



HILLINGDON  
LONDON



# North Planning Committee

**Date:** TUESDAY, 8 DECEMBER  
2015

**Time:** 6.00 PM

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

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

## To Councillors on the Committee

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

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*Putting our residents first*

Lloyd White  
Head of Democratic Services  
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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

### Security and Safety information

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### Petitions and Councillors

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

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

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

### How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

4. The Committee may ask questions of the

petition organiser or of the agent/applicant;

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

### About the Committee's decision

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

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

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

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

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 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.

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### Applications with a Petition

	Address	Ward	Description & Recommendation	Page
5	82 Duck Hill Road, Northwood - 39262/APP/2014/4357	Northwood	Three storey building with associated basement to provide 3 x 4-bed self contained supported living flats with associated parking.	1 - 20 58 - 67

### Applications without a Petition

	Address	Ward	Description & Recommendation	Page
6	Holland & Holland Shooting School, Ducks Hill Road, Northwood - 16568/APP/2015/3140	Northwood	Extension to existing reception building and new underground shooting range, including the demolition of the existing pavilion and garage.	21 - 42 68 - 77

7	48 Harlyn Drive, Pinner - 4956/APP/2015/3462	Northwood Hills	Two storey, 5-bed, detached dwelling with habitable basement space with associated landscaping involving demolition of existing dwelling house.	43 - 56 78 - 100
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**PART I - Plans for North Planning Committee**

**57 - 100**

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

**Address** 82 DUCKS HILL ROAD NORTHWOOD

**Development:** Three storey building with associated basement to provide 3 x 4-bed self contained supported living flats with associated parking

**LBH Ref Nos:** 39262/APP/2014/4357

**Drawing Nos:** 1341/02d  
Transport Statement  
Arboricultural Report and Method Statement  
Supporting, Design and Access Statement  
1341/10D  
1341/01  
1341/10D  
Proposed Ground Floor Plan  
Proposed First Floor Plan  
Proposed Second Floor Plan  
Proposed Basement Plan

**Date Plans Received:** 10/12/2014

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

**Date Application Valid:** 04/02/2015

### 1. SUMMARY

The application seeks planning permission for the erection of a three storey building with additional floor space provided at basement level. The building would provide 3 x 4 bedroom units which would provide supported living flats.

The application site is a roughly quadrilateral 761 square metre plot of land located on the northwestern side of Ducks Hill Road, Northwood. Contained previously within the site was a two storey detached dwelling with a hipped roof, which has since been demolished.

The assisted living flats will provide accommodation for predominately young adults within an age range of 19 - 35 with profound and multiple learning and physical disabilities.

A new vehicular access way would be provided from Manor House Drive to the rear of the site, making use of the existing turning head to create the access point. Within the site, four parking spaces are proposed in front of the principal elevation using the original vehicular access and two parking spaces would be created to the rear. An area of soft landscaping would be retained within the rear of the site, which could be utilised as communal amenity space.

The proposed development by reason of its siting, size, scale, bulk, massing, proportions, form and layout would result in a incongruous and intrusive form of overdevelopment that would be detrimental to the verdant and residential character, appearance and the visual amenities of the street scene and the wider area. Further, the proposed provision of 6 car parking spaces for the number of residents and staff is considered unacceptable and would result in displacement of parking to the surrounding residential streets. Furthermore, the development fails to provide acceptable servicing arrangements, parking for ambulances or cycle storage. The overall bulk of the building is considered to be out of

character with the surrounding area and would cause harm to the appearance of the street scene.

The proposal therefore fails to comply with the Councils adopted Policies and Guidance and refusal is recommended.

## **2. RECOMMENDATION**

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

#### **1 NON2 Refusal - Bulk, scale design**

The proposed development by reason of its siting, size, scale, bulk, massing, form, proportions and layout would result in an incongruous and intrusive form of development that would be detrimental and detract from the verdant and residential character, appearance and the visual amenities of the street scene and the wider area.

The excessive scale and bulk of the development, and proposed parking area to the rear of the site, would result in a scheme dominated by hard surfacing and built form, which would be uncharacteristic in the context of the site and surrounding area.

Overall, it is considered for the reasons given, that the proposed development would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19, BE38 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan(2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

#### **2 NON2 Refusal - parking**

The proposed development fails to provide sufficient off street parking provision, ambulance parking, servicing arrangements and cycle storage to meet the needs of the proposed use. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7, AM9 and AM14 of the Hillingdon Local Plan (November 2012).

## **INFORMATIVES**

#### **1 I52 Compulsory Informative (1)**

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

#### **2 I53 Compulsory Informative (2)**

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

AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design



	of highway improvement schemes, provision of cycle parking facilities
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H10	Proposals for hostels or other accommodation for people in need of care
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
NPPF	National Planning Policy Framework
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.17	(2015) Health and social care facilities
LPP 3.3	(2015) Increasing housing supply
LPP 3.7	(2015) Large residential developments
LPP 5.13	(2015) Sustainable drainage
LPP 5.18	(2015) Construction, excavation and demolition waste
LPP 5.7	(2015) Renewable energy
LPP 7.14	(2015) Improving air quality
LPP 7.4	(2015) Local character

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

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

decisions.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application site is a roughly quadrilateral 761 square metre plot of land located on the northwestern side of Ducks Hill Road, Northwood. Contained previously within the site was a two storey detached dwelling with a hipped roof, which has since been demolished.

The topography of the land and surrounding area is sloped, running downhill from southwest to northeast. The surrounding area largely consists of two storey detached dwellings, with the exception of the neighbouring site to the northwest, which has been recently developed into a pair of semi-detached dwellings. Other larger flatted developments have also been approved and developed in recent years on Ducks Hill Road. To the rear of the site is Manor House Drive, a relatively new backland development of two storey detached dwellings in an arts and crafts style. Directly to the rear of the application site is a turning head in the highway of Manor House Drive, which erodes slightly into the footprint of the application site.

The application site is located within a Developed Area as designated by the Hillingdon Local Plan (November 2012). In addition, the site has a PTAL score of 1.

#### **3.2 Proposed Scheme**

The application seeks planning permission for the erection of a three storey building with an additional floor space provided at basement level. The building would provide 3 x 4 bedroom units which would provide supported living flats (Use Class C2).

The assisted living flats would be operated by HSN Care Ltd and will provide accommodation for predominately young adults within an age range of 19 - 35 with profound and multiple learning and physical disabilities.

The building would have a maximum width of 12.50 metres by a maximum depth of 18.70 metres and would have three storey gable end features in the principal and rear elevations. The roof form would consist of sunken crown roofs, set either side of the pitched roofs above the gable ends. The building would have a maximum height of 10.7 metres above ground level to the ridge of the pitched roof in the principal elevation.

Each floor would provide four en-suite bathrooms, staff room and a day room with kitchen. The basement level would provide a staff room, staff shower and toilet facilities, plant room, store room and a meeting room.

A new vehicular access way would be provided from Manor House Drive to the rear of the site, making use of the existing turning head to create the access point. Within the site, four parking spaces are proposed in front of the principal elevation using the original vehicular access and two parking spaces would be created to the rear. An area of soft landscaping would be retained within the rear of the site, which could be utilised as communal amenity space.

The applicant has stated in the application that the proposal would create 24 full time jobs.

#### **3.3 Relevant Planning History**

39262/A/94/0148            82 Ducks Hill Road Northwood  
Erection of a detached double garage

**Decision:** 24-06-1994    Refused

39262/APP/2012/402        82 Ducks Hill Road Northwood  
Demolition of existing detached dwelling (Application for Prior Notification for Demolition)

**Decision:** 21-08-2012    NFA

39262/APP/2013/2285      82 Ducks Hill Road Northwood  
Three storey building to hold 3 x 4-bed self contained supported living flats with associated parking

**Decision:** 15-11-2013    Withdrawn

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

The planning history for the site is listed above, however of most relevance to the consideration of this application is application reference: 39262/APP/2013/2285. This application sought consent for a three storey building to hold 3 x 4-bed self contained supported living flats with associated parking.

This application was recommended for refusal, however it was withdrawn so that the applicant could address some of the issues associated with the application. The main concerns with this application were as follows:

1. The proposed building was considered overly bulky as a result of the three storey height and depth. The building was therefore considered uncharacteristic in the area;
2. The design and form of the development results in incongruous roof forms, which are out of keeping in the area;
3. There was concern with regards to the light and outlook to some of the bedrooms, given that these would be served only by a small window;
4. No off street parking provision for ambulances or servicing arrangements were included as part of the application.

The applicant has sought to address some of the reasons for refusal with this current application. Whilst the width and height of the proposed building has remained largely the same, a revised internal layout has been proposed to try and overcome the concerns with regards to the internal light levels and outlook. The application has additionally been accompanied by a daylight report. In relation to the design of the building, some alterations have been made to the roof of the building to remove the half hip and replace this with a full hip adjacent to No. 84a. The depth of the building has marginally decreased and fenestration layout on the rear elevation altered.

#### **4. Planning Policies and Standards**

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

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.H1 (2012) Housing Growth
- PT1.EM6 (2012) Flood Risk Management

Part 2 Policies:

- AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
- AM7 Consideration of traffic generated by proposed developments.
- AM9 Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
  
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- H10 Proposals for hostels or other accommodation for people in need of care
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- NPPF National Planning Policy Framework
- OE3 Buildings or uses likely to cause noise annoyance - mitigation measures
- H3 Loss and replacement of residential accommodation
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LPP 3.17 (2015) Health and social care facilities

- LPP 3.3 (2015) Increasing housing supply
- LPP 3.7 (2015) Large residential developments
- LPP 5.13 (2015) Sustainable drainage
- LPP 5.18 (2015) Construction, excavation and demolition waste
- LPP 5.7 (2015) Renewable energy
- LPP 7.14 (2015) Improving air quality
- 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**

52 neighbouring properties and the Northwood Residents Association were notified of the proposed development on 5th March 2015 and a site notice was erected adjacent the site on 27th February 2015.

16 neighbouring residents have objected to the proposed development and a petition with 30 signatures has been received.

The objections can be summarised as the following:

- i) Loss of privacy to neighbouring dwellings;
- ii) Loss outlook and loss of light to neighbouring dwellings;
- iii) Under provision of parking;
- iv) Traffic impact & harm to highway safety;
- v) Unacceptable access from Manor House Drive;
- vi) Overdevelopment of the site;
- vii) Harm to character and appearance of the surrounding area;
- viii) Creation of commercial development within a residential area;
- ix) Increased noise disturbance;
- x) Potential Flooding and Drainage issues related to the basement;
- xi) Impact to trees

The Northwood Residents Association object to the scheme in terms of impact on street scene, insufficient amenity space, impact on neighbours, parking and additional traffic.

Case Officer Comments: These above concerns will be considered in the main body of the report.

Concerns were raised relating to impact on house prices, however this is not a material planning consideration.

### **Internal Consultees**

Highway comments:

- a. Ducks Hill Road is a Borough Main distributor road (A4180) with a 30mph speed limit. Manor House Drive is a local residential road (approximately 4.5m wide)

b. Records do not indicate a high incident of traffic accidents in the vicinity of the site and show a few accidents recorded at the junction with Northgate. The vehicular access to the site has good visibility and is considered acceptable.

c. The site has poor accessibility by public transport (PTAL 1a), with bus stops on service route 331 located within 100 m from the site.

d. The proposals include provision for six car park spaces, four accessed from Ducks Hill Road and two from Manor House Drive. This meets LBH standard for car park of 1 space per two residents. The traffic generation and servicing demands associated with the proposals have been assessed to be low and considered acceptable. However, given the poor accessibility by public transport, there is a residual concern regarding the adequacy of car park provision for staff and visitors.

e. The concern regarding car park provision could be mitigated by amending the layout of the frontage car park to increase the number of parking spaces - by relocating the vehicular crossover leading to a centrally positioned access forecourt with four perpendicular parking bays to each side. These parking bays would need to be wider (approximately 3.5m) for vehicles to manoeuvre within a reduced width of the forecourt access (approximately 5m). As part of this revision, one wider disabled parking bay (3.6m wide) and 6 cycle parking spaces should be provided.

Please ask the developer to submit a revised plan for the frontage car park and vehicular swept paths illustrating cars entering and leaving the bays. Pedestrian visibility splays should also be shown to each side of the vehicular access.

EPU:

No objection to the planning application. Please note the highlighted comments below as informative (1) INF 20 Control of environmental nuisance from construction work Nuisance from demolition and construction work is subject to control under the Control of Pollution Act 1974, the Clean Air Act 1993 and the Environmental Protection Act 1990. You should ensure that the following are complied with:

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

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

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

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

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

Trees and Landscape comments:

Tree Preservation Order (TPO) / Conservation Area: N/A

Significant trees / other vegetation of merit in terms of Saved Policy BE38 : There are several semi-mature trees at the north-western end of the site. The proposed tree protection is adequate.

Scope for new planting: This matter can be dealt with by condition.

Recommendations: A landscape scheme should be submitted that conforms to HDAS guidelines to retain at least 25% soft landscaping in the front garden. Details of soft and hard landscaping should also be provided.

Conclusion (in terms of Saved Policy BE38): Acceptable, subject to conditions RES9 parts 1, 2 and 4, RES8 (implementation) and RES10.

Flood Water Management:

The proposed plans for the elevations do not show the full extent of the proposed development including the proposed basement.

The area is known to have groundwater issues and any proposal for a basement must be supported by a site investigation as a minimum. This establishes what the potential risk is of the proposed basement is, and then if risk is identified, a plan demonstrating that this flood risk can be managed on site with no increased risk to the surrounding area should also be submitted.

Currently without this information I would object to the proposed development, as it could have an increased flood risk on the surrounding area, and therefore does not comply with requirements to ensure that the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

## **7. MAIN PLANNING ISSUES**

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

The applicant has stated on the application form that the proposal is for the creation of 3 x 4 bedroom supported living flats, which falls under Use Class category C2.

With regard to use of the site for residential purposes in the form of Extra-Care housing, Policies H1 and H2 of the Hillingdon Local Plan: Part 1 seek to encourage new housing with the emphasis of policy H2 being specific to affordable housing. Paragraph 6.31 of the supporting text to Policy H2 confirms that:

"Affordable housing achieved across the borough should reflect the distinct needs of different sections of the community. It should include provision for older people and for other groups in need of supported housing, specifically people with mental health needs and people with physical and sensory disabilities or learning difficulties. The council's aim is to maximise independence and provide self-contained accommodation with appropriate support."

London Plan 2015 Policy 3.8 reiterates support for such accommodation confirming that a wide range of housing types must be made available across London and that local authorities must ensure "other supported housing needs are identified authoritatively and co-ordinated action is taken to address them"

NPPF paragraph 50 reaffirms support for a mix of housing to take account of different groups in the community including (but not limited to) accommodation for families with children, older people, people with disabilities, service families and people wishing to build their own homes."

Policy H10 of the Hillingdon Local Plan states proposals for change of use or redevelopment to provide accommodation for people in need of care (eg. nursing homes,

residential care homes or sheltered housing schemes) will normally be expected to:-

(i) be conveniently located for local shops, services and public transport facilities;

(ii) comply with the council's car parking standards and have regard to the council's amenity guidelines as set out in supplementary planning guidance; and

(iii) in respect of sheltered housing schemes, have regard to the recommendations on design set out in supplementary planning guidance.

Whilst the provision of supported housing is welcomed by the Council, it is important that the standard of the accommodation provided is adequate and the design of any building is also appropriate for the character and appearance of its setting. The quality and standard of design, impact on residents and parking are all important considerations for this application, and should not be compromised as a result of the desire to provide such accommodation. There are concerns with regards to all of these aspects which are set out in the relevant sections of the report.

In relation specifically to the criterion of policy H10, the site has a PTAL score of 1 and is located 1km (as the crow flies) from the nearest designated retail area of Green Lane Northwood Town Centre and is not considered to be conveniently located for local shops, services or public transport facilities. In its current form, the scheme would fail to comply with Policy H10 of the Hillingdon Local Plan: Part Two - Saved Policies.

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

The proposed development would have a density of 52.5 units per hectare and 197.12 habitable rooms per hectare. Policy 3.4 of the London Plan requires developments within areas suburban area with PTAL scores of 1 to be within 30-55 units per hectare and 150 - 200 habitable rooms per hectare. Therefore, the development would be in accordance with this Policy.

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

The site is not in a Conservation Area, Area of Special Local Character and is not a Listed or Locally Listed Building.

#### **7.04 Airport safeguarding**

There are no airport safeguarding concerns with regards to this development.

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

The development would be sufficiently distanced from the Green Belt land to the west to ensure it would not have any adverse impact on 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. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

Policy 3.5 of the London Plan states that the design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in



orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

In terms of the layout and siting of the building proposed the predominant character within this part of Ducks Hill Road is for dwellings set a substantial distance from the front boundary, to ensure a meaningful frontage is maintained. The proposed building has been set over 15 metres from the front boundary, which aligns with other properties within the road. Whilst the siting of the building within the plot is considered acceptable, there are concerns with regards to the overall size, scale, bulk and massing of the building, and how this relates to the character of development within the surrounding area.

The proposed development would provide a building with a maximum width of 12.50 metres by a maximum depth of 18.70 metres. When compared to the footprints of the two adjoining buildings, No.80 Ducks Hill Road which is a two storey residential dwelling and No.84/a Ducks Hill Road, the footprint is larger than these neighbouring buildings, but not to an unacceptable extent. However, once the composition of these footprints is reviewed, it becomes clear that the proposed building is overly bulky and uncharacteristic of the area. No.80 Ducks Hill Road has a two storey rear extension and single storey rear extension, with the main section of the building having a depth of 12 metres narrowing to 9.8 metres. The proposed building is three storeys in height with a depth of more than 4 metres deeper than this neighbouring property and is uncharacteristic of the overall bulk of the neighbouring properties. The adjacent building to the north east, No.84/a Ducks Hill Road is a recent development which has been designed to minimise the overall bulk of the building via a s-shaped design and pitched roof forms.

Taking into regard the development along Ducks Hill Road, all of the buildings have a notable stepped front elevation, achieved with a characteristic S or L-shaped building. Whilst some attempt has been made to achieve this step in the elevation, given the width, design and depth of the front gable element, this is barely noticeable on the elevations. The layout and design of the elevations and footprint of this building, therefore fails to respect the pattern and character of development within the surrounding street scene.

There were concerns within the previous application in respect of the mix of roof forms and scale of the overall development. This application still proposes a mix of gable, hipped and flat roof forms, in addition to significant variations in the height of the ridge and eaves of the building proposed. The result of the roof form and proportions of the building proposed is one that appears overly vertical, bulky and incongruous in relation to the surrounding development. The predominant roof forms and design of the buildings within the surrounding area is largely hipped roof detached dwellings, which retain a traditional appearance. The overall design approach to this development, fails to harmonise with this established character.

The unacceptable scale, bulk, massing and design of the building proposed, is further emphasised by the treatment of the elevations. The siting, size and design of the fenestration, and location of the dormer windows, appear very ad hoc in their arrangement, and no consideration has been given to any horizontal/vertical alignment of these elements. Further, the windows do not respect the hierarchy of the building, with large windows on the upper elevations, which create a very top heavy appearance and further emphasise the unacceptable bulk and scale of the development.

The overall design, form, scale, massing and proportions of the building proposed, with the

varied roof forms and heights are considered wholly unacceptable in the context of the site and surrounding area, and to constitute an inappropriate overdevelopment of the site.

It is proposed to utilise the majority of the rear garden area for car parking. The car parking spaces to the rear will be accessed via Manor House Drive (the suitability of this will be discussed in detail in later sections of the report), and will result in over half of this rear garden being covered with hardstanding. Whilst previous applications have not raised any objection to the creation of this vehicular access from a highways perspective, the addition of parking in this area is not characteristic of the properties in Ducks Hill Road. All other properties within this part retain substantial rear gardens and the addition of parking in this area, is considered out of character with the surrounding development. Further, to reduce further the amount and opportunity of soft landscaping within the site, detracts from the verdant character of the surrounding street scene and only further emphasises that this submission is an overdevelopment of the site.

In its current form, the scheme fails to comply with policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies OE1, BE13, BE19 and BE38 of the Hillingdon Local Plan: Part Two - Saved Policies and HDAS 'Residential Layouts'.

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

The Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the SPD, the Hillingdon Design & Accessibility Statement: Residential Layouts (July 2006) further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. Generally, 15m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21m overlooking distance should be maintained.

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

The site layout plan submitted in respect of this application is incorrect and depicts the layout of the previous scheme. Notwithstanding such, the layouts of the two adjoining properties have been established from their original planning applications to assist the assessment of the application on these occupants.

No. 80a Ducks Hill Road is located to the north west of the application site and consists of a single family dwellinghouse. Given the location of these properties on a hill, this property sits at a lower ground level (approximately 0.8m lower) than the application site. There is one window at ground level in the side elevation which is understood to serve a study. Given the nature and size of this room, the relationship to this window is considered acceptable. Similarly, the windows at first floor level in the side elevation serve bathrooms,

and the relationship to these is considered acceptable.

To the rear of No. 80a are windows/doors serving a kitchen/dining area at basement level, living area at ground floor and bedroom at first floor. The 45 degree line has been applied to these windows and the proposed building at No. 82 does not encroach this line. The building would extend approximately 2.8 metres beyond the rear elevation of No. 80a, which complies with the Council's guidelines. Given the modest projection of the proposed building beyond No. 80a, a relationship not too dissimilar between other properties within Ducks Hill Road, and significant glazing and orientation of the windows in the rear of No. 80a, the proposal is not considered to appear unduly overbearing or visually obtrusive to this occupant. Although a balcony is proposed on the rear elevation at upper floor level, had the scheme been found acceptable in all other respects, a condition could have been added to any consent to ensure suitable screening was proposed.

No. 84 Ducks Hill Road is located to the south west of the application site and consists of a single family dwellinghouse. This property has a large single storey infill extension to the rear. There are a number of windows in the rear elevation of this property which serve the kitchen/living area at ground floor level and bedrooms at first floor. The 45 degree line has been applied to these windows and the proposed building at No. 82 does not encroach this line.

The proposed building extends beyond the first floor rear elevation of No. 84 by approximately 38 metres. Given that this dwelling sits at a higher ground level than the proposed building, the depth of the building proposed is considered acceptable and to not appear unduly overbearing or visually obtrusive when viewed from this dwelling. One window is proposed within the side wall at first and second floor level, however this serves a bathroom on both floors. Had the scheme been found acceptable in all other respects, a condition would have been added to ensure that this window was obscurely glazed and non opening. There is a common degree of overlooking which occurs from the upper floor windows of all properties within this part of Ducks Hill Road, and the relationship between the application property and its neighbours is no different. Overall, the scheme is considered acceptable in terms of its impact and is not considered to give rise to unacceptable levels of overlooking or loss of light to either neighbour.

The development would retain a distance separation of over 35 metres from the front elevations of the dwellings on Manor House Road, ensuring no significant overlooking would occur. Therefore, the proposed development would comply with Policies BE24 of the Hillingdon Local Plan (November 2012).

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

However, Policy H10 of the Hillingdon Local Plan states that proposals for redevelopment to provide hostels or other accommodation for people in need of care, such as residential care homes or sheltered housing schemes, should have regard to the amenity guidelines set out in Supplementary Planning Guidance. Accordingly, due regard must be given to the Council's Supplementary Planning Documents (SPDs) on Residential Layouts and Accessibility in addition to other policy updates.

The Council's SPD on Residential Layouts states that a minimum of 90m<sup>2</sup> internal floorspace should be provided for four bedroom flats. This is reinforced by policy 3.5 of the London Plan and also by the recently published Housing Standards Policy Transition Statement (October 2015). The internal floor area of each flat is approximately 140sqm and accordingly, all of the units would exceed current minimum standards.

Policy BE20 states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded. Furthermore, Policy 3.5 of the Local Plan (July 2015) requires developments to be of the highest quality internally and externally.

The side windows would serve en-suite bathrooms, staff rooms and secondary windows to the day room and would be required to be obscure glazed to protect the privacy of neighbouring occupiers and the occupiers of the proposed development. Concerns were raised within the previous application in respect of the light and outlook from some of the bedrooms proposed.

The internal layout of the building has been revised to move the bedrooms at the rear to a more central location, so as to allow for larger windows to be provided to these spaces. The layout of each flat is now considered acceptable and to allow for adequate daylight and outlook from each of the habitable room windows.

130 square metres of external communal amenity space would be provided to the rear of the building, which would provide sufficient outdoor amenity space for the future occupiers of the proposed building, in accordance with Policy BE23 of the Hillingdon Local Plan (November 2012).

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

London Plan policy 6.1 seeks to ensure that the need for car use is reduced and Table 6.2 sets out the parking requirements for developments.

Policy AM7 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) considers whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

##### **CAR PARKING**

The proposed development would provide 6 off-street parking spaces within the application site. The Highways Officer has reviewed the proposal and considers this parking provision as unacceptable. The site would have 12 residents living at the site and at least 12 members of staff on the premises during the day, with this rising to up to 24 staff during transition times. The site has a PTAL score of 1 and has poor public transport links. Therefore the provision of 6 parking spaces within the site is considered a substantial under provision, which would likely result in additional on-street parking within Manor House Road and Ducks Hill Road. The level of additional parking would prejudice highway safety, especially on Ducks Hill Road which is a classified highway and a main distributor route. The use of the rear garden for parking has been discussed elsewhere within this report, but is considered inappropriate and out of character with the surrounding development. All parking for the site should be accommodated within the front garden area.

Furthermore, the proposal fails to provide any spaces for ambulances, which will no doubt be required, or parking spaces for servicing vehicles. Therefore, the proposed development is considered contrary Policy AM7 & AM14 of the Hillingdon Local Plan (November 2012).

##### **TRAFFIC IMPACT**

The Highways Officer has raised no objection to the proposal on the grounds of traffic generation. The proposed use of the rear access from Manor House Road was discussed

at pre-application stage and considered acceptable. The turning head in this neighbouring road was provided to allow emergency/refuse vehicles to turnaround in Manor House Road. During the time of the site visit this space was being used as off-street parking, as there is no restriction against this. Therefore, by allowing the turning head to be used to create an access, this would result in cars not being able to block access into the site and would free up the space for its intended purpose of a turning head. Therefore, no objection is raised to the proposal of a creation of a vehicular access in this instance, given the existing turning head arrangement in the street. The current proposal would provide only two parking spaces to the rear, therefore, the number of vehicle movements using Manor House Road would be limited to an acceptable level. Therefore, the proposed development is considered to comply with Policy AM2 of the Hillingdon Local Plan (November 2012).

#### CYCLE STORAGE

The development proposes 4 cycle spaces for the site. The adopted Parking Standards requires the provision of 1 cycle space per 2 staff for a C2 Care Facility use. Given the poor public transport and lack of parking the under provision of cycle spaces is considered unacceptable and contrary to Policy AM9 of the Hillingdon Local Plan (November 2012). Had the scheme been found acceptable in all other respects, a condition would have been added to any consent to secure adequate cycle storage within the site boundaries.

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

Issues relating to the design of the building have been addressed within section 7.0 of the report.

#### **7.12 Disabled access**

The proposed unit would provide specialist care accommodation for predominately young adults within an age range of 19 - 35 with profound and multiple learning and physical disabilities. The building largely adheres to the relevant Standards and could be secured by way of a suitable pre-commencement condition, as such, no objection is raised in this regard.

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

Not applicable to this application.

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

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

The application has been submitted with a tree survey and tree protection plan, which is adequate. The trees within the site are not protected by virtue of a TPO and are not within a Conservation Area.

The proposed ratio of hardstanding to soft landscaping at the front and rear of the building, with little additional space to provide anything further is considered unacceptable and serves to highlight the excessive scale and overdevelopment that this scheme represents. In its current form, the proposal would have a detrimental impact on the character and appearance of the surrounding area which is largely verdant and characterised by substantial and significant landscaping, particularly within the rear gardens.

#### **7.15 Sustainable waste management**

The application has failed to provide any indication of the storage of waste and recycling awaiting collection or any details of how this waste could be collected. Therefore, the impacts on the visual amenities of the surrounding area and traffic impacts during collection times cannot be assessed and the proposal is considered contrary to Policies

BE13, BE20 & AM7 of the Hillingdon Local Plan (November 2012). Had the scheme been found acceptable in all other respects, this information could have formed a planning condition on any consent.

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

The applicant has provided no details over the sustainability of the proposed building. However, this could be secure by way of a suitable condition in order to ensure the development would comply with Policies 5.1, 5.2 & 5.3 of the London Plan (July 2015).

#### **7.17 Flooding or Drainage Issues**

LPP1 Policy EM6 requires development to be directed away from flood zones 2 and 3 in accordance with the Framework and national guidance. The application site property is within Flood Zone 1 and would accord with LPP1 Policy EM6, the Framework and national guidance concerning the location of development vulnerable to flooding.

Policy 5.12 of the London Plan requires development proposals to comply with the flood risk assessment and management requirements set out in national planning policy which does refer to potential flood risk associated with rising groundwater.

The proposed development would include the creation of a basement level within the site. Geotechnical and Hydrological Surveys are often requested for such developments involving basements as a result of increased concerns with groundwater and surface water ponding associated with these. In this instance given the site levels, location of the site and basement, and conclusions of Planning Inspectors at appeal on similar sites, it is considered that geotechnical or hydrological surveys and methods to deal with drainage, could have been requested by condition had the scheme been found acceptable.

#### **7.18 Noise or Air Quality Issues**

The proposed development would increase the number of vehicle movements to and from the site. However, the quantity of vehicle movements, with the six parking spaces as shown, would not give rise to a level of noise disturbance which would warrant a refusal of the application. With respect to the impacts of a business in a residential area, such uses are commonly found in residential areas. The use does retain a largely residential occupation of the building with assisted living and had the scheme been found acceptable, conditions could have been added to address any potential noise issues and management of the building. Therefore, the proposed development is considered to comply with Policy OE1 of the Hillingdon Local Plan (November 2012).

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

No further comments with regards to public consultation.

#### **7.20 Planning Obligations**

Not applicable to the consideration of this application.

