



HILLINGDON  
LONDON



# North Planning Committee

**Date:** WEDNESDAY, 11 MAY 2016

**Time:** 7.00 PM

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

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

## To Councillors on the Committee

Councillor Edward Lavery (Chairman)  
Councillor John Morgan (Vice-Chairman)  
Councillor Peter Curling (Labour Lead)  
Councillor Jem Duducu  
Councillor Duncan Flynn  
Councillor Raymond Graham  
Councillor Henry Higgins  
Councillor John Morse  
Councillor John Oswell

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*Putting our residents first*

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# A useful guide for those attending Planning Committee meetings

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## Petitions and Councillors

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

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

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

## How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

## About the Committee's decision

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

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

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

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

# Agenda

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## Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the 12 April meeting 1 - 12
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

## PART I - Members, Public and Press

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

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## Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	17 The Avenue, Ickenham  71616/APP/2016/553	Ickenham	Single storey outbuilding to rear for use as a workshop involving demolition of existing timber shed (Retrospective).  <b>Recommendation: Approval</b>	13 - 22  66 - 73
7	Cottesmore House, Perkins Gardens, Ickenham  71579/APP/2016/402	West Ruislip	Alteration of parking layout to create 10 additional spaces.  <b>Recommendation: Approval</b>	23 - 32  74 - 80

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## Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	46 Dawlish Drive Ruislip  49706/APP/2015/3668	Manor	Erection of rear conservatory  <b>Recommendation: Refusal</b>	33 - 40  81 - 85
9	38 Elgood Avenue Northwood  8469/APP/2015/3883	Northwood Hills	Part two storey, part single storey rear extension  <b>Recommendation: Approval</b>	41 - 50  86 - 96
10	Pembroke House, Pembroke Road, Ruislip  38324/APP/2016/407	West Ruislip	Erection of detached building to accommodate refuse storage at ground floor and office accommodation above  <b>Recommendation: Refusal</b>	51 - 64  97 - 99

## PART I - Plans for North Planning Committee p66 - 99

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## Minutes



HILLINGDON  
LONDON

### NORTH PLANNING COMMITTEE

12 April 2016

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

	<p><b>Committee Members Present:</b> Councillors Eddie Lavery (Chairman), John Morgan (Vice-Chairman), Peter Curling (Labour Lead), Jem Duducu, Duncan Flynn, Raymond Graham, Henry Higgins, John Morse and John Oswell</p> <p><b>LBH Officers Present:</b> James Rodger (Head of Planning, Green Spaces and Culture), Mandip Malhotra (Interim Major Applications Manager), Syed Shah (Principal Highway Engineer), Sarah White (Legal Advisor) and Jon Pitt (Democratic Services Officer).</p>
168.	<p><b>APOLOGIES FOR ABSENCE</b> (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
169.	<p><b>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING</b> (<i>Agenda Item 2</i>)</p> <p>Councillor Higgins declared a non-pecuniary interest in items 8 and 9, the Old Orchard, Park Lane, Harefield as he was a customer of the premises. Cllr Higgins remained in the room while the items were discussed.</p>
170.	<p><b>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT</b> (<i>Agenda Item 3</i>)</p> <p>No matters had been notified in advance or were urgent.</p>
171.	<p><b>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE</b> (<i>Agenda Item 4</i>)</p> <p>It was confirmed that all items on the agenda were Part I and would be considered in public.</p>
172.	<p><b>10 JACKETS LANE, NORTHWOOD - 70543/APP/2016/154</b> (<i>Agenda Item 5</i>)</p> <p><b>3 x two storey, 5-bed detached dwellings with habitable roof space and 1x two storey, 4-bed, detached dwelling with associated parking, amenity space and landscaping with installation of vehicular crossovers and demolition of existing dwelling.</b></p>

Officers introduced the report and referred Members to the addendum sheet circulated. The application site was located on the northern side of Jackets Lane, which was a traditional country lane. The site contained two trees that were subject to Tree Preservation Orders (TPO) and was not in the green belt. Neighbouring property, 12 Jackets Lane was a Grade II listed building.

The existing property comprised a large, detached dwelling with significant garden space. The application proposed demolition of the existing property and the construction of three, two storey, 5-bed detached houses and one, two storey, 4-bed, detached houses. Each property would have two vehicle parking spaces, private amenity space and landscaping. Each site had an integrated garage with off street parking in front of the garage. Highway works on Jackets Lane were also proposed.

Changes that had been highlighted in the addendum were brought to the Committee's attention. A verbal update was requested to condition 11, 2c to delete reference to refuse storage. Details of hard landscaping needed to be amended to include reference to the landscape buffer zone in the plot boundary that adjoined 4 Glynswood Place.

An amendment to the recommendations was proposed in order to make details of the proposed highway works clearer. These works included resurfacing of Jackets Lane, the potential installation of a lighting column on Jackets Lane, creation of footways on Hurst Place and trimming of hedgerow on Jackets Lane. The Conservation and Design Team had raised concerns about the relationship of 4 Glynswood Place to one of the proposed dwellings. Further comments had been provided in relation to the revised plans. The position of the house had been moved further back and the internal layout changed so that there was only one obscure glazed window on the first floor of the side elevation. There was plenty of room in the front garden for planting, which would screen the house from number 4. There had also been a change to the approved plans for consistency and accuracy. Two of the proposed new dwellings would front on to Jackets Lane and two would front on to Hurst Place.

A previous application had been submitted and refused in 2015. The application currently under consideration was seeking to address the reasons for refusal. Plot number 1 at the proposed development site was 2.5 metres from the boundary of 12 Jackets Lane. The visual separation of the elevations had been improved, including a cat slide roof, which would adjoin number 12. The application now contained the visual separation for the application to be considered to be appropriate in terms of separation distance. Crown roofs had been removed from the proposed plans to make the proposals more consistent with the surrounding area. Due to the changes made to the proposals, the Conservation and Design Team now had no objection to them.

It was noted that the application proposed only one additional unit at the application site. An appeal decision had allowed two new residential units next door. The applicants had submitted quantitative transport information about the increase in vehicle and pedestrian movements at the site. While the Highway Team would have liked to see an adopted road adjacent to the application site, this would mean the cutting back of hedges and trees due to



the required width of an adopted road. Bearing this in mind, the Transport Team considered that the works proposed by the applicant were an acceptable alternative.

Officers confirmed that the Landscaping Plan had been through extensive consultation, with the Landscaping Officer having no concerns. Concerns had been raised during the public consultation with regard to the impact on neighbours. An additional plan had been provided by the applicant as there had been some concern with regard to separation distances. The separation distance from the upper floor window of plot 4 to the ground floor of 4 Glynswood Place was 21 metres. Objectors to the application had raised concerns that the distance was actually 20.4 metres. This discrepancy was likely to be as a result of measurements having been taken from different points of the proposed building. Officers considered that the separation distances were acceptable. A separation distance of three metres had been secured to the boundary of number 4 Glynswood Place.

Overall, the application was considered to be acceptable. There had been concerns raised over whether it amounted to a backland or garden grabbing type of development. Based upon London Plan policies and MPFF practice, given the arrangement of the site, it was not considered to be backland.

In accordance with the Council's Constitution, a petitioner addressed the Committee in objection to the application.

The petitioner made the following points:

- The single track Jackets Lane was one of the last remaining true country lanes in Northwood ward. The gardens of three properties, 8 - 12 Jackets Lane abutted green belt to the rear, forming a critical part of the semi-rural street scene of the area.
- The proposed scheme clearly breached the Council's garden and backland development policy, DMH6. The policy stated the need to maintain the local character and in exceptional circumstances, limited development may be acceptable. This application did not make an exceptional case.
- The scheme would increase the density of properties to 13, a growth of 63%, compared to the current eight properties in the street. The proposals were not of a limited scale and fundamentally changed the rural outlook and character of the area.
- The officer report had referenced the MPFF in support of the scheme. The MPFF encouraged the reuse of brownfield land. The Government definition of brownfield land specifically stated that this excluded land such as private residential gardens. Therefore, the application site was not brownfield. The MPFF also stated that planning authorities should resist inappropriate development of residential gardens.
- The addition of four large detached houses would radically and fundamentally change the feel and street scene of the neighbourhood and would therefore be inappropriate.
- The scheme would also breach sub criteria two of the Backland Policy, which required that neighbouring residential amenity and privacy of existing homes and gardens must be maintained.
- The proposed plot 4 would result in zero privacy for the garden of the house at 4 Glynswood Place. The building would also be within the

minimum separation distance of 21 metres and would breach the 45 degree angle guideline. This was acknowledged in the officer report. This made no account of the three metres of private patio to the rear of the property which fell within a separation distance of only 18.5 metres.

- The proposed plot 4 would have a direct line of sight into the petitioner's master bedroom, lounge, kitchen, patios and small garden.
- The previous application had been refused on account of planning policy, BE24. This stated that the design of new buildings should protect the privacy of occupiers and their neighbours. The revised scheme had moved the 30ft high, 2,800 sq ft, five bedroom house 441 millimetres from the refused position. The case officer had now deemed BE24 to be not relevant for consideration. The petitioner believed that BE24 was still relevant and that the development would be in breach of it. The officer's own words stated that the private dwelling "will compromise the amenity of the neighbouring property. There are also issues of privacy, site line and outlook. The revisions do not address the prior reasons for refusal or impact upon the neighbouring property."
- The petitioner said that the officer's report incorrectly stated that the site currently benefited from natural screening by trees and hedging. These had already been removed by the applicant. Backland policy sub-section 5 had also been breached.
- The application directly breached planning policy BE21, which stated that planning permission would not be given by reason of citing, bulk and proximity that would result in the significant loss of residential amenity.
- The location of the proposed plot 4 would totally over dominate the rear of the petitioner's home and garden and cause a total loss of privacy. Plot 4 would cause a total loss of direct sunlight to all the rear amenity and habitable homes from mid afternoon to late evening. This was in breach of planning policy, BE20. This coupled with the close proximity and scale would result in an overbearing, overlooked and depressing outlook.
- The 17.3 inches re-siting and minor design changes compared to the refused application played no part to resolving the breach of planning policy BE21. The scheme also failed policies DMH6, BE20, BE24 and BE23 - paragraph 5.30.
- The scheme failed to meet the minimum distances of separation in respect of privacy to key rooms and outside patios and gardens. Given the number of breaches of the policies and significant impact of the scheme to the area and neighbouring properties, the petitioner requested that the application be refused and not returned to delegated authority.

A Member asked the petitioner if he knew when hedgerows and trees had been removed from the application site. The petitioner said that these were shown on the applicant's plan as trees that they proposed to remove. They had all been removed, with the petitioner believing that this had taken place prior to November 2015.

In accordance with the Council's Constitution, the applicant addressed the Committee in support of their application

The applicant made the following points:

- Council officers were thanked for engaging with the applicant over a period of time. This had resulted in a number of amendments being made to the application. The amendments had been informed by Council officers, heritage consultants and highway consultants. This had led to the introduction of a cat slide roof at plot 1 to lessen any impact on the listed building at number 12 Jackets Lane.
- Plot 4 had been positioned further away from number 4, Glynswood Place. This had allowed for a landscape buffer between the two properties. There had been some tree removal along the boundary, which would be replaced with landscaping. This would be secured by the proposed condition 11 of the officer report.
- There would only be a net gain of one property at Jackets Lane as two had already been approved at appeal. The applicant proposed to touch up and resurface part of Jackets Lane. This had been deemed acceptable by Council officers.
- The Cabinet Member for Planning, Transportation and Highways had been consulted about the proposal and had indicated that he would not wish to see the lane made up, in accordance with the Conservation Officer's advice. The Conservation Officer had amended comments in relation to the scheme, as shown in the addendum. The proposals were compliant with the Hillingdon new residential layouts, paragraphs 4.11 to 4.13.
- There would be no habitable windows within 21 metres at a 45 degree angle of 4 Glynswood Place.
- Members were thanked for their time in considering the application.

In accordance with the Council's Constitution, Cllr. Scott Seaman-Digby addressed the Committee.

Councillor Seaman-Digby made the following points:

- Officers had engaged well with the developer but engagement with the petitioner had not been good. The petitioner had struggled to get officers to visit him on site.
- An officer had visited after being provided with a formal written request to do so, but they had not had information in relation to the previous applications. There had been other administrative errors.
- The petitioner had made good points in relation to the bulk, density and inappropriateness of the proposals, which should be seen as being backland development.
- Cllr. Seaman-Digby requested that the Committee undertake a site visit as the area was the last vestige of the countryside in Hillingdon.
- In the event that the application was approved, mature screening conditions should be added to ensure adequate screening of windows from the petitioner's house.
- Cllr. Seaman-Digby did not agree that the separation of the ridge would be 21 metres at 45 degrees. Further conditions should be considered post site visit.
- Most of the issues faced by the petitioner could be overcome by a slight realignment of the properties and it was not felt that the

application had been handled as effectively as it could have been.

The Chairman drew Members' attention to the fact that the conservation comments referenced by residents were referenced in the addendum. The Committee was asked to consider how the proposed buildings had moved in comparison to the previously submitted plans. Privacy at the rear of 4 Glynswood was also an issue that needed consideration.

Officers advised that the number of windows at first floor level along the boundary had been reduced from three to one. This window would be serving non habitable space and would be glazed. This proposal would not breach the 45 degree angle rule and there was a separation distance of 21 metres from the centre point of the window to the bottom of the ground floor rear projection of the property. This was an original part of the building and was not an extension. The mature trees referenced by Cllr. Seaman-Digby could be placed in the area between the two buildings due to the separation distance having increased. The need to provide an appropriate landscaping scheme had been identified in the addendum.

It was confirmed that the 21 metre separation did not include the patio area. However, it was not considered that including patios within the separation distance would be defensible upon appeal. This was because it was common for rooms within houses to overlook the patios of neighbouring properties.

The Committee asked officers to provide commentary on the effect that the proposal would have on sunlight available to surrounding properties and the shadowing that would result. Officers advised that given the separation, there may be an element of shadowing in the evening and also that plot 4 of the proposals may overshadow plot 3 to the south.

A Member expressed their concern about the size and bulk of the proposed properties if they were to be built on a single site and also, the potential for shadowing and loss of sunlight. The proposals could amount to overdevelopment, with the Member being inclined to agree that a site visit should be undertaken.

Officers were asked to confirm how much higher the building line of the proposed buildings was when compared to the existing adjacent buildings. The exact height of the buildings could not be confirmed, but the increased height was not considered to be overly substantial.

A Committee Member agreed with previous comments that the size of the development was changing the character of the area and on that basis, he would favour a site visit.

Another Member asked for confirmation that officers agreed with the details shown in the plans presented by the petitioner. It was confirmed that officers would dispute whether they were entirely accurate. The Member stated that the part of Northwood that the application related to was quite rural and he would not wish to see rural parts of the Borough being concreted over. He also agreed that a site visit would be helpful.

It was suggested by a Member that if Hurst Place did not already exist, that

the Committee would consider the proposals to amount to a 'land grab' and would reject them. Some garden space would be lost to the development, in particular within plots 3 and 4. The Member had concerns about the bulk of the development and agreed with the proposal to undertake a site visit.

Officers advised that the height of plot 1 was approximately 1.5 metres higher than number 12 Jackets Lane, but the height of the buildings in Hurst Place was not known.

The Chairman asked for the measurements to be re-checked on site. This was to confirm whether the separation distance between the proposed development on plot 4 and the existing dwelling at 4 Glynswood Place was actually 21 metres or less, as stated by the objectors.

A Member was concerned about the removal of hedgerow and trees that had taken place and wanted stronger protection given to TPO trees within the conditions in the event that the application was ultimately approved. The Member also felt that there were too many buildings being proposed as part of the development. The Chairman said that the wording of conditions in relation to landscaping would be key if the application was approved.

Officers advised that if the scheme were to be deferred for a site visit, the applicant could be asked to submit a plan showing the landscaping. Approving a plan that specified landscaping would be preferable to conditioning landscaping without being able to specify the precise details of the landscaping.

The recommendation for the deferral of the application to enable a site visit to take place was moved, seconded and upon being put to a vote, was approved unanimously.

**Resolved: That the application be deferred to enable a site visit to take place.**

173. **178 - 182 HIGH STREET RUISLIP - 28388/APP/2015/3834**  
(Agenda Item 6)

**Change of use of first and second floors from Use Class A1 (Retail) To Use Class C3 (Residential) to form 3 x 2-bedroom and 3 x 1-bedrom self contained flats involving first floor rear extension, glazed balustrades to form private/communal terraces to rear, external alterations and internal refuse bin and cycle storage (Resubmission).**

Officers introduced the report in relation to 178-182 High Street, Ruislip and referred Members to the addendum sheet circulated.

The application site was currently a retail unit, located within a retail parade. The building was currently in use for retail at ground, first and second floor level. The application proposed to retain the retail use at ground floor level, while converting the upper floors into two, three bedroom units and three, one bedroom units to create six residential units in total.

A small extension to the building was proposed at first floor level, which would serve as lobby access to residential units at upper floor level. An

existing staircase leading up to the first floor would be retained and utilised to enable the subdivision of the property. The main frontage to the High Street would not be changed. A small portion of the rear section of the retail unit would be used to provide storage for residential refuse and bicycles.

The application did not propose the creation of any car parking spaces. Two existing parking spaces to the rear of the site would be retained as part of the development. These would serve the retail unit, rather than the residential units. The application site was within walking distance of a number of bus routes and of Ruislip Station. On that basis, it was considered appropriate for the development to not have any residential parking spaces. It was noted that an application in relation to a car free development on the opposite side of High Street had been lost at appeal as the inspector had considered it acceptable for there to be a car free development in such a location. For this reason, officers considered that any refusal due to the proposals currently under consideration being car free would likely to be lost at appeal.

The initial plans submitted proposed a bin and cycle store in the location of the two existing off street parking spaces. Due to concern about the loss of the parking spaces, the refuse and cycle storage areas had been relocated. These changes to the proposals had been included in the addendum.

Concerns had been raised about the loss of retail use at the site. It was noted that there were national policies that required the provision of more mixed use town centres. Recent permitted development changes allowed offices above retail units to be converted automatically to residential usage without the need for planning permission. The premises were one of the few retail units in the area that extended above first floor level. The loss of retail use at first and second floor level was considered to be acceptable as it would provide much needed housing within the town centre location and it was not considered that such a reason for refusal would be substantiated upon appeal. Accordingly, officers recommended that the application be approved.

Members asked whether the communal roof terrace was considered to be large enough for the six flats proposed. Officers advised that the Residential Layouts guidance was flexible with regard to private amenity space for flats above retail units. There was no requirement for any space to be provided. It was, therefore, an additional benefit that there was this amenity space and a private patio for one of the flats. The size of the amenity space was not something that could be considered at appeal.

A Member stated that they did not have an issue with the development and noted that there was a park around a ten minute walk from the site. There was also sufficient access to public transport and there were other amenities in the local area. Another Member had no problem with the proposal as they were normalising what was happening elsewhere.

It was stated by a Committee Member that they did not normally favour a change of use from commercial to residential. He was pleased that some retail use would be retained, but was slightly concerned that no parking would be provided for the flats. This concern was shared by others, but on balance, it was felt that the need for extra residential provision was more

important and also that the lack of parking provision was not likely to be defensible at appeal.

Due to A1 (retail) usage calculations only considering ground floor level use, there would not be a policy reason to refuse to application. Officers advised that they could find no valid planning grounds for refusing the application. In response to Member questions about the height of walls adjacent to roof terrace, private patio and stairs, the Chairman proposed that this be covered by planning conditions. There were no parking management schemes within the area so it would not be possible to specify that the occupants of the flats could not apply for parking.

The recommendation for approval of the application was moved, seconded and upon being put to a vote, was approved unanimously.

**RESOLVED: That:**

- 1. The application be approved as per the officers' recommendation, subject to the conditions and informatives set out in the officer's report and the addendum sheet circulated.**
- 2. That delegated authority be granted to the Head of Planning to, in conjunction with the Chairman and Labour Lead, amend condition number 4 in relation to the walls adjacent to the roof terrace and balconies.**

174. **LAND BETWEEN 64A & 74 AND LAND BETWEEN 44 & 76 PEERLESS DRIVE, HAREFIELD - 71520/APP/2016/145** (*Agenda Item 7*)

**Land between 64a & 74 and land between 44 & 76 Peerless Drive, Harefield.**

Officers introduced the report and referred Members to the addendum sheet circulated. It was noted that a canal ran to the west of the site and that there was vehicular access to Peerless at the front of the site. The addendum referred to the principal loss of open space that would result if the application were approved. The application site provided informal recreation space for the neighbouring estate. The Council's Open Space Strategy did not define this area as being a formal recreation area, but there were policies in place to protect informal recreational space. The proposed reason for refusal number 5 had been amended to object to the loss of this space.

