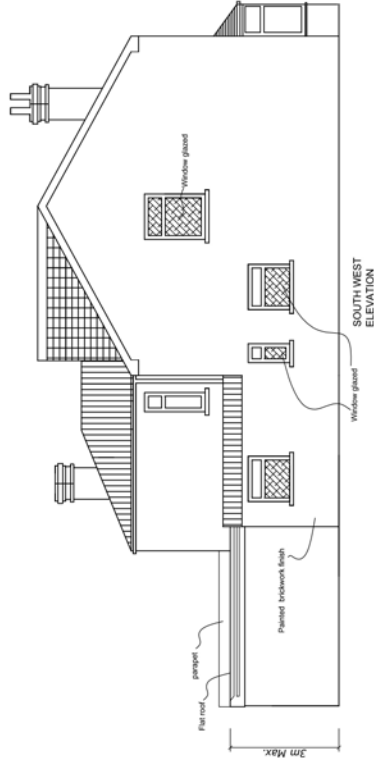
| REV. | AMENDMENTS |
|------|--|
| A | PLANS AND ELEVATION CORRECTED 03/09/15 |
| B | WINDOWS CORRECTED 20/10/15 |



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



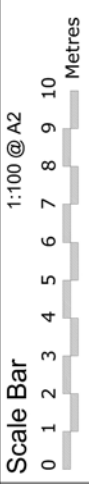
GROUND FLOOR PLAN

FIRST FLOOR PLAN

LOFT FLOOR PLAN

ROOF PLAN

EXISTING PLANS & ELEVATIONS

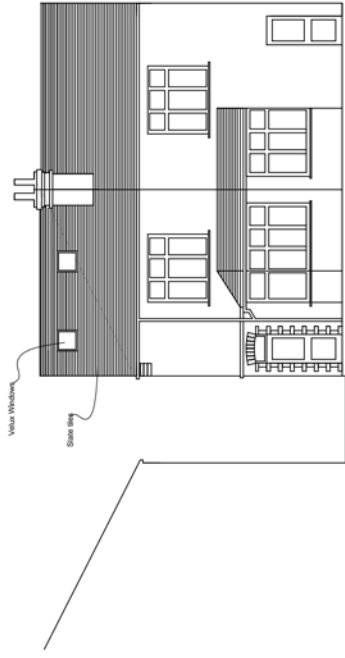



THE GILLETT MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Pinner, Middlesex HA5 2EW Tel. 0208 868 1333
 Drawn by AK

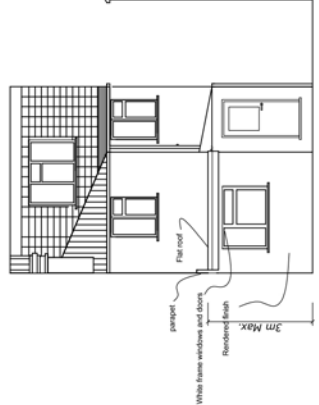
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51 HILLIARD ROAD, NORTHWOOD HA6 1SJ

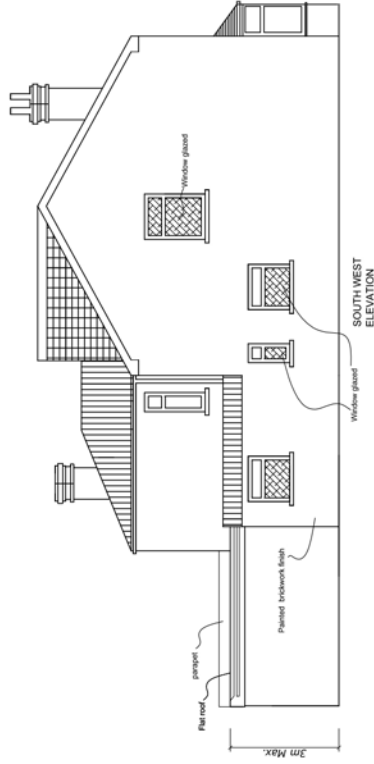
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|------|--|
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| B | WINDOWS CORRECTED 20/10/15 |



SOUTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH WEST ELEVATION



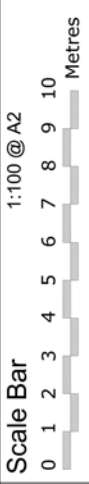
FIRST FLOOR PLAN

LOFT FLOOR PLAN

ROOF PLAN

GROUND FLOOR PLAN

PROPOSED PLANS & ELEVATIONS



THE GILLET MACLEOD PARTNERSHIP
 Chartered Architects & Town Planning Consultants
 1 High Road Old Eastcote Pinner, Middlesex HA5 2EW Tel. 0208 868 1333
 Drawn by AK



REVISION B
 Scale 1:100
 Date 13/02/15
 Drawn by AK

51 HILLIARD ROAD, NORTHWOOD HA6 1SJ



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Site Address:

**51 Hilliard Road
 Northwood**

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

Planning Application Ref:
70450/APP/2015/3266

Scale:
1:1,250

Planning Committee:
North Page 81

Date:
November 2015



Report of the Head of Planning, Sport and Green Spaces

Address 92 COPSE WOOD WAY NORTHWOOD

Development: Two storey side/rear extension involving raising and enlargement of roof to provide habitable roof space to include a rear dormer and 7 rooflights, including demolition of existing rear conservatory

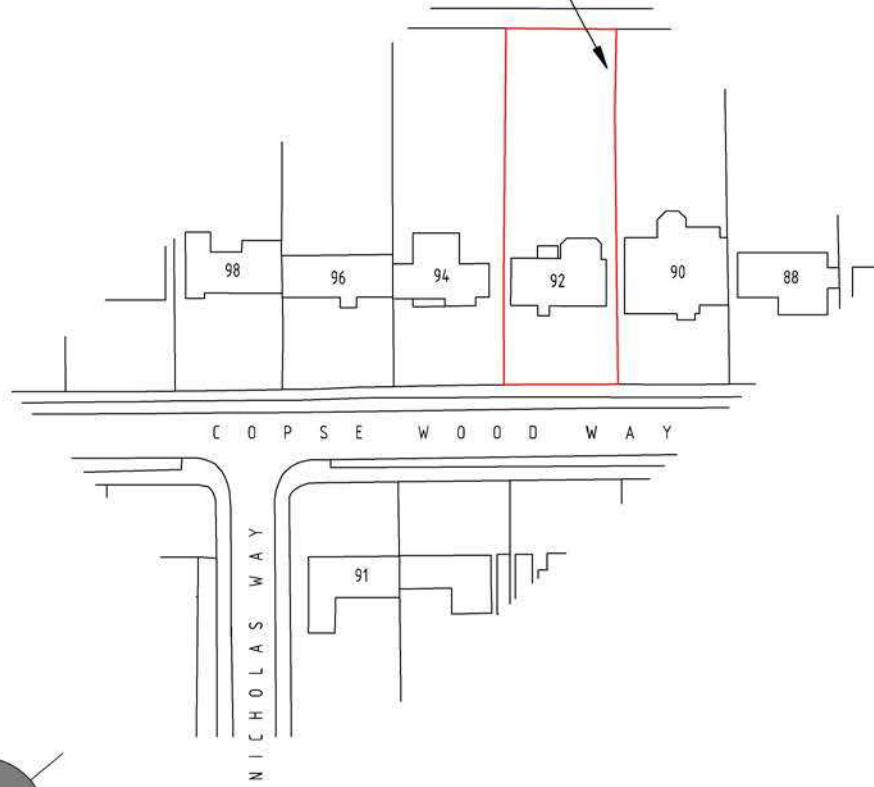
LBH Ref Nos: 47953/APP/2015/3459

Date Plans Received: 14/09/2015

Date(s) of Amendment(s):

Date Application Valid: 17/09/2015

APPLICATION SITE EDGED IN RED



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S I T E L O C A T I O N P L A N