#### **7.21 Expediency of enforcement action**

None required.

#### **7.22 Other Issues**

The National Planning Policy Framework requires the Economic, Social and Environmental considerations of each application to be assessed. Whilst the economic benefits of job creation and the social benefits of additional assisted living units are considered, the level of weight afforded to these would not outweigh the harm caused by the other issues addressed in this report.

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

General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to the consideration of this application.

## **10. CONCLUSION**

The proposed provision of 6 car parking spaces for the number of residents and staff is considered unacceptable and would result in a significant displacement of parking to the surrounding residential streets. Furthermore, the development fails to provide acceptable servicing arrangements, parking for ambulances or cycle storage. The overall bulk, scale, massing and design of the building is considered to out of character with the surrounding area and would cause harm to its visual amenities. Overall, the application fails to comply with the Councils adopted policies and standards.

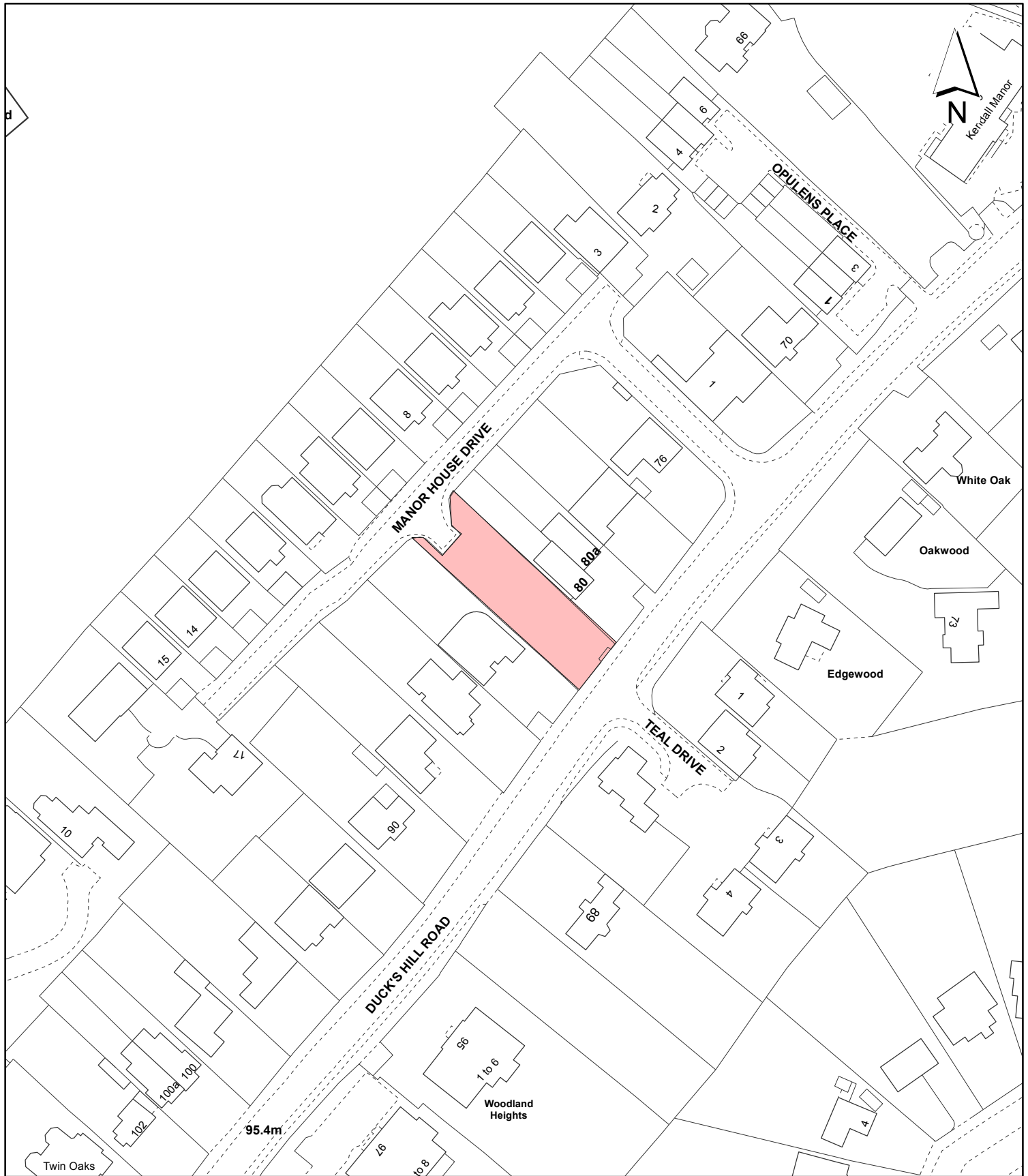
## **11. Reference Documents**

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
HDAS: Residential Layouts  
The London Plan 2015  
The Mayor's London Housing Supplementary Planning Document  
National Planning Policy Framework

**Contact Officer:** Charlotte Goff

**Telephone No:** 01895 250230





**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**82 Ducks Hill Road  
 Northwood**

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

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

Planning Application Ref:

**39262/APP/2014/4357**

Scale:

**1:1,250**

Planning Committee:

**North Page 19**

Date:

**December 2015**



**HILLINGDON**  
 LONDON

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

**Address** HOLLAND & HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD  
NORTHWOOD

**Development:** Extension to existing reception building and new underground shooting range including the demolition of the existing pavilion and garage.

**LBH Ref Nos:** 16568/APP/2015/3140

**Drawing Nos:** Ground Investigation Report reference C1326:  
Initial Assessment Bat Survey  
Outline Method Statement for Excavated Material  
1227-101  
1227-102  
1227-110B  
1227-111B  
1227 DAS.003  
1227-112B  
1227-113B  
1227-114B  
1227-115B

**Date Plans Received:** 18/08/2015

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

**Date Application Valid:** 18/08/2015

### 1. SUMMARY

The application seeks planning permission for the demolition of the existing corporate facility building at the Holland & Holland Shooting Grounds, Ducks Hill Road and the extension of the existing single storey detached reception building at ground level and basement, to provide a larger corporate facility and rifle range. The existing building is set within 100 acres of privately owned land, which is classified as Green Belt.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt. The NPPF requires Local Planning Authorities to 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.

In support of the proposal, the applicant has provided historical data regarding the business mix of the shooting club. This demonstrates that the majority of their business is now coming from corporate shooting days, with a weighting of these towards the later end of the week and weekend. Given the age of the building, the club is struggling to compete with local competitors who are able to offer fine dining and modern technology to supplement their events.

The supporting information also provides a breakdown of the layout of the proposed building and establishes that the club would require a building of this size to continue to compete in the corporate market. The proposed rifle range would be the only one of its type in the UK at present, and this will further allow the club to stand out and compete

amongst the other shooting schools.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increase in the size of the building.

Two previous applications have been recently been granted consent for large extensions to the existing buildings on the site. This scheme is smaller than the previous approvals and alters the orientation of the extensions within the site so as to minimise the removal of the existing trees and amount of excavation required. Furthermore, the height and bulk of the building, when taken in context with the size of the site and previous consents, is considered not to cause unacceptable levels of harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable and 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 and supporting documentation: 1227-101; 1227-102; 1227-110B; 1227-111B; 1227-112B; 1227-113B; 1227-114B; 1227-115B; Flood Risk Assessment; Design and access statement; Initial Assessment Bat Survey; Holland and Holland Planning Statement; Ground Investigation Report reference C13262; and Outline Method Statement for Excavated Materialand shall thereafter be retained/maintained for as long as the development remains in existence.

No importation of material or modification of landforms shall take place other than those indicated in the approved plans and documentation

#### **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 (March 2015).

#### **3 COM7 Materials (Submission)**

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

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

#### **REASON**

To ensure that the development presents a satisfactory appearance in accordance with Policies OL1 and BE13 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **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 Policies OL2 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

#### **5 COM9 Landscaping (including refuse/cycle storage)**

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

1. Details of Soft Landscaping,
  - 1.a Planting plans (at not less than a scale of 1:100),
  - 1.b Written specification of planting and cultivation works to be undertaken,
  - 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate
2. Details of Hard Landscaping
  - 2.a Means of enclosure/boundary treatments
  - 2.b Hard Surfacing Materials
  - 2.c External Lighting
3. Details of the green roof proposed over the basement
4. Details of Landscape Maintenance
  - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
  - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the

landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

#### 5. Schedule for Implementation

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

#### REASON

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

#### **6 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.

#### **7 COM15 Sustainable Water Management**

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

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

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

iv. provide details of water collection facilities to capture excess rainwater;  
v. provide details of how rain and grey water will be recycled and reused in the development.

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

#### REASON

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

#### **8 NONSC Carbon Dioxide emission reduction**

No development shall take place until a detailed energy assessment has been submitted to and approved in writing by the Local Planning Authority. The detailed assessment shall demonstrate how the relevant phase will reduce regulated CO2 emissions and include details and plans of any renewable energy technologies required to meet the emissions reduction.

#### REASON

To ensure the development contributes a reduction in regulated CO2 emissions in accordance with London Plan (March 2015) Policy 5.2.

#### **9 NONSC Use**

The development hereby approved shall be used strictly in accordance with the terms of the application, plans and supporting details and in conjunction with operation of the site by Holland and Holland as a shooting ground.

REASON: To protect the Green Belt and ensure the building is used in association with the shooting school and not as a separate planning unit, and to accord with Policy OL1 of the Hillingdon Local Plan Part 2 Saved UDP Policies (November 2012).

### INFORMATIVES

#### **1 I52 Compulsory Informative (1)**

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

#### **2 I53 Compulsory Informative (2)**

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

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

	(i) Dial-a-ride and mobility bus services
	(ii) Shopmobility schemes
	(iii) Convenient parking spaces
	(iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
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.
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.
NPPF	National Planning Policy Framework
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings

### 3

On this decision notice policies from the Council's 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 7th November 2012 Hillingdon's Full Council agreed the adoption of the Council's Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### 4 I1 **Building to Approved Drawing**

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

### 5 I15 **Control of Environmental Nuisance from Construction Work**



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

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

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

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

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

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

## **6            13            Building Regulations - Demolition and Building Works**

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

## **7            133            Tree(s) Protected by a Tree Preservation Order**

Within the application site there is a tree that is / there are trees that are subject of a Tree Preservation Order (TPO). You are advised that no tree that is the subject of a TPO may be lopped, topped, felled or uprooted without the permission of the Local Planning Authority. Please contact the Trees and Landscapes Officer, Planning & Community Services, 3N/02, Civic Centre, Uxbridge, UB8 1UW for further advice.

## **8**

You are advised that this permission has been granted on the basis that the primary use of the site is as a shooting ground (A Sui Generis Use) and that other activities which may take place within the building are ancillary to this primary use and the facility should be operated in an appropriate manner. Should at any point the balance of uses change such that the primary use of the site is not a shooting ground this could constitute a

material change of use and would require the benefit of planning permission.

### **3. CONSIDERATIONS**

#### **3.1 Site and Locality**

The application relates to the Holland and Holland Shooting Grounds off the highway of Ducks Hill Road. The buildings at the site are situated approximately 350 metres from the public highway at the end of the private access driveway into the site. The main structures at the shooting grounds are the larger lodge building and the smaller corporate facility building, which is the subject of this application.

The existing corporate facility building is a single storey wooden structure with two gable end, pitched roof sections and a mansard style crown roof towards the rear of the building, which was an extension added over 10 years ago. Contained within the building is an entrance room at the front of the building which provides access to the main toilets and a galley style kitchen area. A larger second dining room is situated to the rear of the building, which is also accessible from the kitchen. The corporate facility building has a rectangular shape with an internal floor area of 222 square metres.

The site has a car park with 40 spaces located off the main drive at the site, with further parking available to the rear and side of the existing corporate facility.

The application site is located within the Green Belt as identified in the policies of the Hillingdon Local Plan Part 2 and is surrounded by open countryside.

#### **3.2 Proposed Scheme**

This application seeks consent for extensions to the existing reception building and a new underground shooting range.

A single storey extension with basement is proposed to the existing building that extends from the southern elevation of the existing building. The extension proposed provides new functions rooms, catering and changing facilities and an indoor shooting range within the basement. An external plant area is proposed to accommodate the ventilation equipment for the basement.

During the development stage of approved application 16568/APP/2013/3588, it became apparent that a number of technical requirements had not been fully understood or incorporated into the approved design. Modifications to the hard and soft landscaping, site levels and soil management had also not been fully considered as part of the application.

An application was approved on the 28th October 2015 (ref: 16568/APP/2015/2277) to address a number of these omissions, however a revised scheme is proposed as part of this application, which is considered by the architects to meet the application requirements in a more integrated way and respect the setting and site constraints.

The main differences between this and the previous applications are as follows:

1. The net additional floorspace proposed is approximately 888 sq.m above the existing floor space. The original scheme (16568/APP/2013/3588) proposed a 966 sq.m increase and 16568/APP/2015/2277, an increase of 1,042 sq.m. This scheme therefore proposes a 78/154 sq.m decrease in the approved additional floor area proposed for the site;

2. The siting of the proposed extensions has altered. The new single storey building now extends at almost 90 degrees to the west of the existing building, whereas the two approved schemes detailed an extension, extending south, adjacent to the existing building

3. The depth of the basement has increased by approximately 1 metre beyond application 2013/3588, and the same as proposed and approved within application 2015/2277, which equates to a larger volume being proposed below ground.

4. The proposed extension above ground is still single storey and the overall height varies between 5.7 - 5.9 metres. Application 2013/3688 was approved at approximately 5.3 metres in height above ground, however, it was realised that this scheme could not be constructed at this height as a result of the ground levels. This application was therefore amended to accommodate the site levels and the height approved between 5.3 - 6 metres.

### 3.3 Relevant Planning History

16568/APP/2000/965 Holland & Holland Shooting School Ducks Hill Road Northwood  
ERECTION OF EXTENSION TO SINGLE STOREY PAVILION

**Decision:** 12-07-2000 Approved

16568/APP/2012/1423 Holland And Holland Shooting Ground Ducks Hill Road Ruislip  
Single storey building for use as a corporate facility involving demolition of existing building

**Decision:** 11-12-2012 Approved

16568/APP/2013/3588 Holland & Holland Shooting School Ducks Hill Road Northwood  
SINGLE STOREY GROUND FLOOR EXTENSION TO THE LODGE AND CONSTRUCTION OF BASEMENT

**Decision:** 30-10-2014 Approved

16568/APP/2015/2277 Holland & Holland Shooting School Ducks Hill Road Northwood  
Variation of Condition 2 (Approved drawings) of planning application 16568/APP/2013/3588 (Single storey ground floor extension to the lodge and construction of basement) to allow for a variation in the finished floor levels, increase in the ridge height of the building, increase in the size and depth of the basement, retention of spoil on site and associated internal alterations.

**Decision:**

16568/W/92/1924 Holland & Holland Shooting School Ducks Hill Road Northwood  
Erection of single-storey extensions to infill a verandah and form an entrance lobby and alterations

**Decision:** 21-01-1993 Approved

### Comment on Relevant Planning History

Planning application 16568/APP/2015/2277 was considered by committee members at the 28th October planning committee, and members resolved to grant permission for alterations to allow for enlargements to the extensions approved under application

16568/APP/2013/3588.

Planning permission was approved under application reference 16568/APP/2013/3588 for a single storey ground floor extension to the Lodge and construction of a basement.

Planning permission was approved under application reference 16568/APP/2012/1423 for the erection of a single storey building for use as a corporate facility involving demolition of existing building. This scheme was not implemented on the site however approved a new building with an internal floor area of 637 square metres, a 2.37 fold increase in the floor area beyond the existing.

Planning permission was approved under application reference 16568/APP/2000/965 for the erection of an extension to the corporate facility. The extension has been added to the building and is the large dining room area to the rear of the building, which is viewed from the outside as the crown roof section of the property. This extension added approximately 100% to the footprint of the original pavilion building.

The Lodge building at the site was erected following the approval of planning permission under application reference 16568/E/80/0613 on 9 July 1980.

#### **4. Planning Policies and Standards**

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -  
(i) Dial-a-ride and mobility bus services  
(ii) Shopmobility schemes  
(iii) Convenient parking spaces  
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- AM7 Consideration of traffic generated by proposed developments.
- 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.
- 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.

NPPF	National Planning Policy Framework
LPP 5.1	(2015) Climate Change Mitigation
LPP 5.2	(2015) Minimising Carbon Dioxide Emissions
LPP 5.3	(2015) Sustainable design and construction
LPP 7.16	(2015) Green Belt
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings

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

**5.1** Advertisement Expiry Date:- **13th October 2015**

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

## **6. Consultations**

### **External Consultees**

Site notices were erected on the public highway to provide notice of the development. No consultation responses have been received from any neighbouring occupier.

#### ENVIRONMENT AGENCY

No comments on the application.

### **Internal Consultees**

#### TREES AND LANDSCAPE

The 100 acre site is occupied by a shooting ground with ancillary buildings at the end of a 350 metre long driveway, off Ducks Hill Road.

The grounds are characterised by a well-maintained, manicured landscape of close-mown lawns and ornamental tree planting associated with the main visitor facilities, set within a wider context of undulating rural farmland with wooded copses and field hedgerows.

The shooting school is relatively secluded and well screened from view, partly by virtue of its distance from Ducks Hill Road and partly due to the local land form and vegetation in the form of woodlands, shelter belts and hedgerows.

The site lies within part of a wider area described in Hillingdon's Landscape Character Assessment. The Character Assessment identifies the landscape characteristics of this area and the visual sensitivities are evaluated as part of Landscape Character Area D1 'Harefield Wooded Undulating

Farmland'.

The proposal is to extend the existing reception building and provide a new underground shooting range. (The application is an amended scheme following approval of a previous application ref. 2013/3588).

#### LANDSCAPE CONSIDERATIONS:

According to the Existing Site Plan, McDonald drawing No. 1227-101 Rev B, one significant tree to the west of the existing building (and proposed building) will be removed to facilitate the development. This tree is situated at the end of large group of trees and its removal, if unavoidable, is acceptable. Otherwise, the only other vegetation removal is insignificant.

The Design & Access Statement sets out no particular landscape objectives for the site, although it confirms that new hard and soft landscaping will form part of the development package.

The proposed building is indicated on plan to extend from the existing Lodge/reception building on a north-east/south-west axis, towards the belt of tree planting. Car parking and circulation space is to be provided to the south of the new building. A large 'temporary car park has already been installed on the south side of the driveway to the east of the boundary ditch and line of trees.

No landscape details have been submitted at this stage. However, the McDonald drawings indicate that the most important trees and groups of trees around this part of the site can and will be retained, subject to appropriate protection during the demolition, excavation and construction process.

Significant volumes of excavated soil and sub-soil will be inevitable. It is not clear whether the intention is to remove all arisings from the site, or to accommodate them within the grounds?

Re-usable topsoil is a dynamic and fragile material which should be excavated, handled, stored and spread in an appropriate manner to ensure that it retains its quality for re-use in the landscape. Subsoil is also valuable and should be stored and handled separately. The handling and storage of topsoil and subsoil should adhere to current good practice, in accordance with British Standard 3882:2007 and DEFRA's Construction Code of Practice for the Sustainable Use of Soils on Construction Sites.

If any material is to be re-used/accommodated on the site, a method statement for soil handling and storage will be required together with landscape plans identifying how and where the material will be deposited.

Details of the site compound and soil storage areas should be submitted by way of a method statement to ensure that there is no encroachment on the root protection areas of nearby trees.

If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

#### RECOMMENDATIONS:

No objection, subject to the above considerations and conditions COM6, COM7, COM8, COM9 (parts 1,2,3,4,5,6), COM10. A Method Statement is also required to ensure that the topsoil and subsoil is handled, stored and re-used, or disposed of, appropriately.

#### FLOOD AND WATER MANAGEMENT

No Flood Risk Assessment or information relating to the management of water has been submitted with this application

However as this is an alternative scheme and previously information was submitted within the Hydrological report which was useful detail in determining the impact of the proposed development and basement on groundwater issues and provides sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on the site.

Therefore the following condition is requested:

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

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification.

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

- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

#### REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (March 2015) and National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014). To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (March 2015), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (March 2015).

#### HIGHWAYS

In transport terms, the revised scheme is not considered to have impacts in addition to the approved scheme under application ref. 16568/APP/2013/3588.

Consequently, there is no objection raised from the highways viewpoint.

### **7. MAIN PLANNING ISSUES**

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

Policy EM2 of the Hillingdon Local Plan Part 1 - Strategic Policies (November 2012) states that any proposals for development in Green Belt will be assessed against national and London Plan policies, including the very special circumstances test.

Policy OL1 of the Hillingdon Local Plan Part 2 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 of the Hillingdon Local Plan Part 2 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. A Local Authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- i) buildings for agriculture and forestry.
- ii) provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries.
- iii) the extension or alteration of a building provided that it does not result in disproportionate additions and above the size of the original dwelling.
- iv) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.'

The NPPF also states that a presumption in favour of sustainable economic development is a golden thread running through all planning determinations, with the three dimensions to sustainable economic development being considered as the economic, environmental and social aspects of any planning proposal.

The key considerations in determining this application are; any harm to the green belt which may arise from the proposal, the economic benefit to the Borough of the expansion of this business, and if the economic benefits from the proposal are considered as very special circumstance for an increase in the size of the building being proposed.

The application site is in use as a shooting ground, which is considered to be an outdoor sport and open air recreational activity. Therefore, the use of the site is considered an acceptable use in the Green Belt.

The applicant has provided statistical data which clearly demonstrates that the business mix of the shooting club has evolved over the years, with the majority of their business now coming from corporate shooting days. They have also stated that without the corporate hospitality business, the Holland & Holland Shooting Club would struggle to continue to operate.

Outlined within the additional information are the economic benefits provided by the club within the Borough, with 12 full time staff and 30 part time staff at the site. The proposed development would also provide an addition 3 full time positions and 1 part time position. Further to this, at the applicant's best estimates, the benefit to the local economy would be in excess of £400,000, with Holland & Holland bringing 10,000 or more clients into the surrounding area.

It is important to balance the impact of the proposal on the Green Belt against the benefits



of the scheme. The applicant has applied to develop the new building and rifle range in order to bring Holland & Holland's corporate offering in line with surrounding shooting clubs, namely EJ Churchill, West London and Royal Berkshire, which offer modern facilities such as meeting rooms, fine dining and wi-fi internet connection.

The evidence provided demonstrates that corporate days are now weighed towards the back end of the week, with a reduction in the spread across the week which was seen prior to the recession. The existing building is unsuitable for use by multiple shooting groups and the capacity of the building requires the applicant to hire a marquee on up to 20 occasions a year, in order to meet the capacity requirements of some clients.

The proposed development would result in a substantial increase in the external footprint of the building. However, an increase of this size has been justified in the supporting evidence, by clearly establishing the need for a dining area to accommodate at least 120 guests (this can be made smaller for the more typical medium and multiple smaller events), a meeting room, lecture theatre and enlarged kitchen all of which are considered to be reasonably required in order for the continued successful operation of the business.

In terms of the rifle range, over the last 20 years, there has been a huge increase in the interest in rifle shooting in the UK. Holland and Holland currently have a single lane, 100 yard outdoor rifle range, however the use of this is weather dependant and the facility is shared with the Factory testing of rifles. This makes it unavailable for a large proportion of time during the week for lessons and corporate events. An indoor rifle range would be a useful facility for the club and will be the only one of its type in the UK at present, giving them a future proof facility.

An substantial enlargement to the existing building has already been approved as part of applications 16568/APP/2013/3588 and 16568/APP/2015/2277 with the total floor area of the extensions equating to approximately 966 sq.m and 1042 sq.m in each application. The total floor area of the proposed extensions to the building within this application equate to only 887.5 sq.m, which represents a 78sq.m and 155sq.m decrease in the floor area proposed over the original approvals.

The building itself would be set over 380 metres back from the highway of Ducks Hill Road and is well screened by tree lines to south and east, both of which ensure that the proposed building would not be visible from the public domain. The new design ensures that the amount of excavation within the landscape is minimised and the existing design rationalised with a different orientation, allowing the most to be made of the surrounding landscape.

The applicant takes seriously the maintenance of their land and have embarked on a programme of conservation and improvement over the last 84 years, including creating wildlife ponds, a tree planting programme to improve the feed and shelter available to birds and animals and the creation of wildflower areas. This scheme has developed the hard and soft landscaping proposed for the site further, trying to minimise further the amount of new hardstanding proposed and maintain the quality of the soft landscape of the site. The revised footprint of the basement requires less excavation of the surrounding landscape and removal of fewer trees, which is welcomed in the context of this Green Belt setting.

Furthermore, the materials to be used will be conditioned to ensure the building best blends into the Green Belt surroundings.

The fact the applicant has such a long track record of managing over 100 acres of Green Belt land weighs in favour of allowing a proposal which in part helps secure the continued management of this land for recreational purposes. Overall, it is not considered that this revised scheme, which alters the orientation and reducing the size of the extensions proposed, would have a detrimental impact on the openness of the Green Belt. Accordingly, the proposal does not represent inappropriate development in the Green Belt.

In conclusion, the NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, when linked with the continued management over 100 acres of land for recreational purposes, are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site and previous approvals, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan Part Two Saved Policies, Policy 7.16 of the London Plan (March 2015) and the NPPF.

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

Not applicable to this application.

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

Not applicable to this application.

#### **7.04 Airport safeguarding**

The application site is sufficiently located from any airport to ensure the development would cause no harm in terms of airport safeguarding.

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

The impact on the Green Belt is discussed under the 'Principle of the Development' section of this report.

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits are considered to provide very special circumstances for the proposed increase in the size of the building. Furthermore, the height and bulk of the building, when taken in context with the size of the site, is considered not to cause unacceptable harm to the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the Hillingdon Local Plan Part Two Saved Policies, Policy 7.16 of the London Plan (March 2015) and the NPPF.

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

The existing building is located within the Green Belt, with the surrounding area characterised by open countryside. The replacement building proposed at the site has been design to have a low pitched roof which keeps the building to the same height as the existing. This is currently well screened and not visible from the public domain.

The previous applications on the site for extensions to the existing building, consented a much larger scheme in respect of its footprint, and overall height above ground level. This proposed application seeks consent for extensions in the form of an additional single storey building. However given that the technical requirements of the building and site levels are now understood in much more detail, this scheme proposes to orientate the extension differently. The proposed orientation which will see most of the building and additional

rooms facing north, requires the removal of fewer trees and requires less excavation. Whilst the built form proposed above ground does now extend further into the site than previously proposed, given the modest scale of the building, the overall size of the development decreasing and appropriate landscaping proposed around the site, it is not considered that the proposal would have a detrimental impact on the character and appearance of the surrounding area.

Therefore, subject to landscaping and materials conditions, the proposal is considered to have an acceptable impact on the character of the surrounding area, in accordance with Policies BE13 and BE19 of the Hillingdon Local Plan Part Two - Saved Policies (November 2012).

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

The proposed corporate facility is located over 500 metres from the nearest neighbouring building. Therefore, the single storey building and basement is considered to have an acceptable impact on the residential amenity of any neighbouring occupier in terms of loss of light, loss of outlook, sense of dominance or loss of privacy. Therefore, the development is considered to comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan Part Two - Saved Policies.

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

Not applicable to this application.

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

The application site has a sizeable car park located off the main driveway to the east of the buildings at the site, with further parking available behind the existing corporate facility.

The parking areas have been considered further within the site and provide 40 car parking spaces 5 disabled spaces and 8 electric charging points (4 passive and 4 active) within the site. The proposed parking is considered sufficient to service the proposed enlarged corporate facility and the existing parking requirements for the site. Therefore, the application is considered to comply with Policy AM14 of the Hillingdon Local Plan Part Two - Saved Policies.

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

The development is located within an enclosed site within the Green Belt, which would not be visible from the public domain. The materials proposed are similar to the two previous schemes, with the addition of brick and timber for the elevations and slate for the roof, to which no objection was previously raised.

The overall design approach is considered acceptable in the context of the site and to not have a detrimental impact on the character and appearance of the surrounding area.

#### **7.12 Disabled access**

The plans submitted have made provisions for disabled access and are considered acceptable.

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

Not applicable to this application.

#### **7.14 Trees, landscaping and Ecology**

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate. The existing building is set within an area of tarmac car park which wraps around the building. Some ornamental shrubs and one or two small trees (to the west of the building) will be lost due to the development. However, no trees of merit, or other significant landscape features will be affected by the proposed footprint of the building.

According to the Existing Site Plan, McDonald drawing No. 1227-101 Rev B, one significant tree to the west of the existing building (and proposed building) will be removed to facilitate the development. This tree is situated at the end of large group of trees and its removal, if unavoidable, is acceptable.

The Design & Access Statement sets out no particular landscape objectives for the site, although it confirms that new hard and soft landscaping will form part of the development package.

No landscape details have been submitted at this stage. However, the McDonald drawings indicate that the most important trees and groups of trees around this part of the site can and will be retained, subject to appropriate protection during the demolition, excavation and construction process.

Significant volumes of excavated soil and sub-soil will be inevitable as a result of the development. The application has been accompanied by a method statement setting out how the subsoils from the excavation of the basement and foundations will be carefully redistributed to adjacent land. An area of topsoil to the south of the application site has been identified to be stripped back and the excavated material from the basement proposed to be transported and evenly distributed over this area. Once all excavated material has been evenly redistributed over the area, the existing topsoil will be replaced and re-seeded in strict accordance with the DEFRA Code of Practice. The method statement submitted is being reviewed by the Councils Landscape Officer and once comments are received on this document, these will be update in the addendum.

#### **7.15 Sustainable waste management**

The waste collection and disposal methods at the site would not be altered from the existing arrangements. Therefore, no objection is raised on waste collection grounds.

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

Sustainability policy is now set out in the London Plan (2015), at Policy 5.2. This policy requires development proposals to be designed in accordance with the LP energy hierarchy, and should meet the following minimum targets for carbon dioxide emissions reduction: Year Improvement on 2013 Building Regulations: 2014 - 2016 35 per cent.