The application proposed the construction of two detached houses on the site. The houses would be two storey and would each have off street parking. It was noted that a previously refused application at the site had proposed to block off the public access to the canal. The current application proposed to maintain public access to the canal. Some amenity space would be retained adjacent to the existing estate, but this was substantially smaller than the open space that currently existed.

The proposed development was considered to be of an unacceptable scale. There were also concerns regarding the separation distances from existing properties, which was likely to result in a loss of privacy. The application was recommended for refusal.

A verbal change was requested to the officer report to remove reason for refusal number 7. This related to there being a 75 metre walking distance from one of the properties to the proposed refuse drop off point. However, the distance had been reduced to around 35 metres through the addition of two parking spaces. Therefore, the distance was no longer considered to be a reason for refusal.

The Chairman advised that one of the ward Councillors for Harefield, Councillor Jane Palmer, had asked it to be publically stated that she strongly objected to the proposals.

The Committee questioned what legal basis there was for the area of open space being considered as an informal recreational area. Officers advised that it was both Council and national policy that applications that proposed development on land considered to be informal recreational space could be refused. The Committee also questioned whether it could be conditioned to ensure that the parking spaces could only be used by occupants of the proposed dwellings. Officers clarified that conditions could only be added in the event that the Committee was minded to approve the application.

The recommendation for refusal was moved, seconded and upon being put to a vote, was refused unanimously.

**RESOLVED: That: the application be refused for the reasons set out in the officer report, subject to the removal of reason for refusal number 7 and the amendments set out in the addendum.**

175. **THE OLD ORCHARD, PARK LANE, HAREFIELD - 3499/APP/2015/4269**  
(Agenda Item 8)

**Single storey detached outbuilding to be used to serve food and beverages (Revised and Resubmission).**

Officers introduced the report, which was presented to the Committee in conjunction with agenda item number 9, 3499/APP/2015/4600.

The application proposed the erection of a single storey, detached outbuilding at the Old Orchard. The outbuilding would be used to serve food and beverages in an outdoor environment. There was an existing outdoor shelter within the rear garden, with seating. The application had been referred to Committee for determination because it was a minor development within the green belt. One local resident had objected to the application.

The proposals were considered to be acceptable in terms of design and did not have an impact on the openness of the green belt. It was noted that some landscaping was proposed and also some hard paving in order to provide level access to the site. There had been previous extensions at the site, but none of the extensions that had previously been approved or the applications currently under consideration resulted in the addition of more than 50% of floorspace.

There was an existing marquee that housed the current offer of food and beverages. The design of the proposals would reflect the design of the



	<p>existing smoking shelter. Accordingly, the application was recommended for approval.</p> <p>The Chairman drew Members' attention to the proposed condition number 4. The permissible operating hours that this condition proposed were considered to be unduly restrictive. The existing condition, as proposed by the Environmental Protection Unit, stated that the barbecue and food preparation area could only be used from 10 am to 10 pm Mondays to Fridays and between the hours of 10 am 11pm on Saturdays. Use on Sundays or Bank Holidays would be prohibited. These restrictions were not considered to be viable as Sundays and Bank Holidays would be important trading times for the premises. It was therefore proposed that the condition be amended to enable use of the facility between the hours of 10 am and 11 pm seven days per week, including Bank Holidays.</p> <p>The recommendation for approval of the application was moved, seconded and upon being put to a vote, was approved unanimously.</p> <p><b>RESOLVED: That: The application be approved as per the officers' recommendation, subject to the conditions and informatives set out in the officer's report and subject to amendment to condition number 4 to specify that the detached outbuilding 'should only be used between 10 am and 11 pm on any day.</b></p>
176.	<p><b>THE OLD ORCHARD, PARK LANE, HAREFIELD - 3499/APP/2015/4600</b> (Agenda Item 9)</p> <p><b>Single storey side extension to provide a disabled toilet (Revised).</b></p> <p>Officers introduced the report, which was presented to the Committee in conjunction with agenda item number 8, 3499/APP/2015/4269.</p> <p>The application proposed the provision of a new disabled toilet at ground floor level. The impact of the extension to accommodate the toilet was considered to be limited and to not have an impact on the openness of the green belt or on the visual appearance of the existing building. One local resident had objected to the application.</p> <p>There had been previous extensions at the site, but none of the extensions that had previously been approved or the applications currently under consideration resulted in the addition of more than 50% of floorspace.</p> <p>Accordingly, the application was recommended for approval.</p> <p>The recommendation for approval of the application was moved, seconded and upon being put to a vote, was approved unanimously.</p> <p><b>RESOLVED: That: The application be approved as per the officers' recommendation, subject to the conditions and informatives set out in the officer's report.</b></p>
177.	<p><b>S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT</b> (Agenda Item 10)</p> <p><b>RESOLVED: That: the report be noted.</b></p>

	The meeting, which commenced at 7.00 pm, closed at 8.17 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Jon Pitt on 01895 277655. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

**Address** 17 THE AVENUE ICKENHAM

**Development:** Single storey outbuilding to rear for use as a workshop involving demolition of existing timber shed (Retrospective)

**LBH Ref Nos:** 71616/APP/2016/553

**Drawing Nos:** 17TH-001 Rev A  
17TH-002 Rev A  
17TH-003 Rev A  
17TH-004 Rev A  
17TH-101  
17TH-102

**Date Plans Received:** 11/02/2016      **Date(s) of Amendment(s):**

**Date Application Valid:** 24/02/2016

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is a a detached property located within the Ickenham Village Conservation Area. The rear garden is long and currently has other outbuildings used as ancillary space to the main house. The streetscene is residential with detached properties and long rear gardens. To the rear of the site are the rear gardens of Ivyhouse Road.

#### 1.2 Proposed Scheme

The applicant seeks retrospective planning permission for a single storey outbuilding to rear for use as a workshop involving demolition of existing timber shed. The outbuilding measures 7.529m wide, 3.859m deep with a pitched roof 3.939m high reduced to 2.433m at the eaves. The footprint of the outbuilding is 29 square metres, slightly bigger than the previous outbuilding (25 square metres).

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

There is no relevant planning history.

### 2. Advertisement and Site Notice

- 2.1** Advertisement Expiry Date:- Not applicable
- 2.2** Site Notice Expiry Date:- 28th March 2016

### 3. Comments on Public Consultations

8 neighbouring properties have been consulted on 25th February 2016 and a site notice was displayed on 8th March 2016.

1 joint letter of representations has been received from the occupiers of No.40, 42 and 44 Ivy House Road. The objections and officer responses to these are summarised below:

1. The outbuilding is an eyesore and visible from neighbouring properties.
2. Various well established trees, consisting of several Mountain Ash, Hawthorne, Elderflower and a huge Honeysuckle, have been removed from the boundary between our gardens and the garden of 17 The Avenue.
3. The roof of the new building exceeds the height of the old building at its highest point by 1.5m. The old building was not visible from our properties firstly because of its height and secondly because it was hidden from view by the trees which have now been removed.
4. The use of the outbuilding is described as a workshop to store and renovate old motorcycles. Is this a hobby or a business?

Officer comments:

1. Issue 1 is addressed in the main body of the report.
2. There are no TPOs on site and the outbuilding has replaced a similar sized outbuilding in this location.
3. Issue no. 3 is addressed in the main body of the report.
4. The outbuilding is used to store motorcycles as a hobby.

#### PETITIONS

One petition has been received against the scheme with 36 signatures.

A local ward councillor has requested this application be determined at committee.

#### CONSERVATION AND URBAN DESIGN COMMENTS:

This is a detached property located within the Ickenham Village Conservation Area. The rear garden currently has other outbuildings acting as ancillary space to the main house.

Whilst the new outbuilding has substantially increased in size compared to the previous, in relation to its overall bulk, height and scale and taking into account the building's positioning on the site, there are in principle no objections in this instance.

The materiality of the building would need to be clearly indicated.

Materials would need to be clearly indicated, no objections.

Officer comment: The application form clearly states the materials that have been used. Furthermore, the site photos clearly show the materials, as such, the materials are considered to be acceptable. The conservation officer has no objections and does not require a condition for materials.

#### LANDSCAPING/TREE OFFICER:

No objection to current proposals.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE4 New development within or on the fringes of conservation areas
- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2015) Quality and design of housing developments

## 5. MAIN PLANNING ISSUES

The main issues for consideration relate to the effect of the proposal on visual amenity, residential amenity, private amenity space, the effect on neighbouring properties and the impact on the conservation area.

Paragraph 4.42 of the Hillingdon Design & Accessibility Statement Supplementary Planning Document -Residential Extensions, states that outbuildings should always appear subordinate in size and appearance to the main dwelling and retain or enhance the character of the surrounding area.

In respect of the scale of the building, the proposal at 29sq.m in footprint represents a size 21.75% that of the 75sq.m of the original house. This is considered to fall within a scale subservient to that of the main house and the design would have an acceptable impact on the appearance of the area.

With regard to the impact on the amenities on neighbouring properties, the SPD: Residential Extensions, Section 9.2 states in order to prevent overshadowing of adjoining houses and patios, any detached outbuildings should be positioned as far away from the house as possible and that they should be set in by at least 0.50m from the shared

boundary. The existing outbuilding is an acceptable distance from the boundaries (1.2m minimum) to not encroach on adjoining properties.

Section 9.3 states if a ridged roof is proposed, the ridge should not be higher than 4m and at 3.93m the proposal would comply with the advice. Furthermore, the outbuilding is set approximately 55m from the houses on Ivyhouse Road and 85m from the houses on The Avenue. As such, it is considered that the proposal would not have a material impact on the neighbouring properties. Therefore the proposal would comply with policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed development would only have windows facing into the site. It is therefore considered the proposed outbuilding would cause no unacceptable overlooking of the neighbouring occupier and would comply with Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that the size and scale of the proposed outbuilding would be in-keeping with the original dwelling and the wider area. Therefore the proposal would comply with Policies BE4, BE13, BE19 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS: Residential Extensions.

There have been concerns raised about the use of the building. A restrictive condition is therefore recommended to strengthen the Council's position in future should a material change of use occur.

695sqm of private amenity space would be retained in compliance with HDAS: Residential Extensions and policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is noted that concerns have been raised with regard to the loss of unprotected trees at the site. The Council's Arboricultural Officer has been consulted and has raised no objection to the proposals.

In light of the above, it is considered the outbuilding is recommended for approval.

## 6. **RECOMMENDATION**

### **APPROVAL subject to the following:**

**1** HO2 Accordance with approved

The development hereby permitted shall not be retained except in complete accordance with the details shown on the submitted plans, numbers 17TH-002 Rev A, 17TH-102, 17TH-003 Rev A.

#### REASON

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

**2** NONSC Non Standard Condition

The outbuilding hereby approved shall only be used for the purposes stated on the application form and approved drawings and shall not be used for purposes such as a

living room, bedroom, kitchen, study, as a separate unit of accommodation or for any business purposes.

#### REASON

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

#### INFORMATIVES

- 1 On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from the 'Saved' UDP 2007, Local Plan Part 1, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service.

#### Standard Informatives

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

##### Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

##### Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE4	New development within or on the fringes of conservation areas

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

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



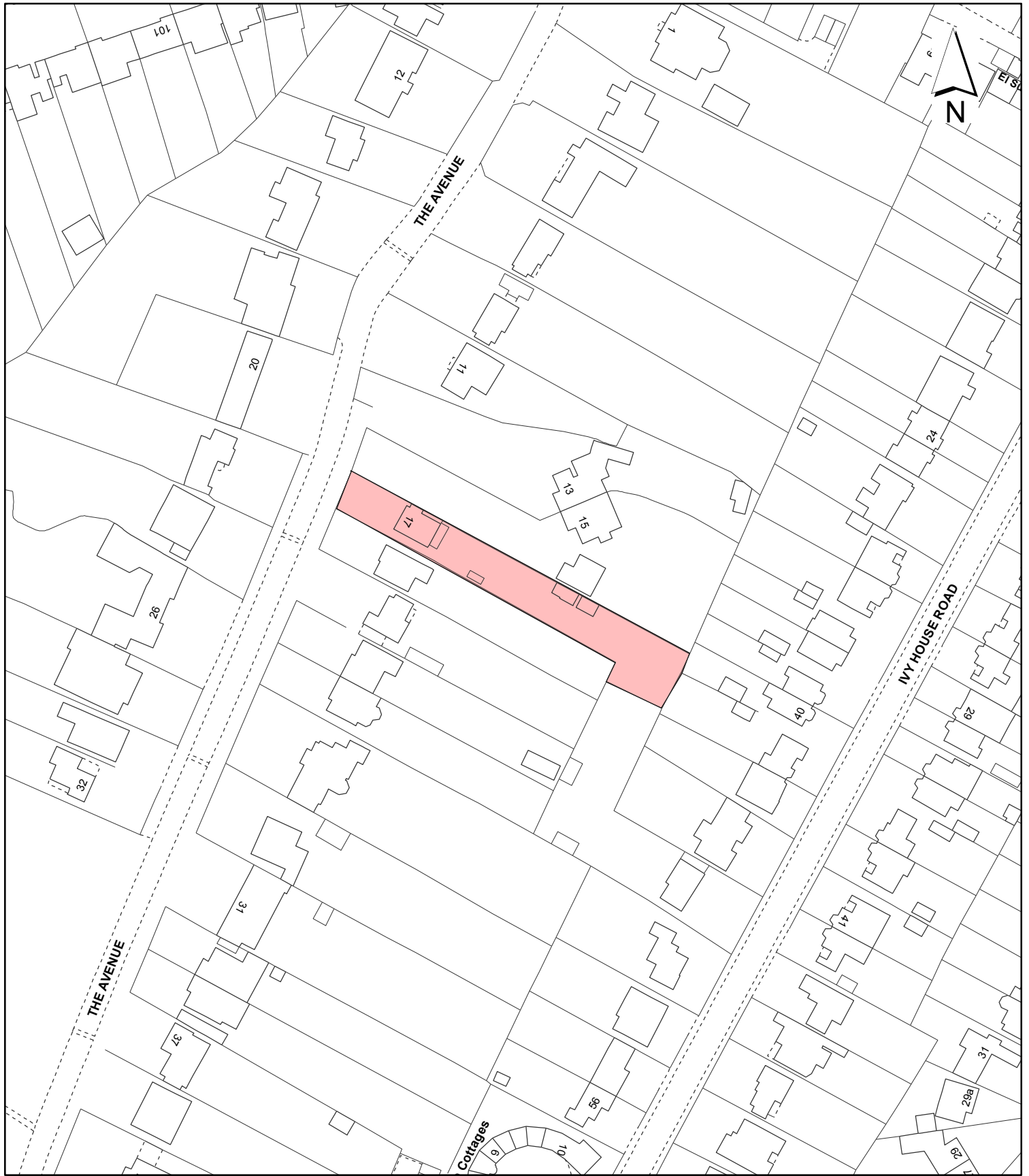
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
  - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
  - C) The elimination of the release of dust or odours that could create a public health nuisance.
  - D) No bonfires that create dark smoke or nuisance to local residents.

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

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

**Contact Officer:** Mandeep Chaggar

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**17 The Avenue  
 Ickenham**

**LONDON BOROUGH  
 OF HILLINGDON**

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

Planning Application Ref:  
**71616/APP/2016/553**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 21

Date:  
**May 2016**



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

**Address** COTTESMORE HOUSE PERKINS GARDENS ICKENHAM

**Development:** Alteration of parking layout to create 10 additional spaces

**LBH Ref Nos:** 71579/APP/2016/402

**Drawing Nos:** Design and Access Statement  
PL.001  
PL.005  
PL.003  
PL.002  
PL.004

**Date Plans Received:** 02/02/2016

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

**Date Application Valid:** 11/02/2016

### 1. SUMMARY

The application seeks planning permission to provide an addition of 10 car parking spaces to Cottesmore House, at the front and back of the existing block of flats.

Both areas currently provide some parking spaces, as well as soft landscaping, however the proposal seeks to increase the current parking space spaces provided in these areas.

The proposal represents an appropriate development, and having considered all material considerations it is recommended that this application be approved.

### 2. RECOMMENDATION

**APPROVAL subject to the following:**

#### 1 HO1 Time Limit

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

#### REASON

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

#### 2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: PL.004, PL.005 and the Design and Access Statement.

#### REASON

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

### 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).

## **2 153 Compulsory Informative (2)**

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

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.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

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

## **4 147 Damage to Verge - For Council Roads:**

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

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

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

### **3. CONSIDERATIONS**

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

The application relates to Cottesmore House, which comprises of 48, 1 and 2 bedroom

flats with 24 hour professional care on site. The additional car parking spaces will be provided within the areas to the front and rear of the existing block of flats.

Area 1 (South) is located between Coyle Drive and Cottesmore House, in front of the South facade and currently contains 7 parking bays while the remainder of the area is soft landscaping which provides recreational space for the residents.

Area 2 (North) is located between West Ruislip tube station and Cottesmore House, in front of the North facade. Area 2 currently contains 4 parking bay, while the majority of the area is covered in soft landscaping, which is not used y residents.

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

### **3.2 Proposed Scheme**

The application seeks planning permission for the alteration of the parking layout to create 10 additional spaces. The alterations will take place to Area 1 and Area 2 of Cottesmore House.

The proposal seeks to add 3 new car parking spaces to Area 1 and an increase to the pedestrian area in front of the block of flats.

The proposal also includes alterations to Area 2, which consists of removing 3 existing parking spaces in order to increase the parking area and add 10 new parking spaces. The 3 existing spaces that will be removed will be replaced in Area 2, hence the reason why the proposed plan for Area 2 shows 10 parking bays, as oppose to 7.

### **3.3 Relevant Planning History**

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

None.

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

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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

## 5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

## 6. Consultations

### External Consultees

A total of 99 neighbouring occupiers along with the Ickenham Residents Association (2), were consulted on the application on 15th February 2016. By the close of the consultation period on 7th March 2016, 5 comments were received from the neighbouring occupiers, 4 of which were against the proposed development while 1 was in support of the proposed development. Furthermore a petition with signatures against the proposed development was submitted.

The comments raised from the neighbouring occupiers against the proposed development, are summarised in bullet point format below:

- No problem with the provision of car parking spaces in Area 2 (North)
- Against the proposed 3 car parking spaces to the front in Area 1 (South)
- Allocating all parking to the rear of the building will keep disruption to a minimum as there are currently 3 building sites operating in our small area
- The 3 car parking spaces to Area 1 will result in the reduction of the small garden area to the front of the building. Residents in the extra care only use the front garden and not the green at the rear of the building, so it makes sense to put all parking to the rear.
- If the 3 car parking spaces to the front are approved, it would result in the residents in extra care, sitting right by the car fumes as they are ill and have not got good health this is not a good thing.

OFFICER NOTES: The comments raised from the objections have been discussed in the report.

The comments raised from the neighbouring occupier, in support of the proposed development are summarised in bullet point format below:

- These parking places are desperately needed.
- Not only visitors but health professionals, tradesmen and outreach carers have the almost impossible task of finding parking for this building.
- If one dares to park in front of the adjoining building a tirade of abusive language is immediately forthcoming from residents there.
- I find it astounding that only 4 publicly available spaces are provided
- Double parking is a constant problem with cars being blocked in until the owners can be traced.
- The proposal doesn't inconvenience other residents in the area and I am sure that the house owners beside Cottessmore will be only too pleased to have their rented parking spaces left open for their own use, instead of coping with the running battle they presently face from trades and visitors alike.

### Internal Consultees

The Council's Transport and Highway's Officer was consulted on the application on 15th February 2016. Their comments have been summarised in bullet point format below:

- The car parking spaces will be of standard size and have adequate turning space.
- There is no objection from the highways viewpoint.

## 7. MAIN PLANNING ISSUES

### 7.01 The principle of the development



Paragraph 6.4 of the NPPF states 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".

Policy 7.4 of the London Plan states, "Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an enhanced character for the future function of the area".

Policy BE1 of the Local Plan: Part 1 - Strategic Policies (November 2012) advises that new development, in addition to achieving a high quality of design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy R4 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012) states, "the local planning authority will not normally grant planning permission for proposals which involve the loss of land used (or where the last authorised use was) for recreational open space, (including publicly accessible open space and playing fields, private or school playing fields, private or public allotments), particularly if there is (or would be) a local deficiency in accessible open space".