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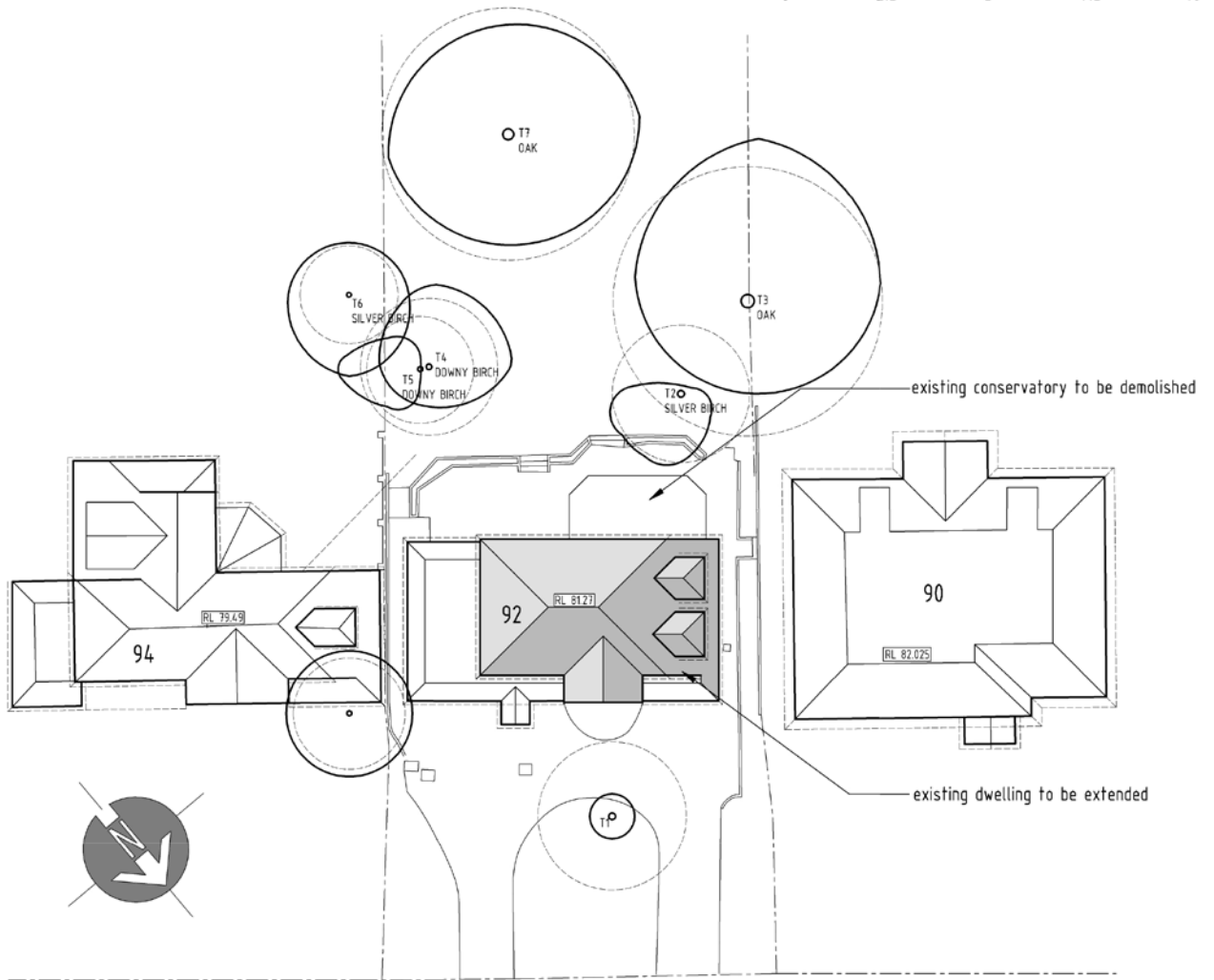
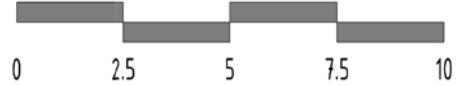
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| | | | | |
|---|--------------------------------|--------------------|--|---|
| drawing: SITE LOCATION PLAN | scale: 1 : 1250 A4 | date: 14 / 09 / 15 | DUSEK ARCHITECTURE + PLANNING T: 01895 831551 E: jack@dusek.co.uk |  |
| | drawing no: 75 / P3 / 6 | drawn: JD | | |
| project: 92 COPSE WOOD WAY NORTHWOOD, MIDDLESEX, HA6 2UB | client: NEHA & SANGEET DHANANI | | | |



STREET SCENE ALONG COPSEWOOD WAY
SCALE 1:125

SCALE BAR (m)



C O P S E W O O D W A Y

SITE LAYOUT PLAN
SCALE 1:250

SCALE BAR (m)



drawing: **EXISTING DWELLING**
SITE LAYOUT PLAN + STREET SCENE

scale: 1 : 250 A3 date: 14 / 09 / 15
drawing no: 75 / P3 / 1 drawn: JD

DUSEK
ARCHITECTURE + PLANNING

project: 92 COPSE WOOD WAY
NORTHWOOD, MIDDLESEX, HA6 2UB

client: MR AND MRS BURNANT

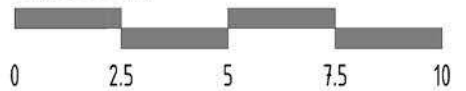
T: 01895 831551
E: jack@dusek.co.uk





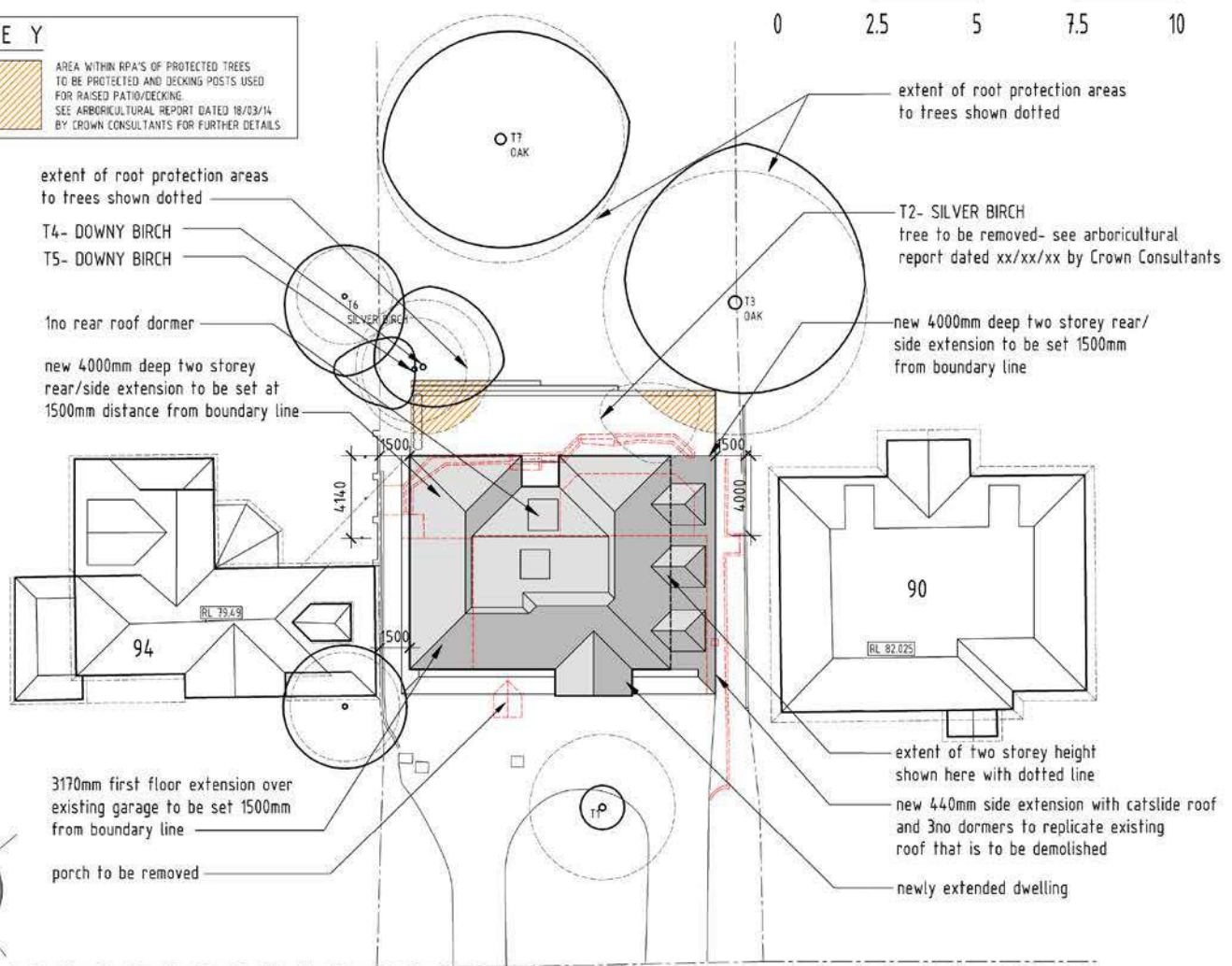
STREET SCENE ALONG COPSEWOOD WAY
SCALE 1:125

SCALE BAR (m)



KEY

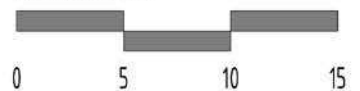
AREA WITHIN RPA'S OF PROTECTED TREES TO BE PROTECTED AND DECKING POSTS USED FOR RAISED PATIO/DECKING. SEE ARBORICULTURAL REPORT DATED 18/03/14 BY CROWN CONSULTANTS FOR FURTHER DETAILS