No information has been received relating to renewable energy/sustainability and a condition is recommended requiring an energy efficient report showing how the Mayors Energy Hierarchy will be integrated into the development, including a full assessment of the site's energy demand and carbon dioxide emissions.

#### **7.17 Flooding or Drainage Issues**

The application site is outside of Flood Zones 2 and 3. No Flood Risk Assessment or information relating to the management of water has been submitted with this application

However as this is an alternative scheme and previously information was submitted within the Hydrological report which was useful detail in determining the impact of the proposed development and basement on groundwater issues, no objection is raised in this regard. The previous information submitted provides sufficient information to demonstrate that groundwater can be managed within the site sufficiently and that surface water will be managed on the site.

#### **7.18 Noise or Air Quality Issues**

The site is set sufficiently far from neighbours to ensure residential amenity would not be affected.

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

None received.

### **7.20 Planning obligations**

Not applicable to this application.

### **7.21 Expediency of enforcement action**

Not applicable to this application.

### **7.22 Other Issues**

No other issues for comment.

## **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**

None received.

#### **10. CONCLUSION**

The NPPF requires the economic, social and environmental factors to be considered in the determination of any application. Given the required need for a well established business to expand in order to continue to operate, the economic benefits, set alongside the applicant's long track record of successfully managing over 100 acres of Green Belt and this management of 100 acres will be on-going, this weighs in favour of allowing a proposal which in part helps secure the continued management of the land for recreational purposes (a use appropriate for a Green Belt location).

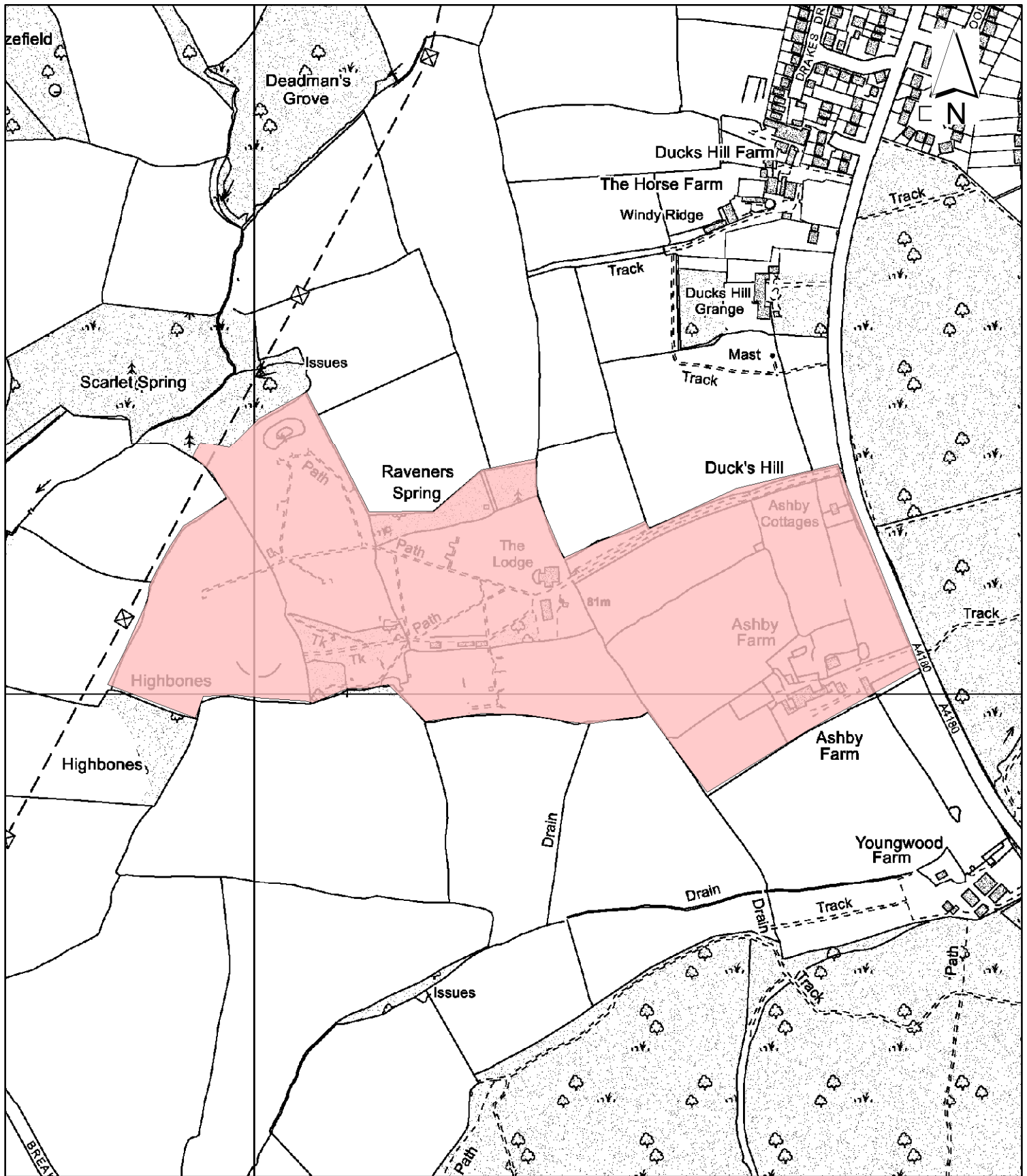
The information and documents submitted are considered to provide very special circumstances for the proposed increase in the size of the building and business. Furthermore, the height and bulk of the building, when taken in context with the size of the site and previous consents, is considered not to cause unacceptable harm to the openness of the surrounding Green Belt. Therefore, the proposal is considered acceptable in principle and in accordance with Policies OL1 and OL2 of the adopted UDP (Saved Policies September 2012), Policy 7.16 of the London Plan (March 2015) and the NPPF.

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

Hillingdon Local Plan Part 1 - Strategic Policies (November 2012).  
Hillingdon Local Plan Part Two - Saved Policies (November 2012)  
The London Plan (March 2015).  
National Planning Policy Framework.

**Contact Officer:** Charlotte Goff

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address: **Holland & Holland  
 Shooting School  
 Ducks Hill Road  
 Northwood**

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

Planning Application Ref:  
**16568/APP/2015/3140**

Scale:  
**1:6,000**

Planning Committee:  
**North Page 41**

Date:  
**December 2015**



**HILLINGDON**  
 LONDON

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

**Address** 48 HARLYN DRIVE PINNER

**Development:** Two storey, 5-bed, detached dwelling with habitable basement space with associated landscaping involving demolition of existing dwelling house

**LBH Ref Nos:** 4956/APP/2015/3462

**Drawing Nos:** 111-PL-01 Rev A  
111-PL-09  
111-0S  
111-DM-00  
111-DM-01  
111-DM-02  
111-DM-03  
111-DM-04  
111-EX-00  
111-EX-01  
111-EX-02  
111-EX-03  
111-EX-04  
111-PL-00  
111-PL-06  
111-PL-08  
111-PL-05  
111-PL-02  
111-PL-03  
111-PL-04  
111-PL-07  
Design & Access Statement

**Date Plans Received:** 15/09/2015      **Date(s) of Amendment(s):** 15/09/2015  
**Date Application Valid:** 30/09/2015      30/09/2015

### 1. SUMMARY

The property is located within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) therefore the principle of residential development of the site is considered acceptable subject to compliance with all other policy objectives. This proposal considers the demolition of the existing dwelling and the erection of a two storey building, with habitable basement providing a 5 bed detached dwelling.

The proposed design of the replacement dwelling, including the large crown roof presents a bulky and incongruous addition to the street scene. The proposed crown roof form would represent a substantial increase in scale and massing of the roof, with an increase in the front and side profiles, and a shallow pitch which would be clearly visible from the street and reflect neither the design of the adjacent chalet bungalows or the traditional two storey properties near by. It is therefore considered that the proposal would be an incongruous addition to the wider street scene and fails to complement the character of the surrounding area. contrary to the Hillingdon Local Plan (2012) and the London Plan

(March 2015).

Further, there is inadequate information to demonstrate that the proposal will be safe and not increase flood risk to the surrounding area. The proposed would therefore be the development is therefore also contrary to Policy: EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and the National Planning Policy Framework 2012.

## **2. RECOMMENDATION**

**REFUSAL for the following reasons:**

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

The proposed development by reason of its size, scale, bulk and design incorporating a large crown roof, would be out of character with the existing and adjoining properties and detrimental to the visual amenities of the area. The proposal would thus be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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

The application fails to demonstrate that the development will be safe and not increase flood risk to the surrounding area. The proposal is therefore contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and the National Planning Policy Framework 2012.

## **INFORMATIVES**

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

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

### **2 I52 Compulsory Informative (1)**

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

### **3 I53 Compulsory Informative (2)**

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

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

#### 4

You are advised that this development, had it been granted consent, would be liable for payments under the community infrastructure levy unless the development is subject to an exemption which would need to be evidenced.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the south west side of Harlyn Drive and comprises a two storey detached house with exaggerated roof eaves and a part first floor side extension on both sides of the rear section of the roof slope. It has a good sized front garden with parking provision for at least 2 cars and a good sized rear garden. To the north west lies 46 Harlyn Drive, an identical house to that of the application property with a first floor side addition set within the roof slope facing 44 Harlyn Drive and an attached garage along the side boundary with the application site. To the south east lies 50 Harlyn Drive, also an identical house to the application property but with a first floor side extension set within the roof slope facing the application property and a side dormer facing 52 Harlyn Drive.

The street scene is residential in character and appearance comprising two storey detached houses, some similar to that of the application property, and semi-detached bungalows.

### 3.2 Proposed Scheme

The proposal is to demolish the existing two storey dwelling and replace it with a two storey, detached dwelling with a basement and associated parking and amenity space.

### 3.3 Relevant Planning History

4956/APP/2010/2145 48 Harlyn Drive Pinner

Two storey side/rear extension with alterations to existing side elevation.

**Decision:** 09-11-2010 Refused

4956/APP/2015/2699 48 Harlyn Drive Pinner

Two storey rear extension, single storey side/rear extension, enclosure of open porch to front and 2 x side dormers (Application for a Certificate of Lawful Development for a Proposed Development)

**Decision:** 15-09-2015 Refused

4956/APP/2015/789 48 Harlyn Drive Pinner

Two storey rear extension, single storey side extension with front extension infill and alterations

**Decision:** 07-05-2015 Refused **Appeal:** 10-08-2015 Allowed

#### Comment on Relevant Planning History

4956/APP/2015/2699 CLD - Two storey rear extension, single storey side/rear extension, enclosure of open porch to front and 2 x side dormers (refused)

4956/APP/2015/789 - Two Storey side/rear extension with alterations to existing side elevation (refused, allowed on appeal)

4956/APP/2010/2145 - Two Storey side/rear extension with alterations to existing side elevation (refused)

## 4. Planning Policies and Standards

Advertisement Expiry Date - Not applicable

Site Notice Expiry Date - 2/11/15

### UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13 New development must harmonise with the existing street scene.

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

BE20 Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
H5	Dwellings suitable for large families
OE1	Protection of the character and amenities of surrounding properties and the local area
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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**

Three neighbours were consulted for a period of 21 days expiring on the 22 October 2015 and a site notice was posted.

1 response was received from near by neighbours, identifying the following issues:

- The size and scale is out of context with the neighbouring properties
- The front elevation will appear more imposing than adjacent properties
- The apex of the roof is higher than the adjacent properties
- The additional bulk will have a significant visual impact on the character of the neighbourhood created by the existing chalet bungalows.
- Visual impact exacerbated as the basement will be visible from front and rear glass covered light wells
- Volume of the basement is significant over development of the property
- Concerns over the nature of the necessary excavations for the basement
- How will materials be removed from site, large vehicles are unsuited to the narrow local roads
- Access to the site should be limited to prevent conflict with access to the nearby school
- Due to scale of development the noise and disruption will result in prolonged reduction to neighbouring amenity
- The application has no information on how surrounding properties will be monitored for deformation before, during and after development. There is also no mention of any party wall.

Northwood Residents Association:

- The basement has an area marked as a gym; all ancillary room should be classified as bedrooms. Therefore this should be considered as a six bed dwelling
- The basement has a bedroom, living accommodation and an outside entrance, so could easily become two separate dwellings
- The area of the basement is considerably larger than the original dwelling
- There is no flood risk assessment. This size of excavation could cause problems to the natural underground water flow of the area
- Not enough light to the basement for it to be suitable living accommodation
- No provision for car parking. The existing front drive could not accommodate the number of car parking spaces for a 6 bed dwelling
- No provision for bin or cycle store
- The roof design is out of keeping with the area
- The entire project is un-neighbourly and out of keeping with the area

#### **Internal Consultees**

##### HIGHWAYS OFFICER

Recommended for approval from a highways/transport viewpoint.

##### ACCESS OFFICER

No objections received.

##### ENVIRONMENTAL PROTECTION UNIT

No objections received.

##### FLOOD AND WATER MANAGEMENT OFFICER

The proposed development is in Flood Zone 1 as defined by the Environment Agency (little or no risk from river flooding).

The proposal includes a basement. This basement appears to be the full width of the building and on one side is to the boundary of the plot and could impede the flow of any ground water present on site. Without a site investigation to inform this proposal, it does not demonstrate that the development is safe and does not increase flood risk to the surrounding property. Therefore, it is considered contrary to Flood Risk Policy EM6 and emerging Policy DMHD 3 in Local Plan 2.

##### Basement:

There has been no site investigation submitted with the planning application to inform the development proposals.

For information: Local Plan Part 2 Paragraph 39 also states "Proposals for subterranean development which would extend the full length or the full width of a property will not be supported. This is because excavation would create disturbance to the house and problems for neighbouring properties. Sufficient margins should be left between the site boundaries and any subterranean development to allow for on-site drainage mitigation and prevent surface water run-off."

Where a basement is proposed a site investigation must be provided to establish the level of groundwater on the site. (This should be undertaken at the appropriate time of year as groundwater levels fluctuate).

Where a basement is proposed suitable mitigation methods must be provided to ensure the risk to others is not increased. This will include leaving sufficient space either side of the development to ensure the passage of groundwater past the proposed development.

Surface Water:

The Supporting Statement refers to a drainage report. However, this has not been submitted. This information would then determine the types of SUDS suitable for site. This information has not been provided so a suitable SuDs scheme has not been demonstrated.

Should the information required to overcome the above concerns be submitted and the scheme be permitted, an appropriately worded condition will then be requested.

RECOMMENDATIONS: I object to the proposed development as the application does not demonstrate that the development will be safe and not increase flood risk to the surrounding area as required by Policy: EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (March 2015). National Planning Policy Framework 2012.

## **7. MAIN PLANNING ISSUES**

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

The proposed site currently comprises of a single residential dwelling within its own curtilge and therefore constitutes 'previously developed land' i.e. 'brownfield land'. There is a presumption in favour of residential development on brownfield land subject to other material planning considerations as detailed below.

The area is an established residential area and therefore the principle of residential development of the site is considered 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**

Not applicable to this application.

### **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) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

The street scene is characterised by two housing types. These comprise two storey semi detached properties set beneath traditional hipped roofs and detached chalet bungalows (as the existing dwelling) with the ridge line at right angles to the road and a forward facing half hip, many of which have been extended with side dormer windows. The bungalows are

by far the predominant housing type and there is a clear separation between these types which occurs at no.17 and 44 Harlyn Drive. The application site lies within the area predominantly characterised by bungalows.

The proposed dwelling measures 9.8m in width by 13.2m in depth set back from the northern side boundary by 1.1m. On the southern side the proposal includes a 1.95m wide single storey flat roof element, with the central two storey element set beneath a large crown roof of 6.75m in height (5.5m at the eaves).

The basement is set beneath a glazed walk on roof at ground level at the front, with an external access stairwell in the rear garden and would not be readily visible outside of the application site. The proposed design of the replacement dwelling, including the large crown roof presents a bulky and incongruous addition to the street scene. It is acknowledged that the side dormer windows on many of the chalet bungalows, including those approved by the Planning Inspector on a previous application for this property, create a more block-like appearance to the original profiles of the bungalows, however they are for the main set down and maintain a subservient appearance to the original roof profiles. The proposed crown would be a substantial increase in scale and massing of the roof, with an increase in the front and side profiles, and a shallow pitch which would be clearly visible from the street and reflect neither the design of the adjacent chalet bungalows or the traditional two storey properties near by.

It is therefore considered that the proposal would be an incongruous addition to the wider street scene and fails to complement the character of the surrounding area. As such the proposal fails to comply with Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies.

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

The Hillingdon Design and Accessibility Statement (HDAS) SPD: Residential Layouts advises all residential developments and amenity space should receive adequate daylight and sunlight. The daylight and sunlight available to adjoining properties should be protected with adequate distance maintained to overcome possible domination. The SPD states that as a guide, the distance between habitable room windows should not be less than 21m.

The proposal development sits on the same footprint as the existing dwelling and the approved rear and side extensions, extending approximately 2.75m beyond the rear building line of no. 50 and 2.35m beyond no.46. In the previous application for the rear extension, the Planning Inspector noted that the effect of the two storey addition would not be significant in terms of outlook or visual intrusion given the relative alignment of the neighbouring properties. The proposal includes a side window serving bedroom no.3 facing the existing side dormer windows on no.50. It was noted that the site visit that the two windows primarily affected both had a high level top hung opening casement, suggesting they may be bathroom windows however it was not possible to determine if these were obscure glazed. It is noted that the existing dwelling already has a side window facing no. 50 which serves a bedroom and given the proposed bedroom will also be served by an additional rooflight, it would be possible to condition the side window to be obscure glazed if necessary. As such, the application proposal would not represent an unneighbourly form of development and would thus meet the requirements of Policies BE20 and BE21 of the adopted Hillingdon Local Plan and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (March 2015) Policy 3.5.

#### **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 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. It recommends a minimum standard of 113sqm for a 4 bed 6 person house. The floor plans show this is a substantial dwelling providing well above this level including in excess of 200sqm of living/kitchen /dining space, well above the London Plan requirements.

#### **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 existing dwelling is served by two parking spaces on the driveway to the front. The proposed lightwell would reduce the amount of space within the site frontage, but there would still be adequate space to park two cars. There have been no objections made by the Highways team and the parking provision accords with the Council's SPD on parking standards which stipulates a maximum of two spaces per 2+ bedroom dwelling.

Therefore, it is considered that the development would comply with Policy AM14 of the adopted Hillingdon Local Plan, 2012, Part 2.

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

Section 4 of the Council's HDAS: Residential Layouts states that development should incorporate usable attractively laid out and conveniently located amenity space and a 5 bed property would require a minimum of 100sqm. This is a good sized plot which will provide adequate private garden areas to the rear of the property. The proposal therefore complies with policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

#### **7.12 Disabled access**

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

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

Not relevant to this application.

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

Not relevant to this application.

#### **7.15 Sustainable waste management**

Not relevant to this application.

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

Not relevant to this application.

#### **7.17 Flooding or Drainage Issues**

The site is not located within an area identified as being at risk of flooding, however the proposal does include a large basement and therefore consideration of drainage and

groundwater issues is necessary.

In this respect the application has been examined by the Council's Flood and Water Management Officer who has advised that the details submitted with the application are insufficient to demonstrate that the development will be safe and not increase flood risk to the surrounding area.

Accordingly, the development is contrary to Policy: EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and the National Planning Policy Framework 2012.

#### **7.18 Noise or Air Quality Issues**

Not relevant to this application.

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

The objections received to the scheme have been addressed within the body of the report. Concern was raised regarding the habitable accommodation in the basement; a revised plan has been submitted to alter this.

#### **7.20 Planning Obligations**

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

#### **7.21 Expediency of enforcement action**

Not relevant to this application.

#### **7.22 Other Issues**

None.

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

#### General

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

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

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

#### Planning Conditions

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

### Planning Obligations

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

### Equalities and Human Rights

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

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

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

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

## **10. CONCLUSION**

The proposed replacement two storey dwelling is a bulky and incongruous addition to the street scene. 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 (March 2015)

Further, there is inadequate information to demonstrate that the proposal will be safe and not increase flood risk to the surrounding area, the development is therefore also contrary to Policy: EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy OE8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 5.12 Flood Risk Management of the London Plan (March 2015) and the National Planning Policy Framework 2012.

## **11. Reference Documents**

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

National Planning Policy Framework.

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**48 Harlyn Drive  
 Northwood**

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

Planning Application Ref:

**4956/APP/2015/3462**

Scale:

**1:1,250**

Planning Committee:

**North Page 55**

Date:

**December 2015**



**HILLINGDON**  
 LONDON

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# Plans for North Applications Planning Committee

8th December 2015



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

**Address** 82 DUCKS HILL ROAD NORTHWOOD  
**Development:** Three storey building with associated basement to provide 3 x 4-bed self contained supported living flats with associated parking  
**LBH Ref Nos:** 39262/APP/2014/4357

**Date Plans Received:** 10/12/2014

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

**Date Application Valid:** 04/02/2015

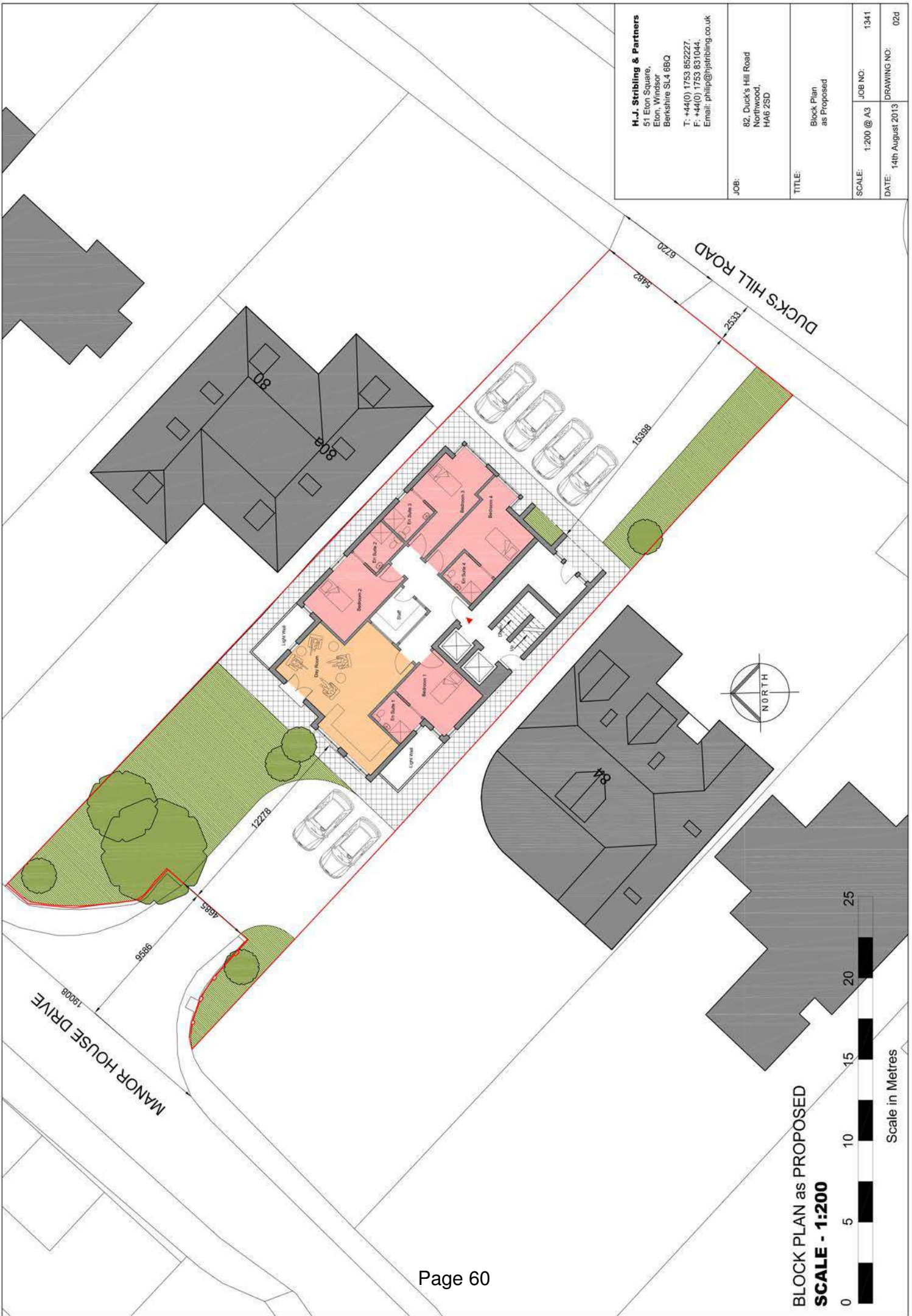




**SITE LOCATION PLAN**  
**SCALE - 1:1250**

**H.J. Stribling & Partners**  
51 Eton Square,  
Eton, Windsor  
Berkshire SL4 6BQ  
T: +44(0) 1753 852227.  
F: +44(0) 1753 831044.  
Email: philip@hjsribling.co.uk

JOB:	82, Duck's Hill Road Northwood, HAG 2SD	
TITLE:	Site Location Plan	
SCALE:	1:1250 @ A3	JOB NO: 1341
DATE:	January 2013	DRAWING NO: 01



**H.J. Stribling & Partners**  
 51 Elton Square,  
 Elton, Windsor  
 Berkshire SL4 6BQ  
 T: +44(0) 1753 852227.  
 F: +44(0) 1753 831044.  
 Email: philip@hjsribling.co.uk

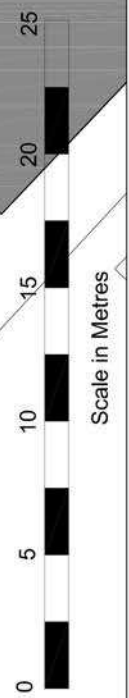
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 Northwood,  
 HA6 2SD

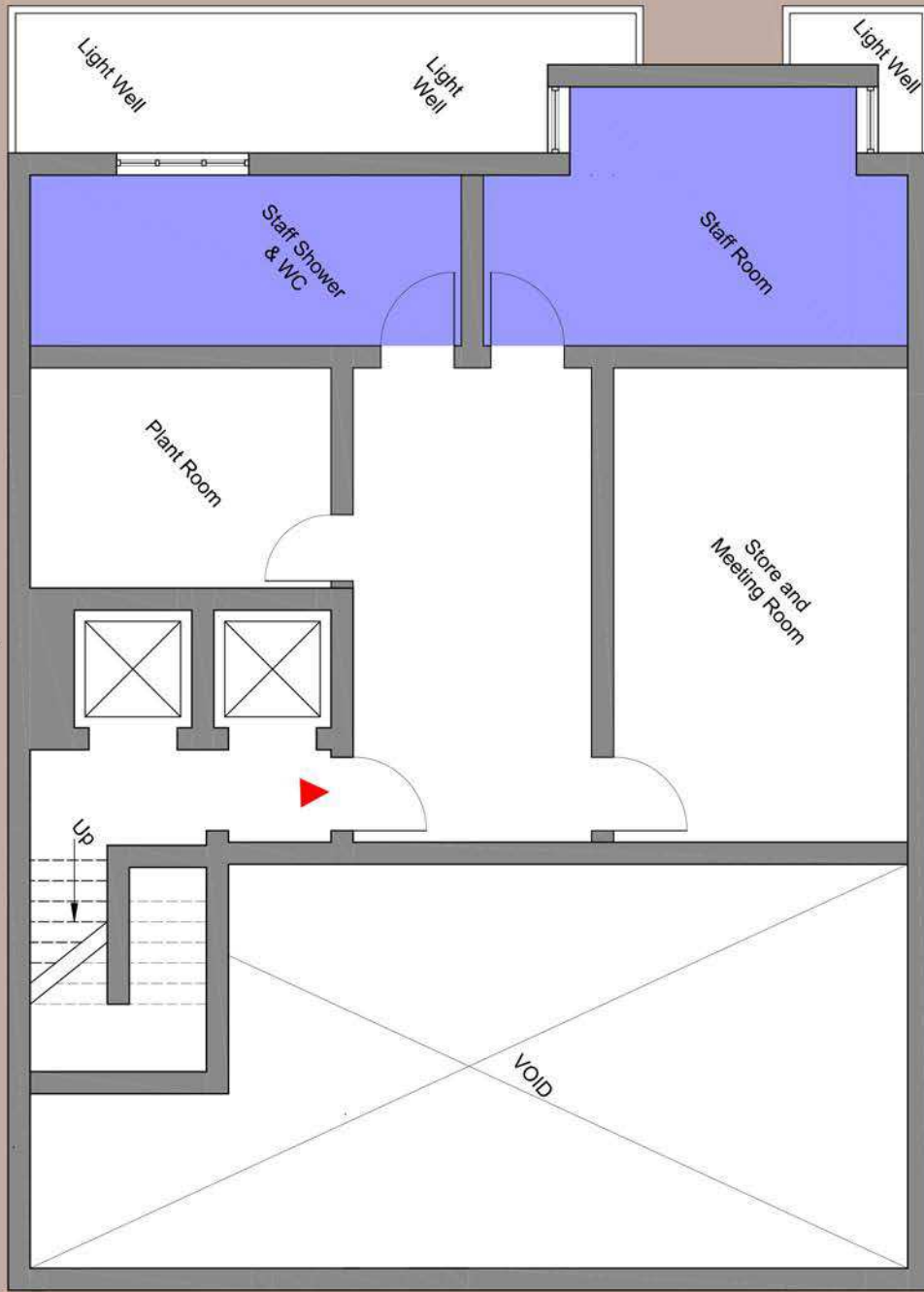
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 Block Plan  
 as Proposed