Areas 1 and 2 are currently the only recreational areas that specifically serve Cottesmore House. Currently, the amount of recreational space that the site contains is approximately 740.97sq.m (Area 1 and Area 2 combined). The plans show that approximately 470.44sq.m of recreational space will be lost to create the proposed parking spaces.

The proposed plans show that the majority of Area 2 will be taken over for the proposed car parking spaces, as approximately 97.05sq.m will be retained following the proposed development. With regards to Area 1, which is currently approximately 267.44sq.m, following the placement of 3 additional spaces to this area, approximately 173.48sq.m will be retained.

Although the majority of recreational space at Area 2 and almost half the recreational space in Area 1 will be lost to parking, it is not considered to have a detrimental impact upon the residents of Cottesmore House, as there are other open spaces in the vicinity. The area to the south of Area 1, on the junction between Josiah Drive and Perkins Gardens, is a large area of soft landscaping which consists of a play area and seating area. This area is a larger area than Area 1, and is considered as the main recreational area within the vicinity. Therefore there will still be a sufficient amount of recreational space for the residents.

As a result, there are in principle, no objections to the development.

**7.02 Density of the proposed development**

Not applicable to this type of development.

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

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

**7.04 Airport safeguarding**

The proposal would not conflict with aircraft safeguarding criteria.

**7.05 Impact on the green belt**

Not applicable, site is not located in the Green Belt.

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

The proposed additional car parking spaces will be located to both the front and rear of Cottesmore House.

Although the 3 proposed car parking spaces to Area 1 will encroach onto the soft landscaping area, which is used as a recreational area for the residents, it is not considered to have a detrimental impact upon the character and appearance of the street scene, as the majority of the recreational area will still remain.

The proposed 10 additional car parking spaces to Area 2 is not considered to have any significant impact upon the character and appearance of the street scene, as it is located to the rear of Cottesmore House, which will not be visible from the street scene.

Therefore the proposed development complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**7.08 Impact on neighbours**

The proposed car parking spaces would not cause a loss of residential amenity to the occupiers of the neighbouring properties, in terms of loss of light, loss of outlook and overshadowing.

Therefore the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Objections were raised regarding the proposed 3 additional car parking spaces to Area 1, resulting in the increase of noise and car fumes from the additional vehicle movements. However, it is considered that given that Area 1 is partially an existing car park and it will provide no more than 3 additional car parking spaces, it is not considered to be a detrimental increase and will not result in any significant harm over and above the existing situation.

**7.09 Living conditions for future occupiers**

Not applicable, the proposal would not create additional residential occupiers.

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

It is considered that the proposed development would not result in a level of additional traffic which would have significant detrimental impacts on the operation of the highway network. Nor would the scheme result in unacceptable arrangements in respect of pedestrian and vehicular safety. The Council's Highway Officer has also raised no objection to the proposals.

**7.11 Urban design, access and security**

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

**7.12 Disabled access**

No concerns relating to accessibility are raised given the nature of the proposal. All existing wheelchair ramps will be retained as existing.

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

Not applicable to this application.

**7.14 Trees, Landscaping and Ecology**

The proposed development is not considered to have a detrimental impact upon the landscaping of the area. Although the majority of Area 2 will be occupied by the proposed car parking spaces, Area 1 will still mainly be untouched, as only approximately 93.96sq.m will be lost to the 3 proposed car parking spaces. Furthermore the proposed car parking spaces at Area 1, will extend onto the existing parking area, and as a result will not change the landscape of the area considerably.

Furthermore there are no TPO's on site that will be impacted upon by the proposed car parking spaces.

Approximately 97.05sq.m of recreational area will be retained at Area 2, due to the proposed 7 additional car parking spaces being proposed in the area. This is not considered to have a detrimental impact upon the landscape of the area, as the proposed parking in this area will be an extension to the existing parking area. Furthermore it is considered that this area is not necessarily used by the residents of Cottesmore House as it is overshadowed by the adjacent building.

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

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

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

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

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

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

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

In respect of noise, in principle the extent of use would not give rise to noise or activity which would be sufficient to result in harm to the nearby residential occupiers.

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

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

All comments received have been addressed within the body of this report.

#### **7.20 Planning Obligations**

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

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

Not applicable.

#### **7.22 Other Issues**

None.

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

General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable

### **10. CONCLUSION**

The application seeks planning permission to provide an addition of 10 car parking spaces

to Cottesmore House, at the front and back of the existing building.

Currently both areas provide some parking spaces as well as soft landscaping.

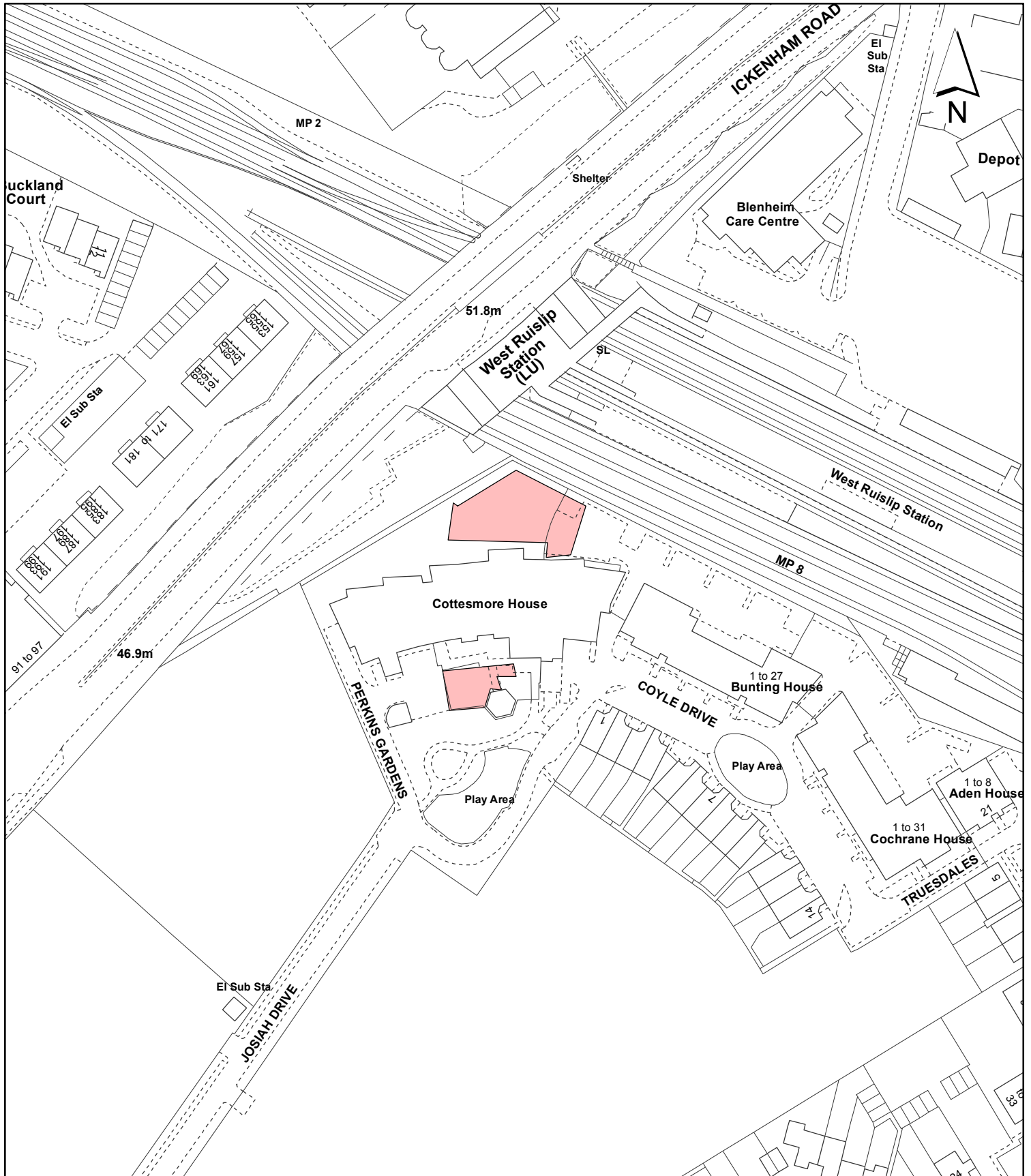
It is considered that the proposal represents an appropriate development, and having considered all material considerations it is recommended that this application be approved.

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

Hillingdon Local Plan Part One - Strategic Policies (November 2012)  
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)  
Supplementary Planning Document HDAS: Residential Extensions (December 2008)  
National Planning Policy Framework (March 2012)

**Contact Officer:** Ayesha Ali

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Cottesmore House  
 Perkins Gardens**

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

Planning Application Ref:  
**71579/APP/2016/402**

Scale:  
**1:1,250**

Planning Committee:  
**North** Page 32

Date:  
**May 2016**



**HILLINGDON**  
 LONDON

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

**Address** 46 DAWLISH DRIVE RUISLIP  
**Development:** Erection of rear conservatory  
**LBH Ref Nos:** 49706/APP/2015/3668  
**Drawing Nos:** DD.46.PL-01 Existing Plans & Elevations  
DD.46.PL-02A Proposed Plans  
DD.46.PL-03A Proposed Elevations

**Date Plans Received:** 02/10/2015      **Date(s) of Amendment(s):**  
**Date Application Valid:** 22/02/2016

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is situated on the south side of Dawlish Road and comprises a two-storey terraced dwelling with an existing single storey rear extension serving a kitchen, a front porch and two parking spaces to the front of the property.

The neighbouring property No.44 Dawlish Road to the west, also a two-storey property, has a single storey rear extension and a rear dormer window. To the east exists 48 Dawlish Road, a two-storey property with a single storey rear extension. Lady Banks School (Junior, Infant and Nursery) is located opposite the application site. 43, 45 and 47 Beverley Road are located to the rear of the site.

The street scene is residential in character and appearance comprising predominantly terraced properties. The site is situated within a developed area as identified in the policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Due to historic enforcement notices at this site, under the scheme of delegation, this application (albeit unrelated to the previous enforcement cases) must be taken to planning committee for determination.

#### 1.2 Proposed Scheme

Planning permission is sought for the erection of a rear conservatory. The conservatory would extend 3.22m from the rear wall of the existing single storey rear extension which itself extends 2.8m from the rear wall of the original house. The conservatory would measure 4.17m at the widest part. The conservatory would be set in 1.35m from the eastern side boundary and 2.61m in from the western side boundary. The conservatory would be 3.52m high at the roof ridge and 2.05m at the eaves.

#### 1.3 Relevant Planning History

49706/A/95/0138      46 Dawlish Drive Ruislip  
Erection of a single-storey rear extension

**Decision Date:** 21-03-1995      Approved      **Appeal:**

49706/APP/2012/1427      46 Dawlish Drive Ruislip

Proposed Satellite dishes to the rear of the dwelling.

**Decision Date:** 31-07-2012      NFA      **Appeal:**

49706/APP/2012/509      46 Dawlish Drive Ruislip

Single storey rear extension, single storey front extension and conversion of existing integral garage to habitable room for use as a bedroom (Part Retrospective)

**Decision Date:** 30-04-2012      Refused      **Appeal:**

49706/APP/2013/1286      46 Dawlish Drive Ruislip

Single storey front extension involving conversion of garage to habitable room (Retrospective)

**Decision Date:** 10-07-2013      Refused      **Appeal:**18-OCT-13      Dismissed

49706/APP/2013/3361      46 Dawlish Drive Ruislip

Single storey front extension involving conversion of garage to habitable room (Part Retrospective)

**Decision Date:** 10-02-2014      Withdrawn      **Appeal:**

49706/APP/2014/2919      46 Dawlish Drive Ruislip

Single storey front extension involving conversion of garage to habitable room (Part Retrospective)

**Decision Date:** 18-11-2014      Refused      **Appeal:**28-MAR-15      Allowed

49706/APP/2014/707      46 Dawlish Drive Ruislip

Single storey front extension involving conversion of garage to habitable room (Part Retrospective)

**Decision Date:** 25-06-2014      Refused      **Appeal:**

49706/APP/2015/1801      46 Dawlish Drive Ruislip

Single storey rear conservatory

**Decision Date:** 17-07-2015      Refused      **Appeal:**

### **Comment on Planning History**

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

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

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

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

Consultation letters were sent to 5 local owners/occupiers and a site notice was displayed. One response has been received:

i) This planning application is too large scale for the property. The resulting property will be more than twice the original size when it was first built and it is not in tune with the character of the area.

ii) The proposed conservatory extends out of the existing rear extension deep into the



garden. This is disproportionate and not in harmony with the surrounding neighbourhood.  
iii) The proposed conservatory will block views.

Officer comments:

These have been discussed elsewhere in this report.

Ruislip Residents Association:

No response received.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.

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

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

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

LPP 3.5 (2015) Quality and design of housing developments

#### **5. MAIN PLANNING ISSUES**

The main planning issues relate to the impact the proposed rear conservatory would have on the character and appearance of the original building and on the residential amenity of the occupiers and neighbours.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the appearance and layout of developments to harmonise with the existing street scene and the surrounding area whilst Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires alterations and extensions to existing buildings to harmonise with the scale, form, architectural composition and properties of the original building. Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that new development within residential areas compliments or improves the amenity and character of the area.

The Council's HDAS: Residential Extensions SPD states that extensions should be

designed so as to appear subordinate to the original house and should not protrude too far out from the rear wall of the original house in order to ensure that the proposed extension would not block daylight and sunlight received by neighbouring properties. Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on terraced houses with a plot measuring 5m wide or more should be no more than 3.6m deep from the rear wall of the original house. Secondary extensions added to existing extensions are likely to exceed the depth limit and may not be in character with the original house.

The application property has previously been extended 2.8m beyond the rear wall of the original house. The proposed conservatory would extend 3.22m from the rear wall of the existing single storey rear extension. As such, the proposed conservatory would exceed the maximum depth guidance and so would not appear as a subordinate addition to the property.

In regards to roof height, the Council's HDAS: Residential Extensions SPD states that extensions with pitched roofs should not exceed 3.4m at its highest point. The proposed conservatory would have a pitched roof with a ridge height of 3.52m; due to the additional design features the proposed conservatory would be 3.8m at its highest point. The proposed conservatory would therefore exceed the recommended height set out in the Council's HDAS: Residential Extensions SPD. Additionally, the roof ridge of the proposed conservatory would project 0.38m above the flat roof of the existing rear extension. It is therefore considered that the proposed conservatory would not appear as subordinate to the original dwelling due to its overall height and projection above the existing rear extension, thereby causing harm to the character and appearance of the dwelling.

Policies BE20 and BE21 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD seek to ensure that new buildings and extensions maintain and allow adequate levels of daylight and sunlight to penetrate into and between them. New developments should comply with the 45 degree principle. Furthermore these policies state that planning permission will not be granted for new buildings and extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. Furthermore, Paragraph 6.12 of the Council's HDAS: Residential Extensions SPD requires a 21m separation distance between habitable rooms to ensure no loss of privacy would occur.

The proposed conservatory would comply with the 45 degree principle and would not result in loss of daylight/sunlight to the neighbouring properties. The conservatory would also comply with the 21m separation distance from habitable room windows of the properties located at the rear of the site. It is considered that the proposed conservatory would not cause harm to residential amenity through the loss of daylight/sunlight or privacy, in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts SPD.

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to ensure that adequate external amenity space is retained for residential properties. The existing garden is over 100sq.m and so the proposal would not impact on the amount of external amenity space for the dwelling, thereby complying with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed conservatory, due to its overall depth and height would be harmful to the character and appearance of the original dwelling and the surrounding area, and so would not comply with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore recommended for refusal.

## 6. **RECOMMENDATION**

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

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

The proposed rear conservatory, by reason of its size, scale and depth would result in a visually intrusive and discordant development harmful to the architectural composition, character and appearance of the original dwelling and the surrounding area. Therefore the proposal would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD.

## **INFORMATIVES**

- 1 Article 35: In accordance with the provisions of the NPPF, the Local Planning Authority actively seeks to work proactively with the applicants to secure a development that improves the economic, social and environmental conditions of the area. In this instance the applicant has chosen not to obtain pre-application advice and has presented an application that fails to meet the Council's published guidance.

## **Standard Informatives**

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

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

**Contact Officer:** Katherine Mills

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**46 Dawlish Drive  
Ruislip**

Planning Application Ref:

**49706/APP/2015/3668**

Planning Committee:

**North** Page 39

Scale:

**1:1,250**

Date:

**May 2016**

**LONDON BOROUGH  
OF HILLINGDON**

**Residents Services  
Planning Section**

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



**HILLINGDON**  
LONDON

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

**Address** 38 ELGOOD AVENUE NORTHWOOD

**Development:** Part two storey, part single storey rear extension

**LBH Ref Nos:** 8469/APP/2015/3883

**Drawing Nos:** HH01-SM-10-15  
HH02-SM-10-15  
HH03-SM-10-15  
HH04-SM-10-15  
HH05-SM-10-15  
HH06-SM-10-15  
HH07-SM-10-15  
HH08-SM-10-15  
HH09-SM-10-15

**Date Plans Received:** 19/10/2015

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

**Date Application Valid:** 30/10/2015

### 1. CONSIDERATIONS

#### 1.1 Site and Locality

The application site is located on the western side of Elgood Avenue and comprises a large detached two storey house. The property is brick built with a hipped roof and has an existing two storey side extension and has a single storey extension and glass conservatory to the rear. The property benefits from good sized front and rear landscaped gardens, with parking provision for 2 cars.

The street scene is residential in character and appearance comprising mainly large detached properties.

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

This application has been requested to be considered by Committee by the Ward Councillor.

#### 1.2 Proposed Scheme

The application seeks permission for a part two storey, part single storey rear extension.

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

None

### 2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

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

- Original Application:

The following neighbours were consulted for a period of 21 days expiring on the 24 November 2015 as follows: -

- Ellesselle
- 40 Elgood Avenue
- 36 Elgood Avenue

One response was received from the neighbours outlining the following concerns:

- The proposal fails to maintain sufficient separation between neighbouring properties, detrimental to the character and appearance of the ASLC
- 38 and 40 would have more appearance of being semi-detached houses from the rear view
- Loss of views and sun light
- Over bearing and visually intrusive
- Loss of outlook
- The view from the rear of no.40 would be roof and brick walls
- Not subordinate in scale or proportion of the main property and fails to harmonise with the design, scale and architectural integrity of the original dwelling
- The proposal would give clear views into the conservatory and the rear garden of no.40 contrary to the Human Rights Act (right to respect private and family life)
- Contravenes the 45 degree line of site from a bedroom
- Nos 38 and 40 are already joined at the ground floor and there are concerns regarding possible damage and structural integrity
- The roof of the single storey element would be higher than the current felt roof which would be obstructive and add to the impact of having semi-detached properties

Applicant Response:

- The existing context is unique as the property is already built up to the boundary
- At 5m in depth this would match the rear building line of no. 40 and as a result there would be no impact as light, views and windows remain unaffected
- The current imposing building of no. 40 along the boundary on the ground floor reduces the enjoyment of the applicants property and garden, the extension will seek to ensure the rear bedroom windows once again retain their 45 degree rights
- On the side with no. 36 the extension is only 3m deep in line with HDAS and will level the rear elevation which will look far better architecturally
- There would be no increase of visual terracing as the existing property already extends to the boundary
- The proposal will address the issue with the gutter and foundation

Officer Response: Issues regarding damage and structural integrity are covered within the Part Wall Act and are not planning considerations. All other aspects are addressed within the body of the report. With regard to the Human Rights Act, case law has determined that impact on residential amenity is not necessarily a Human Rights matter, as proportionality and wider concerns are to be taken into account.



Northwood Residents Association: No response has been received

Northwood Hills Residents Association: No response has been received

Gatehill (Northwood) Residents Association: The design shows a 5m deep ground floor extension. Part of the two storey extension is on the side boundary with no.40 and not set back 1.5m, so not in accordance with HDAS. The proposed ground floor roof sheds rainwater right on the boundary.

Trees/Landscape: Acceptable

Conservation and Urban Design: The design, in particular the roof form raises concerns. I object to this application.

- Amended Application

Following the receipt of amended plans, neighbours were re-consulted for a period of 21 days expiring on the 14 April 2016.

One response was received from the neighbour confirming that their original concerns (as summarised above) remain.