C O P S E W O O D W A Y

SITE LAYOUT PLAN
SCALE 1:250

SCALE BAR (m)



drawing: PROPOSED DWELLING
SITE LAYOUT PLAN + STREET SCENE

scale: 1 : 250 A3 date: 14 / 09 / 15

drawing no: 75 / P3 / 3 drawn: JD

project: 92 COPSE WOOD WAY
NORTHWOOD, MIDDLESEX, HA6 2UB

client: MR AND MRS [Name]
Page 85

DUSEK
ARCHITECTURE + PLANNING

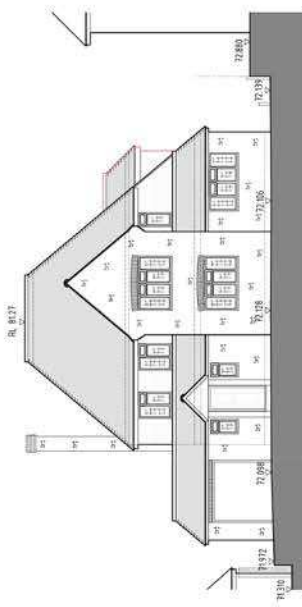
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E: jack@dusek.co.uk

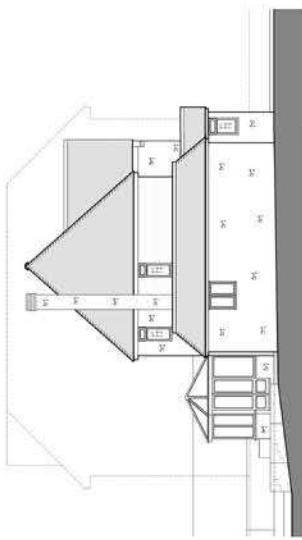


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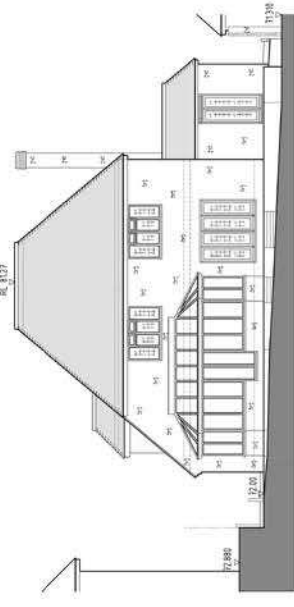
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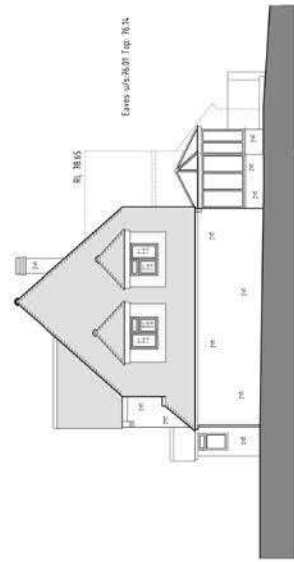
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EXISTING DWELLING SIDE ELEVATION



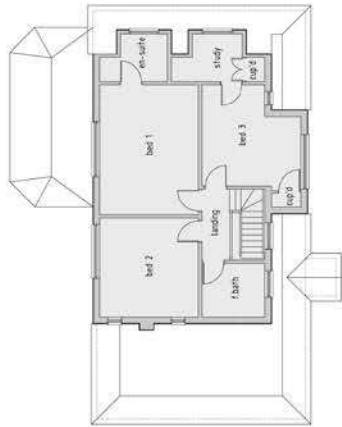
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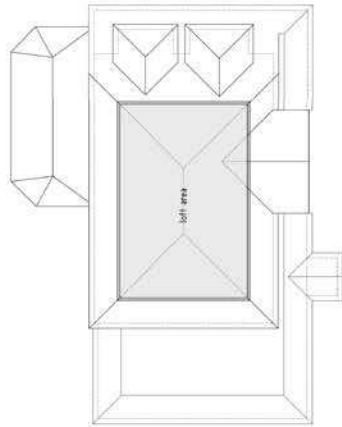
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EXISTING DWELLING GROUND FLOOR PLAN



EXISTING DWELLING FIRST FLOOR PLAN



EXISTING DWELLING ROOF AREA PLAN



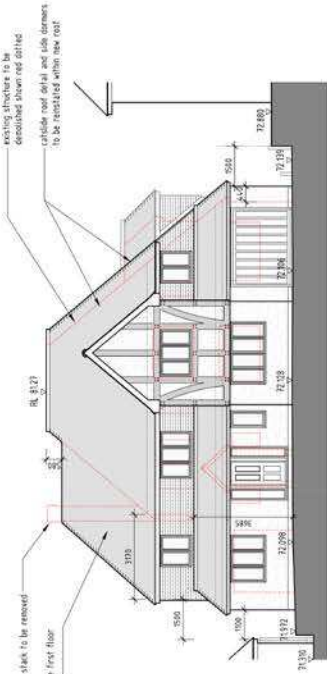
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| no. | date | desc. | drawn by |
| 100 / AT | 14 / 01 / 15 | 100 / AT | 15 / 01 / 15 |
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dušek
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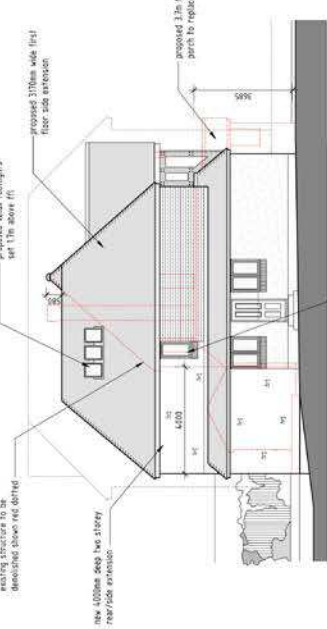
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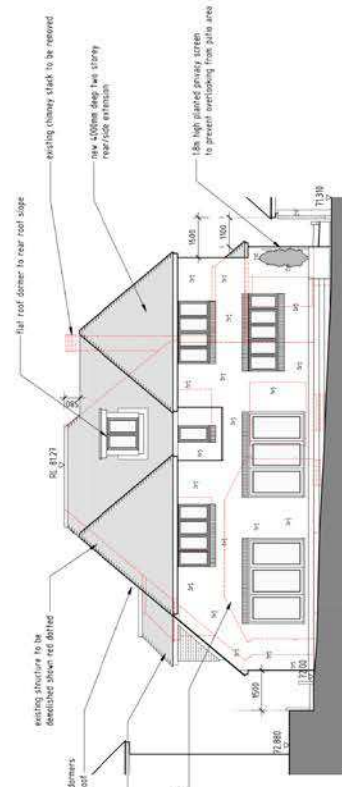
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- 3. To be retained within new roof
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- 20. To be retained within new roof