**SCALE:** 1:200 @ A3  
**JOB NO:** 1341

**DATE:** 14th August 2013  
**DRAWING NO:** 02d

**BLOCK PLAN as PROPOSED**  
**SCALE - 1:200**

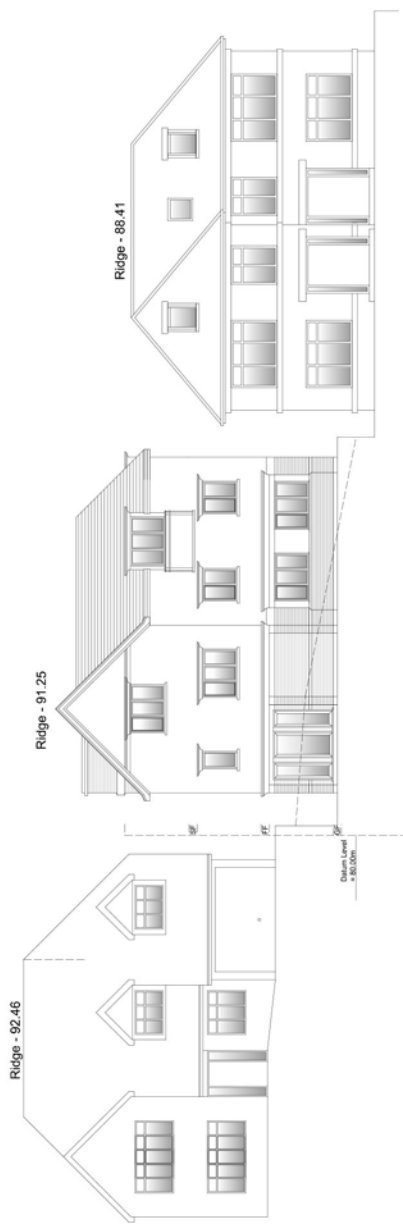




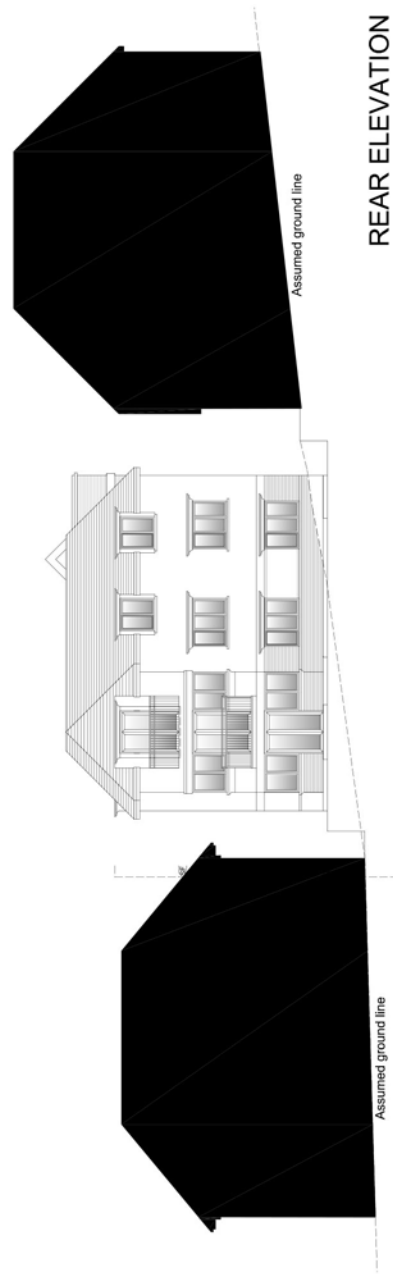
**BASEMENT PLAN as PROPOSED**

**SCALE - 1:100**





**SOUTH WEST ELEVATION**  
as PROPOSED  
**SCALE - 1:200**



**REAR ELEVATION**  
as PROPOSED  
**SCALE - 1:200**

Revision:  
 d. 02/01/2014 - Amendments to match plan changes  
 c. 19/12/13 - Amendments to match plan changes  
 b. 26/11/13 - Roof revised  
 a. 14/08/13 - Windows moved/inserted/removed

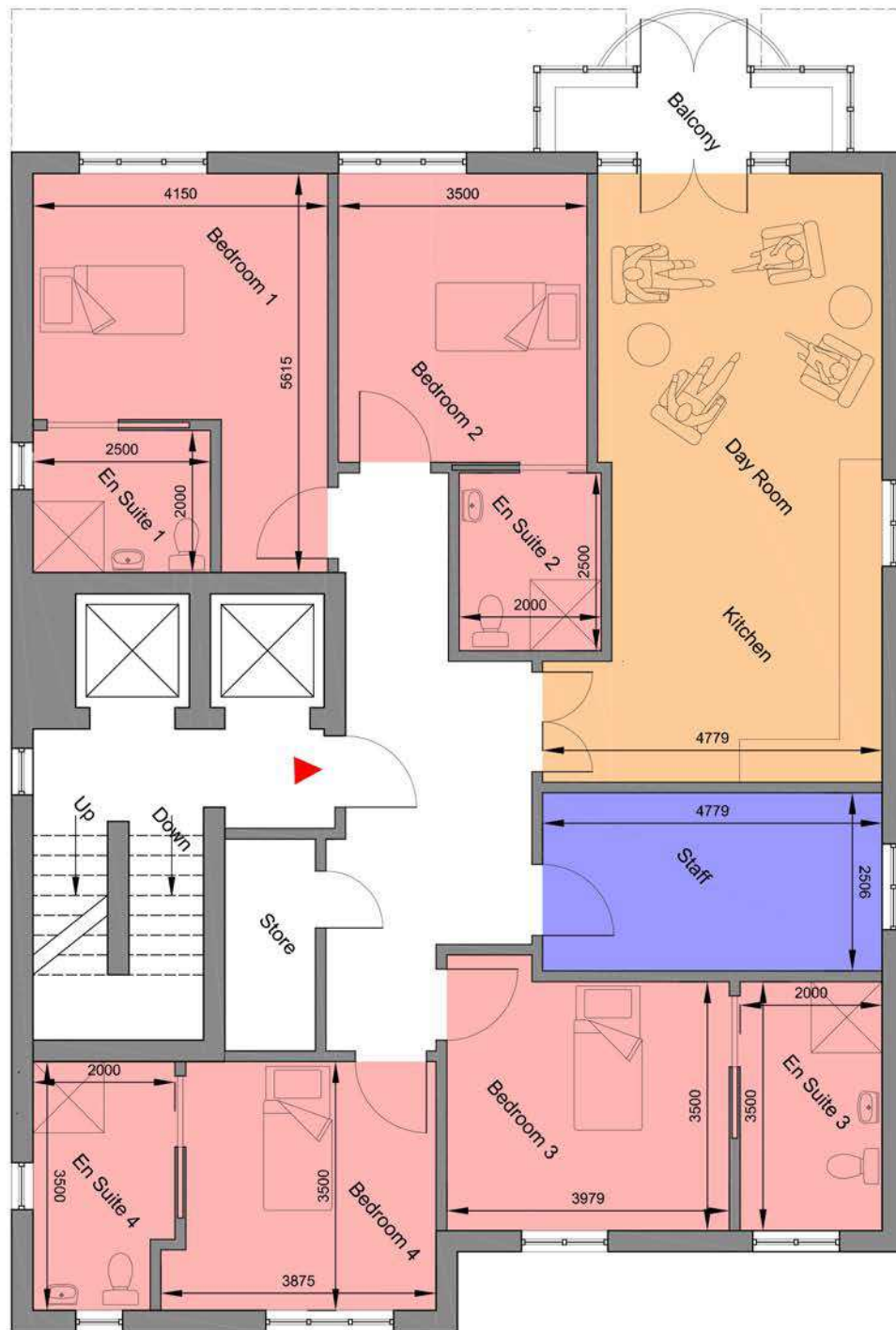
**H.J. Stribling & Partners**  
 51 Elton Square,  
 Elton, Windsor  
 Berkshire SL4 6BQ  
 T: +44(0) 1753 852227.  
 F: +44(0) 1753 831044.  
 Email: philip@hjsribling.co.uk

JOB:  
 82, Duck's Hill Road  
 Northwood,  
 HA6 2SD

TITLE:  
 Proposed Elevations

SCALE: 1:200 @ A3  
 JOB NO: 1341

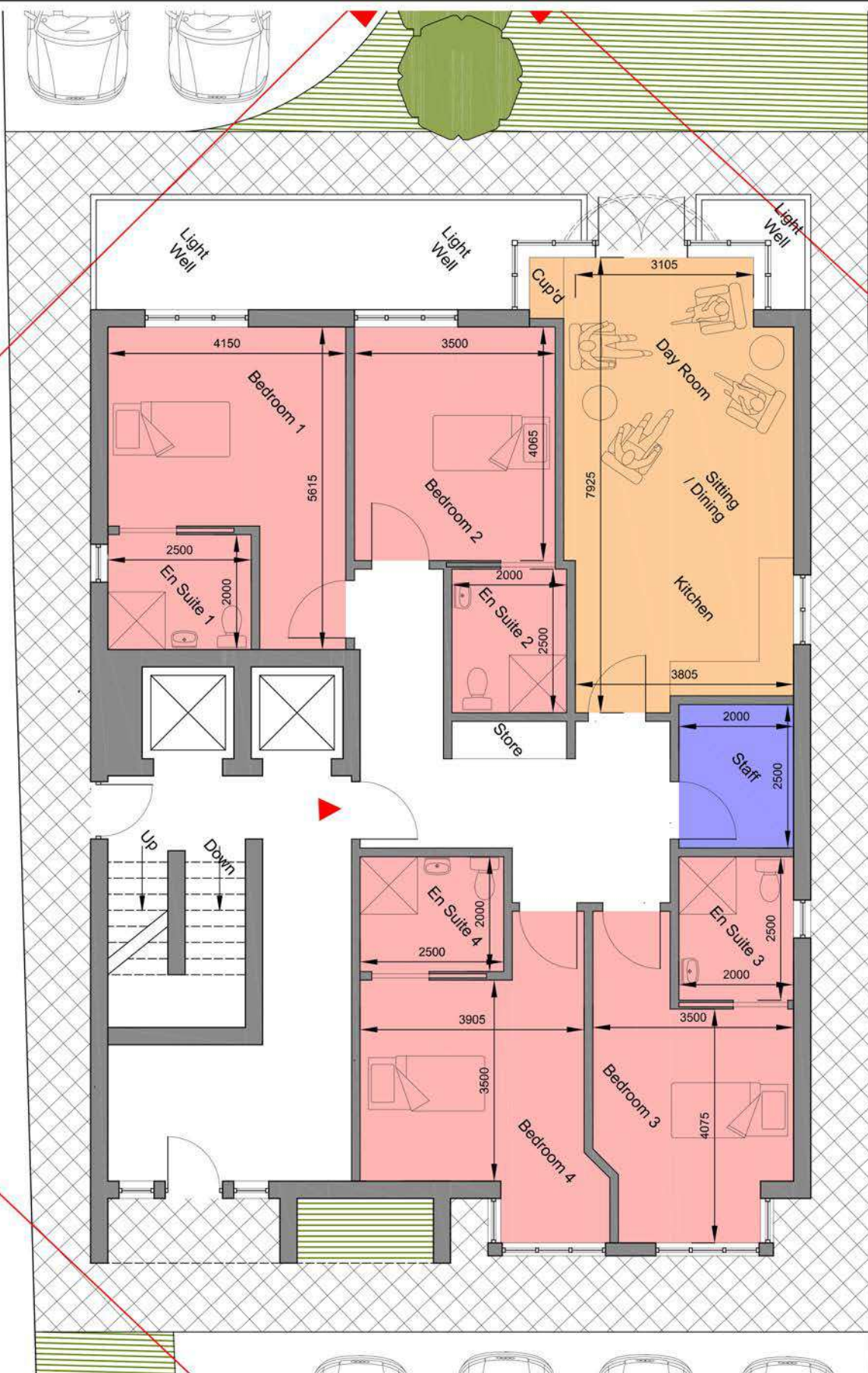
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 DRAWING NO: 10D



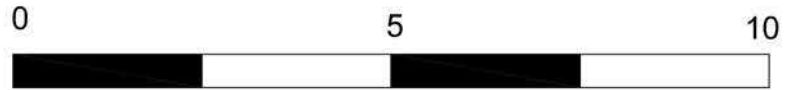
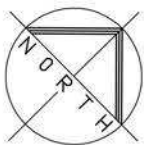
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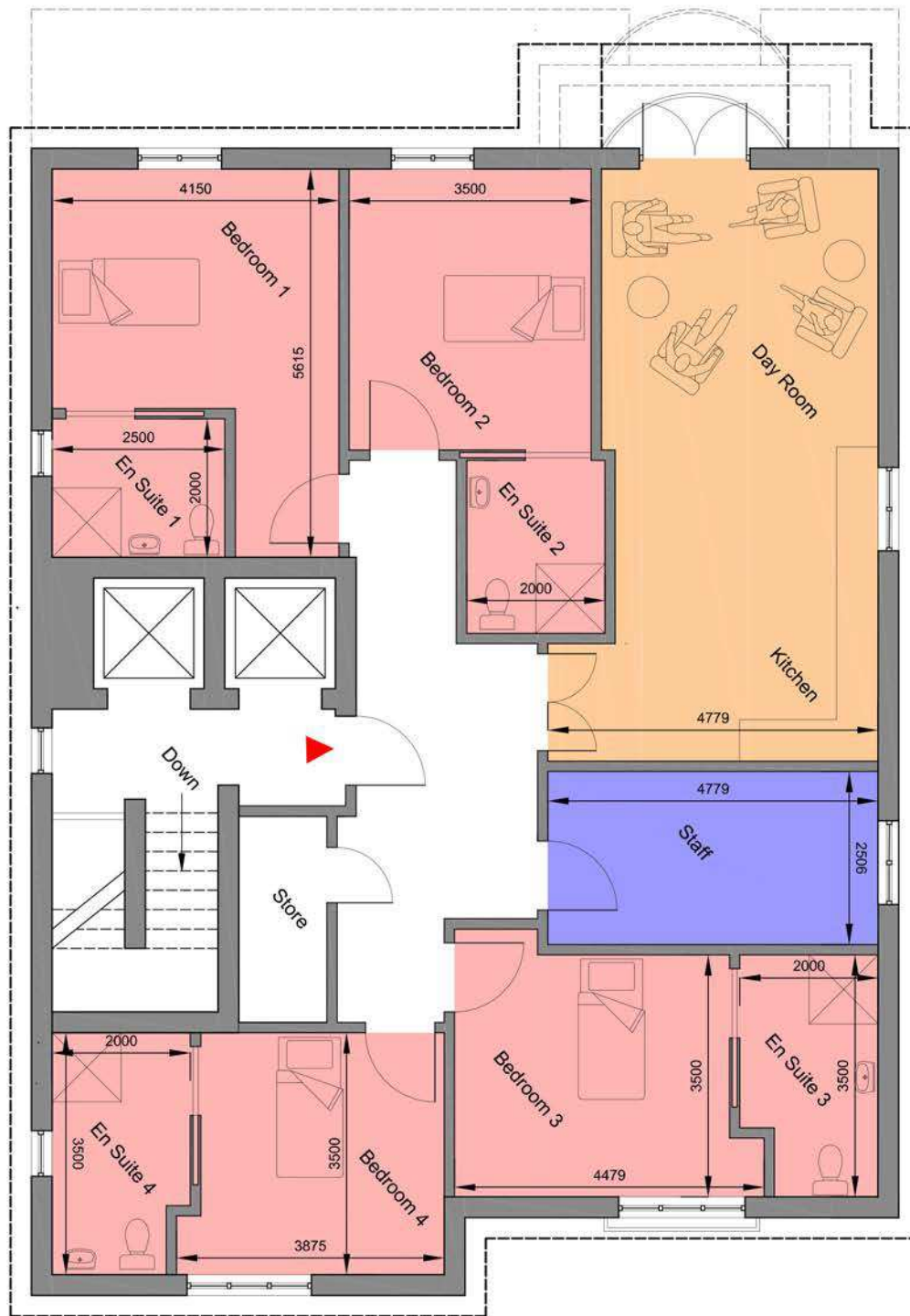
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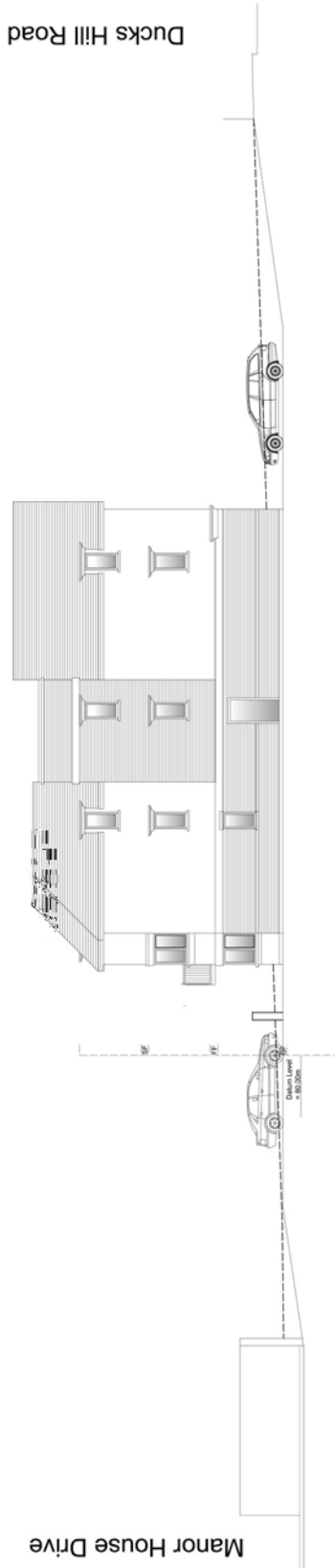
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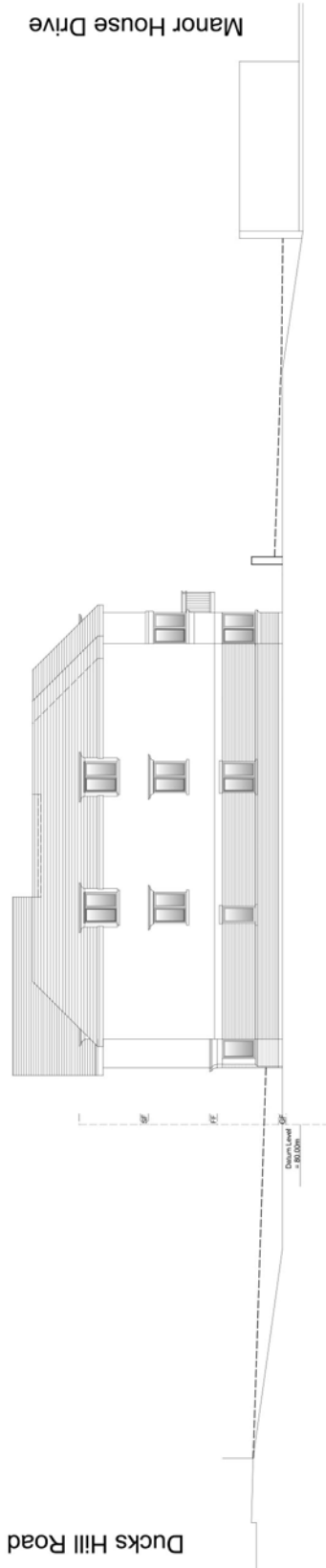


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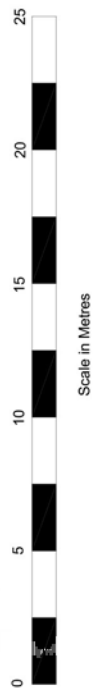




**SOUTH WEST ELEVATION**  
as PROPOSED  
**SCALE - 1:200**



**NORTH EAST ELEVATION**  
as PROPOSED  
**SCALE - 1:200**



Revision:  
d. 02/01/2014 - Amendments to match plan changes  
c. 19/12/13 - Amendments to match plan changes  
b. 28/11/13 - Roof revised  
a. 14/08/13 - Windows moved/inserted/removed

**H.J. Stribling & Partners**  
51 Elton Square,  
Eton, Windsor  
Berkshire SL4 6BQ  
T: +44(0) 1753 852227  
F: +44(0) 1753 831044  
Email: philip@hjstribling.co.uk

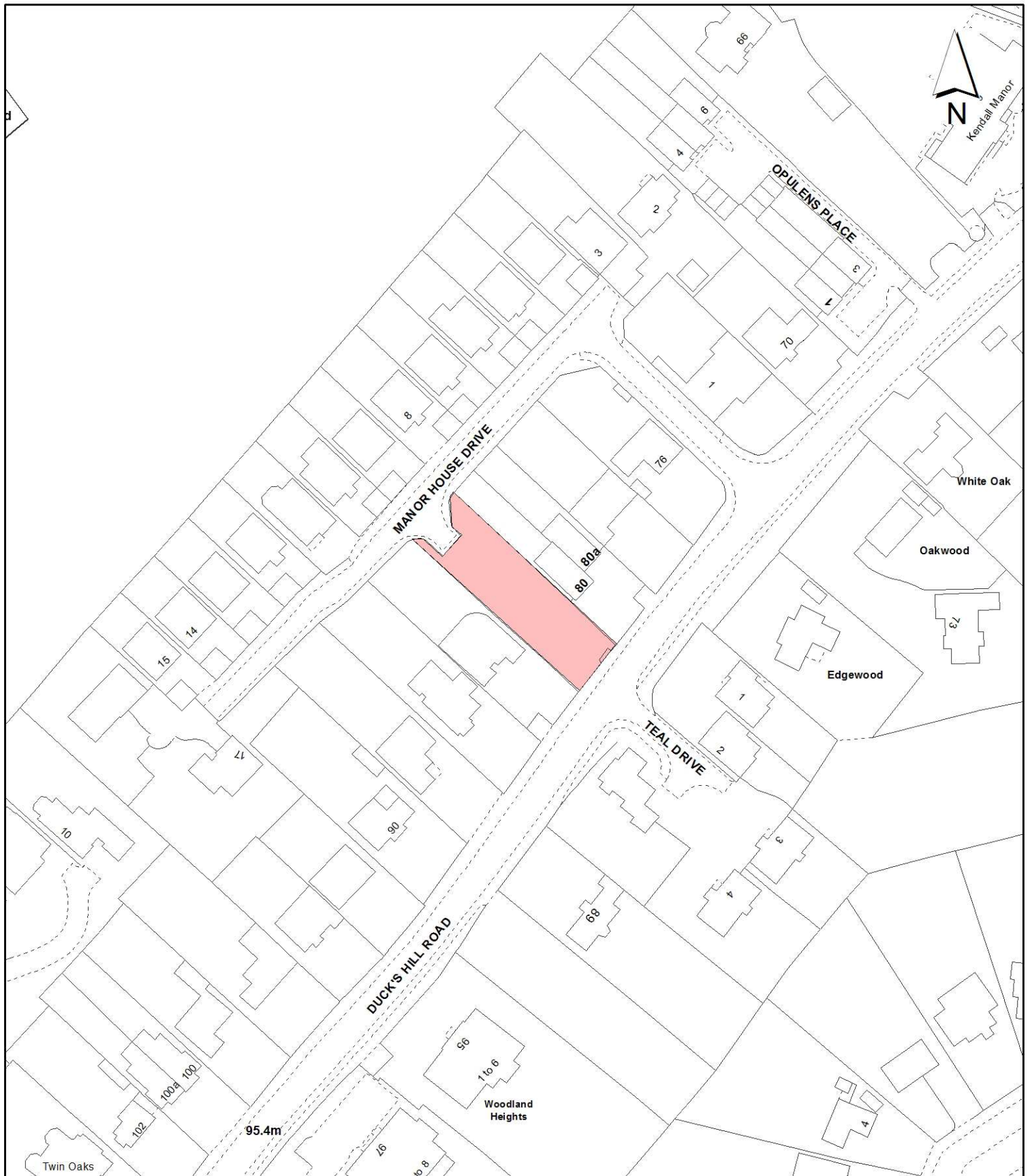
JOB:  
82, Duck's Hill Road  
Northwood,  
HAG ZSD

TITLE:  
Proposed Side Elevations

SCALE: 1:200 @ A3  
JOB NO: 1341

DATE: January 2014  
DRAWING NO: 10D





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Site Address:  
**82 Ducks Hill Road  
 Northwood**

Planning Application Ref:  
**39262/APP/2014/4357**

Planning Committee:  
**North Page 67**

Scale:  
**1:1,250**

Date:  
**December 2015**

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



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

**Address** HOLLAND & HOLLAND SHOOTING SCHOOL DUCKS HILL ROAD  
NORTHWOOD

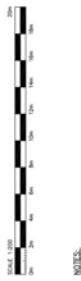
**Development:** Extension to existing reception building and new underground shooting range including the demolition of the existing pavilion and garage.

**LBH Ref Nos:** 16568/APP/2015/3140

**Date Plans Received:** 18/08/2015

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

**Date Application Valid:** 18/08/2015

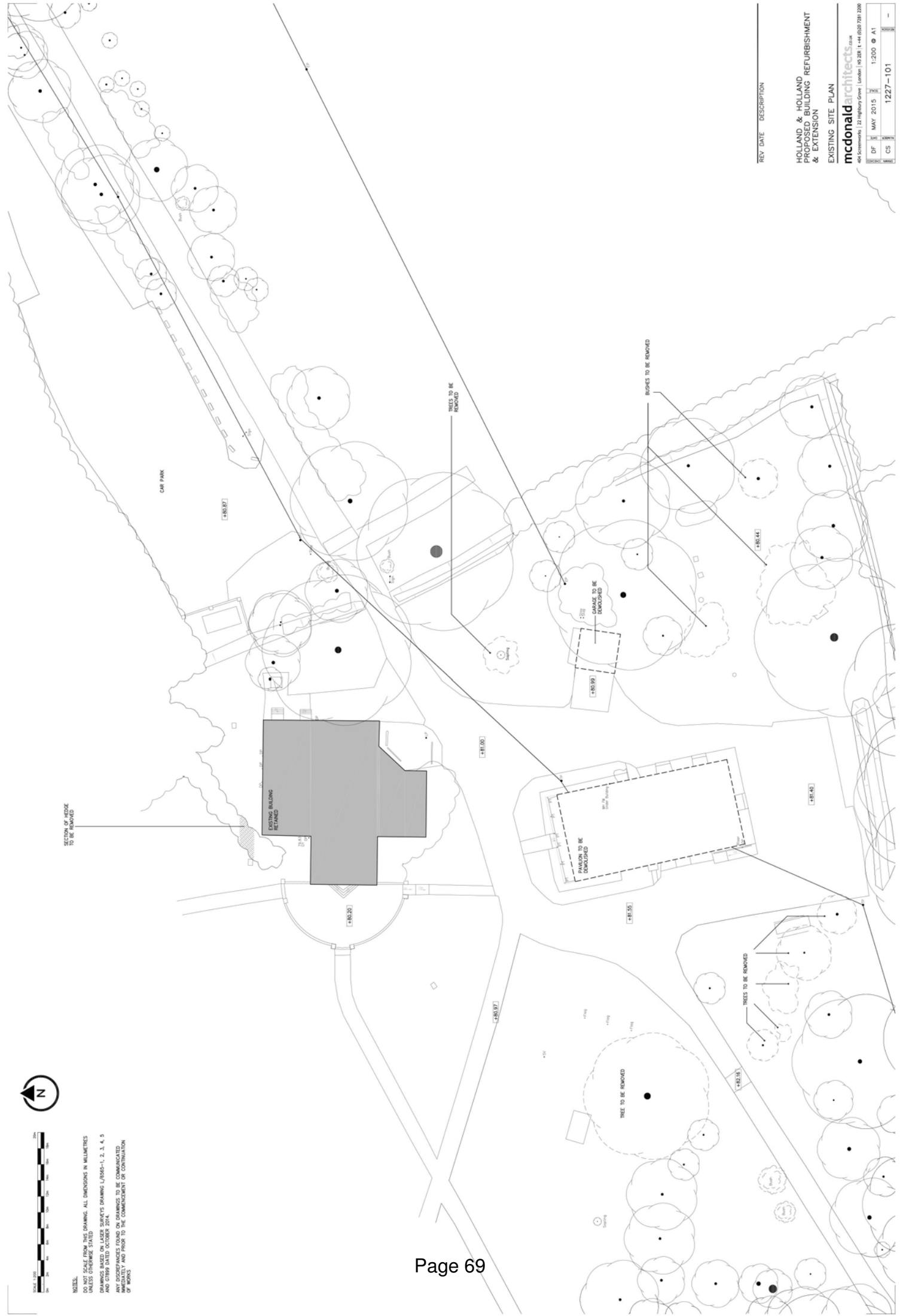


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REV	DATE	DESCRIPTION
DF	MAY 2015	1:200
CS		1227-101

**mcdonaldarchitects**  
 4th Storey | 25 High Street | London | EC1A 1BB | T: +44 (0)20 7391 2300

**HOLLAND & HOLLAND**  
 PROPOSED BUILDING REFURBISHMENT  
 & EXTENSION  
 EXISTING SITE PLAN





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- FOR MORE INFORMATION PLEASE CONTACT THE ARCHITECTS OFFICE.
- FOR MORE INFORMATION PLEASE CONTACT THE ARCHITECTS OFFICE.
- FOR MORE INFORMATION PLEASE CONTACT THE ARCHITECTS OFFICE.

SPILL FROM BASEMENT EXCAVATION TO BE DEPOSITED ON SOUTH SIDE OF ROAD. EXCAVATED SOIL DISTRIBUTED AND GRATED. TOP SOIL REPLACED AND FIELD TO BE RE-SEED.