Northwood Residents Association: No response has been received

Northwood Hills Residents Association: No response has been received

Gatehill (Northwood) Residents Association: No response has been received

Trees/Landscape: Acceptable

Conservation and Urban Design: The amended design does represent an improvement and the extension would now be less visible in wider public views. On balance there is now no objection.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

## 5. MAIN PLANNING ISSUES

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

### - Design

It is proposed to erect a part two storey and part single storey rear extension across the whole width of the dwelling, levelling the rear elevation and incorporating the existing two storey and single storey rear projections. The two storey element has maximum depth of 3m with (as per the amended design) a hipped roof covering part of the first floor element and a flat roof section infilling between it and the existing hipped roof projection over the existing two storey rear extension. The single storey element extends a further 2m and has a mono pitch detail of 3.25m in height. HDAS advises that extensions should be designed to appear subordinate to the original dwelling and for a single storey rear extension a depth of 4m with a height for a pitched roof not exceeding 3.4m would be acceptable. It also advises that two storey rear extensions will only be allowed where there is no significant over dominance. The overall depth of the extension where it is adjacent to the boundary with no.40 exceeds the guidance by 1m, however given this is a large property in a good sized plot; it is not considered that the proposed extension at that depth would be out of keeping with the character of the building.

The proposed two storey element results in an atypical roof form which is compounded by the angled side elevation the existing house has to the adjacent number 40. The amendments to the design of the scheme have pulled in the first floor side elevation of the extension in from the boundary creating a visual break in the building line and reducing the visual impact in terms of any oblique views available from the street scene. The first flat roof section of the roof is sandwiched between the existing hipped roof and a new hipped roof and therefore would not be prominent visually. The proposed roof form does represent the benefit that it minimises the overall bulk and scale of the first floor extension. Verbally comments have been received from the Council's Conservation officer who confirms that the changes made are sufficient to allow her to withdraw her previous objections.

Concern has been raised that the proposed two storey extension right up to the boundary would not maintain the 1.5m gap as required by HDAS and Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). However this property, uniquely for the area, already sits on the boundary with no. 40 and the proposed extension

would not result in any additional closing of the gaps between the properties that already exist.

The proposed works are located to the rear of the building and, with the changes made, would have a very limited impact on any views available from the more public areas to the front of the property. It is therefore considered that the proposal would respect the character of the Area of Special Local Character and accord with Policies, BE5, BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Sections 3.0 and 6.0 of HDAS: Residential Extensions.

- Impact on residential amenity

Concern has been raised by the occupiers of no. 40 over the impact of the development on the amenity of their property, including the loss of light, overbearing and compromising of the 45 degree line of site from their windows. This property sits to the south of the application site and is set deeper in the plot. It also benefits from a large single storey rear and side extension which extends to the boundary with the application site. The proposed extension is set back 1.95m from the rear elevation of the existing neighbouring extension and the first floor element does not extend beyond the rear of the wall of the main dwelling.

In relation to number 36 located to the north, the properties are set apart by 3.4m and the extension includes just 1m at first floor level and 2m at the ground floor.

The proposed extensions do not harm the 45 degree line of site and are not considered to significantly harm the residential amenities of the occupiers of the adjoining detached properties from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. As such, the proposal is in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

- Other matters

Given the the existing property is built on the shared boundary line with number 40, there has been a concern araised regarding any degree of encroachment that may occur onto the neighbouring land. The application has provided further detailed drawings to show elements such as the gutter to seek to demonstrate that these are contained with the site.

Importantly, the applicant has served notice on the adjoining landowner and completed Certificate B on the planning application form. This means that the Council can proceed determine the application without hinderance as all landowners are aware of the proposals. Any planning permission granted would not oversail any private property rights or any rights the neighbour has to protect their own private interests for example through the provisions of the Party Wall Act.

Paragraph 5.13 of HDAS: Residential Extensions requires sufficient garden space to be retained as a consequence of an extension. The property benefits from a good sized rear garden and adequate garden space would be retained.

There is no impact on parking provision as a result of this proposal.

**6. RECOMMENDATION**

**APPROVAL subject to the following:**

**1** HH-T8 Time Limit - full planning application 3 years

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** RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers HH01, HH02, HH03, HH04, HH05, HH06, HH07, HH08, and HH09 as revised on the 19 February 2016 and shall thereafter be retained/maintained for as long as the development remains in existence.

**REASON**

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

**3** HO4 Materials

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

**REASON**

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

**INFORMATIVES**

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

**Standard Informatives**

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
  - build on the boundary with a neighbouring property;
  - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
- B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

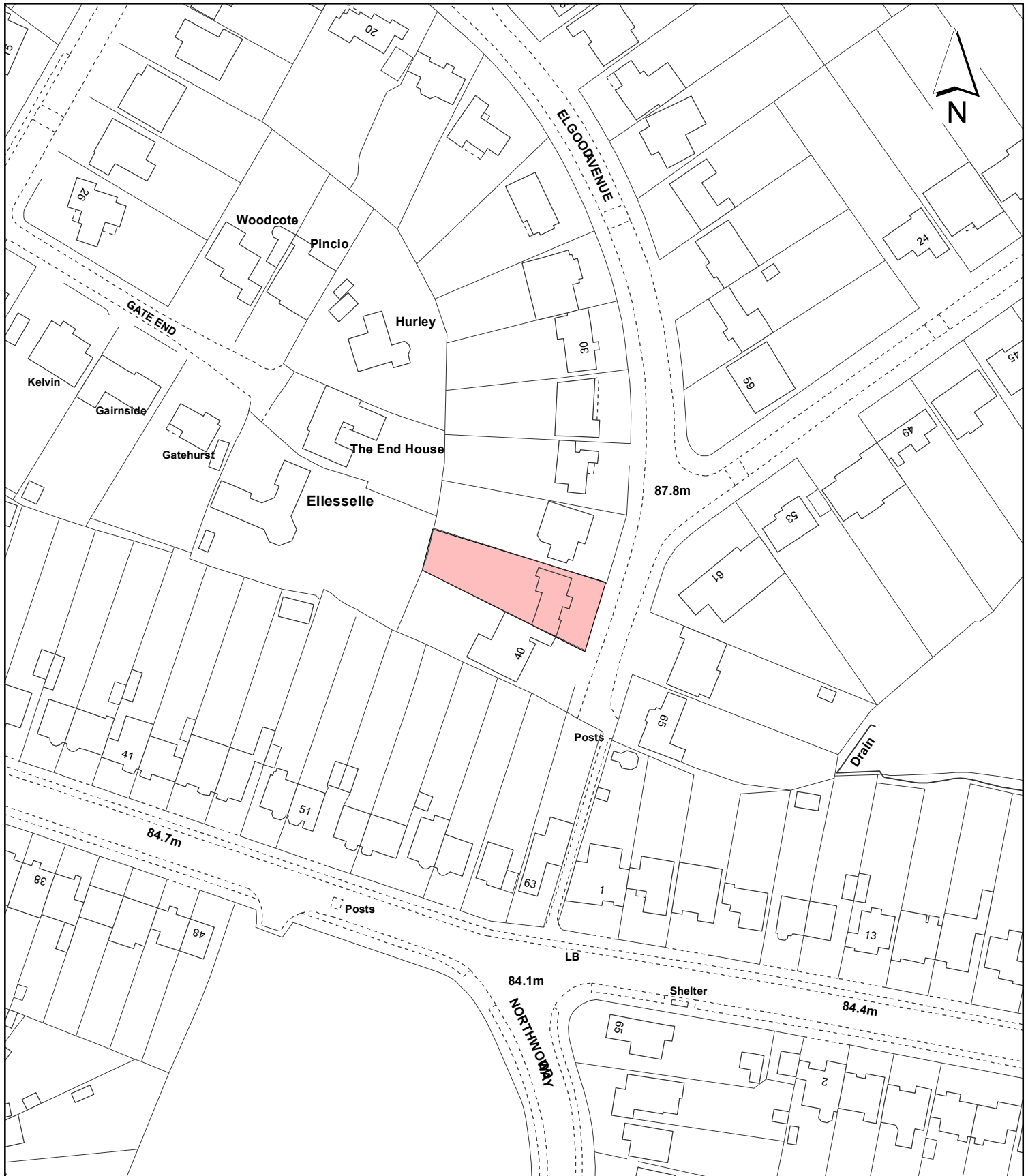
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

**Contact Officer:** Liz Arnold

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

For identification purposes only.  
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Site Address:

**38 Elgood Avenue  
 Northwood**

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

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

Planning Application Ref:

**8469/APP/2015/3883**

Scale:

**1:1,250**

Planning Committee:

**North** Page 50

Date:

**May 2016**



**HILLINGDON**  
 LONDON



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

**Address** PEMBROKE HOUSE PEMBROKE ROAD RUISLIP

**Development:** Erection of detached building to accommodate refuse storage at ground floor and office accommodation above

**LBH Ref Nos:** 38324/APP/2016/407

**Drawing Nos:** P.02  
P.04  
P.05  
P.06  
P.01  
B.01  
L.01  
P.03  
P.07  
Planning Statement

**Date Plans Received:** 02/02/2016

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

**Date Application Valid:** 02/02/2016

### 1. **SUMMARY**

This application seeks consent for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above. The proposed building will be located in the north west corner of the site and is approximately 11 metres in length at its longest part on the western boundary and 6 metre in depth. The building will be approximately 2.55 metres to the eaves and 5.3 metres overall in height.

The proposed building by reason of its unacceptable height, scale, size, form and siting is considered to appear visually at odds with the established pattern, scale, form and design of backland development within the surrounding area, and would be detrimental to the character, appearance and setting of the adjacent Conservation Area and Area of Special Local Character.

Further, by reason of the buildings height and siting, it would appear visually intrusive when viewed from the residents in Pembroke House, and would result in a loss of amenity space for these units, to the detriment of their amenities. The proposal thereby fails to comply with the Councils adopted policies and guidance.

### 2. **RECOMMENDATION**

**REFUSAL for the following reasons:**

#### 1 NON2 **Scale and siting**

The proposed building by reason of its size, scale, form, bulk, design and siting, would result in an incongruous addition, that would be out of character with the established pattern, scale and design of backland development within the area and result in an unacceptable loss of amenity space for the adjacent flats. Further, by reason of its overall size, scale, bulk and siting, the proposed building would also have a visually detrimental impact on the character and appearance of the locality and setting of the adjacent

Conservation Area and Area of Special Local Character. The scheme would thereby be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

**2 NON2 Impact to neighbours**

The proposed building, by reason of its siting, scale and form, would be visually intrusive to the amenities of the occupants of Pembroke House, and result in the further development of land designated as amenity space to the detriment of their amenities and living conditions. The proposal would thereby conflict with policies BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and BE21 and BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (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 (2015) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
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.

**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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of

State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

### 3. CONSIDERATIONS

#### 3.1 Site and Locality

The application site is located on the northern side of Pembroke Road. It is situated immediately to the rear of Pembroke House and the proposed building would be located in the north western corner of the car park to the rear of the main building. Pembroke House is a partly four and five storey detached property and former office building fronting Pembroke Road. All floors of the building have consent for their conversion to residential under either the prior approval process or planning/appeal.

The proposed development site falls adjacent to two heritage assets, the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC). Although Pembroke House is a later intrusion within the street scene, to the rear of the site, it is characterised by well planted rear gardens. This part of the area includes housing development following the introduction of the railways in 1904 and a proposed urban expansion for a Garden Suburb. The immediate surrounding area is characterised by inter and post war properties and the rear of the commercial units on Ruislip High Street.

The site lies within Ruislip Town Centre and the Developed Area as identified within the Hillingdon Local Plan Part 2.

#### 3.2 Proposed Scheme

This application seeks consent for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above. The proposed building will be located in the north west corner of the site and is approximately 11 metres in length at its longest part on the western boundary and 6 metre in depth. The building will be approximately 2.55 metres to the eaves and 5.3 metres overall in height.

The proposed building would have a mansard roof and proposes dormer windows in the eastern elevation of the building fronting the car park.

This scheme follows a refused application for similar on the site. The main differences between this current application and the previously refused scheme are summarised in section 3.3 of this report.

#### 3.3 Relevant Planning History

38324/APP/2011/786 Pembroke House, 5 - 9 Pembroke Road Ruislip

Part conversion from retail/offices (Use Class A1/B1) to 6 x two-bedroom flats and 3 x three-bedroom flats with associated parking, amenity space, cycle store and bin store, alterations to elevations, new fenestration to upper floors, demolition of existing external fire escape and alterations to existing vehicular crossover.

**Decision:** 20-12-2011 Approved

38324/APP/2013/2763 Pembroke House, 5 - 9 Pembroke Road Ruislip

Change of use from B1 (office) to residential (C3) (Application for Prior Approval under Schedule Part 3 Class J of the The Town and Country Planning (General Permitted Development) Order 1995 (as amended))

**Decision:** 13-11-2013 PRN

38324/APP/2014/2680 Pembroke House Pembroke Road Ruislip

Two storey building to rear for use as office space and storage involving installation of railings and gates

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

**Appeal:** 02-10-2015 Part Allowed

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

There have been a number of planning applications of relevance to the consideration of this scheme and additionally appeals relating to enforcement notices and decisions, which form material considerations in the consideration of this application. The most relevant are summarised below:

Application 38324/APP/2014/2680 refused consent for the erection of a two storey building to rear for use as office space and storage involving installation of railings and gates. The application was refused for the following reasons:

1. The size, scale, bulk, width and design of the building was considered to result in an incongruous addition, detrimental to the character of the conservation area and street scene;
2. The scheme failed to provide adequate car parking and cycle parking for the existing uses within Pembroke House and the proposed development;
3. The proposal resulted in a loss of amenity space for the existing users within Pembroke House and the proposed development;
4. The railings to the front and side, by reason of their length and design were considered detrimental to the visual amenity of the street scene.

This decision was appealed and allowed in part.

The appeal was allowed insofar as it related to the railings and gates along the boundary to the front and side of the site, as these were not considered to harm the character and appearance of the locality.

The appeal was dismissed in relation to the erection of the two storey building in the rear of the site. The Inspector made the following comments in relation to this building:

1. The building would be noticeable from adjoining properties because of its height and scale and its siting would reduce the visual gap between Pembroke House and the adjacent properties;
2. The siting would have an awkward relationship with Pembroke House because of its design and would be visually intrusive;
3. The building would appear out of keeping with the urban settlement pattern because of its rearward positioning;
4. The building would occupy the 'refuge' area, and the Inspector considered that given there was so little amenity space within the site, it would be detrimental to the amenities of residents if this was lost;

5. 21 car parking spaces were provided within the site for both the existing and proposed development, and the Inspector considered that the number of parking spaces, layout and 10 cycle parking spaces were sufficient for the site and no objection was upheld.

The main differences between this current application and the previous application on the site is as follows:

1. The length of the building has been reduced by approximately 1.7 metres but its depth has increased by approximately 1 metre;
2. The design of the building has altered to remove the flat roof and replace this with a mansard roof with dormers. The single storey element of the building has been removed and the building extends at two storey against both boundaries;
3. The overall height has been reduced by approximately 200mm;
4. The parking layout of the building has been altered to remove one space from the parking area along the northern boundary of the site and add a space to the central block of car parking spaces.

#### **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.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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.

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

**5.1** Advertisement Expiry Date:- **9th March 2016**

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

## **6. Consultations**

### **External Consultees**

31 residents were notified of the application and a site notice displayed.

Two comments were received in response to this consultation which raised the following concerns:

1. The height and bulk of the building adjacent to the boundary with Brickwall lane properties has increased, which is a material consideration;
2. Red brick would not be in keeping as the owner painted the original 5 storey building cream;
3. The screening between the application site and Brickwall Lane properties has been harmed and removed significantly in places, the privacy of these properties is thereby affected.

The Ward Councillor requested that the application be referred to the planning committee for determination.

### **Internal Consultees**

Conservation (summarised):

- The revised scheme proposes a two storey building of a similar floor area to the previous, and very slightly lower in height. The building is positioned immediately adjacent to the back gardens of the residential properties in Brickwall Lane.
- The upper storey has a very steep 'mansard' of over 75 degrees, which would give it a top heavy appearance and be at odds with the traditional roof pitches in the surrounding areas.
- The previous refusal reasons are still relevant to this application. The roof design and relocation are just as incongruous and damaging to the character and appearance of the wider area.

Highways:

- The site has good public transport accessibility (PTAL=4).
- One parking space is lost on site, and 21 car park spaces will be retained for the 19 flats and 1 car park space will be allocated to the Office use.
- There are no highway objections to these proposals.

## **7. MAIN PLANNING ISSUES**

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

The site is located to the rear of Pembroke House, a former office now converted to residential accommodation. In terms of the principle of a building in this location, the Councils adopted policies and guidance, do not preclude the erection of a building operating as an office.

However, the adopted policies, specifically policy BE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE4, BE13 and OE1 of the Hillingdon Local Plan: Part Two - Saved Policies state that all development should achieve a high quality of design in all new buildings, which enhances the distinctiveness of the area. Development that fails to harmonise with the existing street scene or other features of the area will not be permitted. The later sections of this report will assess the impact of the building on the surrounding area in more detail, however, for the most part, the proposed building, by reason of its siting, design, size and scale, is considered to appear out of keeping with the pattern of development.

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

Not applicable to the consideration of this application.

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

The proposed development site falls adjacent to two heritage assets, the Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC).

Policy HE1 of the Hillingdon Local Plan: Part One - Strategic Policies Policies states that the Council will conserve and enhance BE4 of the , states that new development within or on the fringes of conservation areas, will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

Whilst the site is located to the rear of Pembroke House, it was acknowledged by the Inspector that given the proposed location of the building in the north west corner, it would be noticeable from adjoining properties and surroundings, because of its overall scale and height.

The siting of the proposed building has not altered significantly and the overall height has been reduced by only 200mm. The building proposed would therefore be highly prominent in view from the surrounding area as a result of its design, form, scale and siting. Such additions of the scale proposed within this application, are not commonplace within the immediate area and the development would be out of character with the single storey development that does exist and general pattern of development.

Overall, the scheme is not considered to preserve the character and appearance of the locality and would thereby harm the setting of the adjacent Conservation Area and Area of Special Local Character.

#### **7.04 Airport safeguarding**

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

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

Policy 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.

There are commercial properties within the locality, however the area immediately surrounding the site is residential.

Within the appeal decision, the main conclusions of the Inspector as to why the building was unacceptable, related specifically to the height, size, scale, bulk and mass of the building, and its location being out of keeping with the pattern of development in the surrounding area.

The height of the building has been reduced by approximately 200mm and the design altered to propose a building with a mansard roof, which is over 75 degrees in pitch. Whilst the design and detailing of the proposed building might be considered more in keeping with the overall style and design of development in the surrounding area, there are still concerns with the overall height, scale, massing and siting of the building.

The Inspector considered that the siting of the building previously proposed would "...appear out of keeping with the urban settlement pattern because of its rearward positioning", and it was concluded that the design and location would be harmful to the character and appearance of the locality, and adjacent Conservation Area and Area of

Special Local Character. It is noted that within the surrounding area, buildings in gardens/rear courtyards are evident, however these are all predominantly single storey buildings. The building within this scheme is proposed within the north west corner of the site, but the design has been altered to remove the single storey element and set the upper floor element against the site boundaries.

This application proposes a two storey building, of a similar height and scale to the refused scheme. Whilst the first floor element has been moved further to the rear of the site, the massing of this has increased, as the building is now proposed at a height of 5.6 metres for its full length (11m). When viewed within the context of the site and surrounding area, the building would be out of scale with existing backland buildings, and disrupt the established pattern of development to an unacceptable degree.

Further, the building proposed would be highly prominent in views from the adjoining properties as a result of its height, form and scale. The proposed design, with a steep mansard roof, has done little to reduce the bulk and massing of the building, and the form of the roof is such that this appears as a top heavy addition on the building, visually at odds with the character and scale of development within other rear gardens in the area. Overall, it is considered that the concerns of the Inspector have not been overcome within this application and the proposal is contrary to the Council's adopted policies and guidance.

#### **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.

The proposed building is located in the far north western corner of the existing car park serving Pembroke House. It is situated immediately adjacent to the boundary with 2 and 2a Brickwall Lane and 149-151 High Street. The refused scheme had a single storey element that was 2.1 metres in height adjacent to the rear of the Brickwall Lane properties, increasing to 5.7 metres in height, 5 metres from the northern boundary. Given such, no objection was raised within the application to the impact of the proposal on the amenities of the adjacent occupiers. The new proposal seeks to erect a building 5.6 metres in height located immediately adjacent to the boundaries of the Brickwall Lane properties and High Street.