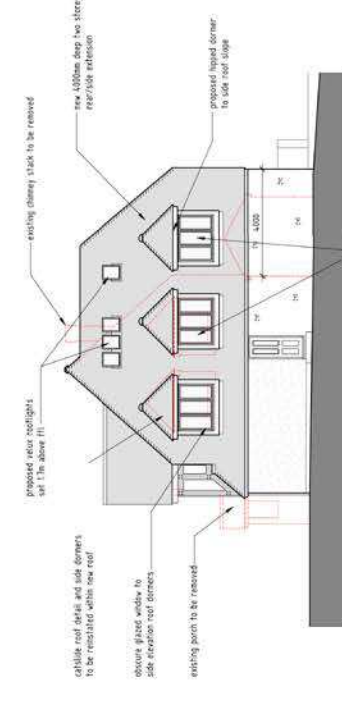
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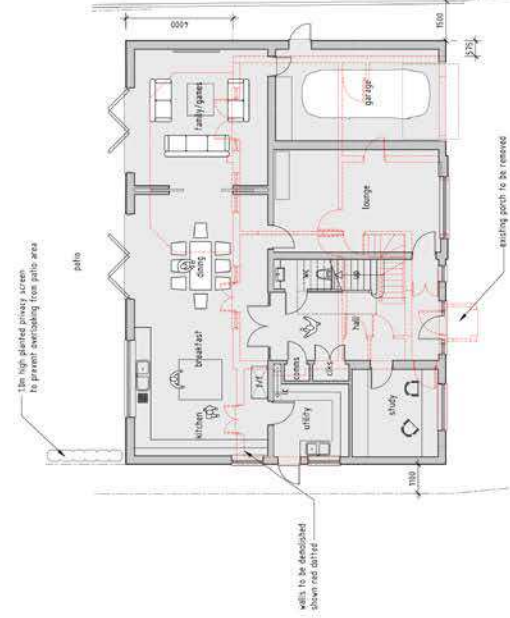
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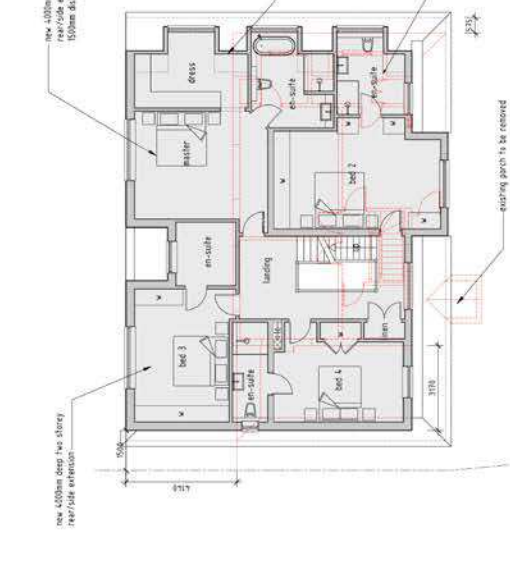
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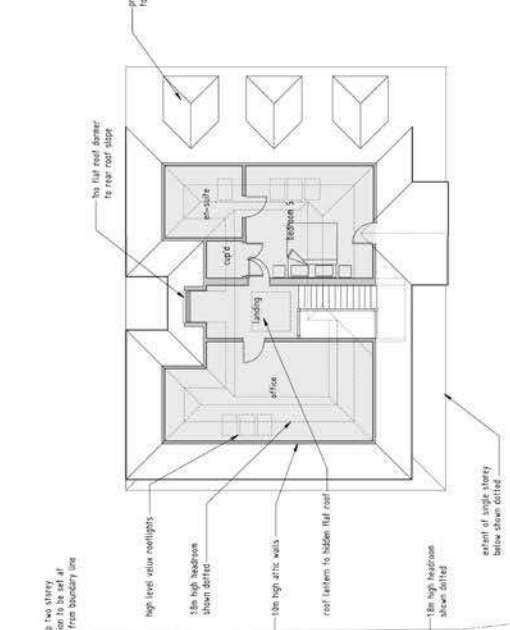
PROPOSED DWELLING SIDE ELEVATION



PROPOSED DWELLING GROUND FLOOR PLAN



PROPOSED DWELLING FIRST FLOOR PLAN



PROPOSED DWELLING ROOF AREA PLAN

| | | | | | |
|----|----------|----|------|------|-----|
| NO | DATE | BY | CHKD | DRWN | APP |
| 1 | 10/11/15 | AS | AS | AS | AS |

DRAWING: PROPOSED DWELLING FLOOR PLANS & ELEVATIONS (with demolition shown)
 PROJECT: 92, COUSE WOOD WAY, NORTHWOOD, MIDDLESEX, HA6 0UB
 CLIENT: NEHA & SANGEET DHANAN

SCALE: 1:100 / A1
 DATE: 10/11/15
 BY: AS
 CHKD: AS
 DRWN: AS
 APP: AS



T: 0203 570533
 E: jacob@dusek.co.uk

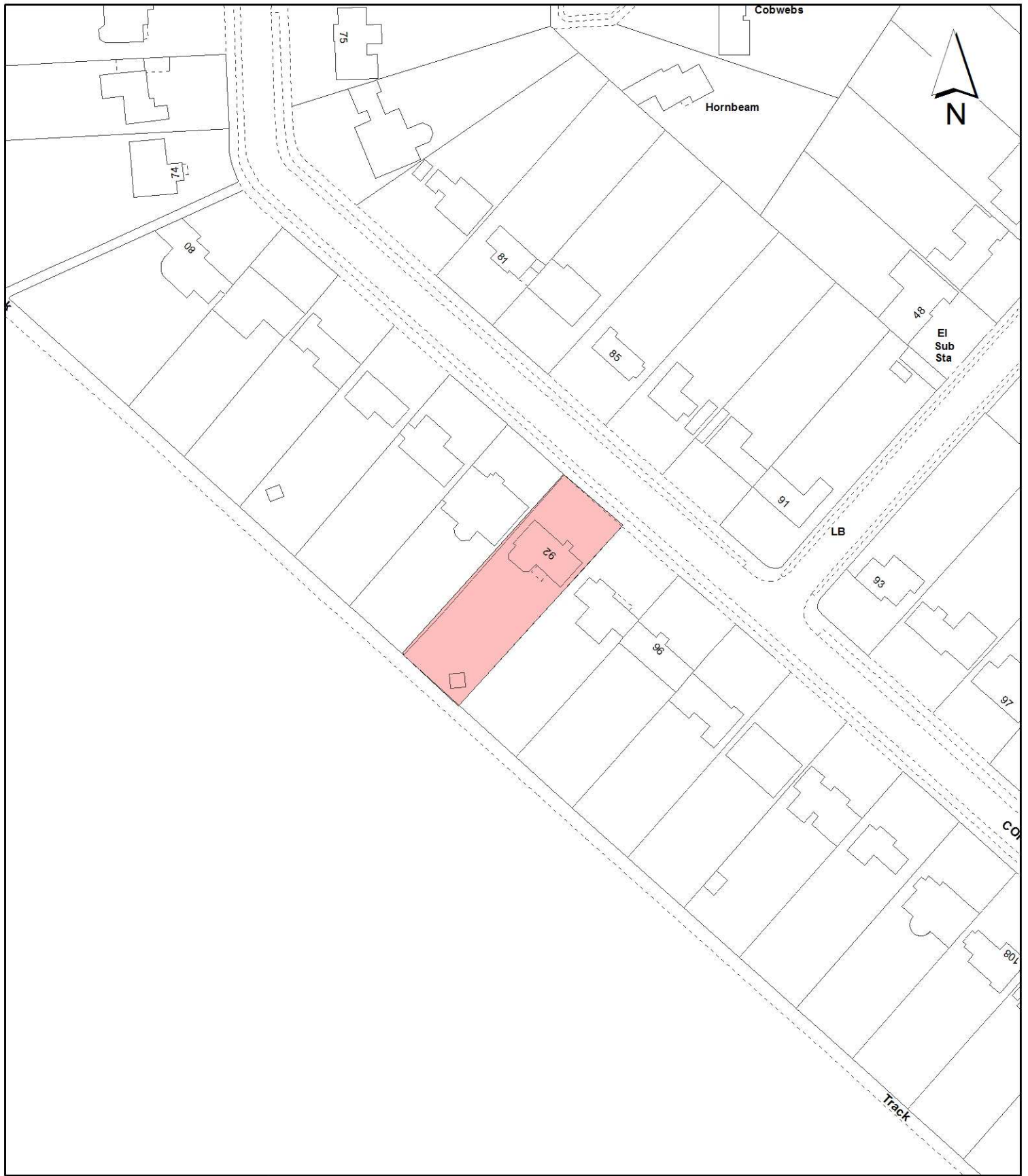


SCALE BAR (m)



PROPOSED DWELLING FIRST FLOOR PLAN

PROPOSED DWELLING GROUND FLOOR PLAN



Notes:

 Site boundary

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Site Address:

**92 Copse Wood Way
 Northwood**

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

Planning Application Ref:

47953/APP/2015/3459

Scale:

1:1,250

Planning Committee:

North Page 89

Date:

November 2015



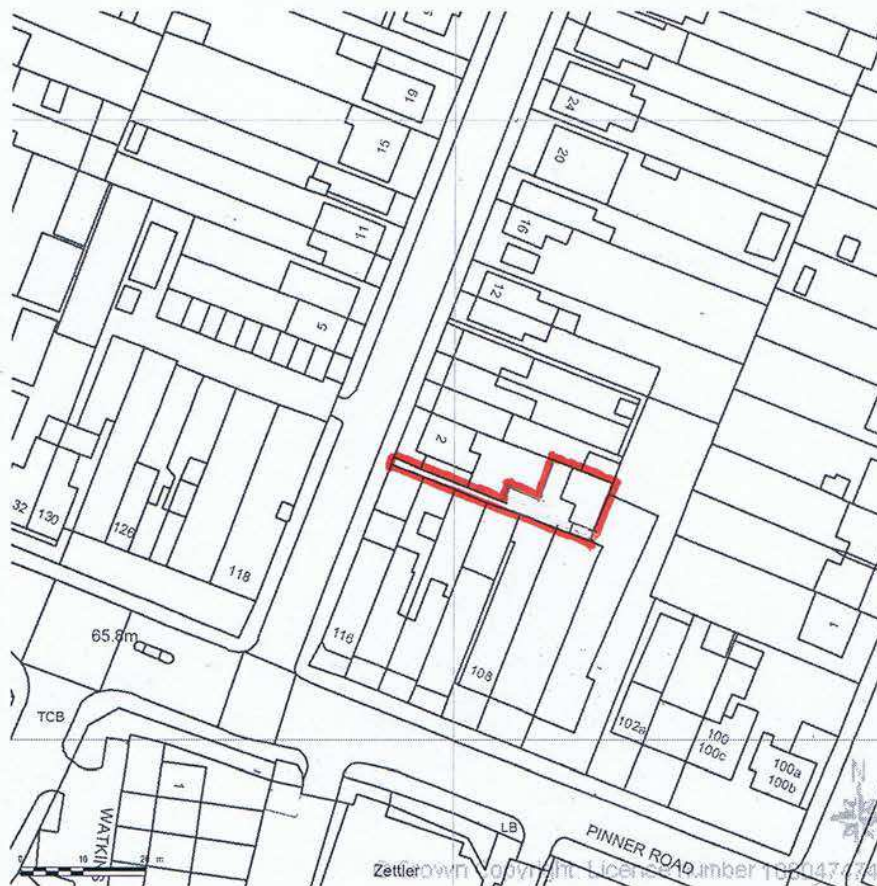
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE REAR OF 2 HILLIARD ROAD NORTHWOOD
Development: Single storey, 1-bed, detached dwelling with associated amenity space (Part Retrospective)
LBH Ref Nos: 34684/APP/2015/2907

Date Plans Received: 03/08/2015 **Date(s) of Amendment(s):**
Date Application Valid: 13/08/2015

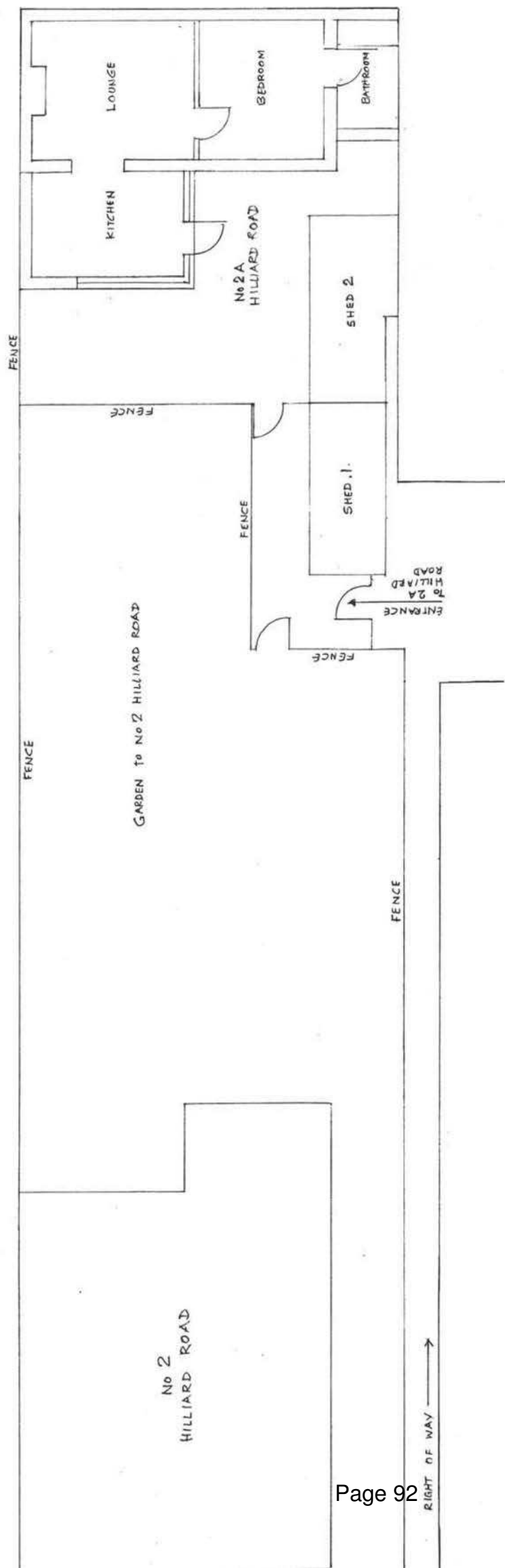
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 509799, 190747



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
11/08/2015 22:10

LOCATION PLAN

LAND TO REAR OF 2 HILLIARD ROAD



This drawing is part of a set of drawings which must be read together. No work is to be started without all relevant local authority written approvals.

SCALE IN METRES 1:100 at A3 paper size

J DRIVER ASSOCIATES
 Surveyors, Architectural Consultants &
 Chartered Structural Engineers

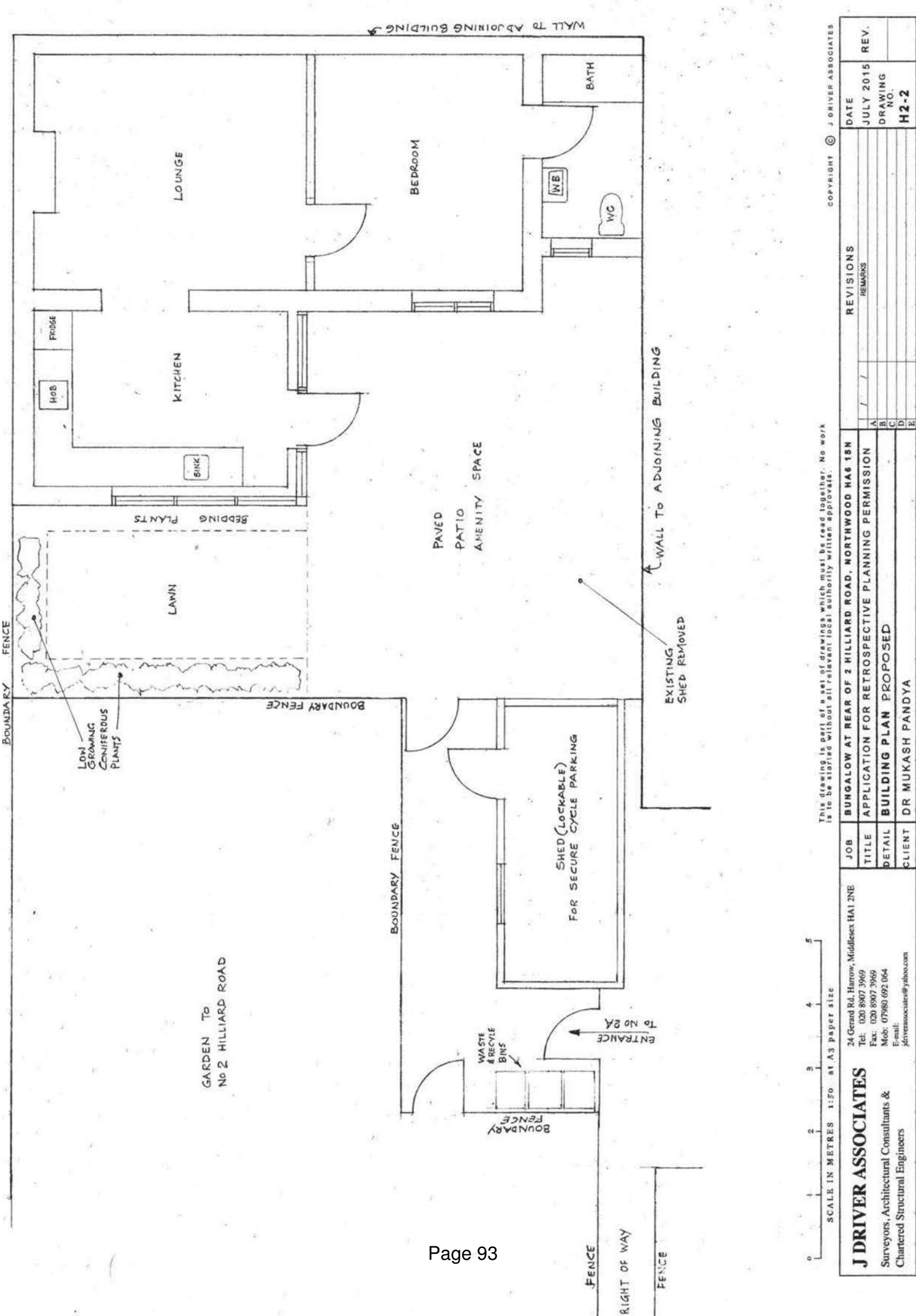
24 Gerard Rd, Harrow, Middlesex HA1 2NE
 Tel: 020 8907 3969
 Fax: 020 8907 3969
 Mob: 07980 692 064
 E-mail: jdriverassociates@yahoo.com

| | |
|--------|--|
| JOB | BUNGALOW AT REAR OF 2 HILLIARD ROAD, NORTHWOOD HAS 1SN |
| TITLE | APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION |
| DETAIL | PLOT PLAN EXISTING |
| CLIENT | DR MUKASH PANDYA |

| REVISIONS | REMARKS |
|-----------|---------|
| A | / |
| B | / |
| C | / |
| D | / |
| E | / |

| | | | |
|-------------|-----------|------|---|
| DATE | JULY 2015 | REV. | |
| DRAWING NO. | H2-1 | | A |

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| DATE | REV. |
|-------------|------|
| JULY 2015 | REV. |
| DRAWING NO. | |
| H2-2 | |