REV	DATE	DESCRIPTION
B	17.08.15	OFFICE PLAN APPROVED
A	14.08.15	WORK AMENDMENTS
-	07.08.15	FIRST ISSUE

HOLLAND & HOLLAND  
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& REFURBISHMENT

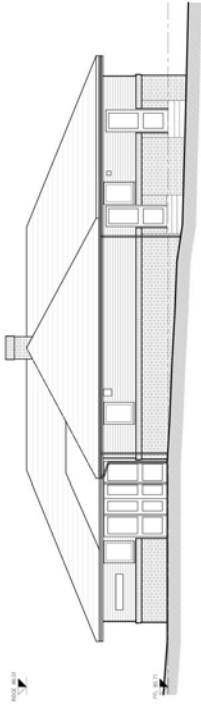
PROPOSED SITE PLAN

**mcdonald architects**  
48-50 Avenue 12, Highbury Grove | London N6 3ER | T: +44 (0)20 7261 2300

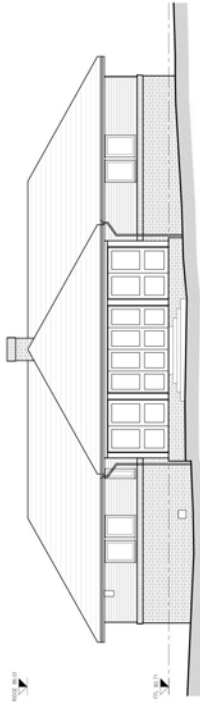
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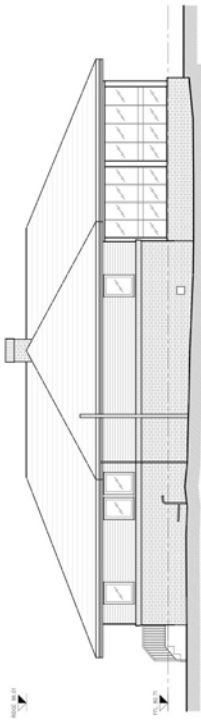
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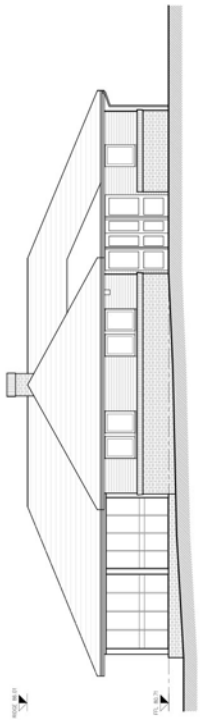
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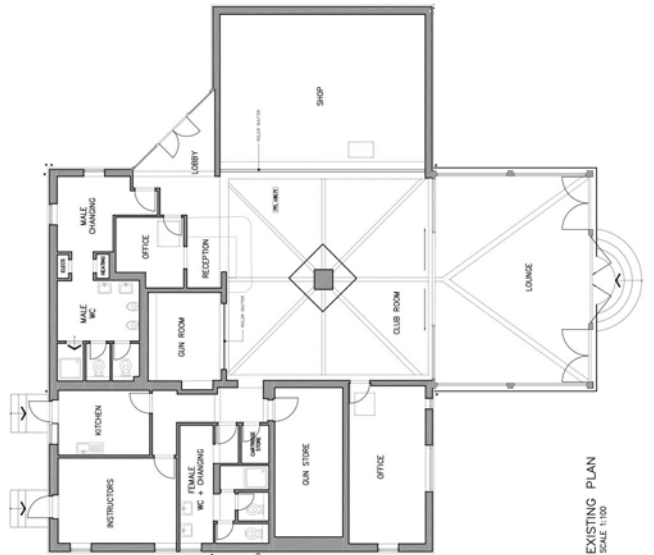
EXISTING WEST ELEVATION  
SCALE 1:100



EXISTING NORTH ELEVATION  
SCALE 1:100



EXISTING SOUTH ELEVATION  
SCALE 1:100



EXISTING PLAN  
SCALE 1:100

REV DATE DESCRIPTION

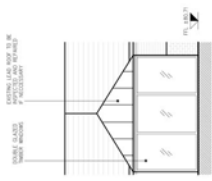
HOLLAND & HOLLAND  
PROPOSED BUILDING REFURBISHMENT  
& EXTENSION

EXISTING PLANS AND ELEVATIONS

**mcdonald architects**  
4th Storey, 22 Highbury Grove | London | N5 2EH | T: +44 (0)20 7381 2380  
DF 10 MAY 2015 1:10000A1 OR 1:20000A3  
CS 1227-102



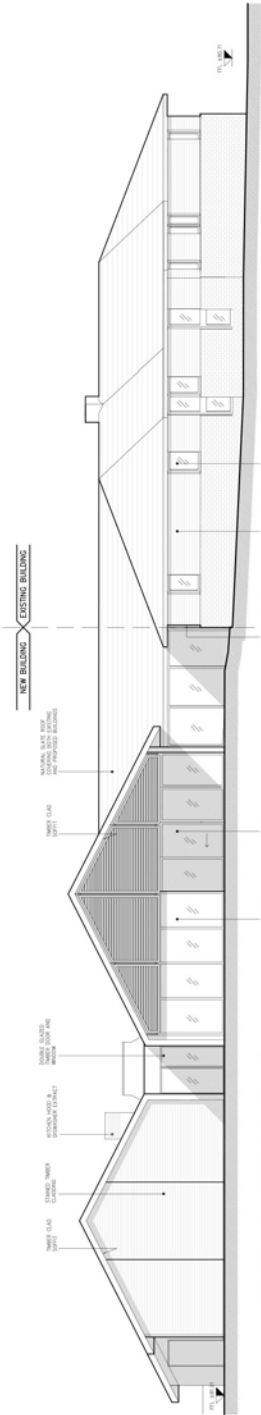
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ELEVATIONS PERPENDICULAR TO NEW BUILDING.



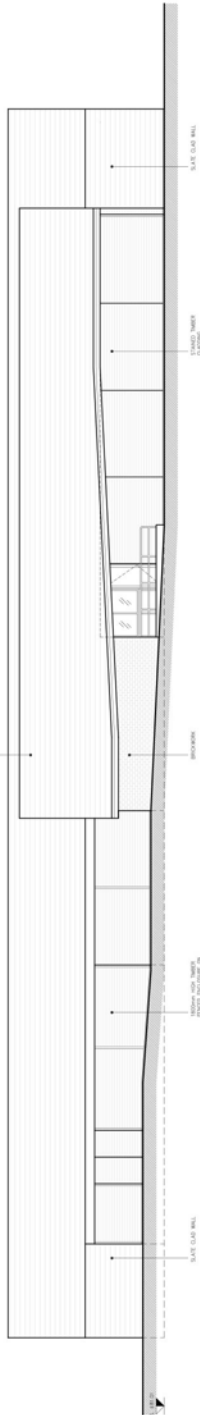
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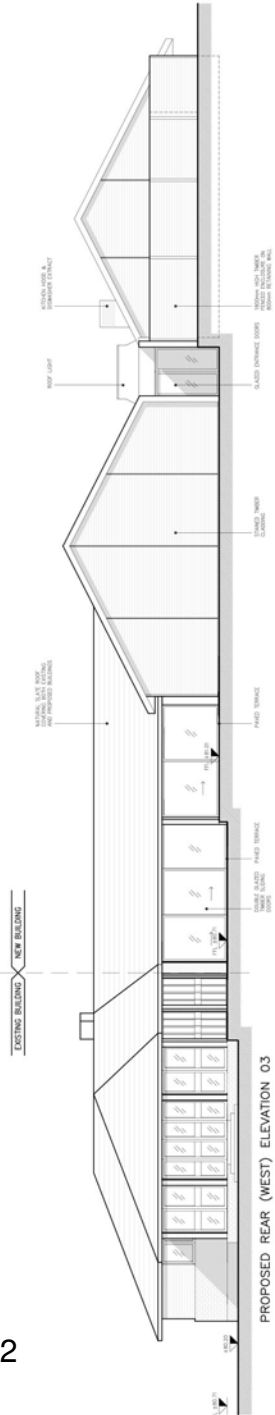
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(TRUE ELEVATION)



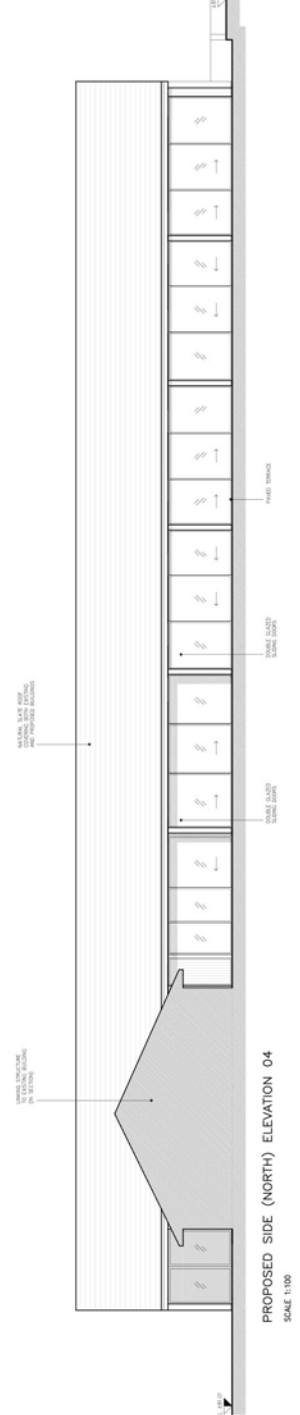
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SCALE 1:100



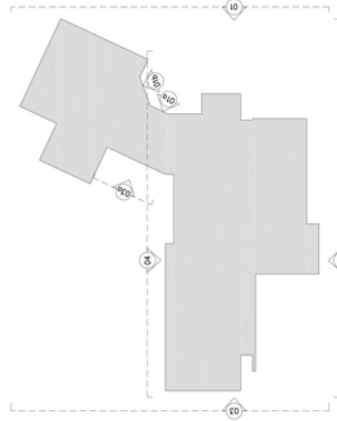
PROPOSED SIDE (SOUTH) ELEVATION 02  
SCALE 1:100



PROPOSED REAR (WEST) ELEVATION 03  
SCALE 1:100



PROPOSED SIDE (NORTH) ELEVATION 04  
SCALE 1:100



PROPOSED ELEVATION 03b  
(TRUE ELEVATION)

B	17.08.15	MINOR AMENDMENTS
A	14.08.15	MINOR AMENDMENTS
-	07.08.15	FIRST ISSUE
REV	DATE	DESCRIPTION

HOLLAND & HOLLAND  
PROPOSED BUILDING EXTENSION  
& REFURBISHMENT

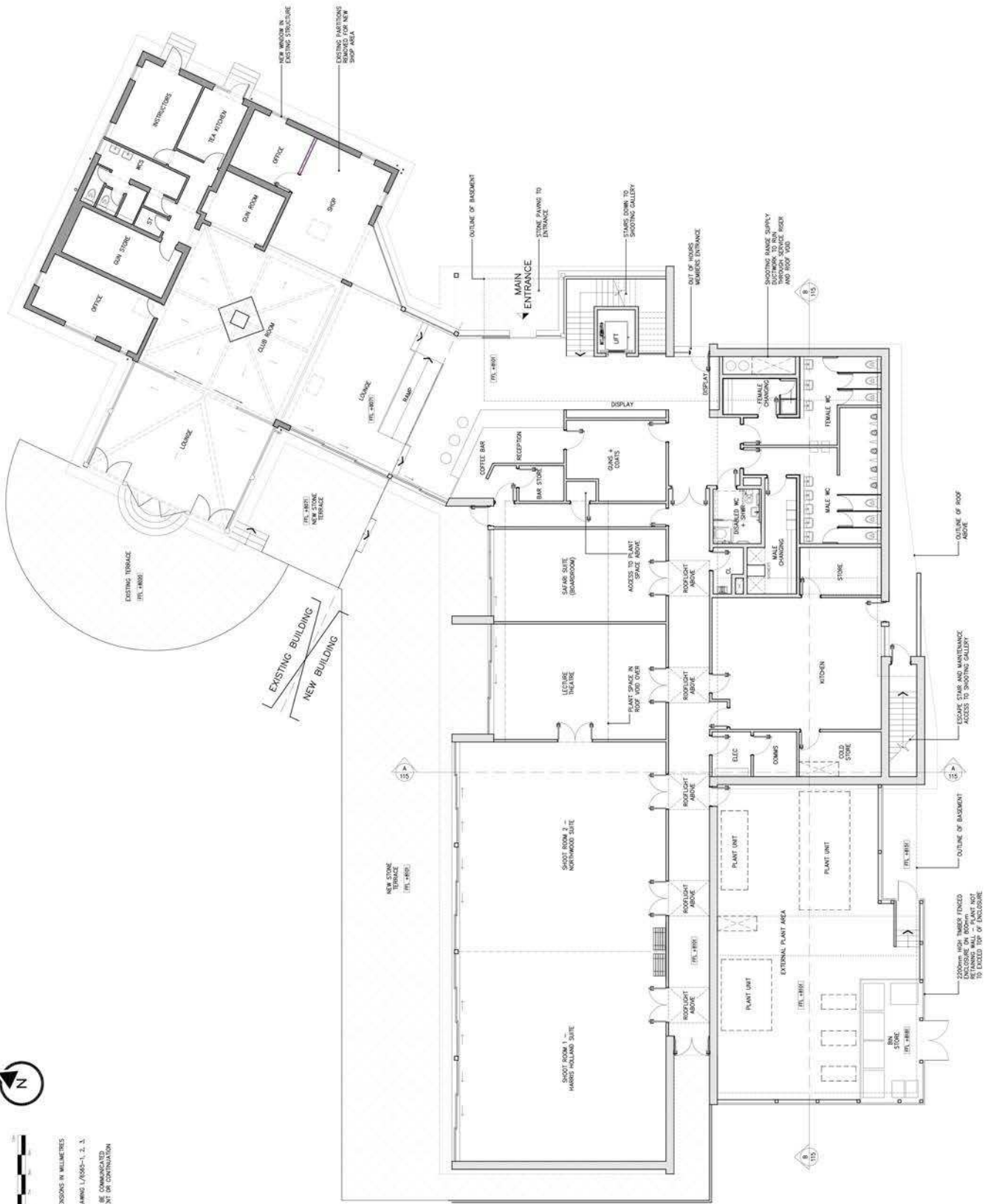
PROPOSED ELEVATIONS

mcdonald architects  
48-50 Avenue, 25 Highbury Grove | London N5 2BH | T: +44 (0)20 726 2280

NO	DATE	DESCRIPTION
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CS		1227-114
		B

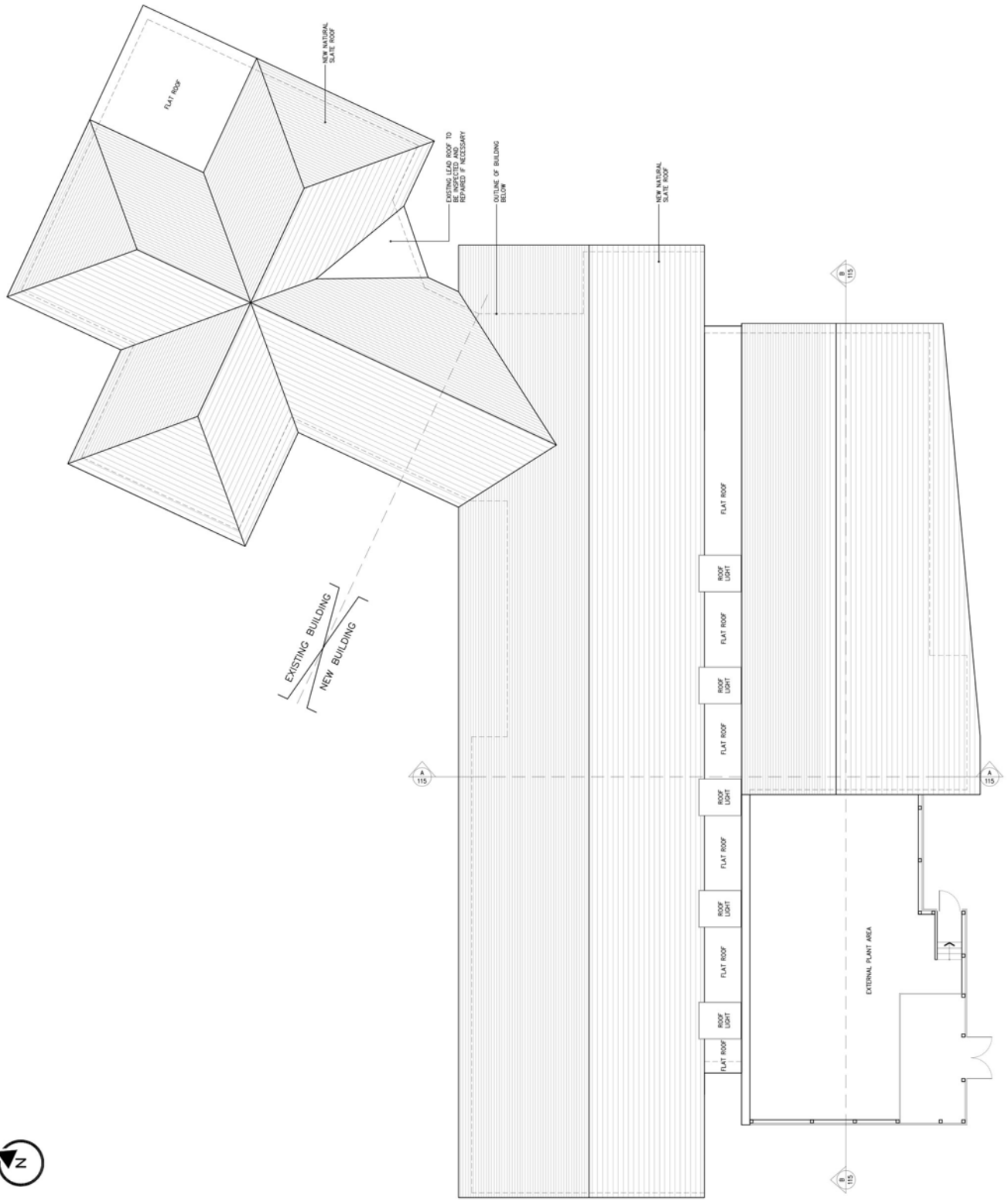
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 DRAWINGS BASED ON LATEST SURVEYS LTD DRAWING L/MS-1, 2, 3, 4, 5 AND OTHER DATED OCTOBER 2014.  
 ANY WORKS TO BE COMPLETED IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF WORKS.



REV	DATE	DESCRIPTION
B	17.08.15	ISSUE APPROVED
A	14.08.15	WORK AMENDMENTS
-	07.08.15	FIRST ISSUE

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REV	DATE	DESCRIPTION
B	17.08.15	ROOF LIGHT ADDED
A	14.08.15	WORK AMENDMENTS
-	07.08.15	FIRST ISSUE

HOLLAND & HOLLAND  
 PROPOSED BUILDING EXTENSION  
 & REFURBISHMENT  
 PROPOSED ROOF PLAN

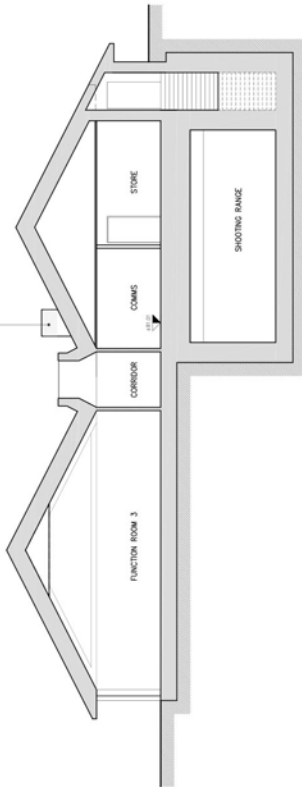
**mcdonald** architects  
 48-50 Avenue 1, 21 Highbury Grove | London | W9 2SE | T: +44 (0)20 7291 2280  
 DF JULY 2015 1:100B&1 OR 1:200B&3  
 CS 1227-113 B



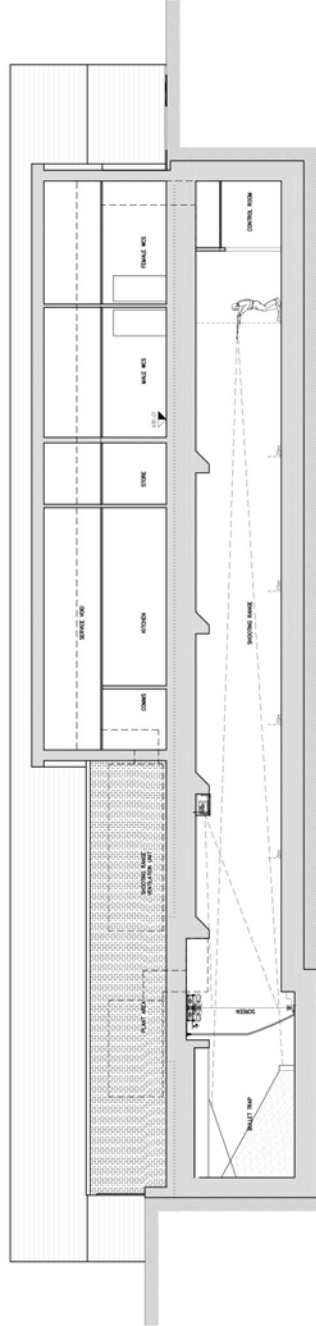


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1. ALL DIMENSIONS FROM THIS DRAWING. ALL DIMENSIONS IN MILLIMETRES UNLESS OTHERWISE STATED.  
 2. DRAWINGS BASED ON LASER SURVEYS TO DRAWING I/1656-1, 2, 3, 4, 5 AND 6/1999 DATED OCTOBER 2014.  
 3. ANY DISCREPANCIES FOUND ON DRAWINGS TO BE COMMUNICATED IMMEDIATELY AND PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF WORK.  
 4. SECTIONS PERPENDICULAR TO NEW BUILDING.



PROPOSED SECTION A-A  
SCALE 1:100



PROPOSED SECTION B-B  
SCALE 1:100

REV	DATE	DESCRIPTION
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A	14.08.15	MINOR AMENDMENTS
-	07.08.15	FIRST ISSUE

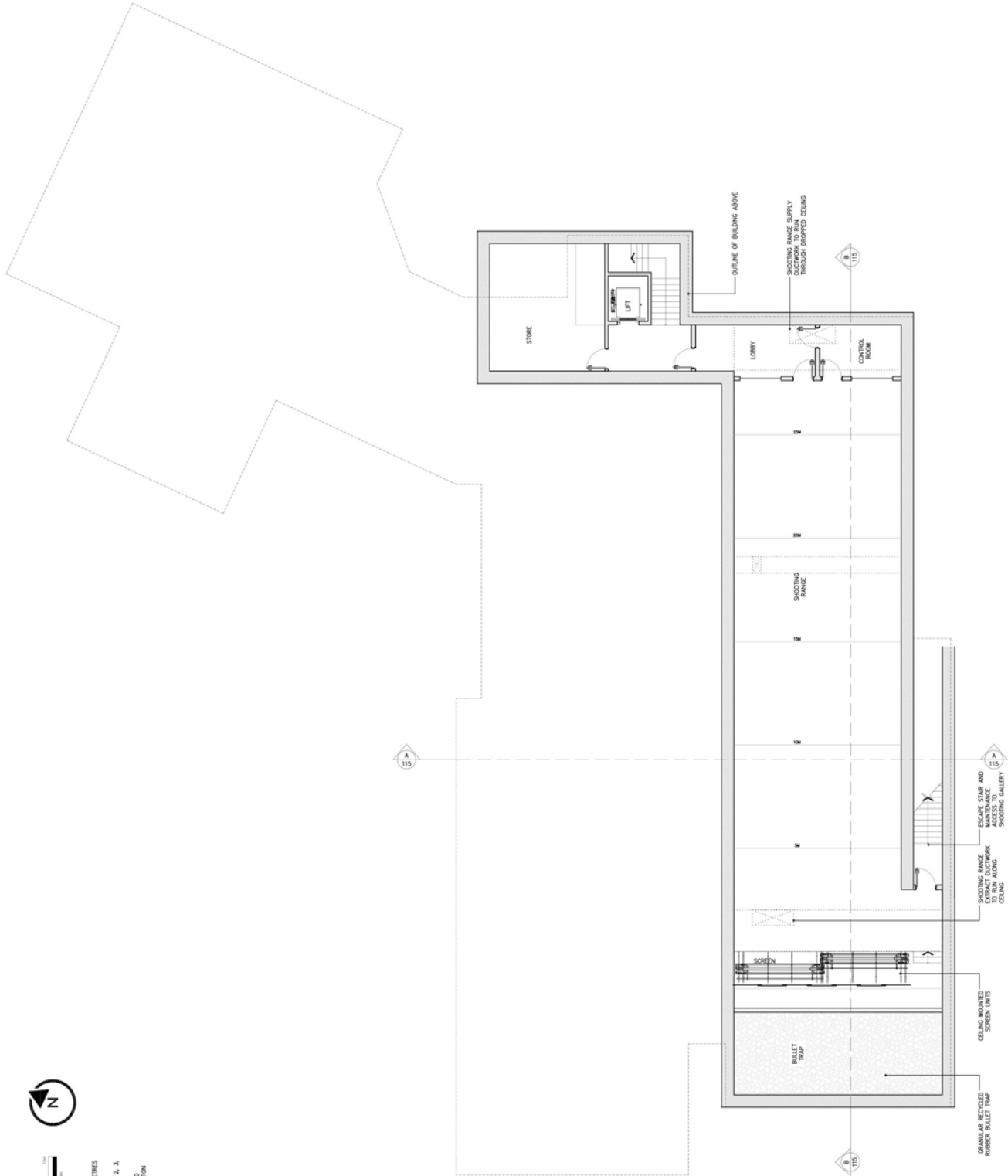
HOLLAND & HOLLAND  
 PROPOSED BUILDING EXTENSION  
 & REFURBISHMENT

PROPOSED SECTIONS A-A & B-B

**mcdonald architects**  
 48-50 Avenue 1, 21 Highbury Grove | London | N5 2BH | T: +44 (0)20 7291 2280  
 DF JULY 2015 1:10000A1 OR 1:20000A3  
 CS 1227-115 B



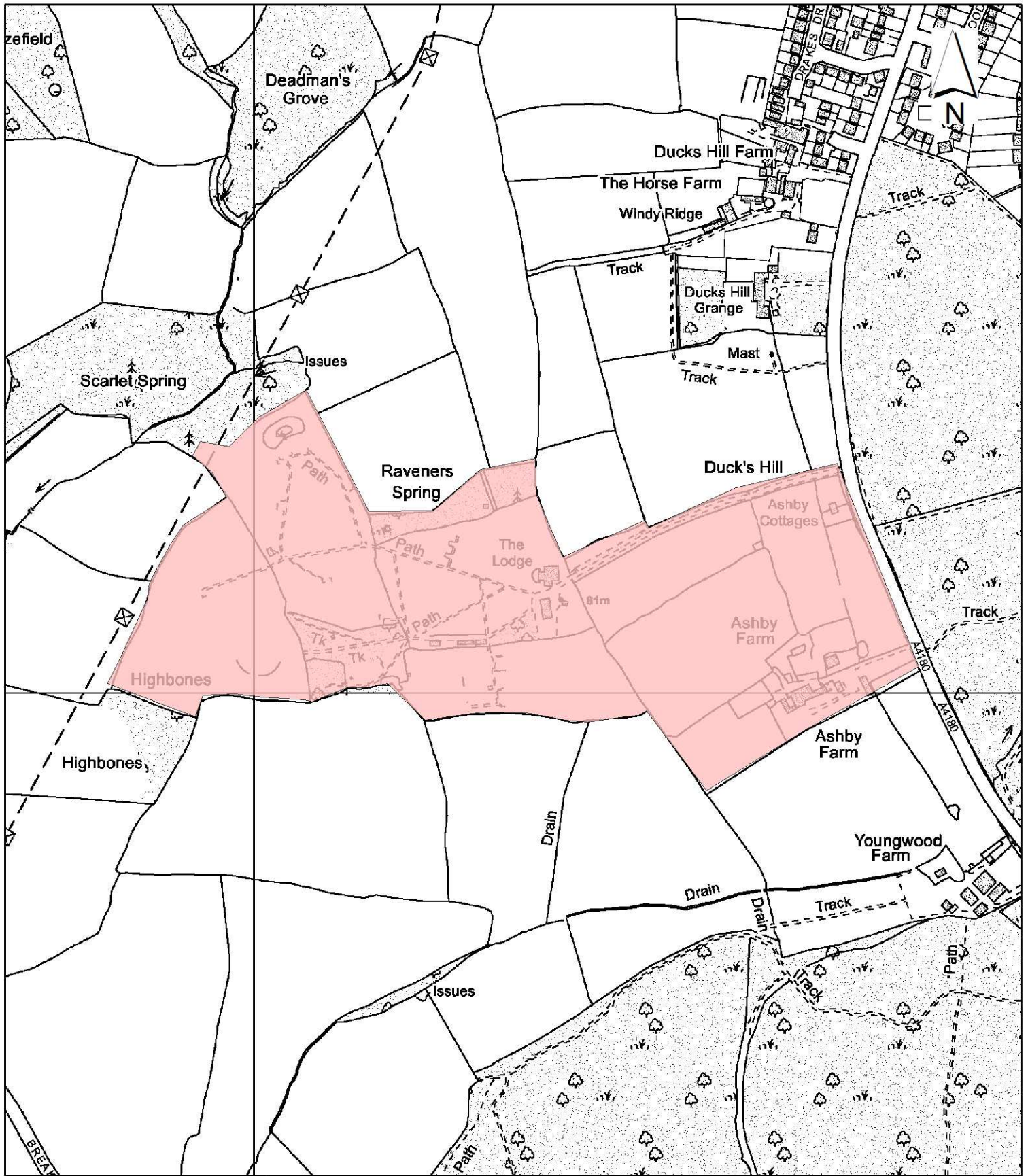
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REV	DATE	DESCRIPTION
B	17.08.15	ADDITIONAL OUTDOOR LIGHTING
A	14.08.15	WORK AMENDMENTS
-	07.08.15	FIRST ISSUE

HOLLAND & HOLLAND  
 PROPOSED BUILDING EXTENSION  
 & REFURBISHMENT  
 PROPOSED BASEMENT LEVEL

**mcdonaldarchitects**  
 48-50 Abchurch Lane | London EC4A 3DF | T: +44 (0)20 7381 2380  
 DF JULY 2015 1:100/0A1 OR 1:200/0A3  
 CS 1227-112 B



**Notes:**

 Site boundary

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Site Address: **Holland & Holland  
 Shooting School  
 Ducks Hill Road  
 Northwood**

Planning Application Ref:  
**16568/APP/2015/3140**

Planning Committee:  
**North Page 77**

Scale:  
**1:6,000**

Date:  
**December 2015**

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



**HILLINGDON**  
 LONDON

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

**Address** 48 HARLYN DRIVE PINNER

**Development:** Two storey, 5-bed, detached dwelling with habitable basement space with associated landscaping involving demolition of existing dwelling house

**LBH Ref Nos:** 4956/APP/2015/3462

**Date Plans Received:** 15/09/2015  
**Date Application Valid:** 30/09/2015

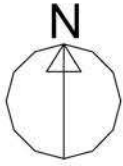
**Date(s) of Amendment(s):** 15/09/2015  
30/09/2015

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DRAWING STATUS:	P - PRELIMINARY
	T - TENDER
	D - DESIGN
	PL - PLANNING
	BR - BUILDING REGULATIONS
	C - CONSTRUCTION
	AB - AS BUILT
	PD - PERMITTED DEVELOPMENT
	PA - PRIOR APPROVAL
	MS - MEASURED SURVEY



DWG STATUS	REV: DATE:	DESCRIPTION
PL	11/09/15	

COMMENTS:

CLIENT:  
GREG PARRIS

PROJECT TITLE:  
DEMOLITION OF EXISTING HOUSE AND PROPOSED NEW-BUILD DWELLING CONSISTING OF BASEMENT, GROUND AND FIRST FLOOR.