The proposed building would be located approximately 20 metres from the rear elevations of the Brickwall Lane properties. Concern has been raised by the residents of these properties, that the proposal would result in a loss of privacy and the height and bulk has increased on the boundary. The design of the building is such that there are no windows proposed in the north facing elevation, the main windows are located in the eastern elevation fronting the car park. Furthermore, there is a dense tree screen at the bottom of the gardens of the Brickwall Lane properties, which would screen the proposed development from these units. Overall, given the surrounding site circumstances and location of the windows within the site, it is not considered that the proposed building would give rise to an unacceptable loss of privacy or light to the adjoining occupants, nor appear unduly overbearing or visually obtrusive to these occupants.

No objection was raised previously to the impact of the proposal on the residents of Pembroke House and residential flats above the commercial units to the west of the site. Notwithstanding such, whilst the overall length of the building has decreased, the massing



at first floor level has increased, with the full length of the building (11m) being at a height of 5.6 metres (a length of 8.5 metres was proposed at first floor level previously).

It is understood from looking at the floor plans and marketing material for some of these flats, that some have their only outlook to the rear of the site. Whilst the erection of the building would not give rise to an unacceptable loss of light to any of these units, there are concerns with the overall size and scale of the building and impact on these residents, by virtue of their visual amenity. The building would be located approximately 13 metres from the rear of Pembroke House and by reason of the unacceptable scale, bulk and massing of the building, is considered to appear visually intrusive and unduly dominant to the occupants of Pembroke House.

To the west of the application site are the commercial properties along the High Street. Residential properties exist above these units, specifically 149 High Street and Cheyne Court (to the rear of 129-147 High Street). Given the location of the residential units and distance from the proposed development, it is not considered that the proposal would appear unduly visually intrusive to these occupants. The impact on these residents is therefore considered acceptable.

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

Not applicable to the consideration of this application.

Reference was made within the appeal decision to the loss of a 'refuge' area and the Inspector raised concern that as there was very little amenity space within the rest of the site, that the loss of this space would have a detrimental impact on the amenities of the residents of the flats (Pembroke House). It is noted that in order to increase the parking provision for the site, private amenity space for Pembroke House as was required by condition 11 of planning approval 38324/APP/2011/786 has been lost. This condition sought outdoor amenity areas as shown on the approved plans (including balconies where these are shown to be provided) to be made available for the use of residents of the development, and thereafter retained as such.

The applicants state that the 'refuge' area was mistakenly interpreted as amenity space, however given that there is no space designated within the site for amenity for the flats, this area presents one of the only spaces where any amenity could be provided. It is therefore considered that all available space for amenity would be lost, which would be detrimental to the occupants of Pembroke House, and in breach of the requirements of planning condition 11 of application 38324/APP/2011/786.

#### **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.

The site is located in PTAL 4 (good accessibility). 22 car parking spaces were previously proposed for the site, to which no objection was raised by the Inspectorate. One parking space is lost on site as a result of the proposed development, and the parking layout has been altered to add one space to the central parking block. 21 car park spaces will be

retained for the 19 flats within Pembroke House, and 1 car park space will be allocated to the Office use.

The scheme has been reviewed by the Councils Highways Officer and no objection is raised to the proposed development.

**7.11 Urban design, access and security**

Urban design has been assessed within section 7.07 of the report.

**7.12 Disabled access**

Not applicable to the consideration of this application.

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

Not applicable to the consideration of this application.

**7.14 Trees, Landscaping and Ecology**

The scheme is not considered to have a detrimental impact on trees within the site.

As noted in section 7.09, the proposed building would reduce the amenity space/or areas where soft landscaping, required as part of application 38324/APP/2011/786, could be provided within the site.

**7.15 Sustainable waste management**

Not applicable to the consideration of this application.

**7.16 Renewable energy / Sustainability**

Not applicable to the consideration of this application.

**7.17 Flooding or Drainage Issues**

There are no flooding or drainage issues associated with this application.

**7.18 Noise or Air Quality Issues**

There are no noise or air quality issues associated with this application.

**7.19 Comments on Public Consultations**

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

**7.20 Planning Obligations**

Not applicable to the consideration of this application.

**7.21 Expediency of enforcement action**

Not applicable.

**7.22 Other Issues**

There are no other issues for consideration with this application.

**8. Observations of the Borough Solicitor**

General

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

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

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

#### Planning Conditions

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

#### Planning Obligations

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

#### Equalities and Human Rights

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

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

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

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

Not applicable to the consideration of this application.

#### **10. CONCLUSION**

The proposed building by reason of its unacceptable height, scale, size, form and siting is considered to appear visually at odds with the established pattern, scale and design of backland development within the surrounding area, and would be detrimental to the character, appearance and setting of the adjacent Conservation Area and Area of Special Local Character. Further, by reason of the buildings height and siting, it would appear visually intrusive when viewed from the residents in Pembroke House, and would result in a

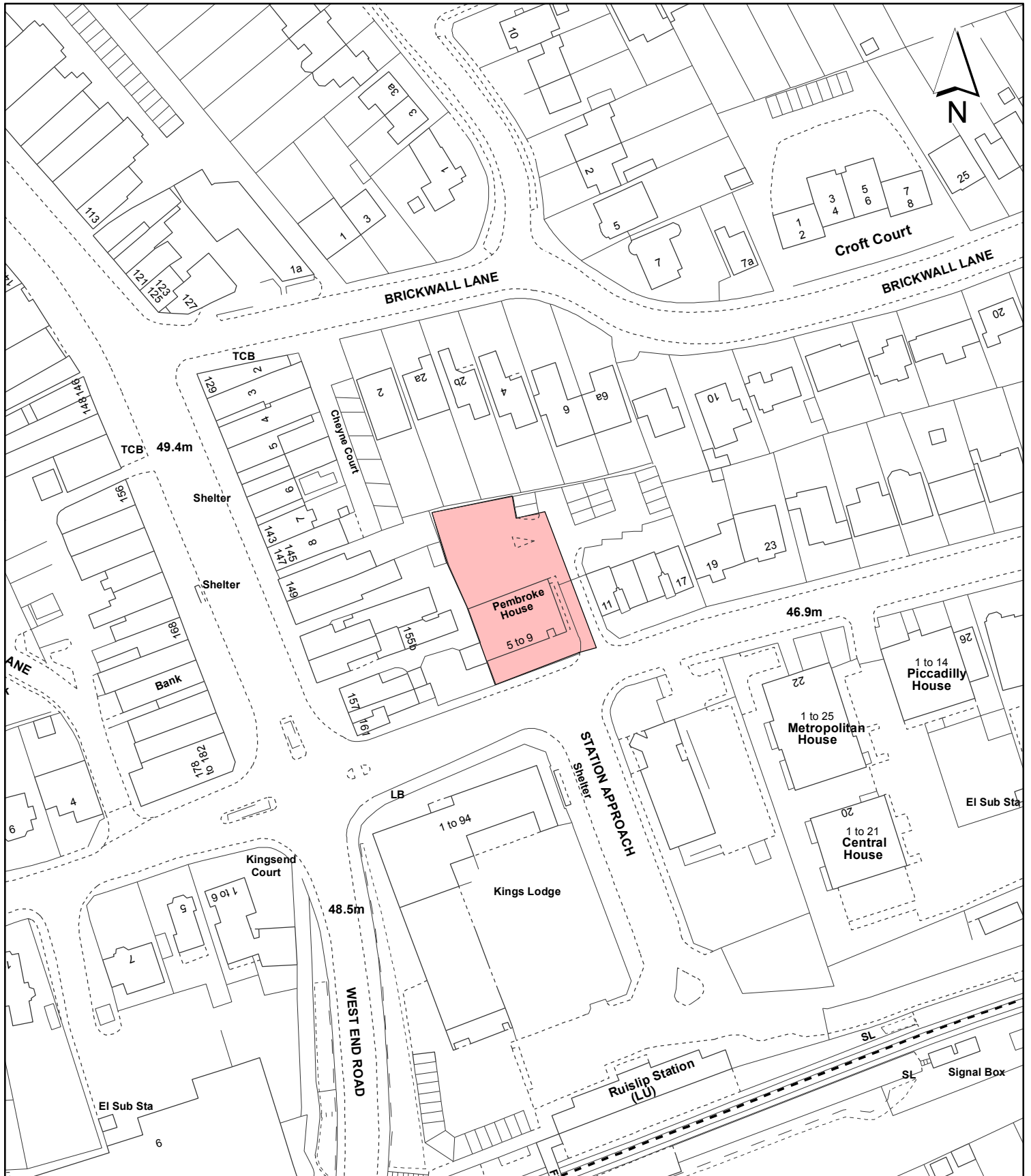
loss of amenity space for these units, to the detriment of their amenities. The proposal thereby fails to comply with the Councils adopted policies and guidance.

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

Hillingdon Local Plan Part 1 - Strategic Policies  
Hillingdon Local Plan Part 2 - Saved Policies  
The London Plan (2015)  
National Planning Policy Framework.

**Contact Officer:** Charlotte Goff

**Telephone No:** 01895 250230



**Notes:**

 Site boundary

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Site Address:

**Pembroke House  
Pembroke Road  
Ruislip**

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

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

Planning Application Ref:

**38324/APP/2016/407**

Scale:

**1:1,250**

Planning Committee:

**North** Page 63

Date:

**May 2016**



**HILLINGDON**  
LONDON

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# Plans for North Applications Planning Committee

Wednesday 11th May  
2016



HILLINGDON  
LONDON



INVESTOR IN PEOPLE

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

**Address** 17 THE AVENUE ICKENHAM  
**Development:** Single storey outbuilding to rear for use as a workshop involving demolition of existing timber shed (Retrospective)  
**LBH Ref Nos:** 71616/APP/2016/553

**Date Plans Received:** 11/02/2016      **Date(s) of Amendment(s):**  
**Date Application Valid:** 24/02/2016



Notes:

Drawing List

- 17TH-001 Existing Plan
- 17TH-002 Proposed Plan
- 17TH-003 Proposed Details
- 17TH-004 Location Plan
- 17TH-101 Existing Elevations
- 17TH-102 Proposed Elevations

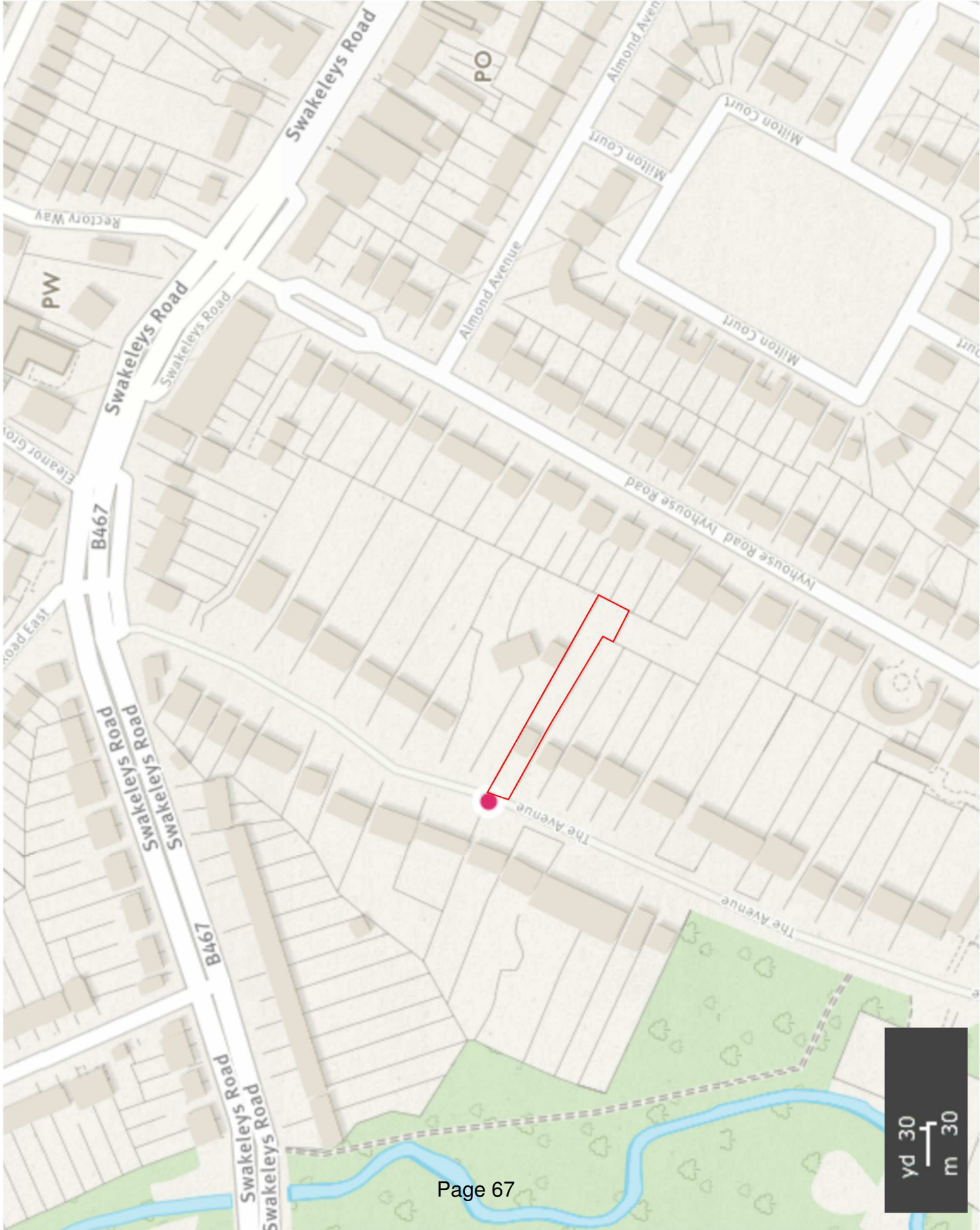
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 Ickenham  
 Uxbridge  
 UB10 8NR  
 0776757197

SITE:  
 17 The Avenue  
 Ickenham  
 Uxbridge  
 UB10 8NR

TITLE:  
 Outbuilding Replacement  
 Location Plan

SCALE: AS AT	DATE: 05/02/16	DRAWN: LJ	CHECKED: -
PROJECT NO:	NA	DRAWING NO:	17TH-004
		REVISION:	A



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Drawing List

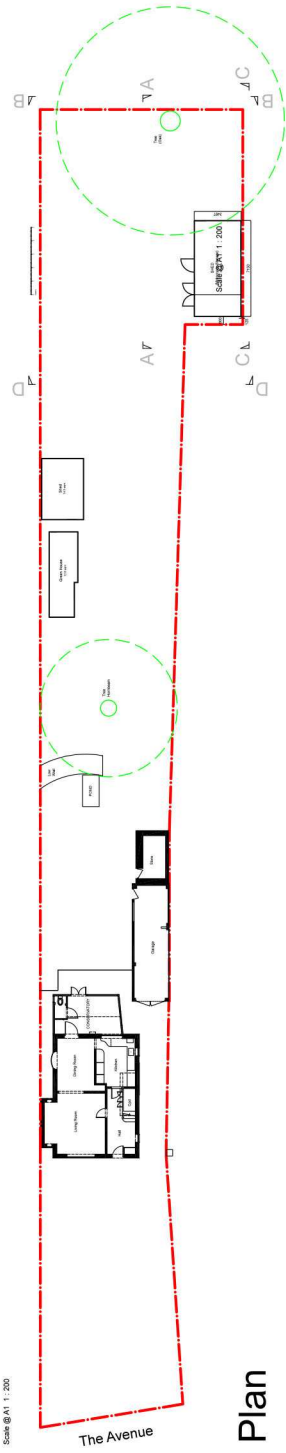
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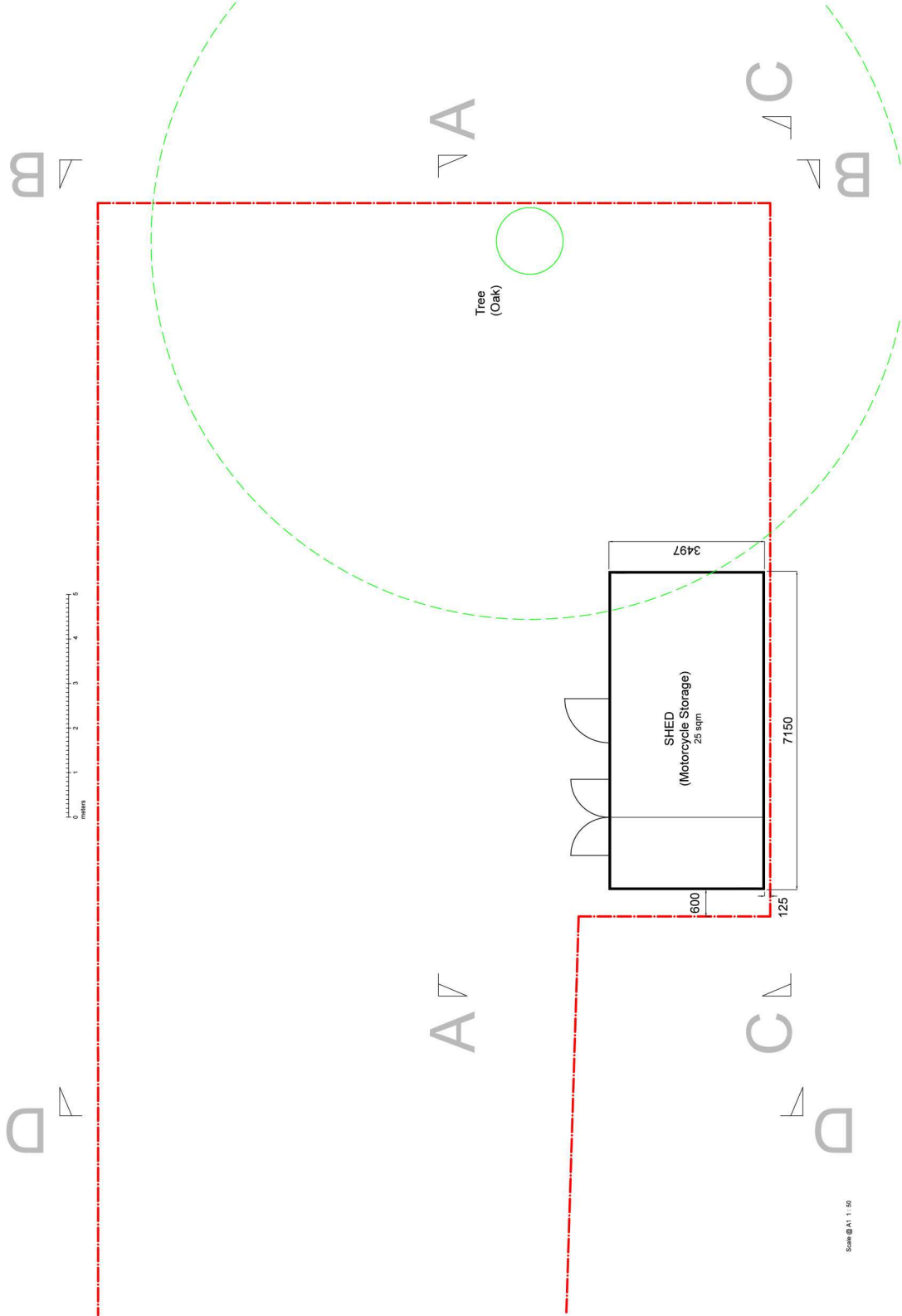
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SITE:  
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 Uxbridge  
 UB10 8NR

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# Existing Site Plan



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Drawing List

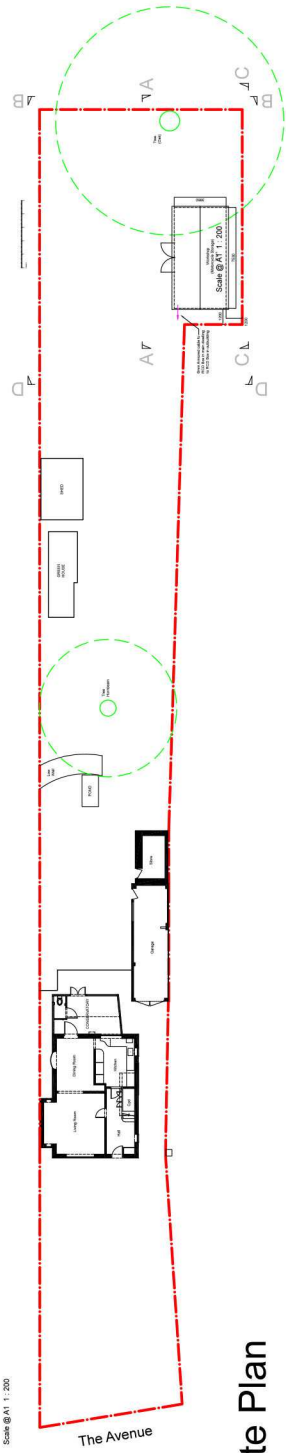
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- 17TH-102 Proposed Elevations