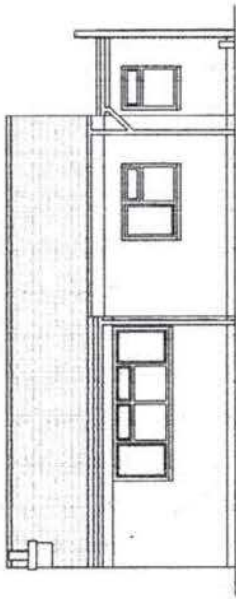
| REVISIONS | REMARKS |
|-----------|---------|
| A | / |
| B | / |
| C | / |
| D | / |
| E | / |

| | |
|--------|--|
| JOB | BUNGALOW AT REAR OF 2 HILLIARD ROAD, NORTHWOOD HA6 1SN |
| TITLE | APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION |
| DETAIL | BUILDING PLAN PROPOSED |
| CLIENT | DR MUKASH PANDYA |

J DRIVER ASSOCIATES
 Surveyors, Architectural Consultants &
 Chartered Structural Engineers

24 Gerard Rd, Harrow, Middlesex HA1 2NE
 Tel: 020 8907 3969
 Fax: 020 8907 3969
 Mob: 07950 692 064
 E-mail: jdriverassociates@yahoo.com

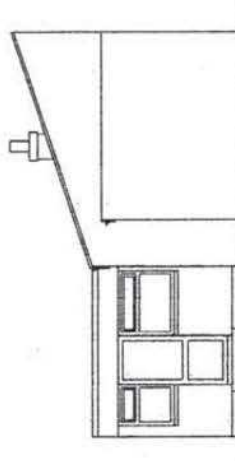




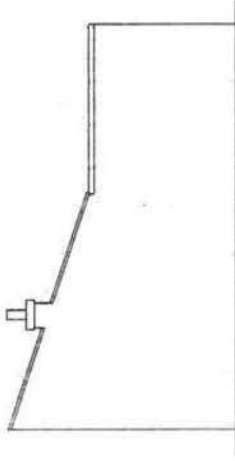
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



This drawing is part of a set of drawings which must be read together. No work is to be started without all relevant local authority written approvals.

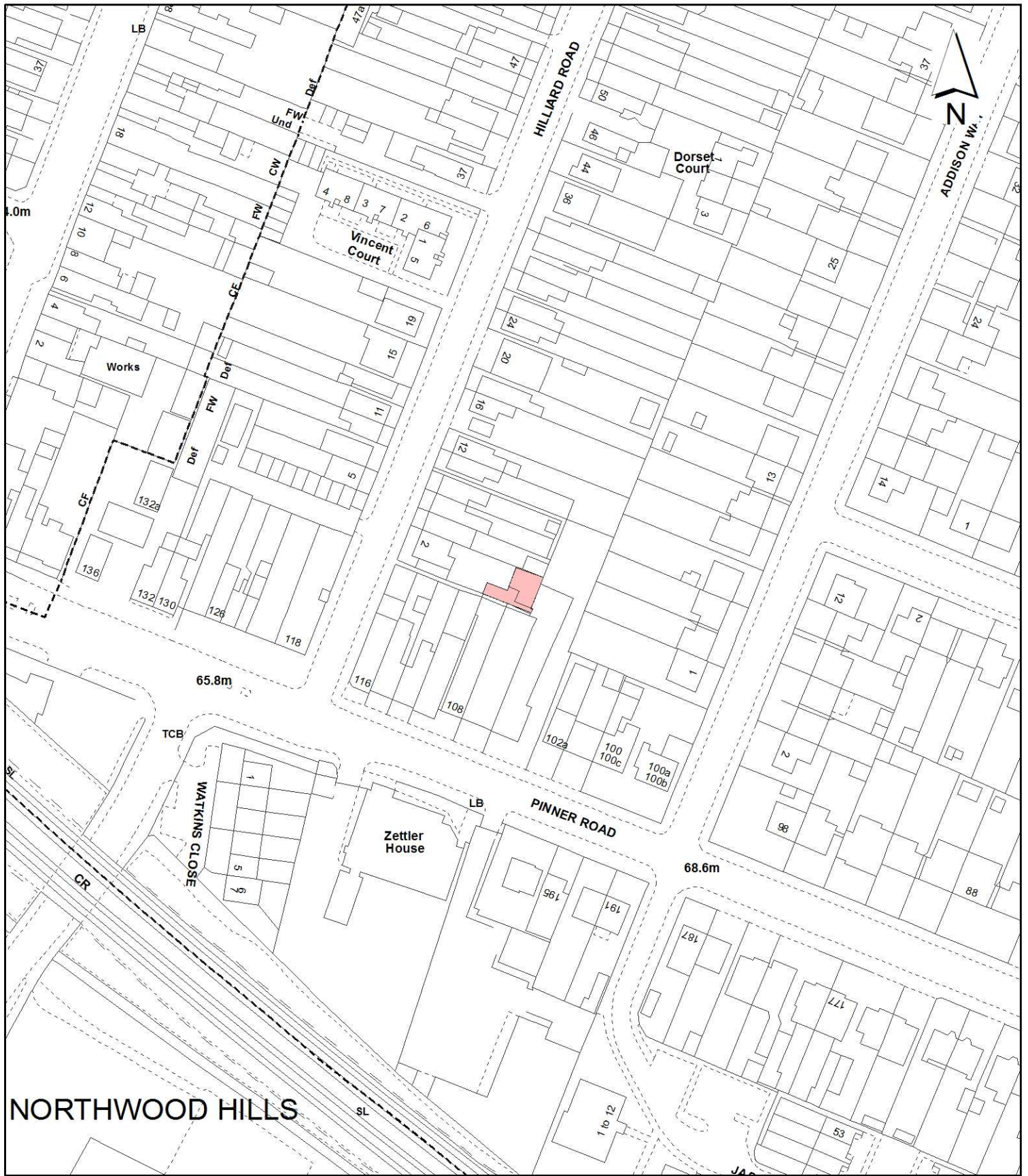
J DRIVER ASSOCIATES
 Surveyors, Architectural Consultants &
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24 Grand Rd, Harrow, Middlesex HA1 2NE
 Tel: 020 8907 3969
 Fax: 020 8907 3969
 Mob: 07980 692 064
 E-mail: jdriverassociates@yahoo.com

| | |
|---------------|--|
| JOB | BUNGALOW AT REAR OF 2 HILLIARD ROAD, NORTHWOOD HA6 1SN |
| TITLE | APPLICATION FOR RETROSPECTIVE PLANNING PERMISSION |
| DETAIL | ELEVATIONS OF BUNGALOW |
| CLIENT | DR MUKASH PANDYA |

| | |
|--------------------|-----------|
| REVISIONS | |
| A | / / |
| B | |
| C | |
| D | |
| E | |
| DATE | JULY 2015 |
| REV. | |
| DRAWING NO. | H2-3 |

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NORTHWOOD HILLS

Notes:

Site boundary

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Site Address:

**Land to the rear of 2 Hilliard Road
 Northwood**

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

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

Planning Application Ref:

34684/APP/2015/2907

Scale:

1:1,250

Planning Committee:

North Page 95

Date:

November 2015



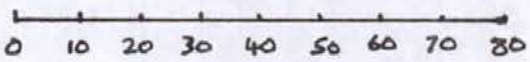
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address BREAKSPEAR ARMS BREAKSPEAR ROAD SOUTH HAREFIELD
Development: Resurfacing of car park
LBH Ref Nos: 10615/APP/2015/3318