SITE :  
48 HARLYN DRIVE  
PINNER, MIDDLESEX  
HAS 2DF

DRAWING TITLE:	SCALE
SITE LOCATION PLAN	1:1250@A4

DWG NUMBER: 111 - OS SHEET: 1 OF 1

DRAWN BY: DOA

**D.O.A.S**  
DESIGN ORIENTED ARCHITECTURE STUDIO

60 HEATH VIEW, LONDON N2 0QB  
Tel: 07800712246  
Email: derekoafriyie@icloud.com

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 BR - BUILDING REGULATIONS  
 C - CONSTRUCTION  
 AP - APPROVED  
 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY  
 DM - DEMOLITION

DWG	REV	DATE	DESCRIPTION
DM		11/09/15	

COMMENTS:

CLIENT:  
 GREG PARRIS

PROJECT TITLE:  
 DEMOLITION OF EXISTING HOUSE AND  
 PROPOSED NEW-BUILD DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

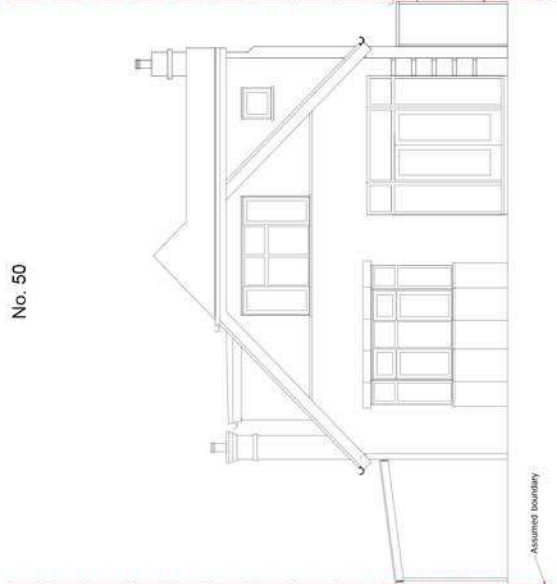
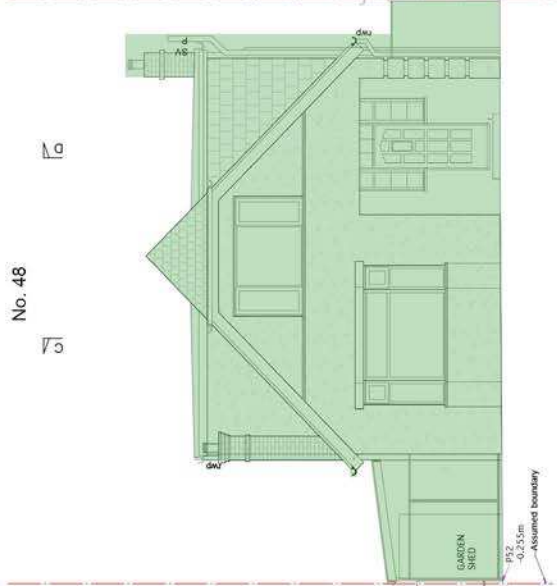
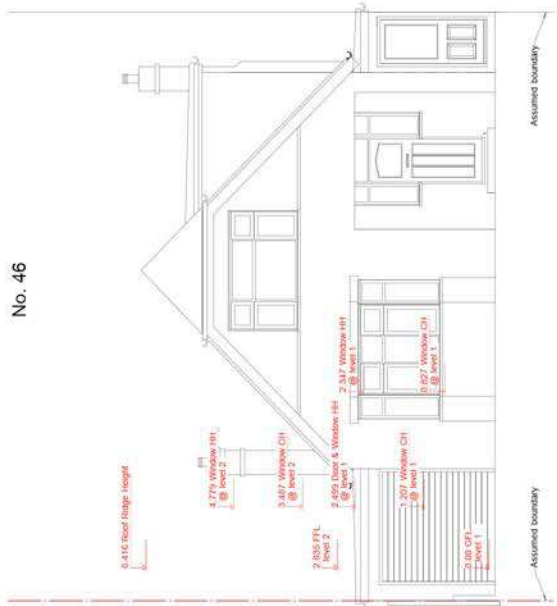
SITE:  
 48 HARLYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

DRAWING TITLE:  
 SCALE  
 EXISTING FRONT AND  
 REAR ELEVATIONS  
 DEMOLITION  
 1:100@A3

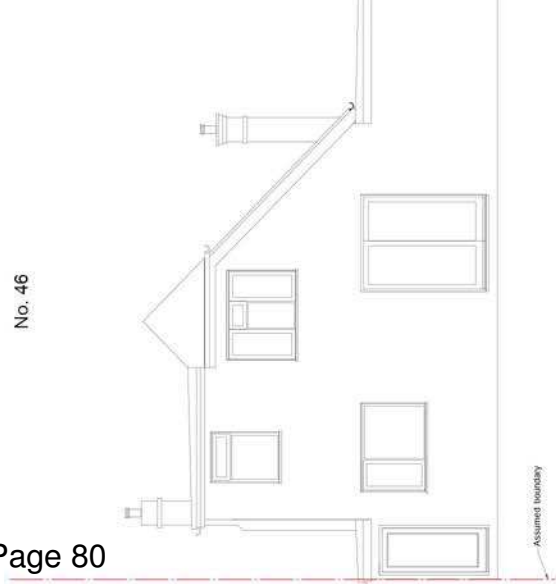
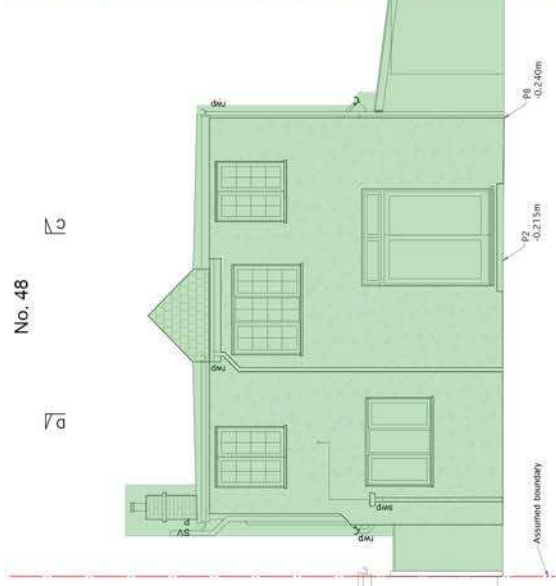
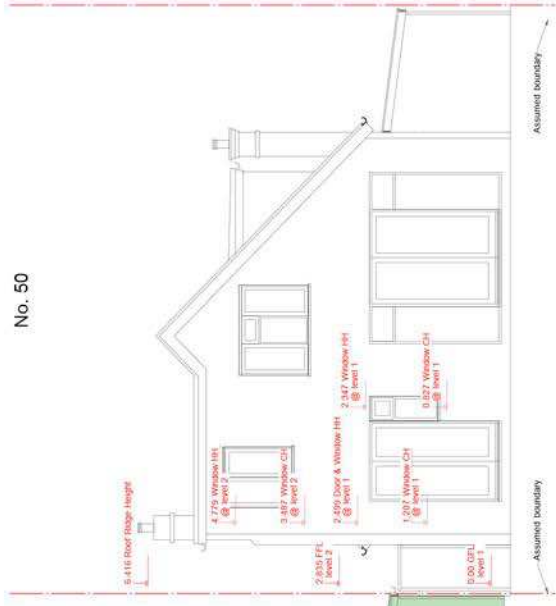
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 SHEET: 1 OF 1  
 111-DM-03

DRAWN BY:  
 PK/DOA

**D.O.A.S**  
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 TEL: 07500711246  
 Email: derek@dfyie@schloud.com



EXISTING FRONT ELEVATION - DEMOLITION



EXISTING REAR ELEVATION - DEMOLITION



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 PL - PLANNING  
 BR - BUILDING REGULATIONS  
 C - CONSTRUCTION  
 AS - ASSESSMENT  
 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY

DWG	REV	DATE	DESCRIPTION
PL		11/09/15	

COMMENTS:

CLIENT: GREG PARRIS

PROJECT TITLE: DEMOLITION OF EXISTING HOUSE AND PROPOSED NEW-BUILD DWELLING CONSISTING OF BASEMENT, GROUND AND FIRST FLOOR.

SITE: 48 HARLYN DRIVE PINNER, MIDDLESEX HA5 2DF

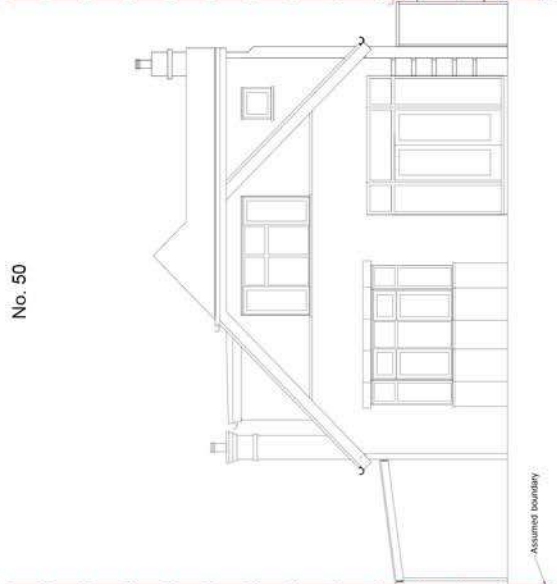
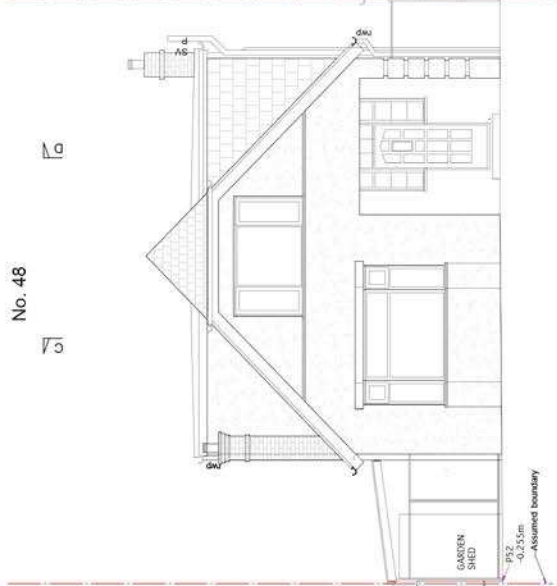
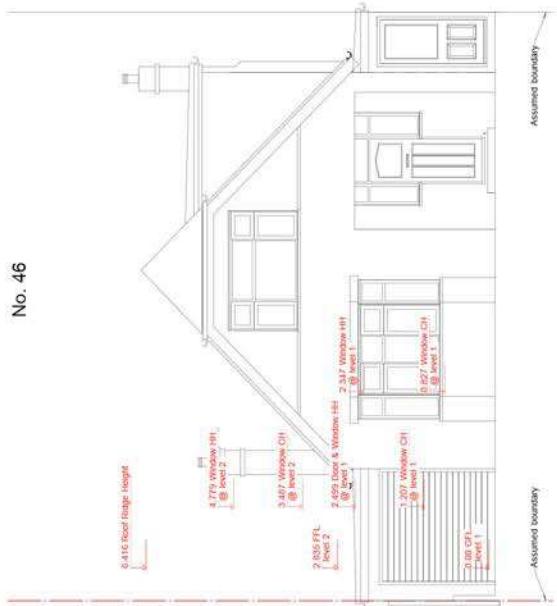
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EXISTING FRONT AND REAR ELEVATIONS: 1:100@A3

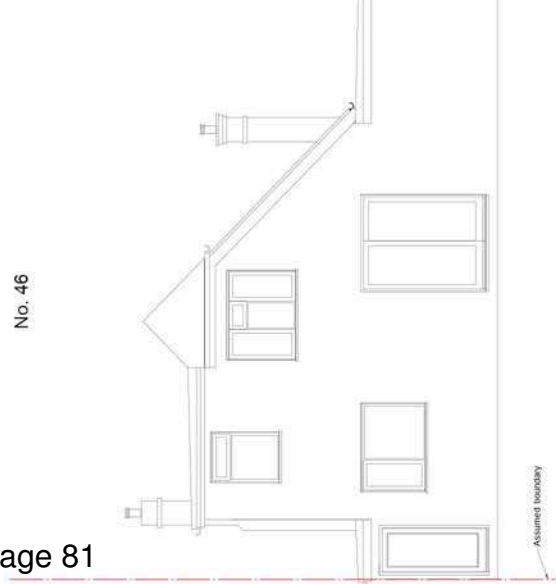
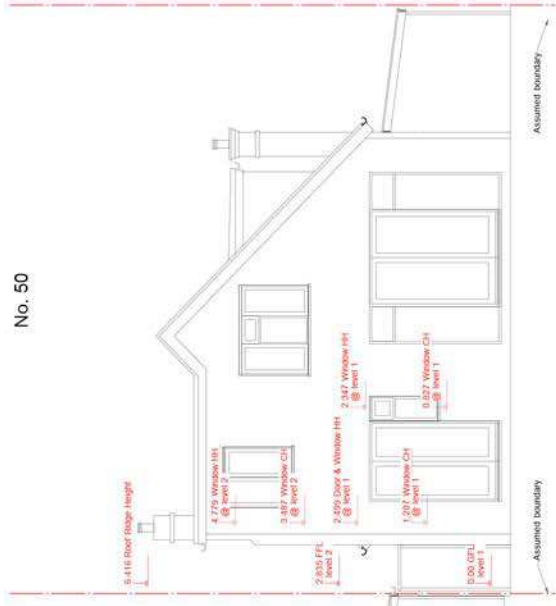
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 111-EX-03

DRAWN BY: PK/DOA

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 Email: derek@dfyie@cloud.com



EXISTING FRONT ELEVATION



EXISTING REAR ELEVATION



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 T - TENDER,  
 PL - PLANNING,  
 BR - BUILDING REGULATIONS,  
 C - CONSTRUCTION,  
 PD - PERMITTED DEVELOPMENT,  
 PA - PRIOR APPROVAL,  
 MS - MEASURED SURVEY

DWG	REV	DATE	DESCRIPTION
DM		11/09/15	

COMMENTS:

CLIENT: GREG PARRIS

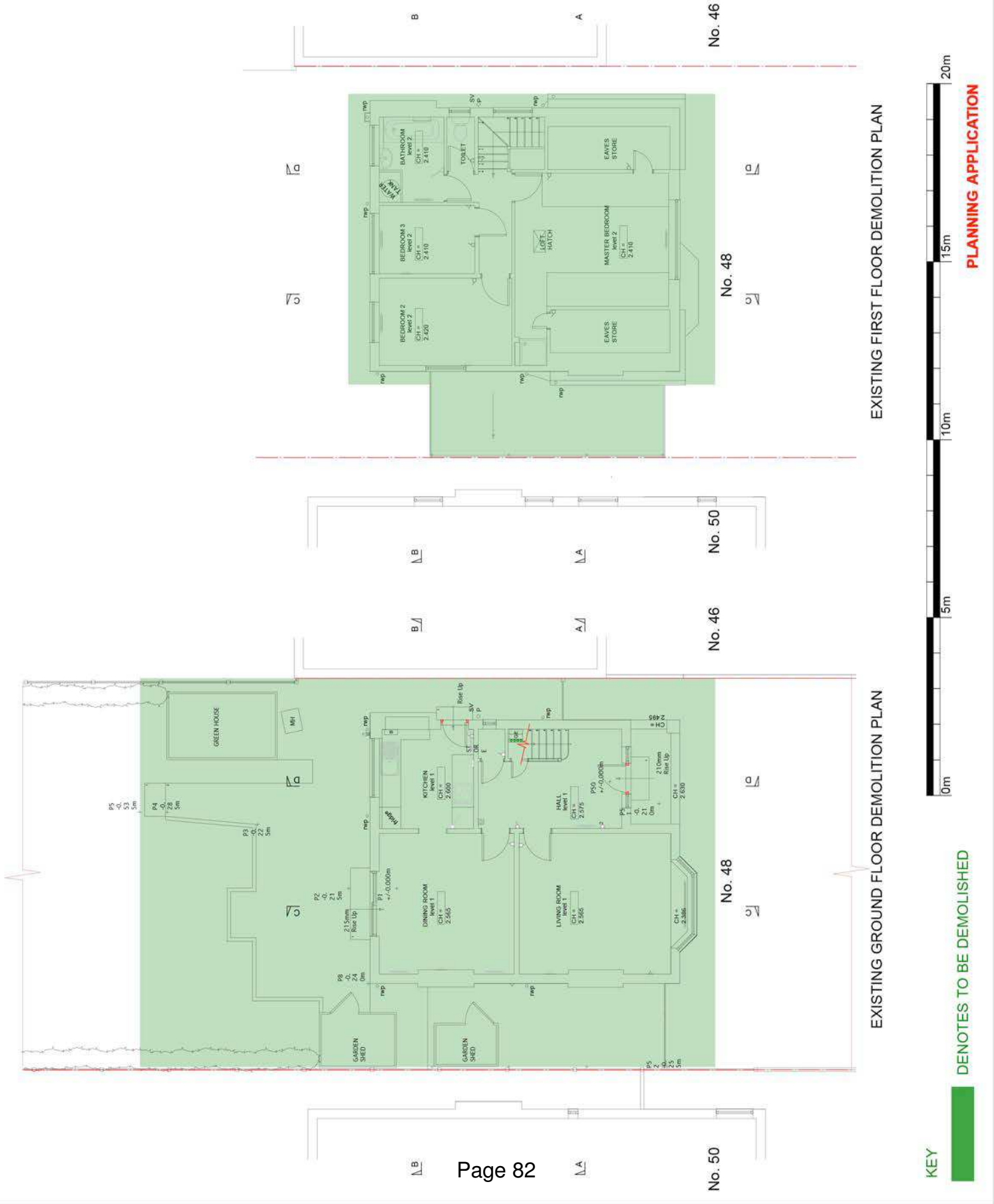
PROJECT TITLE:  
 DEMOLITION OF EXISTING HOUSE AND  
 PROPOSED NEW-BUILD DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

SITE:  
 48 HARLEYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

DRAWING TITLE: SCALE:  
 EXISTING GROUND AND  
 FIRST FLOOR DEMOLITION  
 PLANS 1:100@A3

DWG NUMBER: SHEET: 1 OF 1  
 I11-DM-01  
 DRAWN BY: PK/DOA

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KEY

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PLANNING APPLICATION

EXISTING FIRST FLOOR DEMOLITION PLAN

EXISTING GROUND FLOOR DEMOLITION PLAN



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 BR - BUILDING REGULATIONS  
 C - CONSTRUCTION  
 AS - AS BUILT  
 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY

DWG	REV	DATE	DESCRIPTION
PL		11.09.15	

COMMENTS:

CLIENT:

GREG PARRIS

PROJECT TITLE:

DEMOLITION OF EXISTING HOUSE AND  
 PROPOSED NEW-BUILD DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

SITE:

48 HARLEYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

DRAWING TITLE:

SCALE  
 EXISTING GROUND AND  
 FIRST FLOOR PLANS  
 1:100@A.3

DWG NUMBER:

SHEET: 1 OF 1

111-EX-01

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EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN



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 T - TENDER  
 PL - PLANNING  
 BR - BUILDING REGULATIONS  
 C - CONSTRUCTION  
 P2 - PLANNING PERMISSION  
 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 M5 - MEASURED SURVEY  
 DM - DEMOLITION

DWG	REV	DATE	DESCRIPTION
DM		11.09.15	

COMMENTS:  
 CLIENT: GREG PARRIS

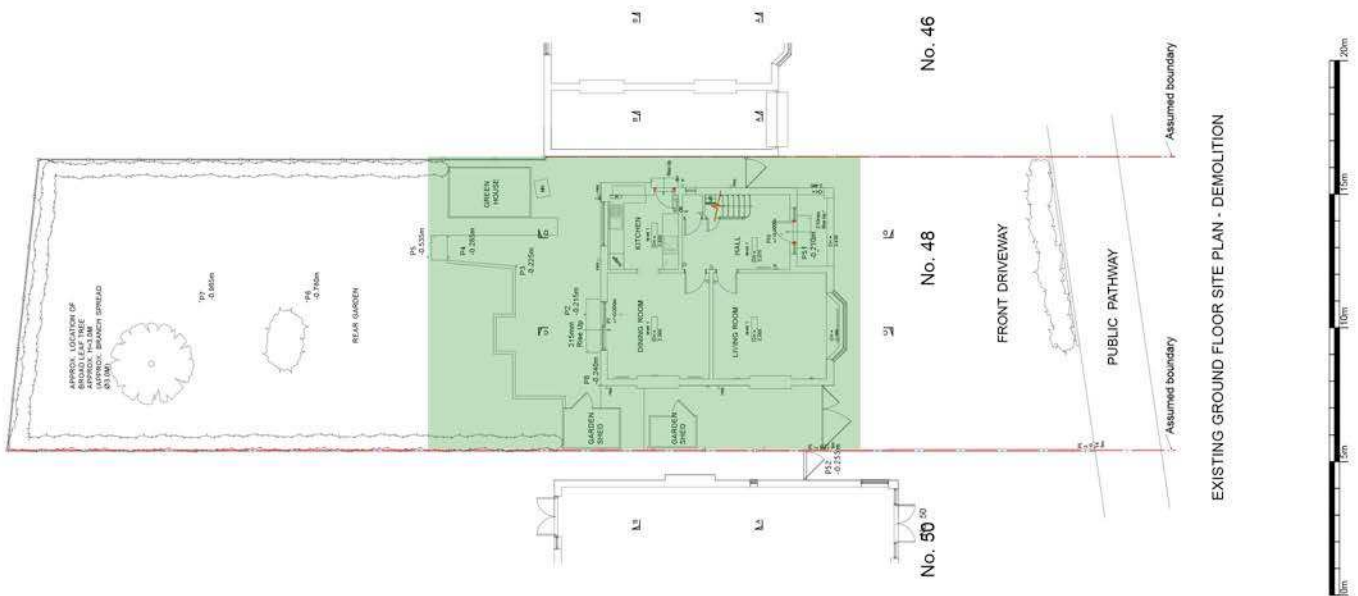
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 DEMOLITION OF EXISTING HOUSE AND  
 PROPOSED NEW-BUILT DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

SITE:  
 48 HARLYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

DRAWING TITLE: SCALE:  
 EXISTING GROUND FLOOR  
 SITE PLAN DEMOLITION 1:200@A3

DWG NUMBER: SHEET: 1 OF 1  
 111-DM-00  
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 Email: derek@orient@stud.co.uk



EXISTING GROUND FLOOR SITE PLAN - DEMOLITION

KEY  
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 BR - BUILDING REGULATIONS  
 C - CONSTRUCTION  
 AS - APPROVED  
 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY

**DWG REV DATE DESCRIPTION**

PL 11/09/15

**COMMENTS:**

**CLIENT:**

GREG PARRIS

**PROJECT TITLE:**

DEMOLITION OF EXISTING HOUSE AND  
 PROPOSED NEW-BUILT DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

**SITE :**

48 HARLYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

**DRAWING TITLE:** SCALE

EXISTING GROUND FLOOR  
 SITE PLAN 1:200@A3

**DWG NUMBER:** SHEET: 1 OF 1

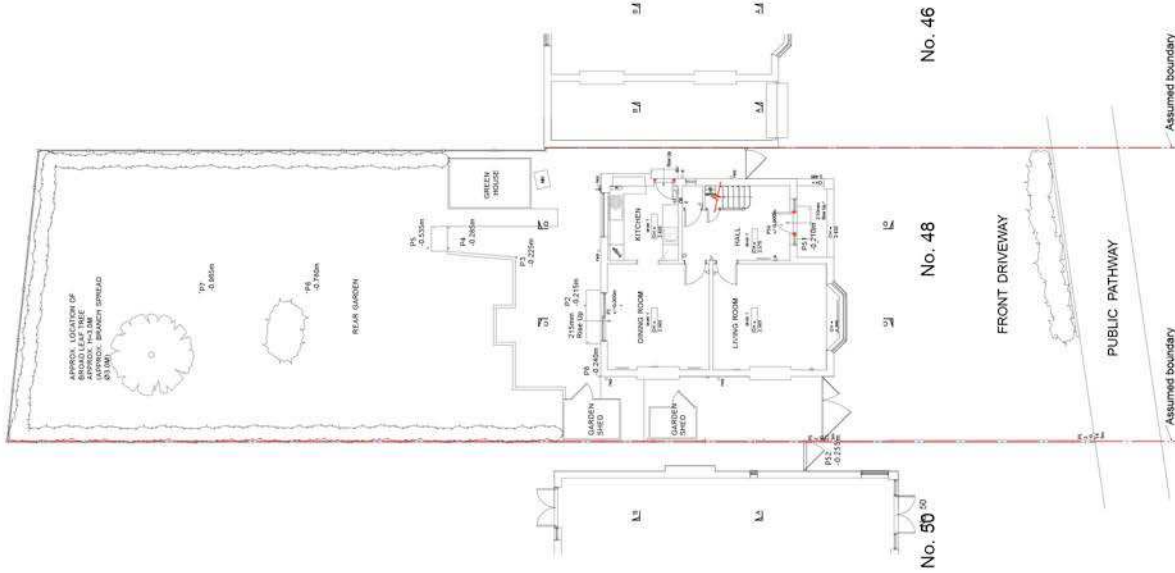
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EXISTING GROUND FLOOR SITE PLAN

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 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY  
 DM - DEMOLITION

DWG	REV	DATE	DESCRIPTION
DM		11.09.15	

COMMENTS:

CLIENT:  
 GREG PARRIS

PROJECT TITLE:  
 DEMOLITION OF EXISTING HOUSE AND  
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SITE:

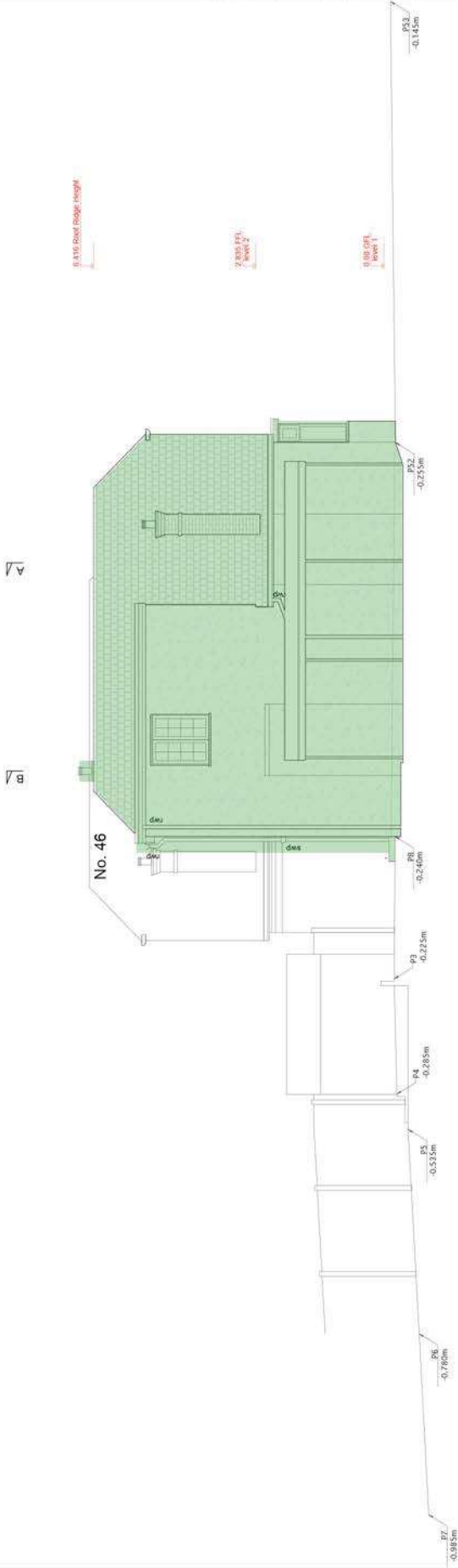
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 HA5 2DF