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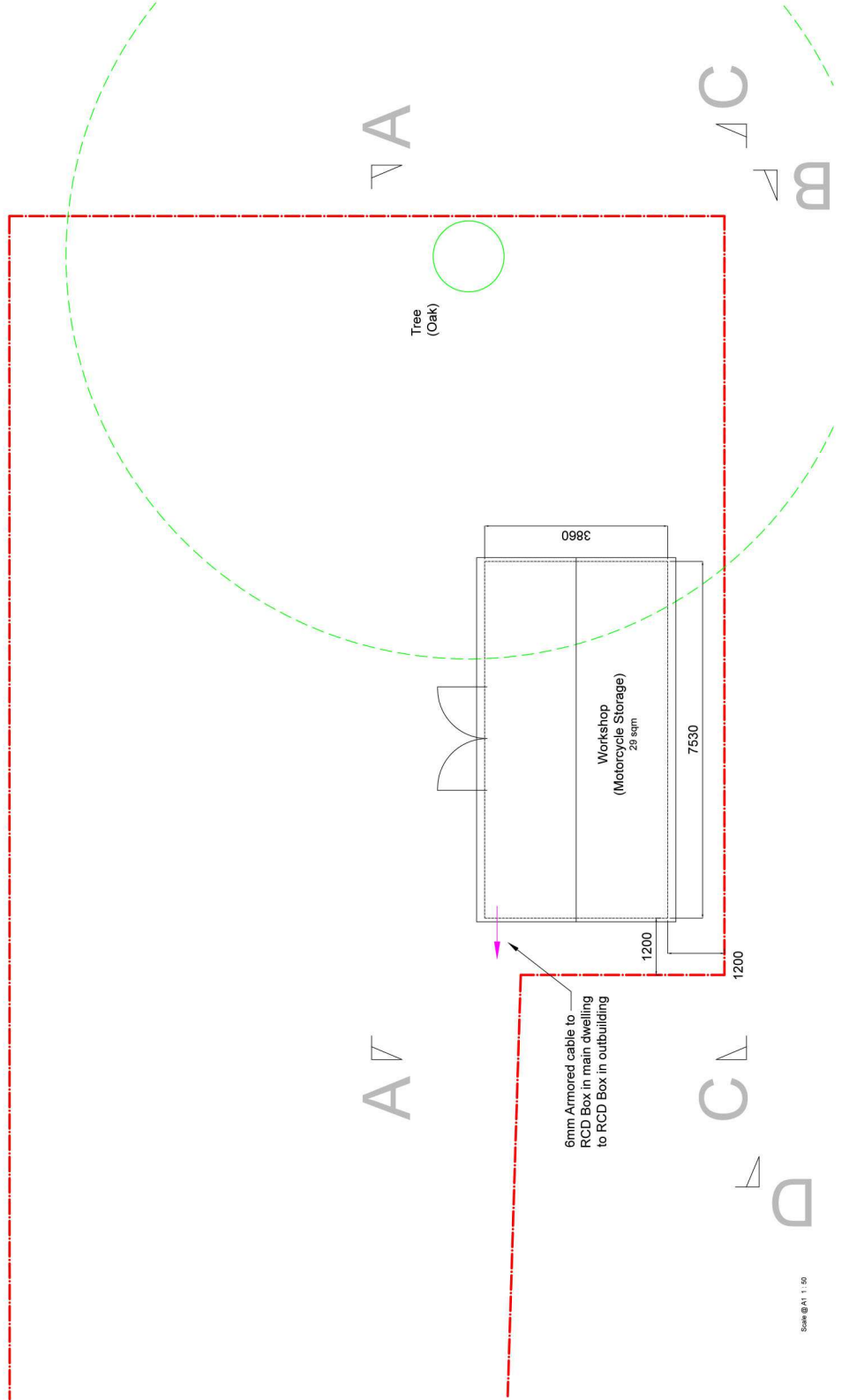
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 UB10 8NR  
 0776757197

SITE:  
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 Uxbridge  
 UB10 8NR

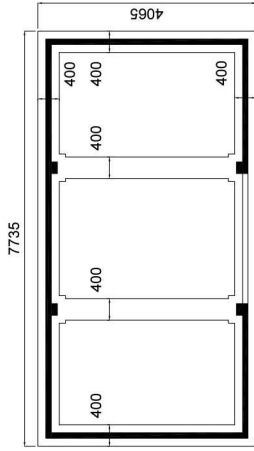
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PROJECT NO:					
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Proposed Site Plan

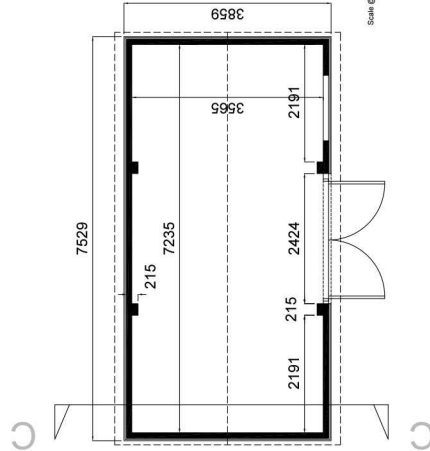


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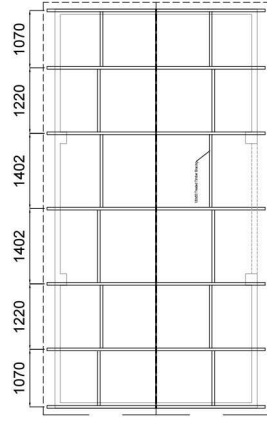
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# Proposed Plan



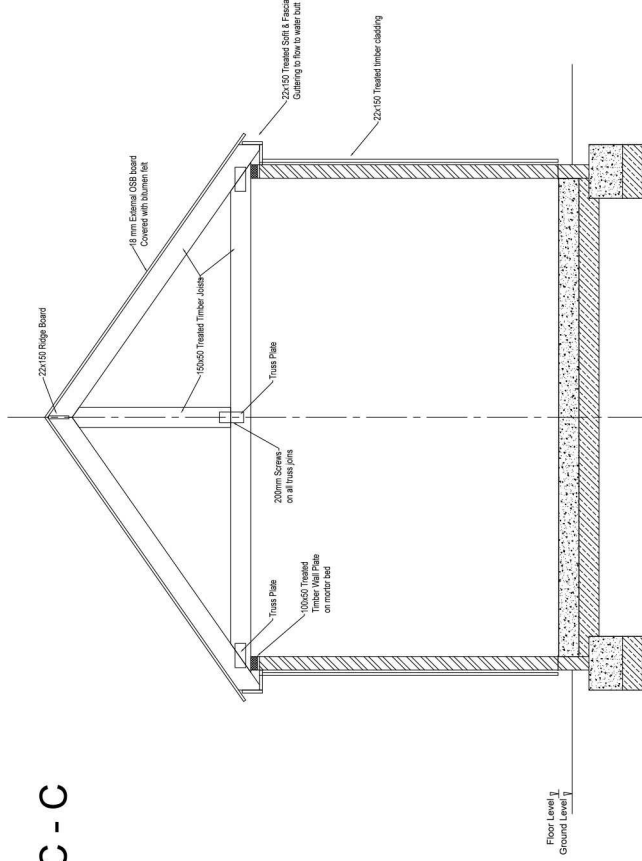
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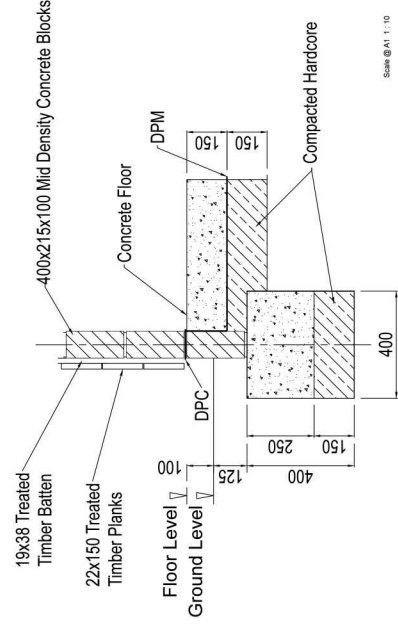
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# Section C - C



Scale @ A1 : 1:20

# Foundation Detail



Scale @ A1 : 1:10

## Notes:

- Drawing List
- 17TH-001 Existing Plan
  - 17TH-002 Proposed Plan
  - 17TH-003 Proposed Details
  - 17TH-004 Location Plan
  - 17TH-101 Existing Elevations
  - 17TH-102 Proposed Elevations

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STATUS:			

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 17 The Avenue  
 Ickenham  
 Uxbridge  
 UB10 8NR  
 07767757197

SITE:  
 17 The Avenue  
 Ickenham  
 Uxbridge  
 UB10 8NR

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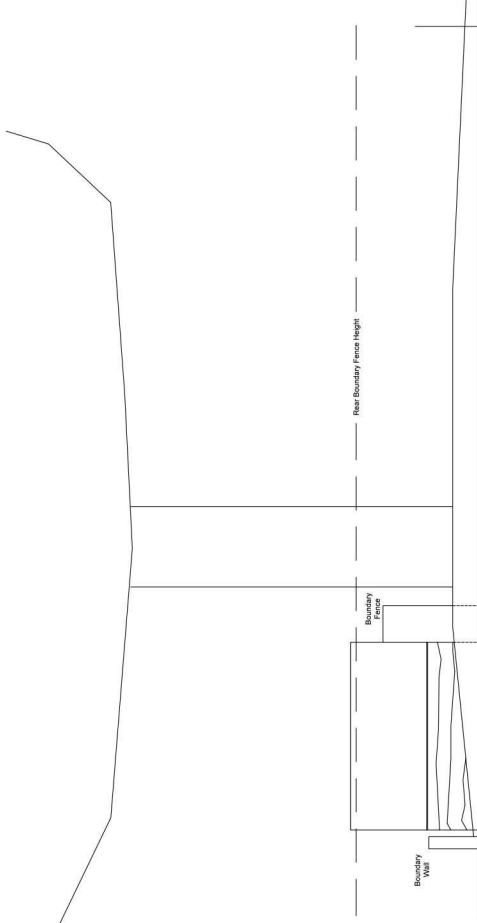
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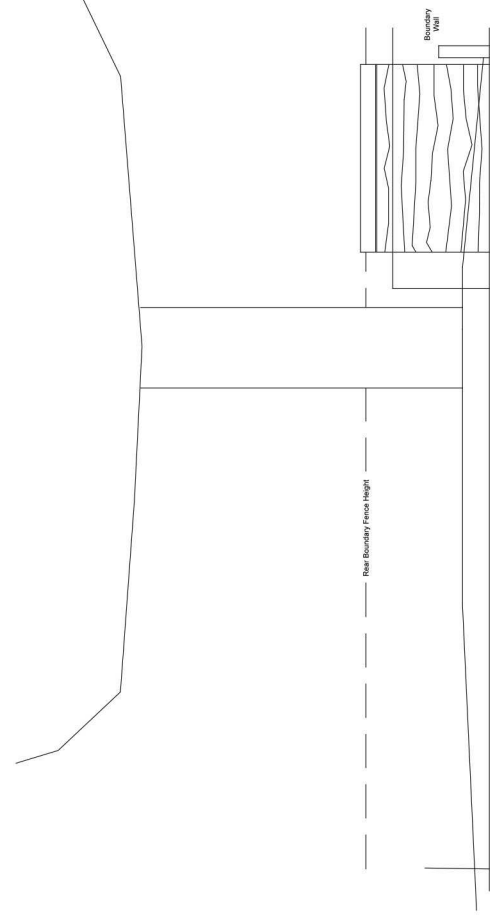
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 UB10 8NR

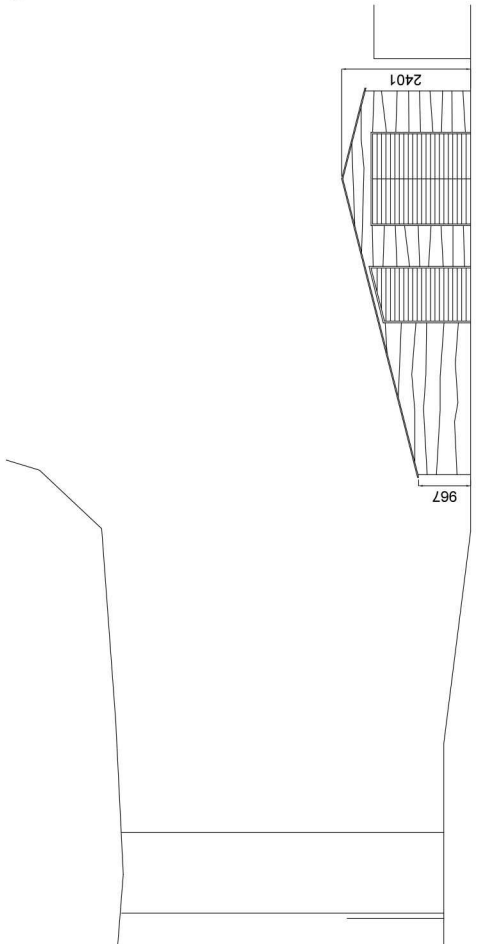
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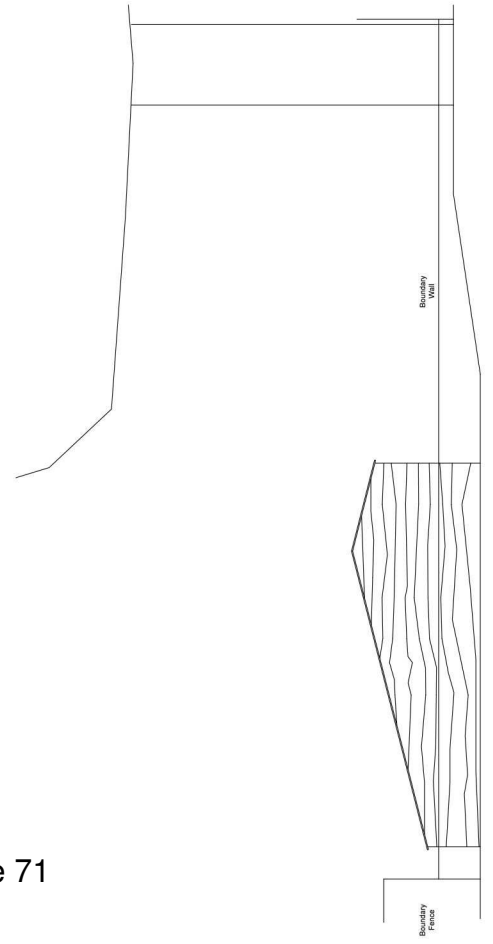
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Elevation D - D



Elevation A - A



Elevation C - C

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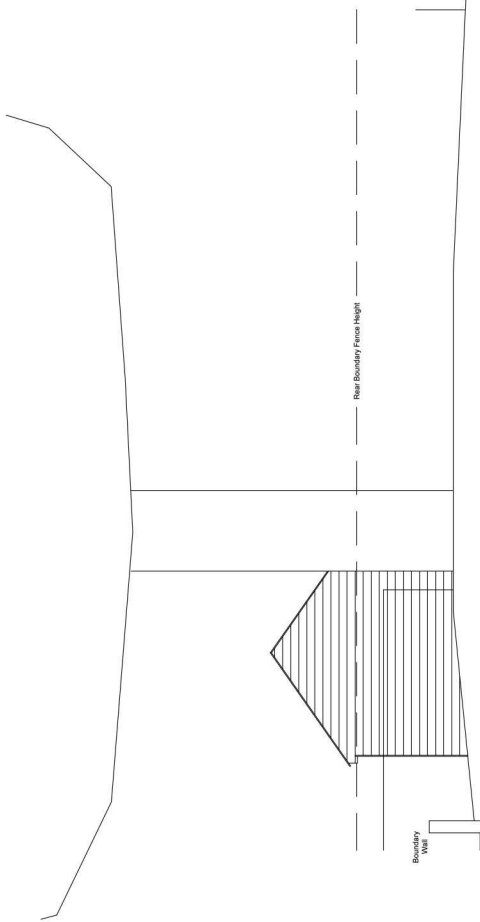
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- 17TH-101 Existing Elevations
- 17TH-102 Proposed Elevations