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

The Breakspear Arms 1:1250



Existing Plans



Trees + shrub screen

Create into padlock + existing fence

Existing grasscrete is currently overgrown

Trees extend along the whole boundary

Existing fencing + hedge rows

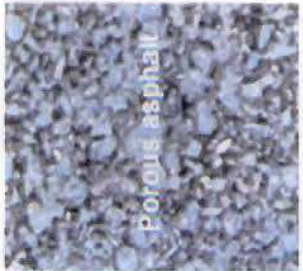
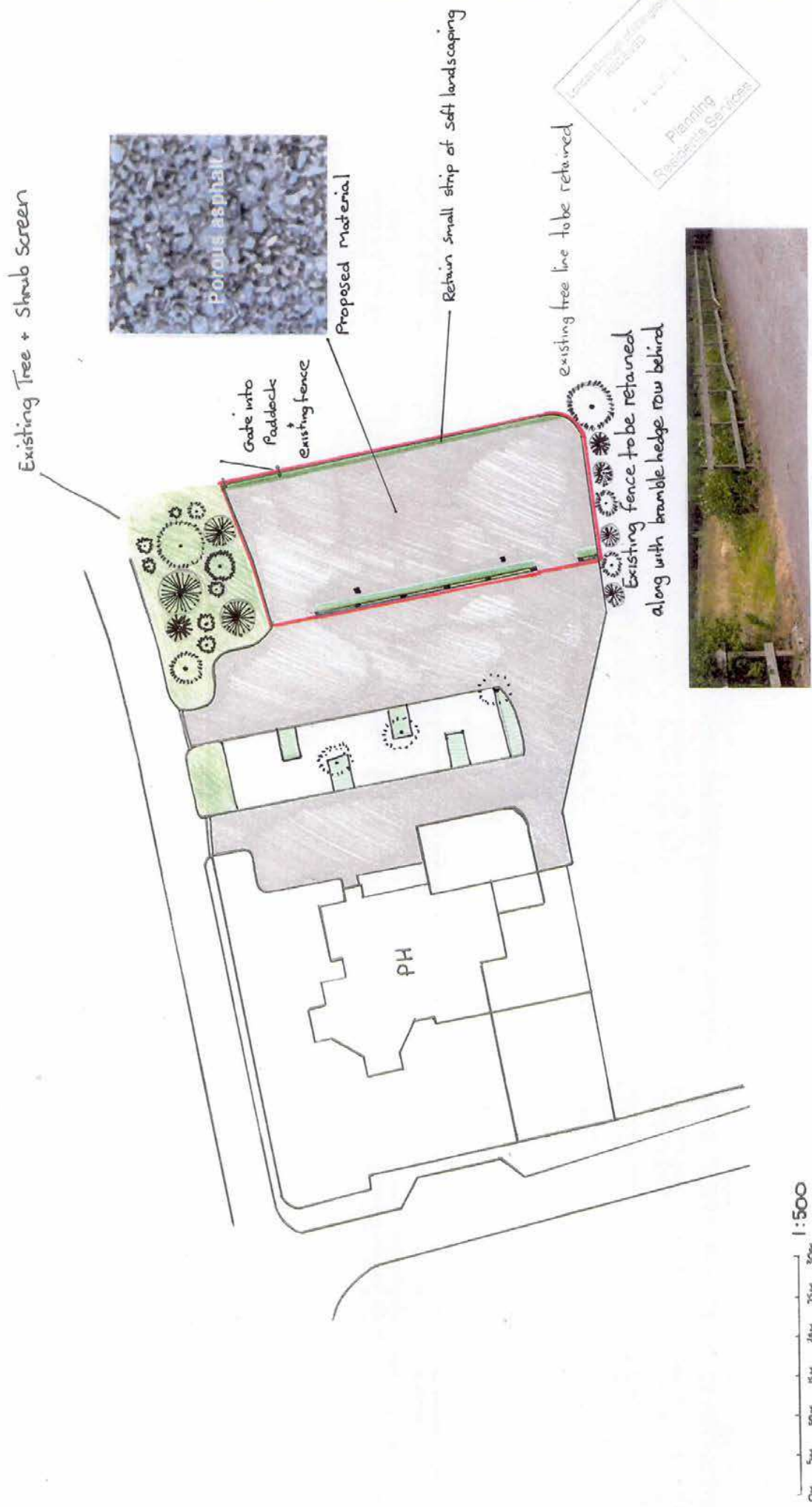


NOTES:

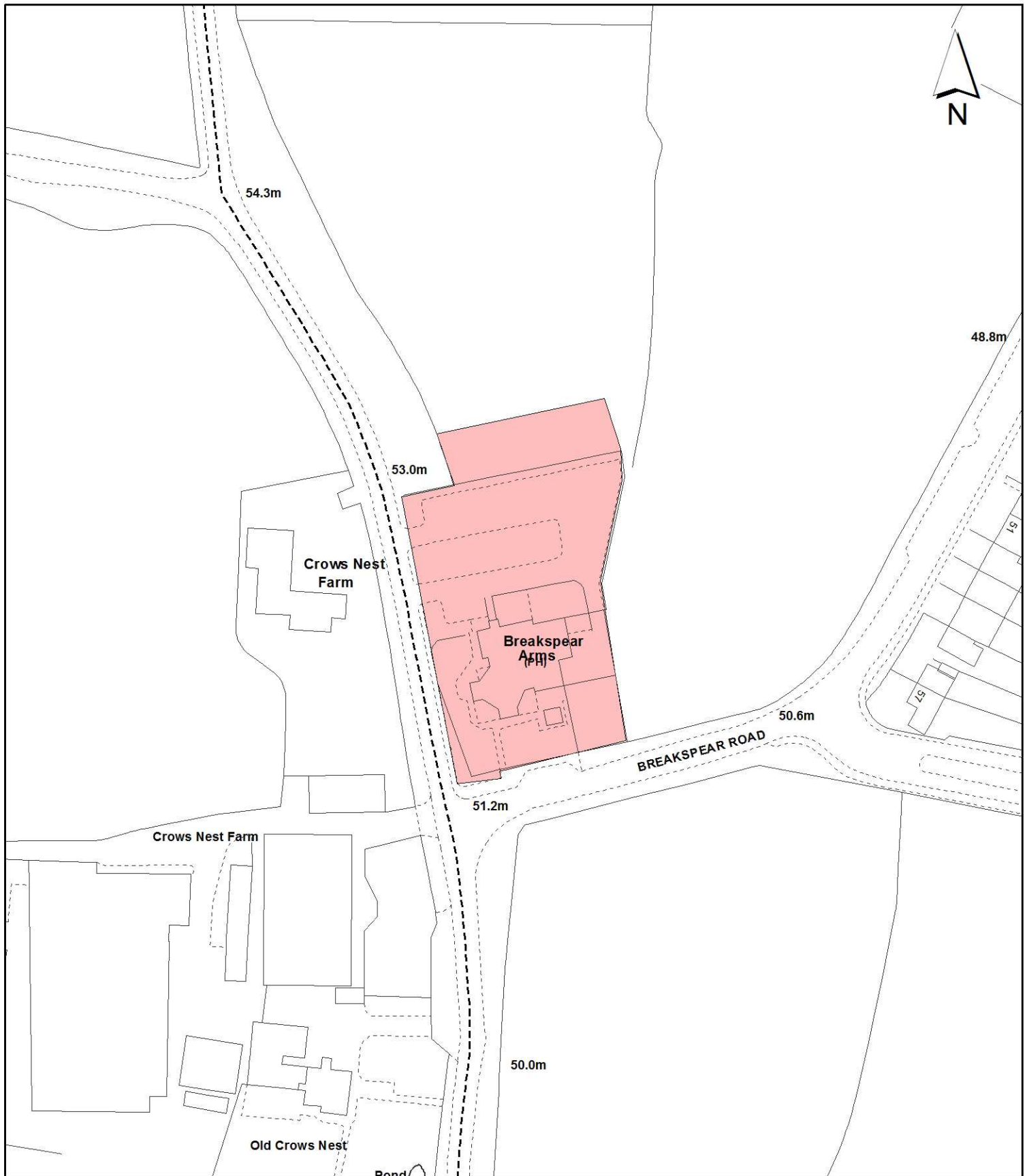
All dimensions must be checked on site and not scaled from this drawing.

| | | | | | |
|-----------|---------------------------------|----------|-------|---------------|-------|
| Client | Breakspear Arms | Scale | 1:500 | Drawing Title | |
| Job Title | Resurfacing of existing carpark | Drawn by | | Drq No. | MO-01 |
| | | Date | | Rev | A |

Proposed Plans



| | | | | | | |
|--|-----------|----------------------------------|----------|-------|---------------|-------|
| NOTES: | Client | Breakspear Arms | Scale | 1:500 | Drawing Title | |
| | Job Title | Resurfacing of existing car park | Drawn by | | Drg No. | MO-02 |
| All dimensions must be checked on site and not scaled from this drawing. | | | Date | | Rev | A |



Notes:

 Site boundary

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Site Address:

**Breakspear Arms
 Breakspear Road South
 Harefield**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:

10615/APP/2015/3318

Scale:

1:1,250

Planning Committee:

North Page 100

Date:

November 2015



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address MIDDLESEX STADIUM BREAKSPEAR ROAD RUISLIP
Development: Installation of temporary parking area towards rear of site
LBH Ref Nos: 18443/APP/2015/3181