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 DEMOLITION PLAN 1:100@A3

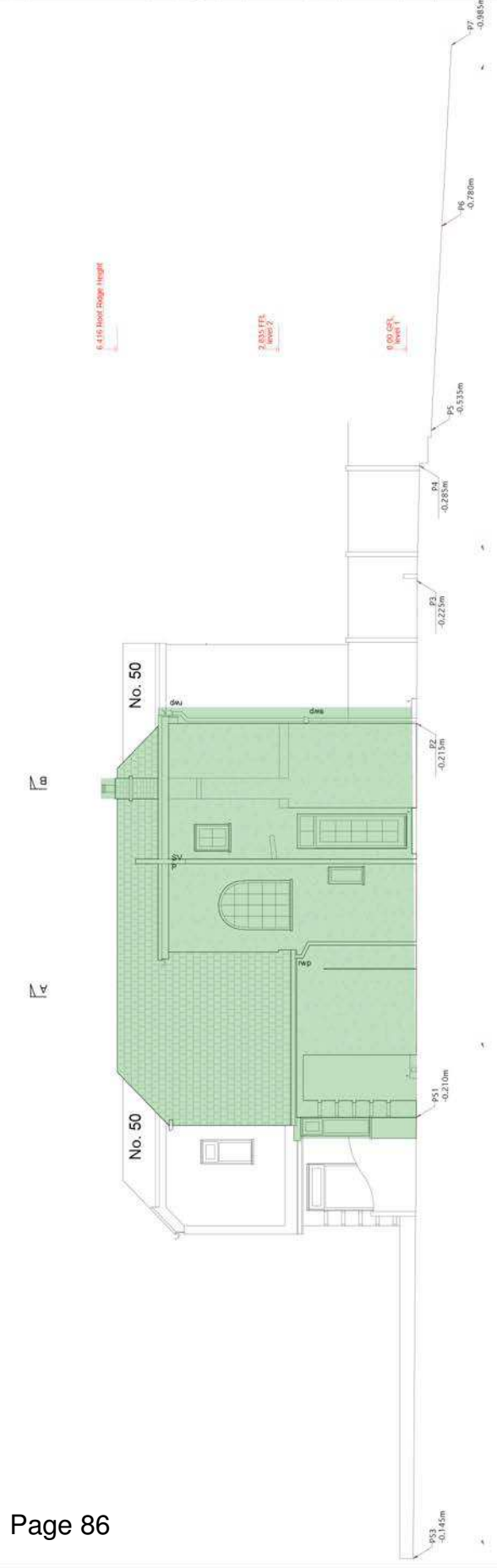
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 60 HEATHVIEW, LONDON N2 0QB  
 TEL: 07500711246  
 Email: derek@doasie.com



EXISTING LHS ELEVATION - DEMOLITION



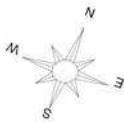
EXISTING RHS ELEVATION - DEMOLITION

KEY

■ DENOTES TO BE DEMOLISHED

0m | 5m | 10m | 15m | 20m

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 MS - MEASURED SURVEY

DWG	REV	DATE	DESCRIPTION
DM		11.09.15	

COMMENTS:

CLIENT:

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PROJECT TITLE:

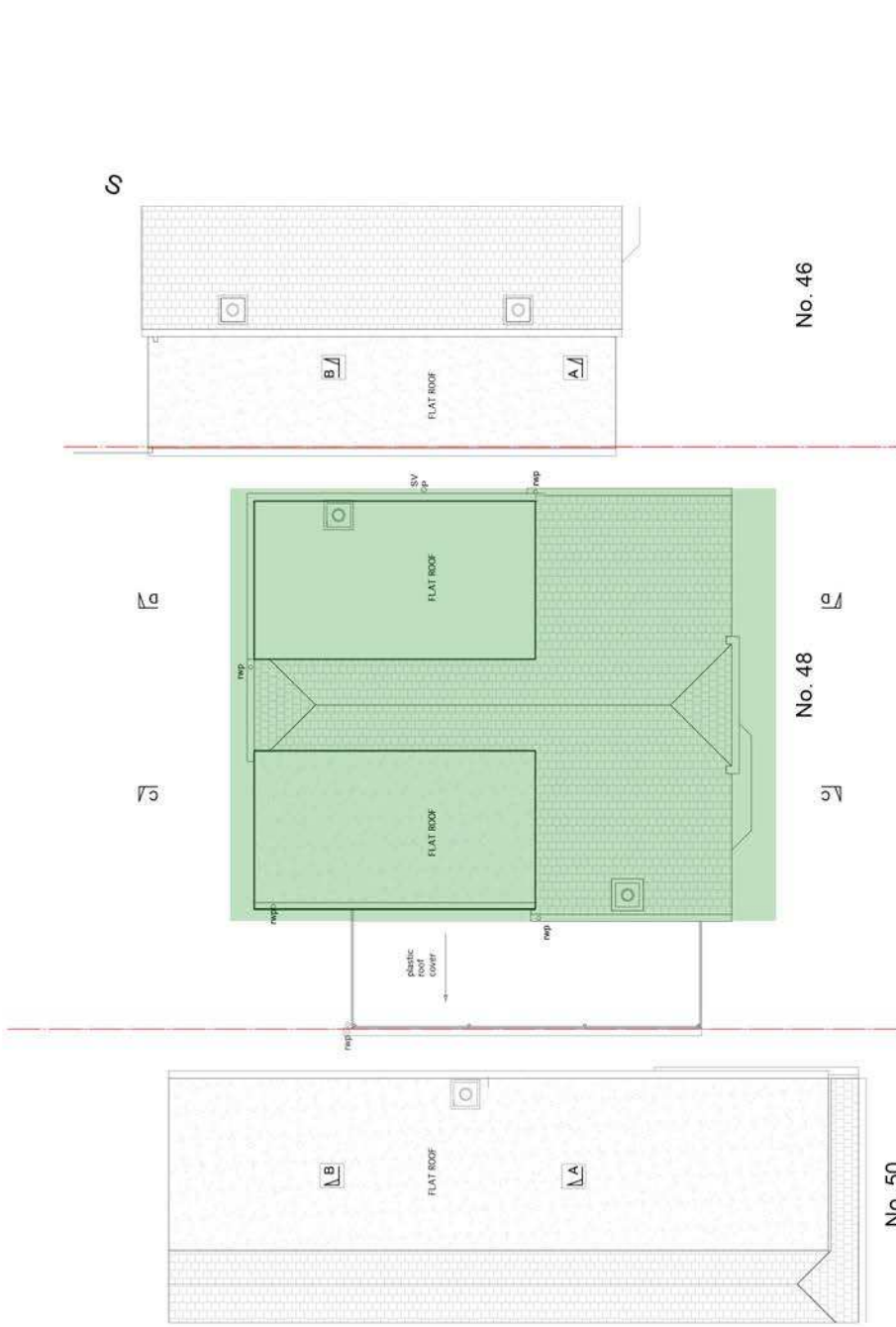
DEMOLITION OF EXISTING HOUSE AND  
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 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

SITE:

No. 46

No. 48

No. 50



EXISTING ROOF DEMOLITION PLAN

KEY



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 SCALE: 1:100@A3  
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 TEL: 07560711246  
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 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY

DWG	REV	DATE	DESCRIPTION
PL		11.09.15	

COMMENTS:

CLIENT:  
 GREG PARRIS

PROJECT TITLE:  
 DEMOLITION OF EXISTING HOUSE AND  
 PROPOSED NEW-BUILD DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

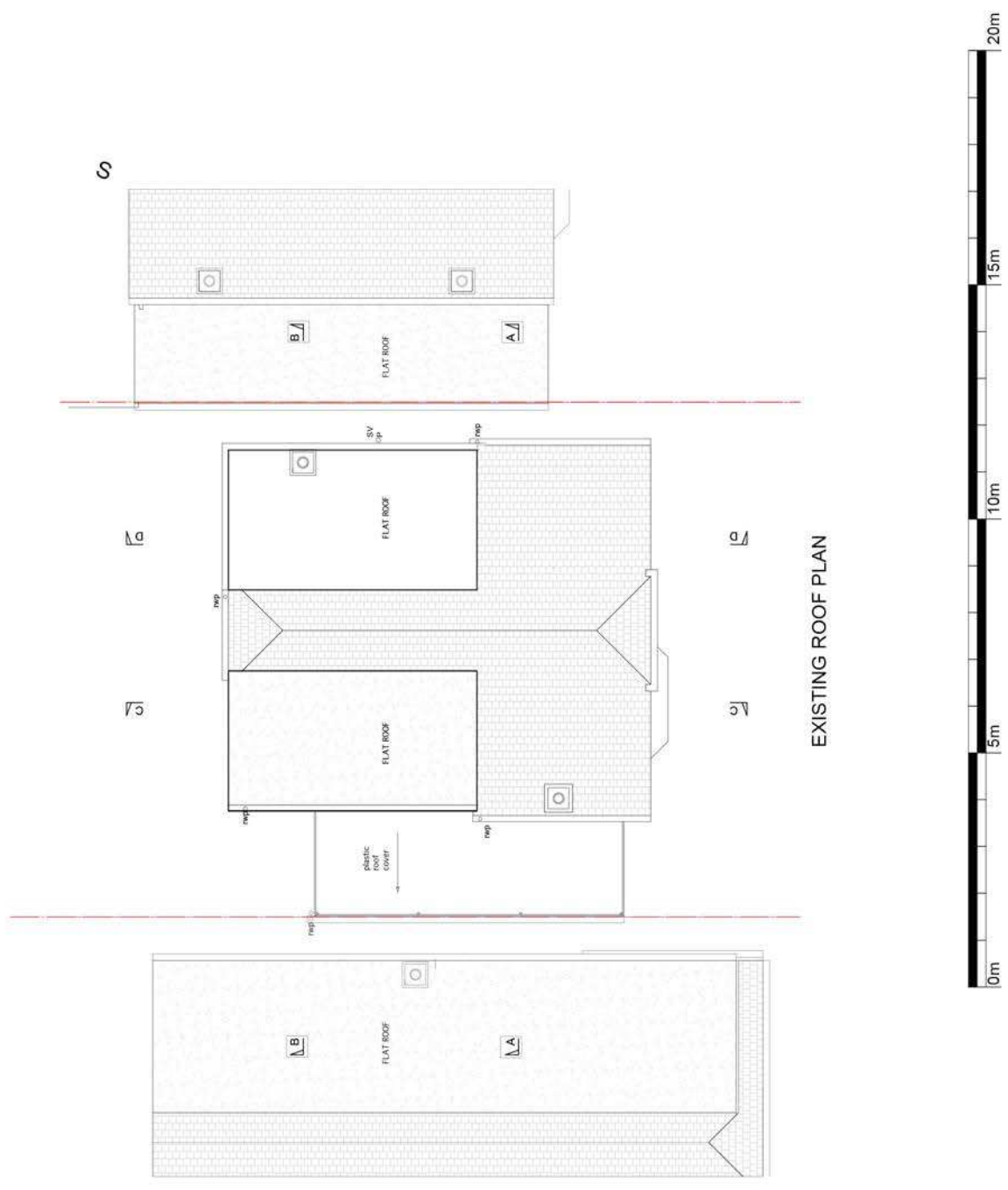
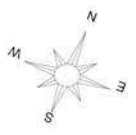
SITE :

48 HARLYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

DRAWING TITLE:  
 EXISTING ROOF PLAN  
 SCALE:  
 1:100@A3

DWG NUMBER:  
 I11-EX-02  
 SHEET: 1 OF 1  
 DRAWN BY:  
 PK/DOA

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 EMAIL: derek@dfs.ie@dohad.com



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 PL - PLANNING  
 BR - BUILDING REGULATIONS  
 C - CONSTRUCTION  
 AS - AS BUILT  
 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY

DWG	REV	DATE	DESCRIPTION
PL		11.09.15	

COMMENTS:

CLIENT:

GREG PARRIS

PROJECT TITLE:

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 PROPOSED NEW-BUILD DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

SITE:

48 HARLYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

DRAWING TITLE:

EXISTING LHS AND  
 RHS ELEVATIONS

DWG NUMBER:

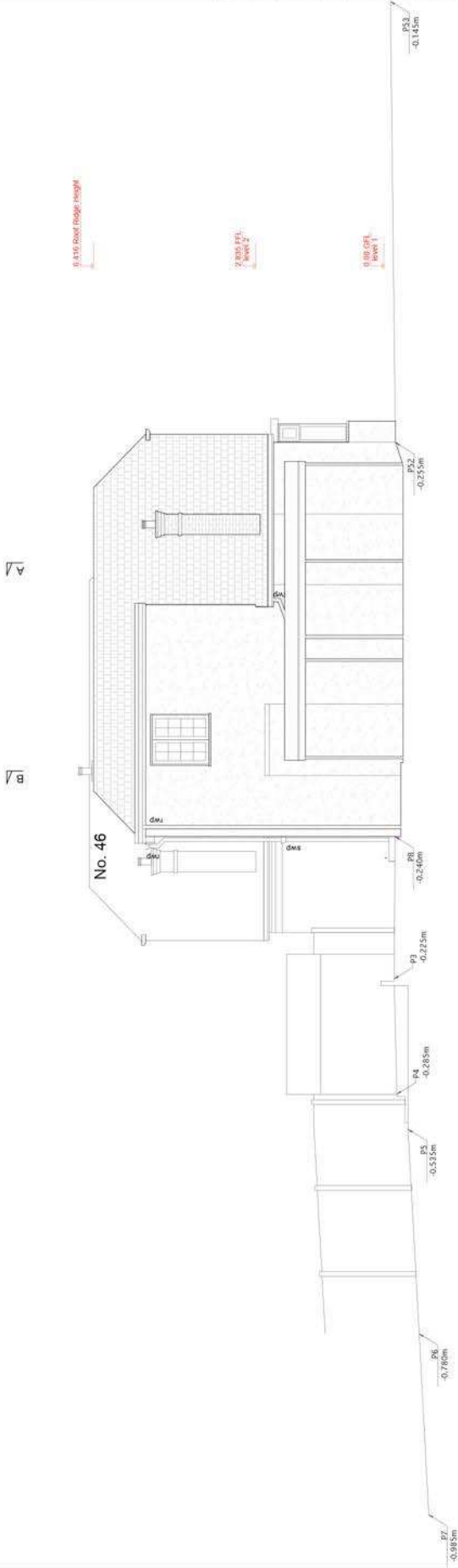
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SHEET: 1 OF 1

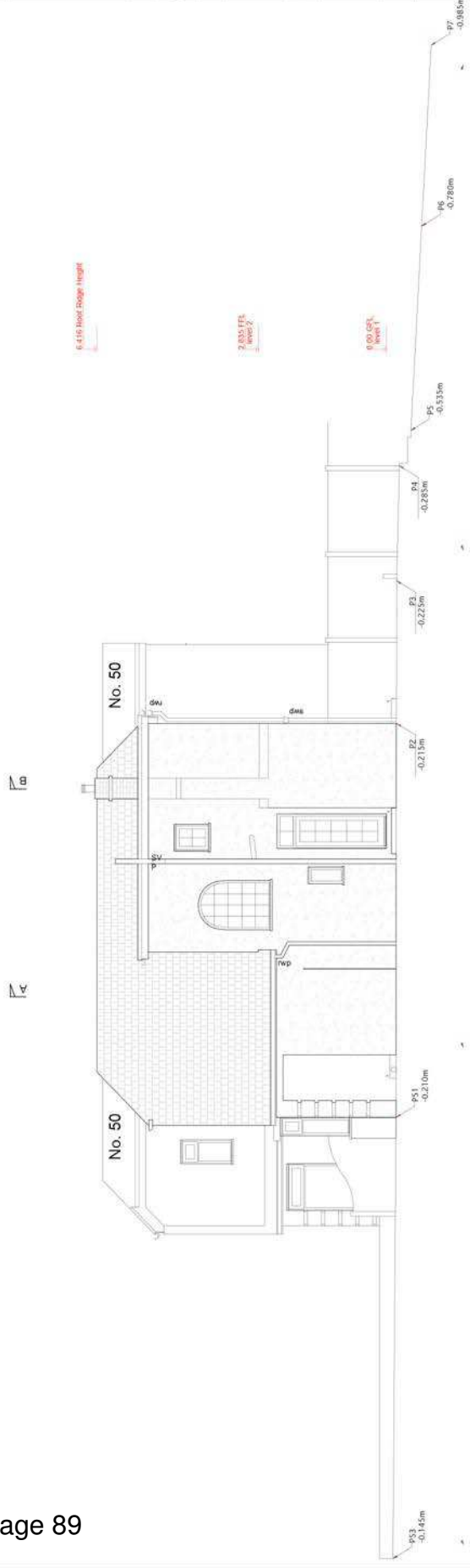
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PK/DOA

**D.O.A.S**  
 DESIGN ORIENTED ARCHITECTURE STUDIO  
 60 HEATHVIEW, LONDON N2 0QB  
 TEL: 07540711246  
 Email: derek@ofpa.ie@cloud.com



EXISTING LHS ELEVATION



EXISTING RHS ELEVATION



**PLANNING APPLICATION**

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T - TENDER  
BR - BUILDING REGULATIONS  
C - CONSTRUCTION  
PD - PERMITTED DEVELOPMENT  
PA - PRIOR APPROVAL  
MS - MEASURED SURVEY  
DM - DEMOLITION

DWG REV DATE DESCRIPTION  
PL A 20/11/15 REVISED IN ACCORDANCE WITH  
REVISIONS FOR PLANNING  
BASEMENT ACCOMMODATION  
REMOVED

DWG	REV	DATE	DESCRIPTION
PL	A	20/11/15	REVISED IN ACCORDANCE WITH REVISIONS FOR PLANNING BASEMENT ACCOMMODATION REMOVED

COMMENTS:

CLIENT:  
GREG PARRIS

PROJECT TITLE:  
DEMOLITION OF EXISTING HOUSE AND  
PROPOSED NEW-BUILT DWELLING  
CONSISTING OF BASEMENT, GROUND AND  
FIRST FLOOR.

SITE:

48 HARLYN DRIVE  
PINNER, MIDDLESEX  
HA5 2DF

DRAWING TITLE:  
PROPOSED BASEMENT  
FLOOR PLAN

SCALE:  
1:100@A3

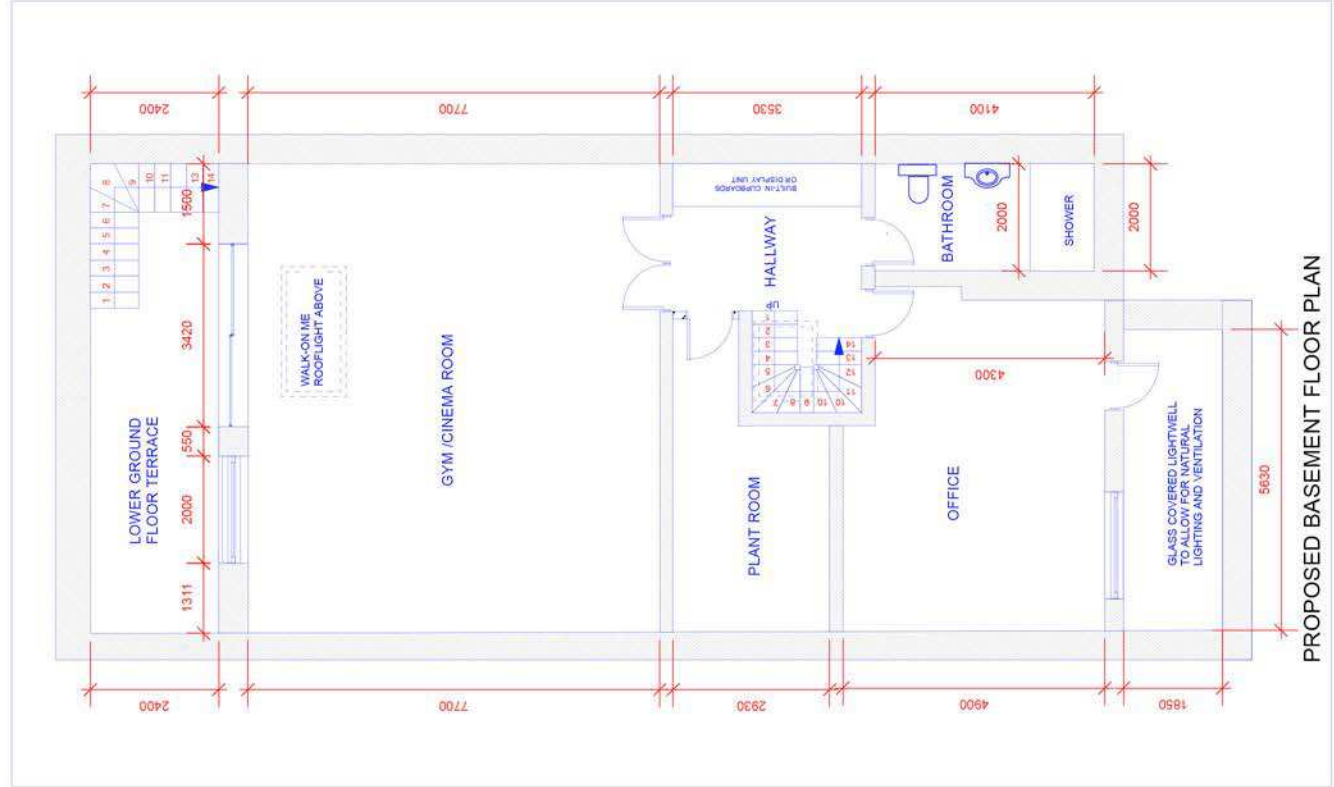
DWG NUMBER:  
111-PL-01

SHEET: 1 OF 1

DRAWN BY:  
DOA

D.O.A.S

DESIGN ORIENTED ARCHITECTURE STUDIO  
60 HEATHVIEW, LONDON N2 0QB  
Tel: 07540711246  
Email: derek@doas.co.uk

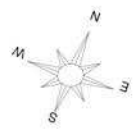


PROPOSED BASEMENT FLOOR PLAN

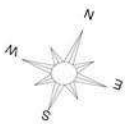
REVISION - A



PLANNING APPLICATION







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**IF IN DOUBT, ASK.**

- DRAWING STATUS: F - PRELIMINARY  
T - TENDER  
S - SURVEYING  
PL - PLANNING  
BR - BUILDING REGULATIONS  
C - CONSTRUCTION  
AS - AS-BUILT  
RD - REDEMPTED DEVELOPMENT  
PA - PRIOR APPROVAL  
MS - MEASURED SURVEY  
DM - DEMOLITION

DWG	REV.	DATE	DESCRIPTION
PL		11/09/15	

COMMENTS:

CLIENT:

GREG PARRIS

PROJECT TITLE:

DEMOLITION OF EXISTING HOUSE AND  
PROPOSED NEW-BUILD DWELLING  
CONSISTING OF BASEMENT, GROUND AND  
FIRST FLOOR.

SITE :

48 HARLYN DRIVE  
PINNER, MIDDLESEX  
HA5 2DF

DRAWING TITLE:

SCALE:

PROPOSED FIRST FLOOR PLAN 1:100@A.3

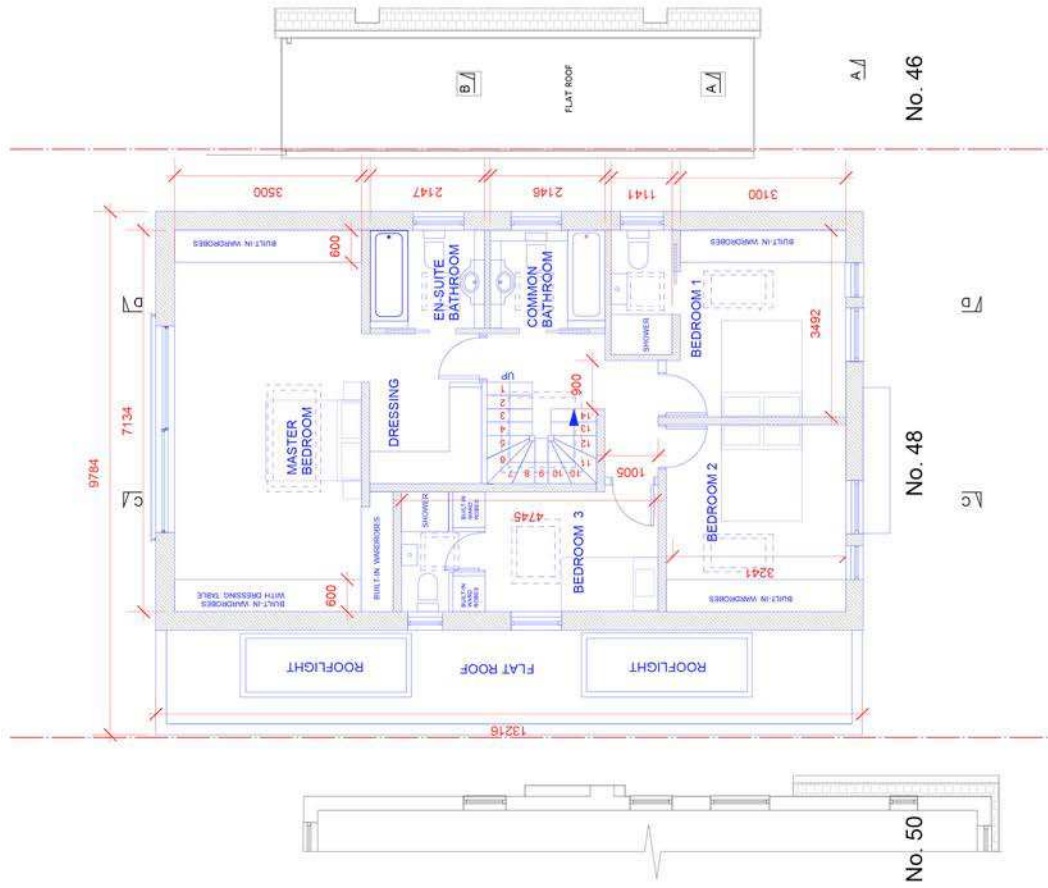
DWG NUMBER: SHEET: 1 OF 1

I11-PL-03

DRAWN BY: DOA

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69 HEATHVIEW, LONDON N2 0QB  
Tel: 02080071246  
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PROPOSED FIRST FLOOR PLAN



PLANNING APPLICATION

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**IF IN DOUBT ASK**

**DRAWING STATUS:** P - PRELIMINARY  
 T - TENDER  
 C - CONTRACT  
 PL - PLANNING  
 BR - BUILDING REGULATIONS  
 C - CONSTRUCTION  
 AS - AS BUILT  
 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY  
 DM - DEMOLITION

DWG	REV	DATE	DESCRIPTION
PL		11/09/15	

**COMMENTS:**

**CLIENT:**

GREG PARRIS

**PROJECT TITLE:**  
 DEMOLITION OF EXISTING HOUSE AND  
 PROPOSED NEW-BUILD DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

**SITE :**

48 HARLYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

**DRAWING TITLE:**

SCALE

**PROPOSED FRONT LEVATION** 1:100@A3

**DWG NUMBER:** SHEET: 1 OF 1

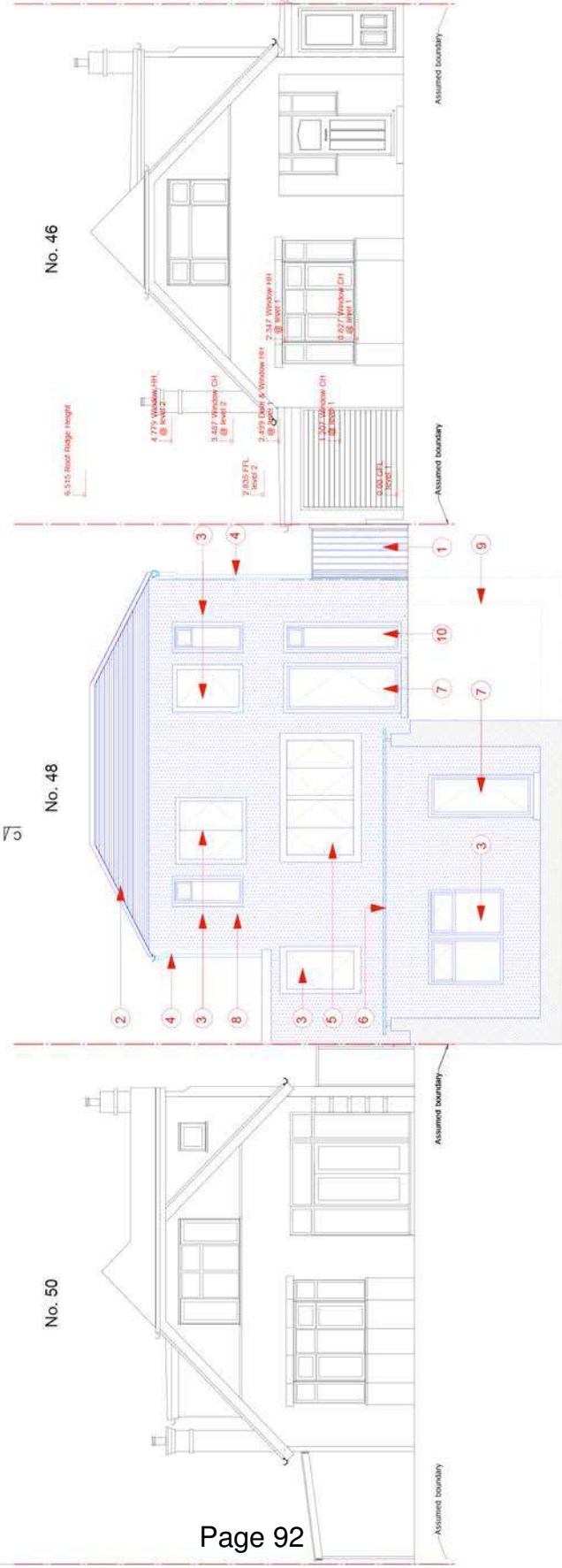
111-PL-05

**DRAWN BY:** DOA

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DESIGN ORIENTED ARCHITECTURE STUDIO  
 60 HEATHVIEW, LONDON N2 0QB  
 TEL: 07540711246  
 Email: derek@doas.co.uk

- NOTES:**
- 1 - NEW SIDE GATE
  - 2 - PLAIN TILES ROOF FINISH
  - 3 - POWDER COATED THERMALLY BROKEN ALUMINIUM WINDOWS OR UPVC
  - 4 - UPVC RAINWATER DOWN PIPE
  - 5 - THERMALLY BROKEN POWDER COATED ALUMINIUM DOUBLE GLAZED BAY WINDOW OR UPVC
  - 6 - WALK-ON FIXED ROOFLIGHT WITH VENTILATION GAPS AROUND.
  - 7 - THERMALLY BROKEN POWDER COATED ALUMINIUM DOUBLE GLAZED DOORS
  - 8 - PAINTED ROOF FINISH
  - 9 - GUTTER REINFORCEMENT FLOOR
  - 10 - POWDER COATED THERMALLY BROKEN ALUMINIUM FIXED SLOT WINDOW



**PROPOSED FRONT ELEVATION**

REFERENCE: 111-GP

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- DRAWING STATUS: P - PRELIMINARY  
T - TENDER  
S - SURVEY  
PL - PLANNING  
BR - BUILDING REGULATIONS  
C - CONSTRUCTION  
AS - APPROVAL  
PD - PERMITTED DEVELOPMENT  
PA - PRIOR APPROVAL  
MS - MEASURED SURVEY  
DM - DEMOLITION

DWG REV DATE DESCRIPTION  
STATUS: 11.09.15

PL

DWG	REV	DATE	DESCRIPTION
PL			

COMMENTS:

CLIENT:

GREG PARRIS

PROJECT TITLE:

DEMOLITION OF EXISTING HOUSE AND  
PROPOSED NEW-BUILT DWELLING  
CONSISTING OF BASEMENT, GROUND AND  
FIRST FLOOR.