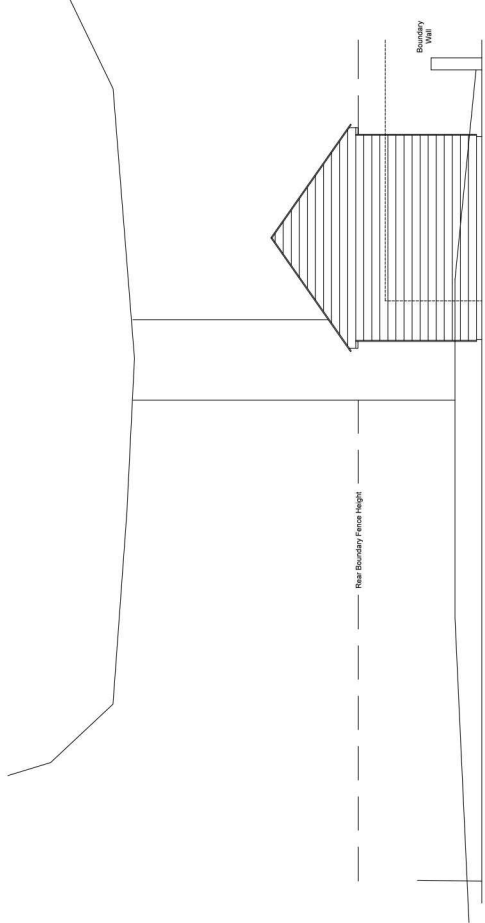
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 Ickenham  
 Uxbridge  
 UB10 8NR  
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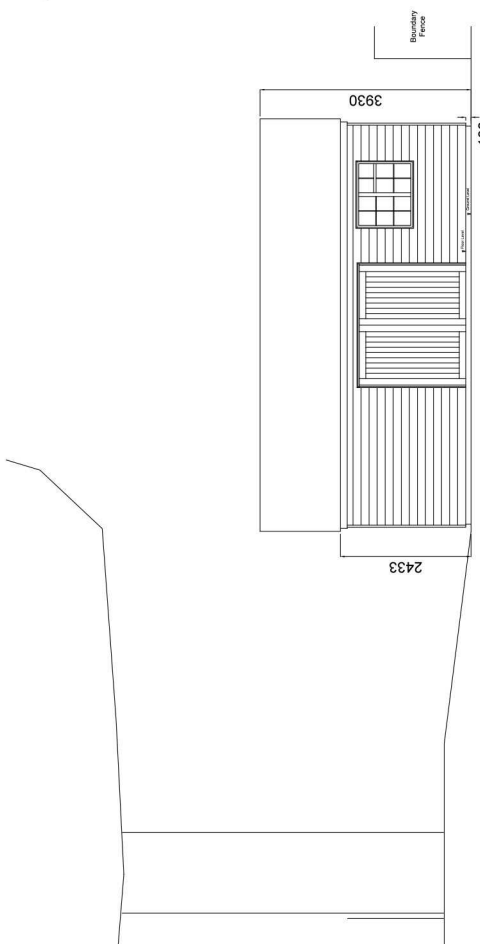
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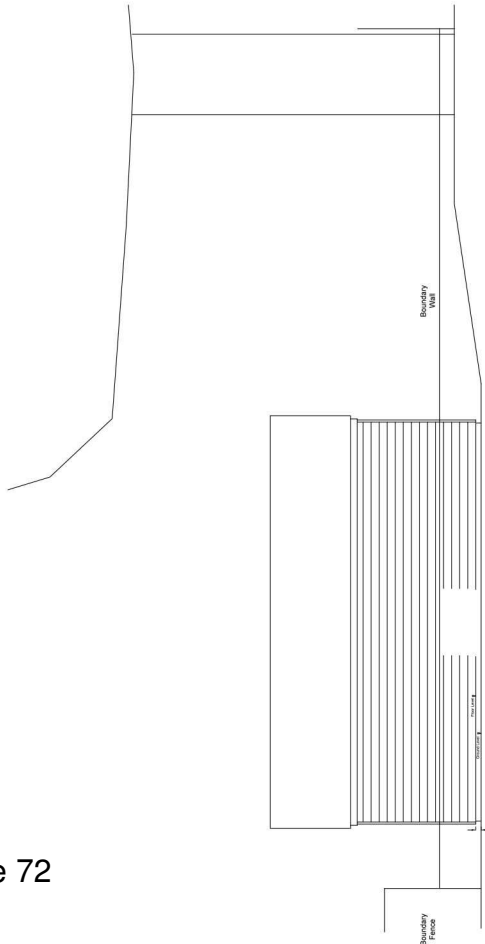
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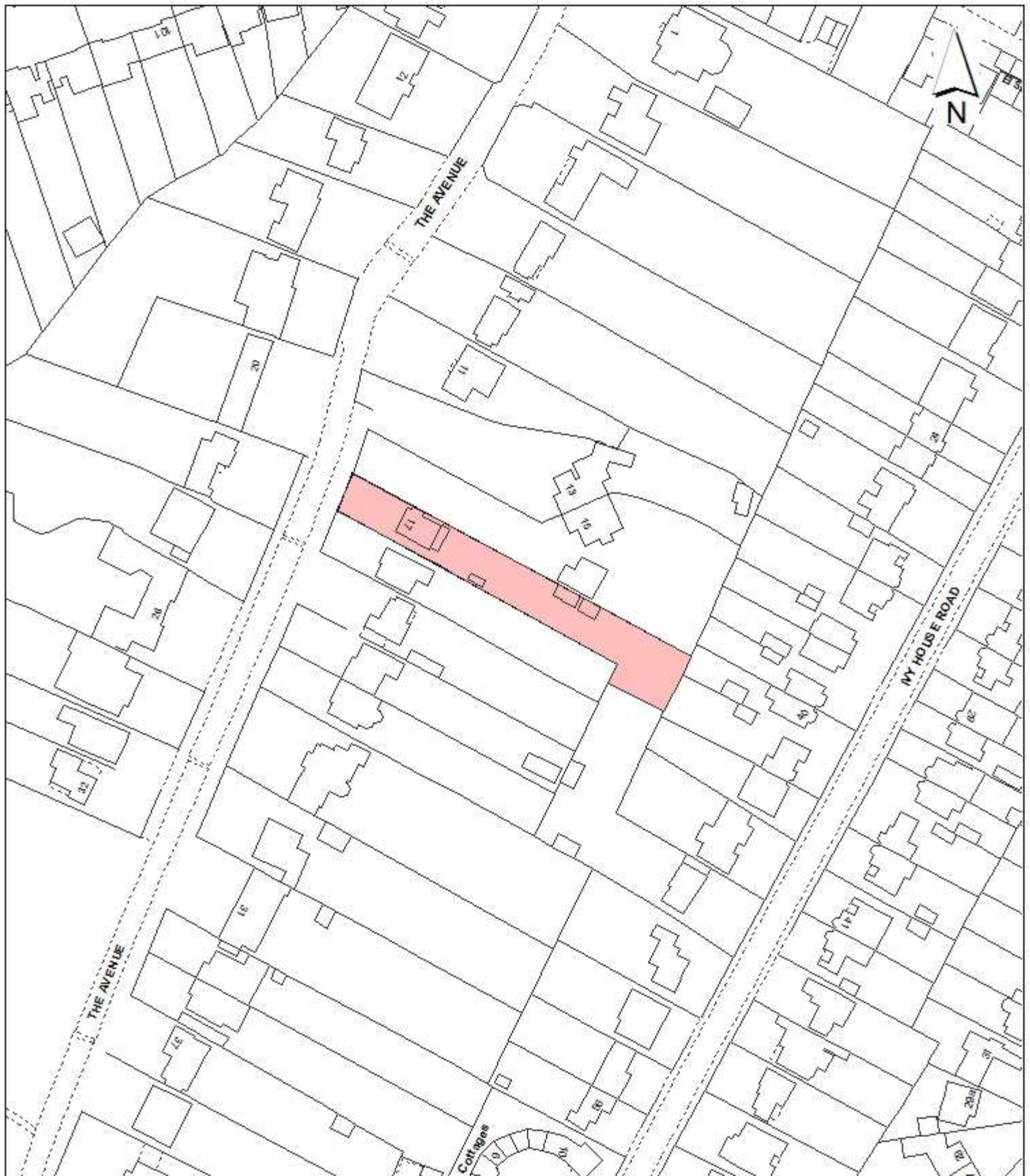
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Elevation A - A



Elevation C - C



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 Site boundary

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Site Address:

**17 The Avenue  
Ickenham**

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

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

Planning Application Ref:

**71616/APP/2016/553**

Scale:

**1:1,250**

Planning Committee:

**North Page 73**

Date:

**May 2016**



**HILLINGDON**  
LONDON

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

**Address** COTTESMORE HOUSE PERKINS GARDENS ICKENHAM  
**Development:** Alteration of parking layout to create 10 additional spaces  
**LBH Ref Nos:** 71579/APP/2016/402

**Date Plans Received:** 02/02/2016

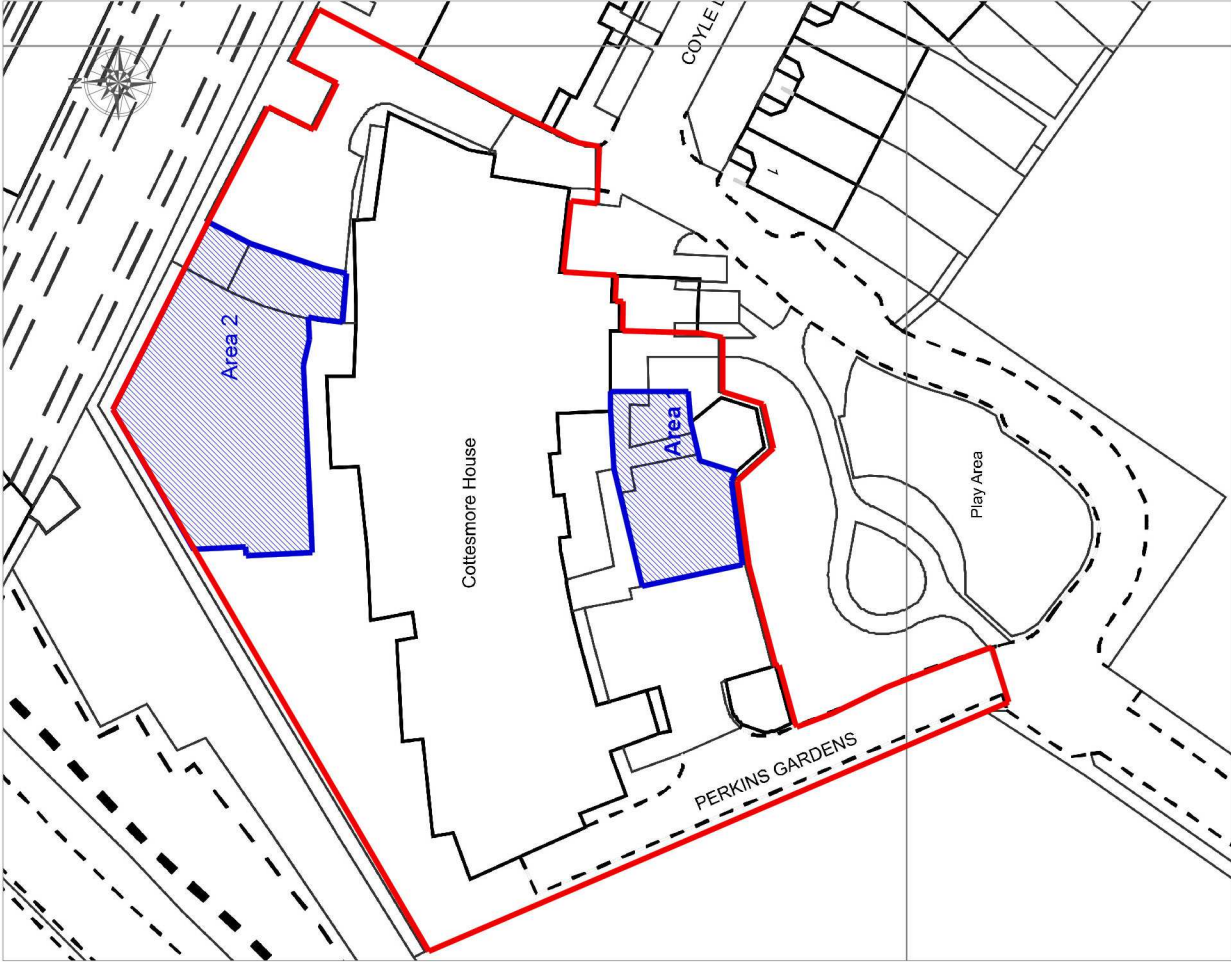
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**Date Application Valid:** 11/02/2016

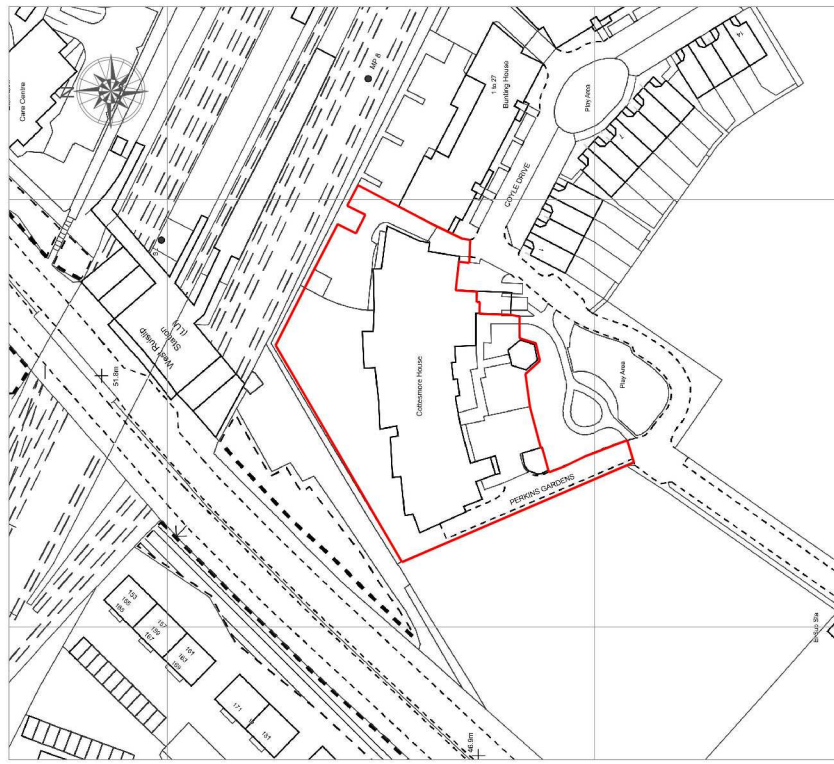




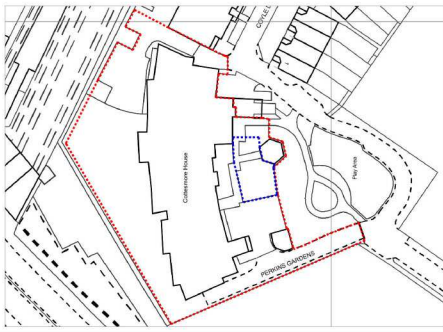
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Sheet Name Location Plan Area 1		
Project Status Planning		
Job No.	Dwg. No.	Rev.
B5829	PL.001	
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**2** Site Plan  
1:500



**1** Location Plan  
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Rev Description Date  
10.02.2016

Client Paradigm

Project Location  
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Ickenham  
UB10 8FT

Project Status Planning

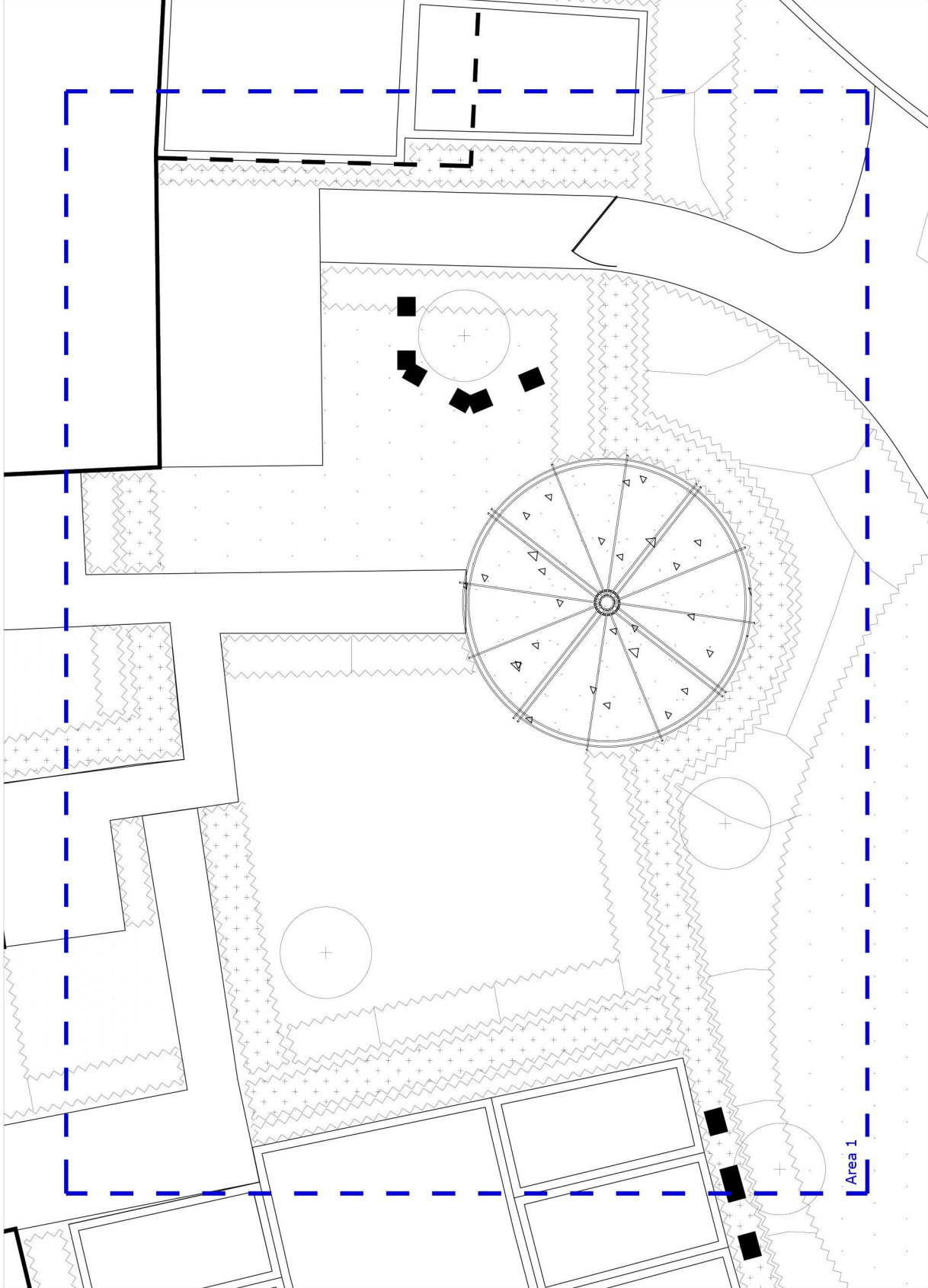
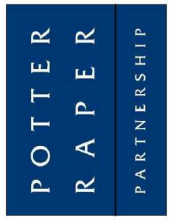
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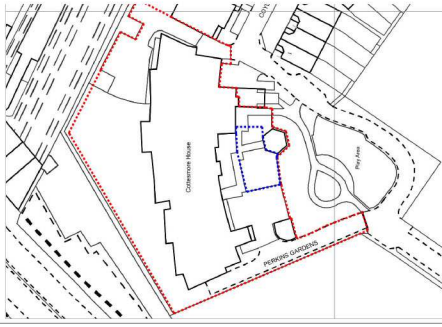
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Road, Beckenham, Kent,  
BR3 3JA  
Tel: 020 8658 3538



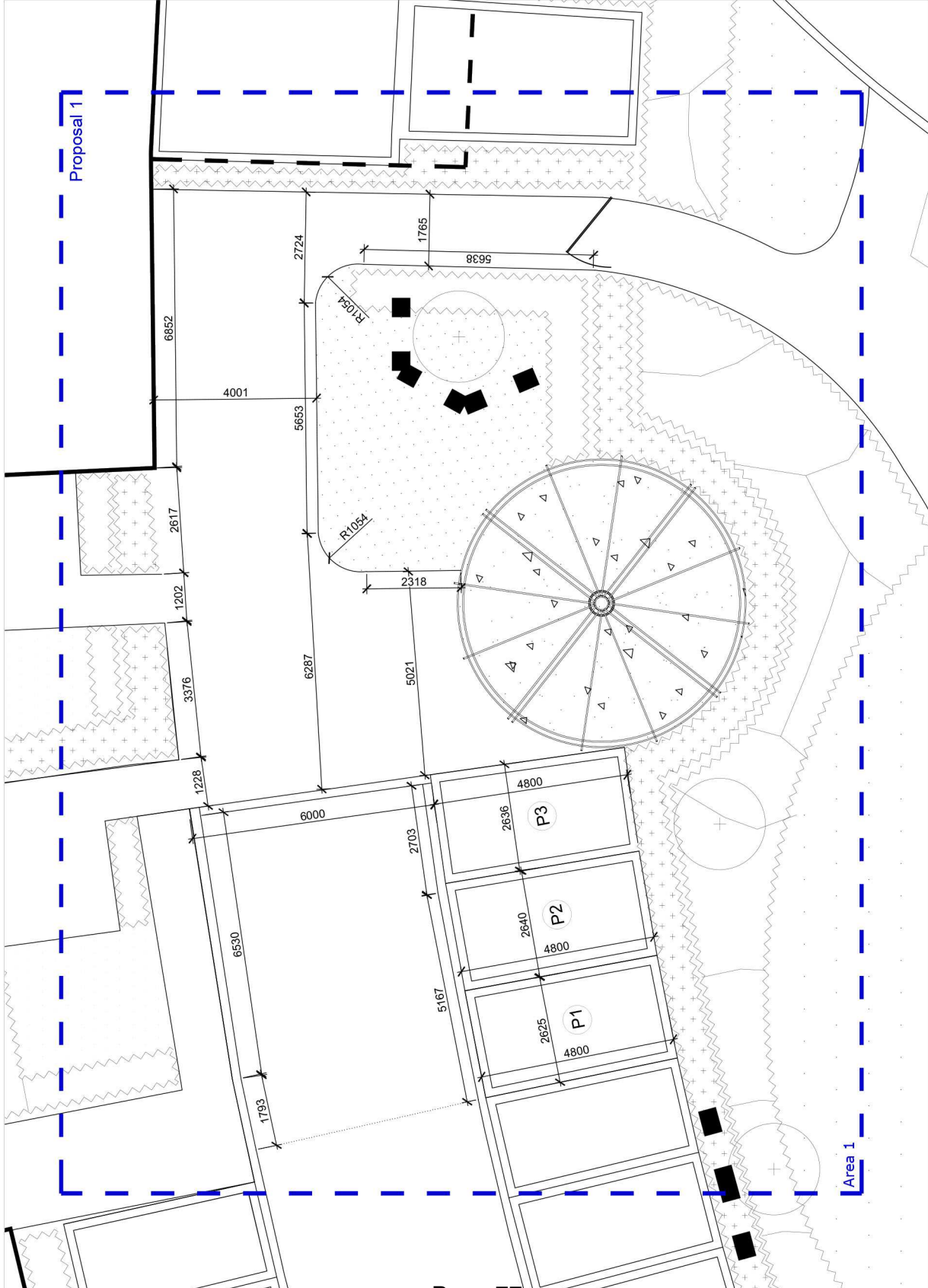


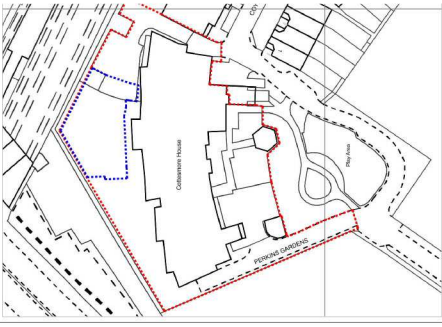
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	UB10 8FT	
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**B5829 | PL.004**