Date Plans Received: 21/08/2015 **Date(s) of Amendment(s):**
Date Application Valid: 04/09/2015



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LOCATION PLAN SCALE 1:1250

Client
**HILLINGDON BOROUGH FC
MIDDLESEX STADIUM
BREAKSPEAR ROAD
RUISLIP HA4 7SB**

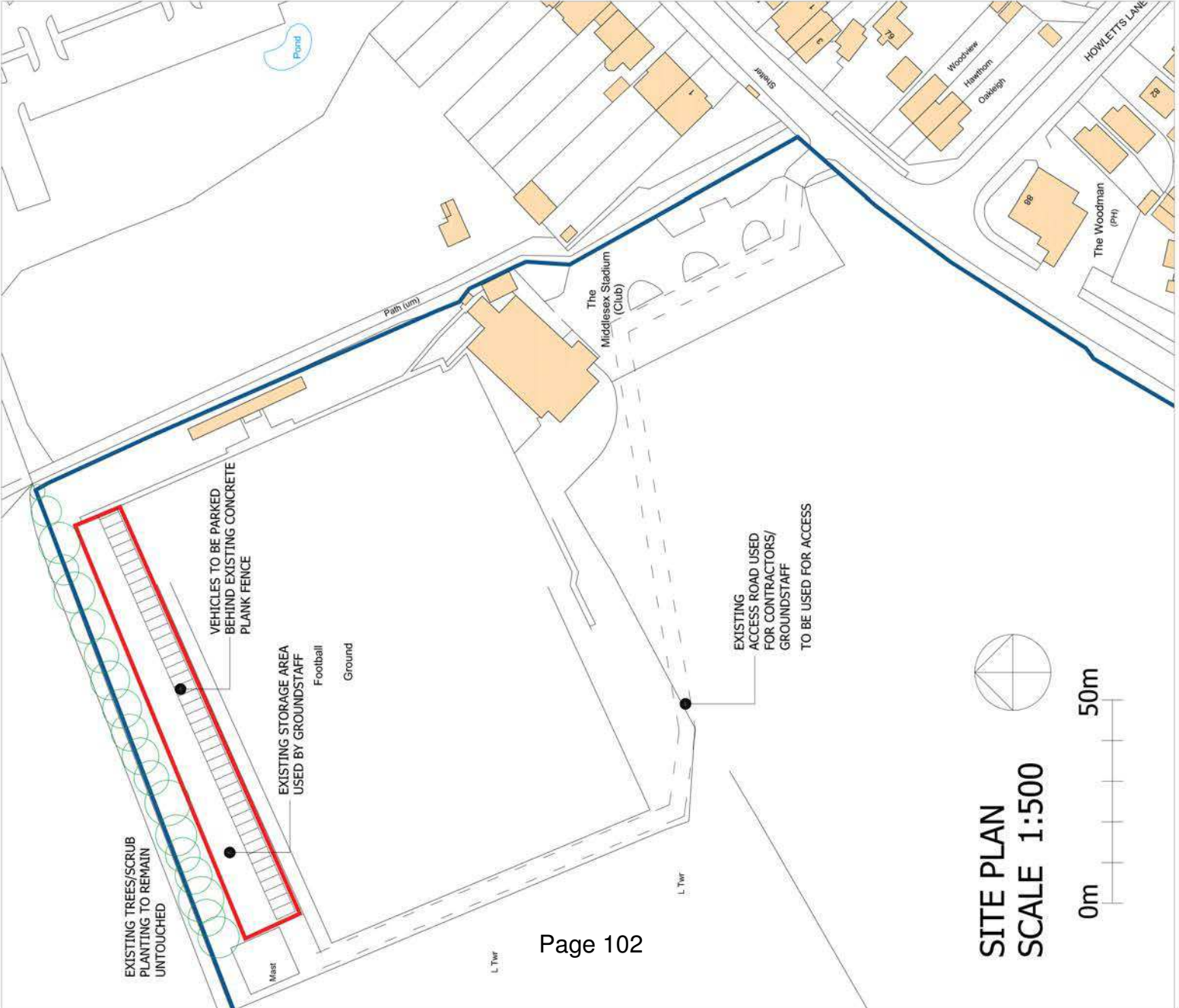
Drawing Title
SITE AND LOCATION PLAN

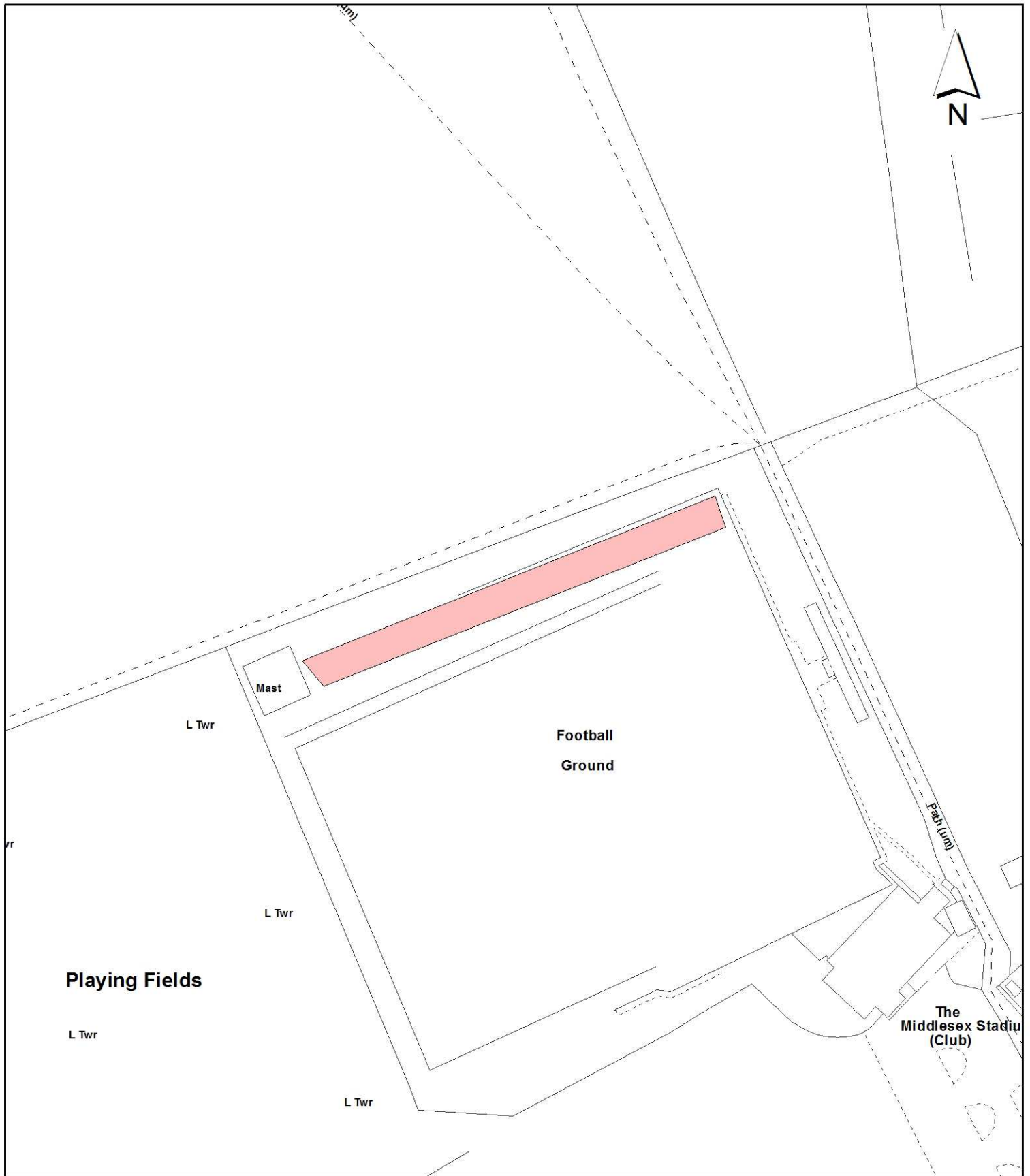
| | | | |
|--------------|----------------------|----------------|-----|
| Scale | AS SHOWN ON A1 MEDIA | | |
| Drawn | KTA | | |
| Package Ref. | 001 | Revision | A |
| Job Number | 263 | Drawing Number | 001 |
| Date | 21.08.15 | | |

McKenzie Technical Associates
Gallehouk Farm
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TN12 0RS
01660 890000/892042
kath@mta.co.uk



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Site Address:

**Middlesex Stadium
 Breakspear Road
 Ruislip**

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

Planning Application Ref:
18443/APP/2015/3181

Scale:
1:1,250

Planning Committee:
North Page 103

Date:
November 2015



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