SITE:

48 HARLYN DRIVE  
PINNER, MIDDLESEX  
HA5 2DF

DRAWING TITLE:

PROPOSED GROUND  
FLOOR PLAN

SCALE:

1:100@A.3

DWG NUMBER:

111-PL-02

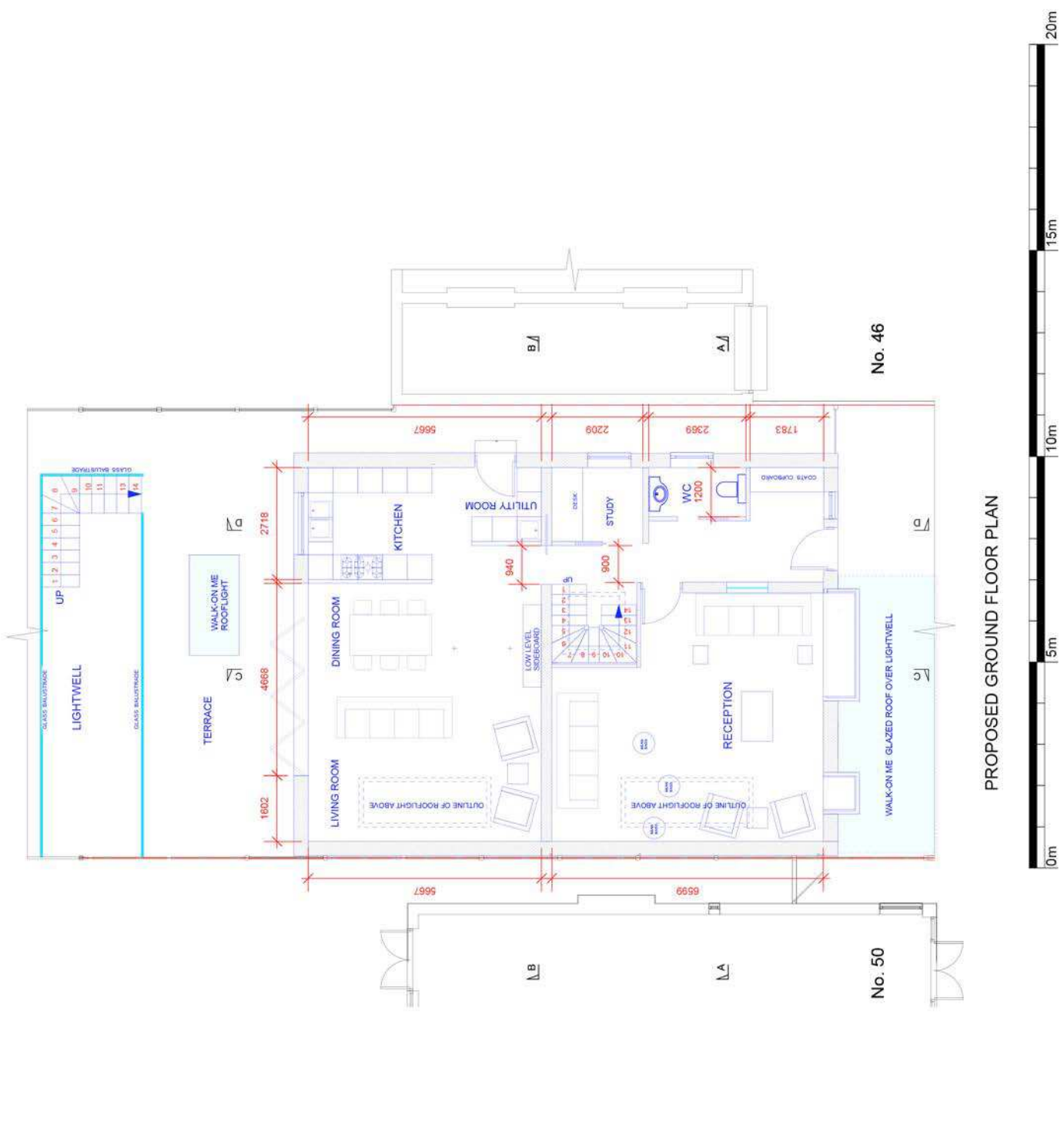
SHEET: 1 OF 1

DRAWN BY:

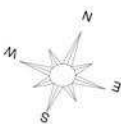
DOA

DESIGN ORIENTED ARCHITECTURE STUDIO

60 HEATH VIEW, LONDON N2 0QB  
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Email: derek@doastudio.com



PROPOSED GROUND FLOOR PLAN



REFERENCE: 111-GP

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- DRAWING STATUS:
- P - PRELIMINARY
  - T - TENDER
  - PL - PLANNING
  - BR - BUILDING REGULATIONS
  - C - CONSTRUCTION
  - AS - AS BUILT
  - RD - REDEMPTED DEVELOPMENT
  - PA - PRIOR APPROVAL
  - MS - MEASURED SURVEY

DWG	REV	DATE	DESCRIPTION
PL		11.09.15	

COMMENTS:

CLIENT:  
GREG PARRIS

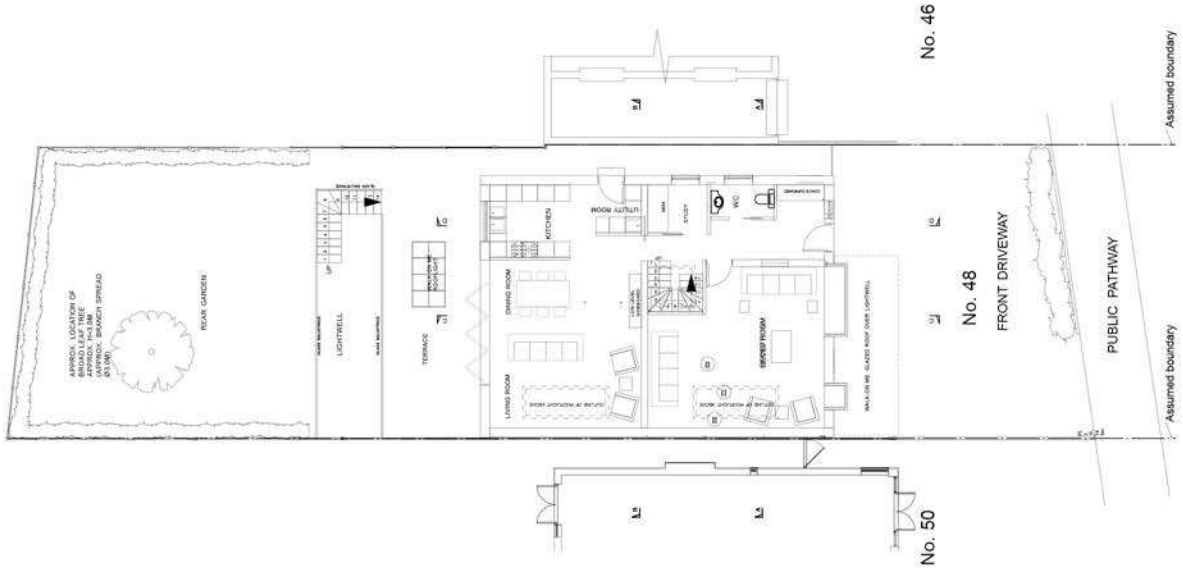
PROJECT TITLE:  
DEMOLITION OF EXISTING HOUSE AND PROPOSED NEW-BUILT DWELLING CONSISTING OF BASEMENT, GROUND AND FIRST FLOOR.

SITE:  
48 HARLYN DRIVE  
PINNER, MIDDLESEX  
HA5 2DF

DRAWING TITLE:  
SCALE  
PROPOSED GROUND FLOOR SITE PLAN  
1:200@A3

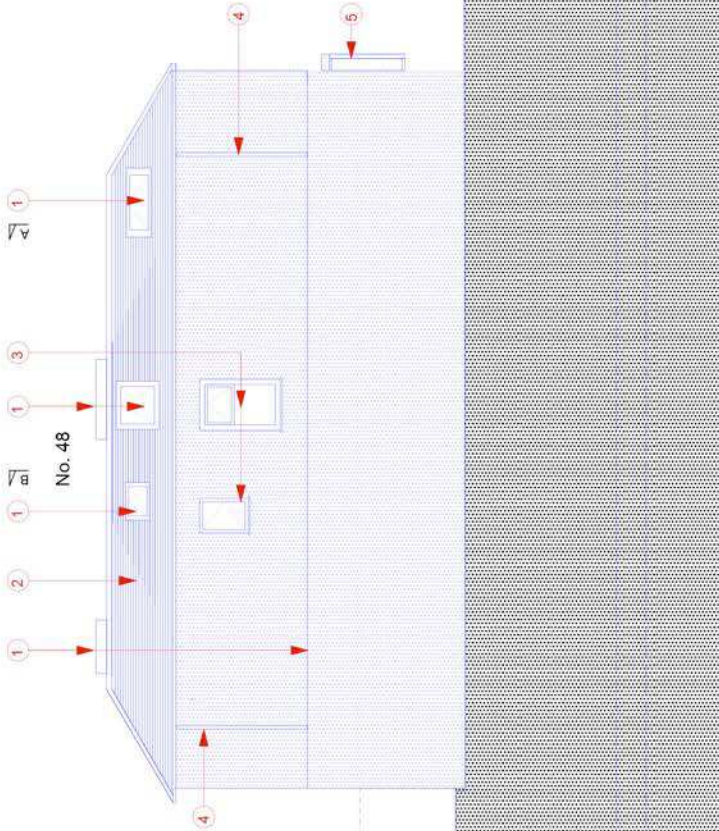
DWG NUMBER:  
111-PL-00  
SHEET: 1 OF 1  
DRAWN BY: DOA

*D.O.A.S*  
DESIGN ORIENTED ARCHITECTURE STUDIO  
60 HEATHVIEW, LONDON N2 0QB  
Tel: 02080715245  
Email: derek@dfjvc@scloud.com



**NOTES:**

- 1 - OPENABLE ROOFLIGHTS
- 2 - NEW SIDE DORMERS EXTENSIONS
- 3 - POWDER COATED THERMALLY BROKEN ALUMINIUM WINDOWS OR UPVC
- 4 - UPVC RAINWATER DOWN PIPE
- 5 - THERMALLY BROKEN POWDER COATED ALUMINIUM DOUBLE GLAZED BAY WINDOW OR UPVC



PROPOSED LHS SIDE ELEVATION 1



**PLANNING APPLICATION**

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 PL - PLANNING  
 BR - BUILDING REGULATIONS  
 C - CONSTRUCTION  
 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY

DWG	REV	DATE	DESCRIPTION
PL		11/09/15	

COMMENTS:

CLIENT:

GREG PARRIS

PROJECT TITLE:

DEMOLITION OF EXISTING HOUSE AND  
 PROPOSED NEW-BUILD DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

SITE:

48 HARLYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

DRAWING TITLE:

SCALE

PROPOSED LHS ELEVATION 1

1:100@A3

DWG NUMBER:

SHEET: 1 OF 1

111-PL-09

DRAWN BY:

DOA

**D.O.A.S**  
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**DRAWING STATUS:** P - PRELIMINARY  
T - TENDER  
C - CONTRACT  
PL - PLANNING  
BR - BUILDING REGULATIONS  
C - CONSTRUCTION  
AS - AS BUILT  
PD - PERMITTED DEVELOPMENT  
PA - PRIOR APPROVAL  
MS - MEASURED SURVEY

**DWG REV DATE DESCRIPTION**  
PL 11.09.15

**COMMENTS:**

**CLIENT:** GREG PARRIS

**PROJECT TITLE:** DEMOLITION OF EXISTING HOUSE AND PROPOSED NEW-BUILD DWELLING CONSISTING OF BASEMENT, GROUND AND FIRST FLOOR.

**SITE:**

48 HARLYN DRIVE  
PINNER, MIDDLESEX  
HA5 2DF

**DRAWING TITLE:** SCALE

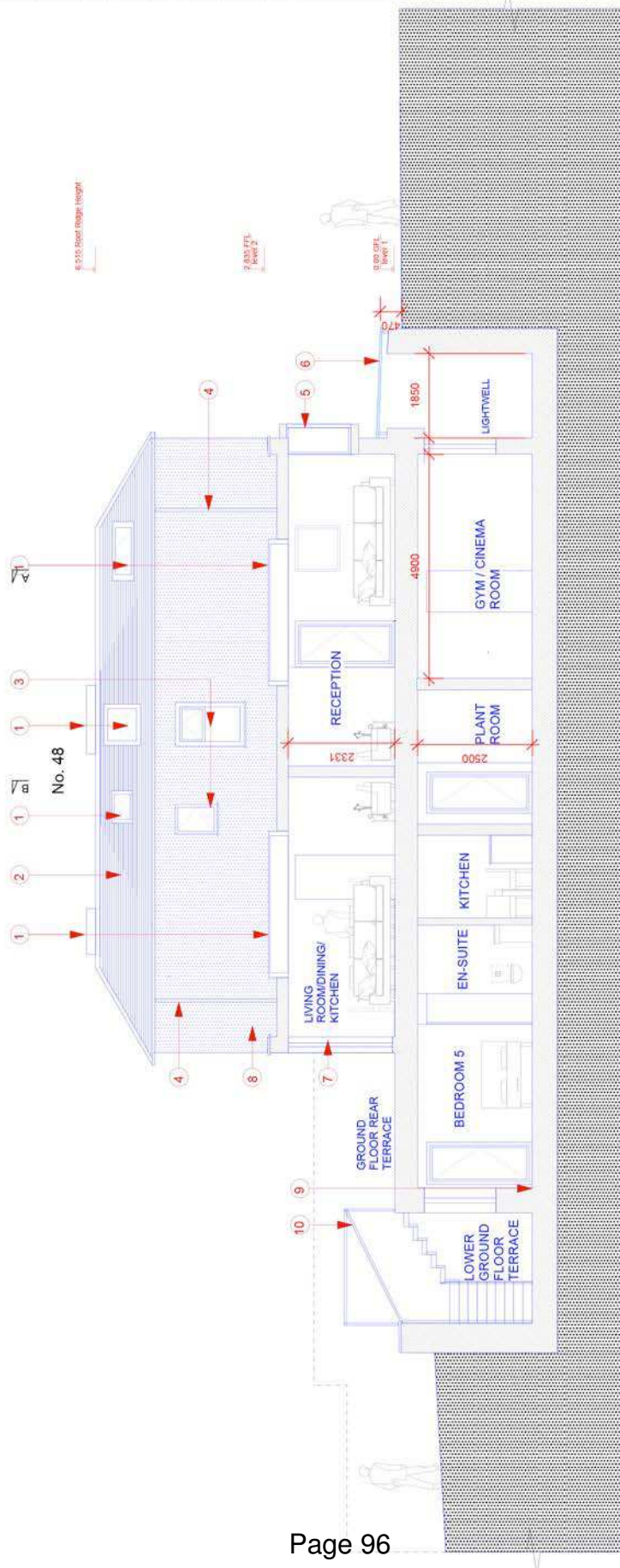
**PROPOSED LHS ELEVATION:** 1:100@A3

**DWG NUMBER:** SHEET: 1 OF 1  
111-PL-07

**DRAWN BY:** DOA

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60 HEATHVIEW, LONDON N2 0QB  
Tel: 07540711246  
Email: derek@doasys.co.uk

- NOTES:**
- 1 - OPENABLE ROOFLIGHTS
  - 2 - NEW SIDE DORMERS EXTENSIONS
  - 3 - POWDER COATED THERMALLY BROKEN ALUMINIUM WINDOWS OR UPVC
  - 4 - UPVC RAINWATER DOWN PIPE
  - 5 - THERMALLY BROKEN POWDER COATED ALUMINIUM DOUBLE GLAZED BAY WINDOW OR UPVC
  - 6 - WALK-ON FIXED ROOFLIGHT WITH VENTILATION GAPS AROUND
  - 7 - THERMALLY BROKEN POWDER COATED ALUMINIUM DOUBLE GLAZED SLIDING FOLDING DOORS
  - 8 - PAINTED ALUMINIUM
  - 9 - PAINTED ALUMINIUM
  - 10 - GLASS BALUSTRADE TO GROUND FLOOR REAR TERRACE.



PROPOSED SECTION LHS SIDE ELEVATION

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 PL - PLANNING  
 BR - BUILDING REGULATIONS  
 C - CONSTRUCTION  
 A - APPROVED  
 PD - PERMITTED DEVELOPMENT  
 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY  
 DM - DEMOLITION

DWG	REV	DATE	DESCRIPTION
PL		11/09/15	

COMMENTS:

CLIENT:  
 GREG PARRIS

PROJECT TITLE:  
 DEMOLITION OF EXISTING HOUSE AND  
 PROPOSED NEW-BUILD DWELLING  
 CONSISTING OF BASEMENT, GROUND AND  
 FIRST FLOOR.

SITE:  
 48 HARLYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

DRAWING TITLE:  
 SCALE

PROPOSED REAR ELEVATION  
 1:100@A3

DWG NUMBER:  
 SHEET: 1 OF 1

111-PL-06

DRAWN BY:  
 DOA

*D.O.A.S*  
 DESIGN ORIENTED ARCHITECTURE STUDIO  
 60 HEATH VIEW, LONDON N2 0QB  
 TEL: 07540071234  
 Email: derek@doasplanning.com

- NOTES:**
- 1 - NEW SIDE GATE
  - 2 - PLAIN TILES ROOF FINISH
  - 3 - POWDER COATED THERMALLY BROKEN ALUMINIUM WINDOWS OR UPVC
  - 4 - UPVC RAINWATER DOWN PIPE
  - 5 - PARAPET WALL WITH STONE COPING
  - 6 - THERMALLY BROKEN POWDER COATED DOUBLE GLAZED SLIDING DOORS
  - 7 - THERMALLY BROKEN POWDER COATED ALUMINIUM DOUBLE GLAZED SLIDING FOLDING DOORS
  - 8 - RAISED GARDEN LEVEL
  - 9 - GRASS PAVING
  - 10 - GLASS BALUSTRADE TO GROUND FLOOR REAR TERRACE.



**PLANNING APPLICATION**

111-0P

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**IF IN DOUBT ASK**

- DRAWING STATUS: P - PRELIMINARY  
T - TENDER  
C - CONTRACT  
PL - PLANNING  
BR - BUILDING REGULATIONS  
C - CONSTRUCTION  
AS - AS BUILT  
PD - PERMITTED DEVELOPMENT  
PA - PRIOR APPROVAL  
MS - MEASURED SURVEY

DWG	REV	DATE	DESCRIPTION
PL		11.09.15	

COMMENTS:

CLIENT:

GREG PARRIS

PROJECT TITLE:

DEMOLITION OF EXISTING HOUSE AND  
PROPOSED NEW-BUILD DWELLING  
CONSISTING OF BASEMENT, GROUND AND  
FIRST FLOOR.

SITE:

48 HARLYN DRIVE  
PINNER, MIDDLESEX  
HA5 2DF

DRAWING TITLE:

SCALE

PROPOSED RHS ELEVATION

1:100@A.3

DWG NUMBER:

111-PL-08

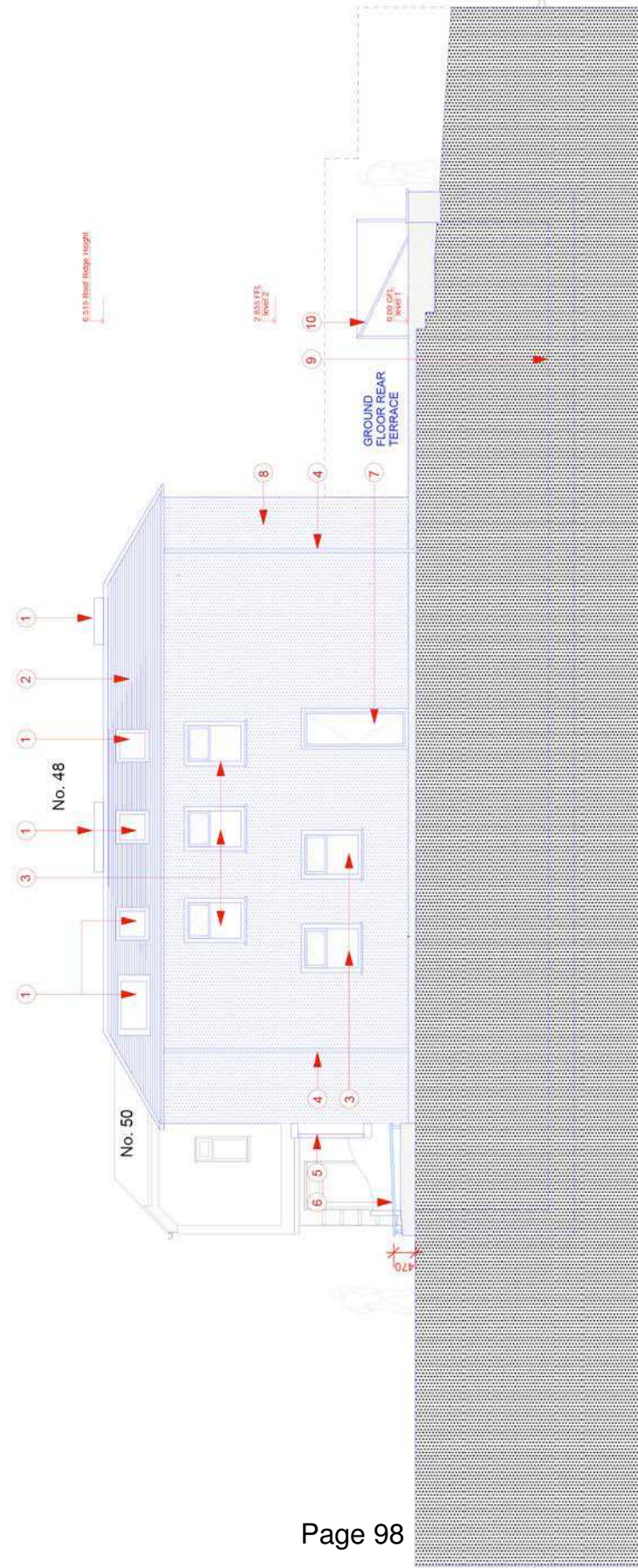
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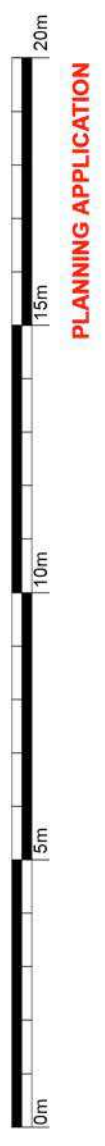
DOA

**D.O.A.S**  
DESIGN ORIENTED ARCHITECTURE STUDIO  
60 HEATHVIEW, LONDON N2 0QB  
Tel: 07400711246  
Email: derek@dfsye@icloud.com

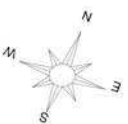
- NOTES:**
- 1 - OPENABLE ROOFLIGHTS
  - 2 - PLAIN TILES ROOF FINISH
  - 3 - POWDER COATED THERMALLY BROKEN ALUMINIUM WINDOWS OR UPVC
  - 4 - UPVC RAINWATER DOWN PIPE
  - 5 - THERMALLY BROKEN POWDER COATED ALUMINIUM DOUBLE GLAZED BAY WINDOW OR UPVC
  - 6 - WALK-ON FIXED ROOFLIGHT WITH VENTILATION GAPS AROUND.
  - 7 - THERMALLY BROKEN POWDER COATED ALUMINIUM DOUBLE GLAZED DOOR OR UPVC
  - 8 - PAINTED RE-RUBBERISED
  - 9 - PAINTED RE-RUBBERISED FLOOR
  - 10 - GLASS BALUSTRADE TO GROUND FLOOR REAR TERRACE.



PROPOSED RHS SIDE ELEVATION







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 C - CONSTRUCTION  
 S - SITE  
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 PA - PRIOR APPROVAL  
 MS - MEASURED SURVEY  
 DM - DEMOLITION

DWG	REV	DATE	DESCRIPTION
PL		11.09.15	

**COMMENTS:**

**CLIENT:**  
 GREG PARRIS

**PROJECT TITLE:**  
 DEMOLITION OF EXISTING HOUSE AND PROPOSED NEW-BUILD DWELLING CONSISTING OF BASEMENT, GROUND AND FIRST FLOOR.

**SITE:**  
 48 HARLYN DRIVE  
 PINNER, MIDDLESEX  
 HA5 2DF

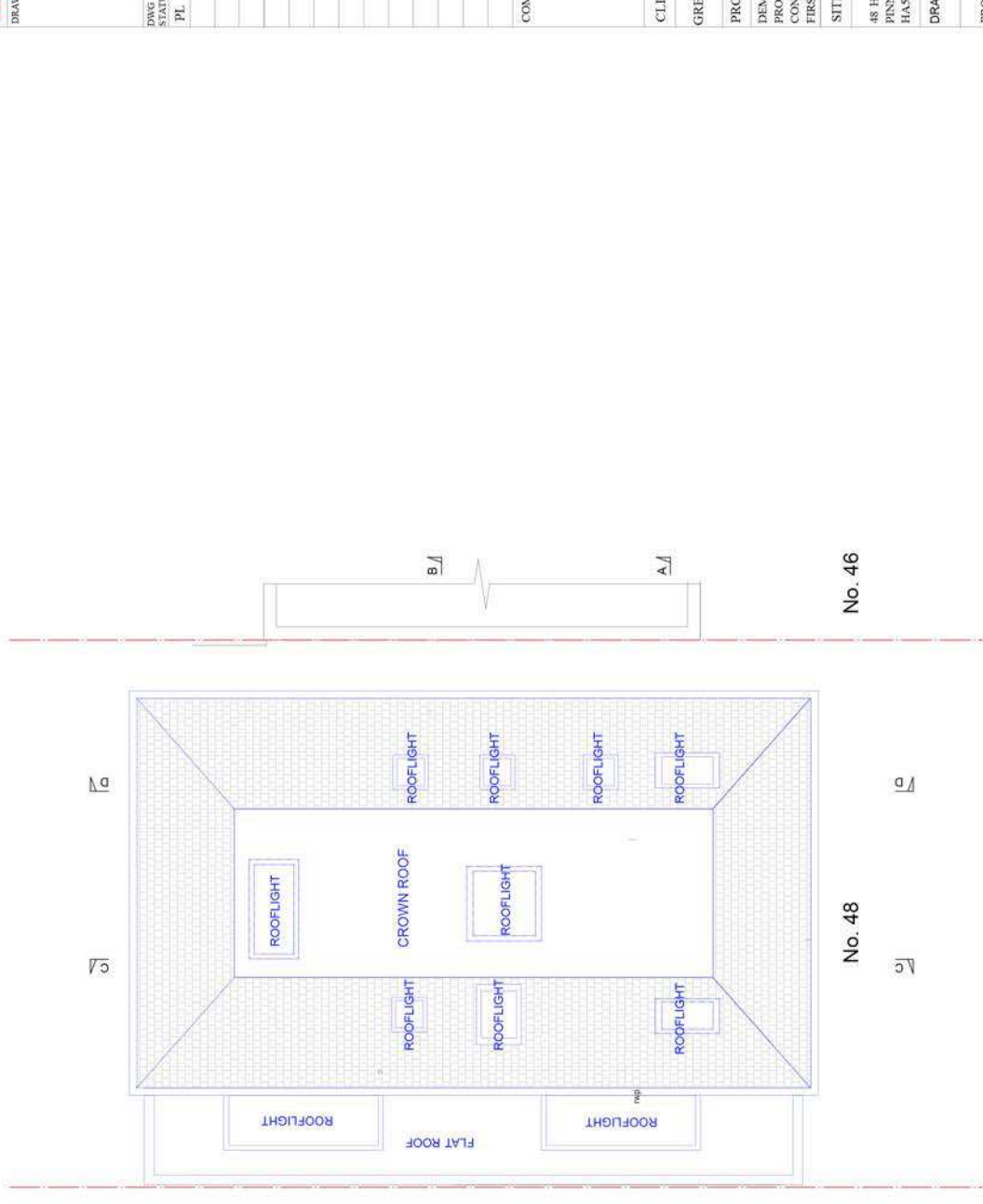
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 PROPOSED ROOF PLAN

**SCALE:**  
 1:100@A.3

**DWG NUMBER:** SHEET: 1 OF 1  
 111-PL-04

**DRAWN BY:** DOA

**2.O.A.S**  
 DESIGN ORIENTED ARCHITECTURE STUDIO  
 60 HEATHVIEW, LONDON N2 0QB  
 TEL: 07560711246  
 Email: derek.ouffry@schout.com



PROPOSED ROOF PLAN



**PLANNING APPLICATION**



**Notes:**

 Site boundary

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Site Address:

**48 Harlyn Drive  
 Northwood**

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

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

Planning Application Ref:

**4956/APP/2015/3462**

Scale:

**1:1,250**

Planning Committee:

**North** Page 100

Date:

**December 2015**



**HILLINGDON**  
 LONDON