**POTTER  
RAPER  
PARTNERSHIP**

Duncan House, Burnhill  
Road, Beckenham, Kent,  
BR3 3JA  
Tel: 020 8658 3538





Rev Description Date  
10.02.2016

Client Paradigm

Project Location Cottlesmore House  
Ickenham  
UB10 8FT

Project Status Planning

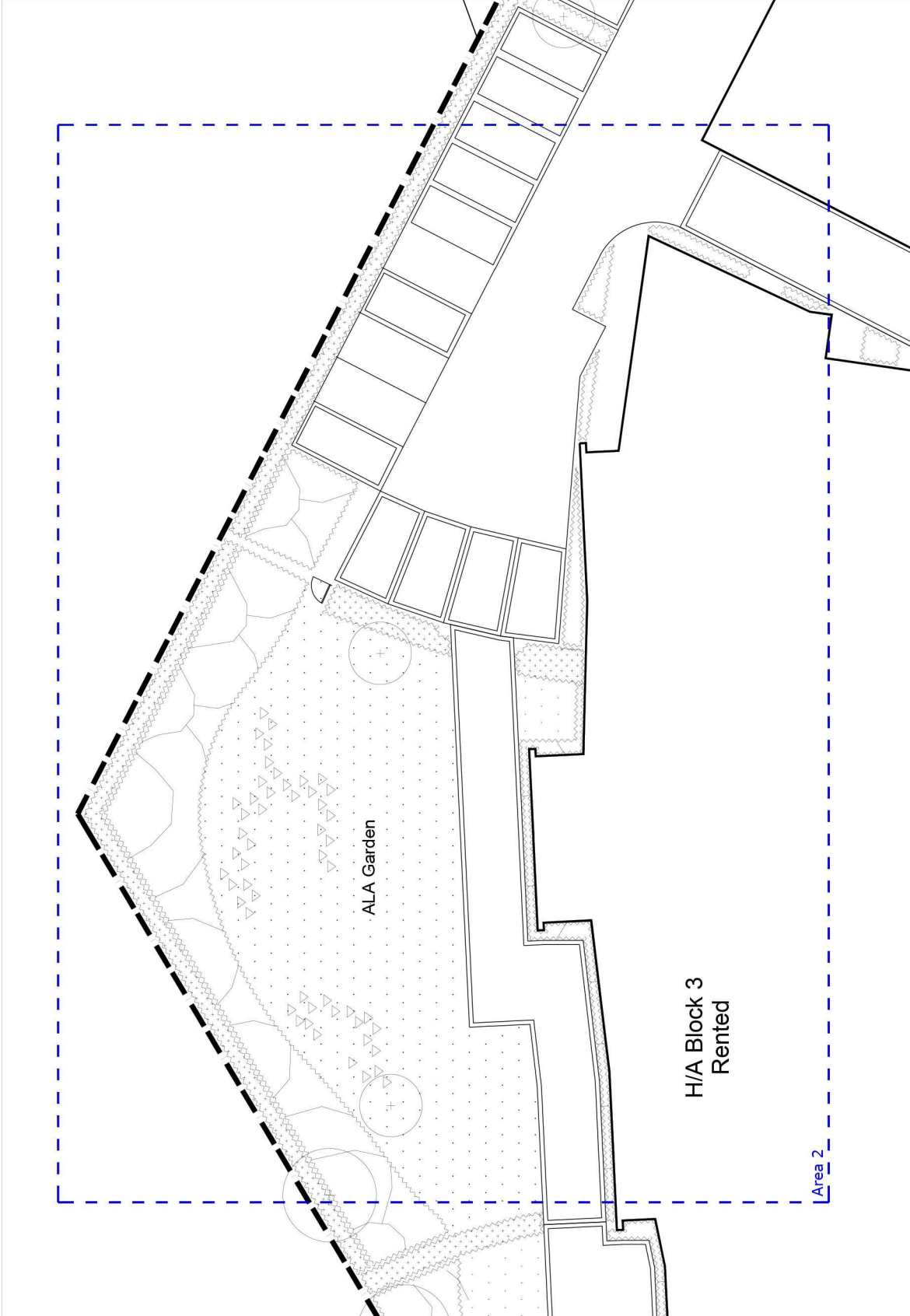
Project Name RAF West Ruislip

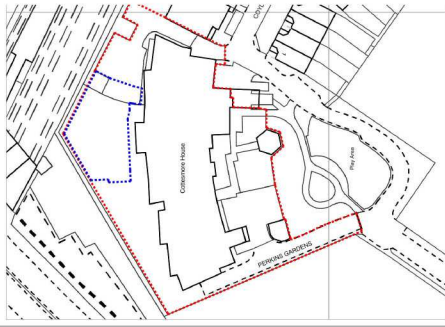
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1:200 @ 1500 full bleed A3 (420.00 x 297.00 MM)

Sheet Name Existing  
Area 2

B5829 PL.003

Duncan House, Burnhill  
Road, Beckenham, Kent,  
BR3 3LA  
Tel: 020 8658 3538

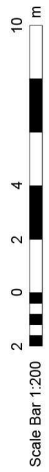
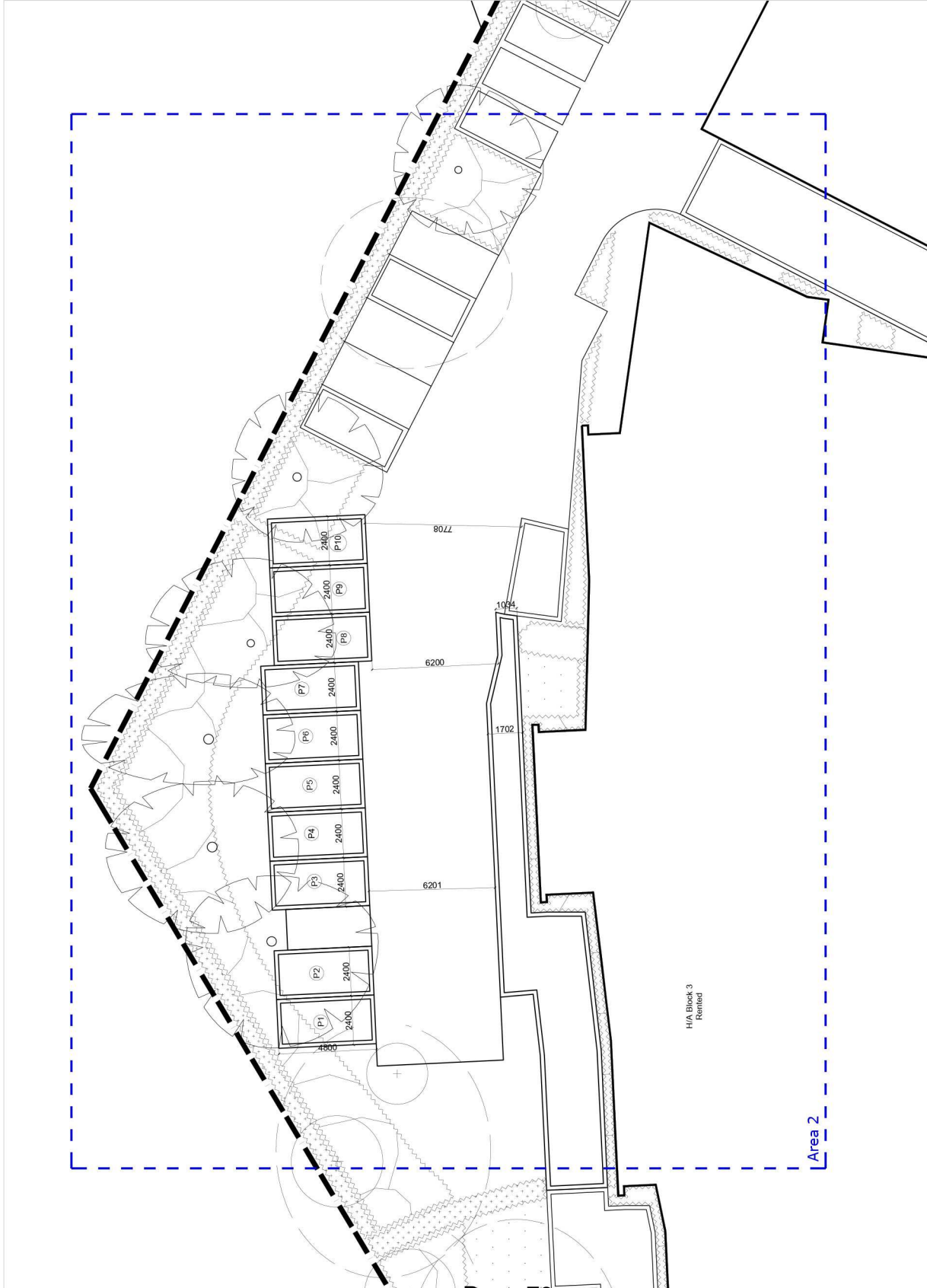


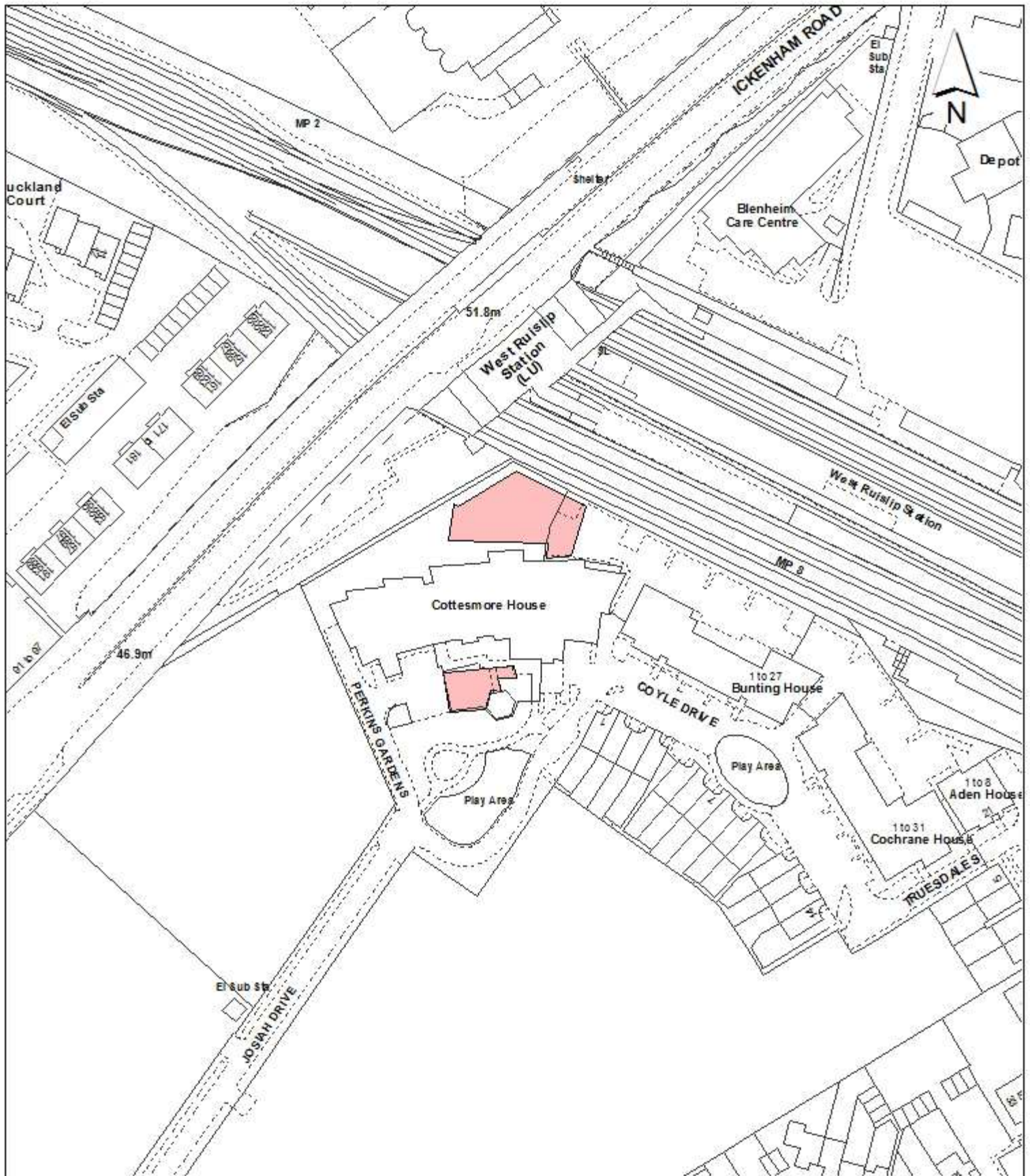


Rev	Description	Date
		10.02.2016
Client	Paradigm	
Project Location	Cottesmore House Ickenham UB10 8FT	
Project Status	Planning	
Project Name	RAF West Ruislip	
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Sheet Name	Proposed extra parking Area 2	
<b>B5829</b>	<b>PL.005</b>	

**POTTER  
RAPER  
PARTNERSHIP**

Duncan House, Burnhill  
Road, Beckenham, Kent,  
BR3 3JA  
Tel: 020 8658 3538





**Notes:**

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Site Address:

**Cottesmore House  
Perkins Gardens**

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

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

Planning Application Ref:

**71579/APP/2016/402**

Scale:

**1:1,250**

Planning Committee:

**North** Page 80

Date:

**May 2016**



**HILLINGDON**  
LONDON

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

**Address** 46 DAWLISH DRIVE RUISLIP

**Development:** Erection of rear conservatory

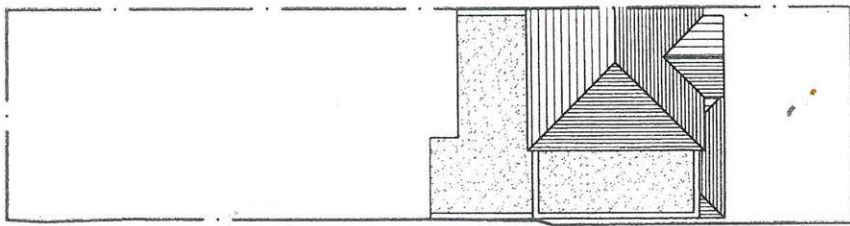
**LBH Ref Nos:** 49706/APP/2015/3668

**Date Plans Received:** 02/10/2015

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

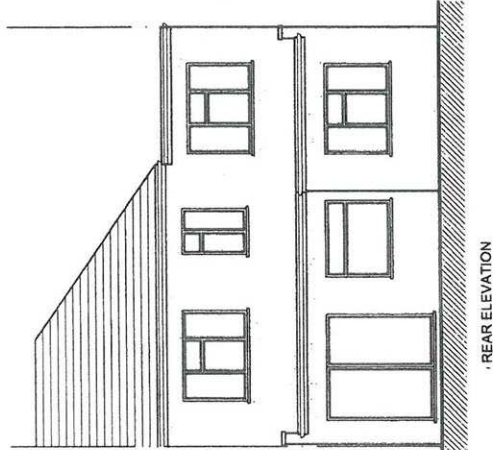
**Date Application Valid:** 22/02/2016

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NORTH

BLOCK PLAN  
1:200



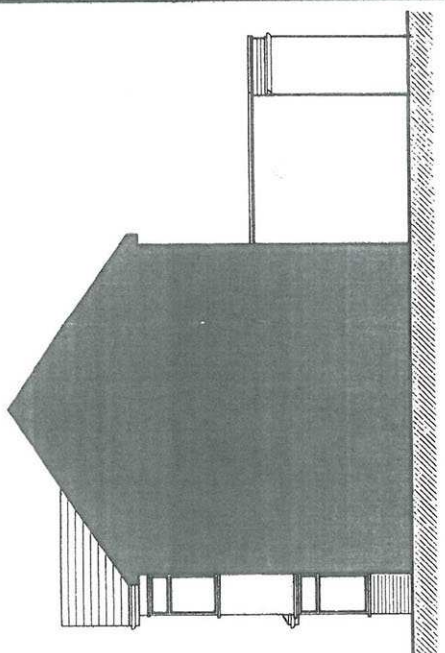
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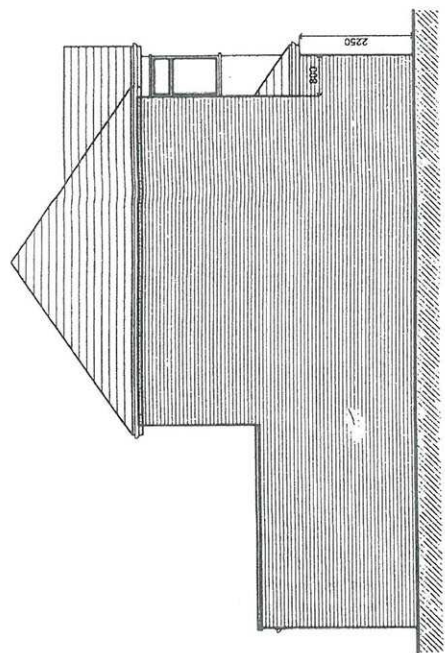
SITE PLAN - 1:1250

EXISTING

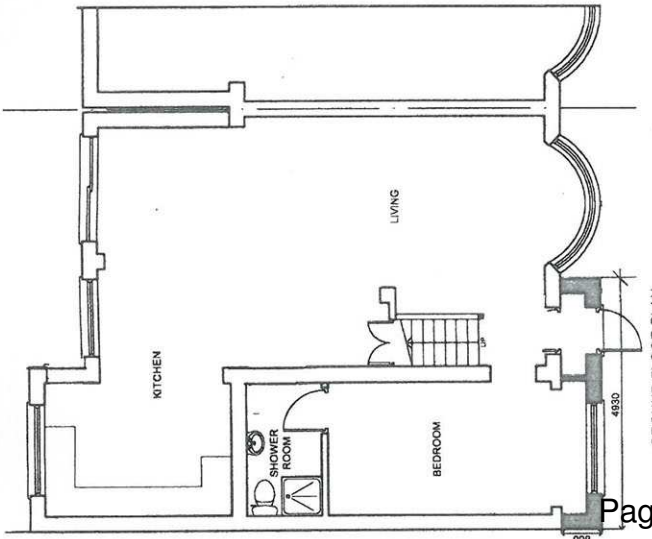
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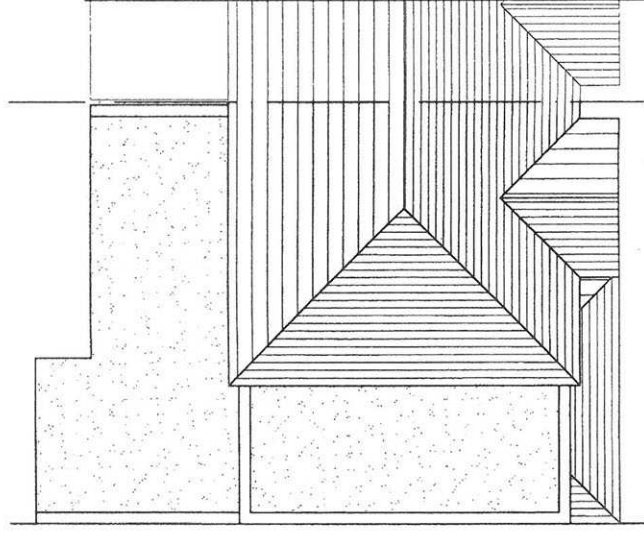
SIDE ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



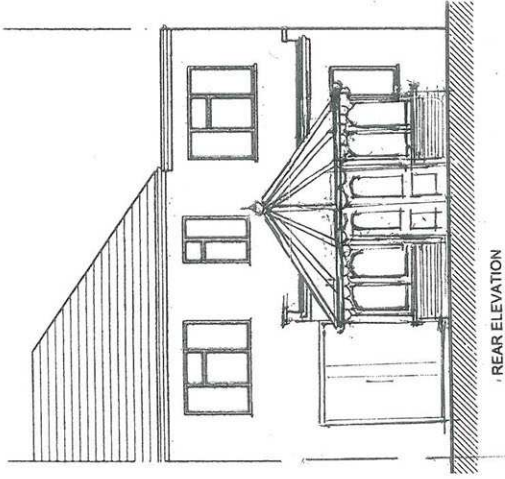




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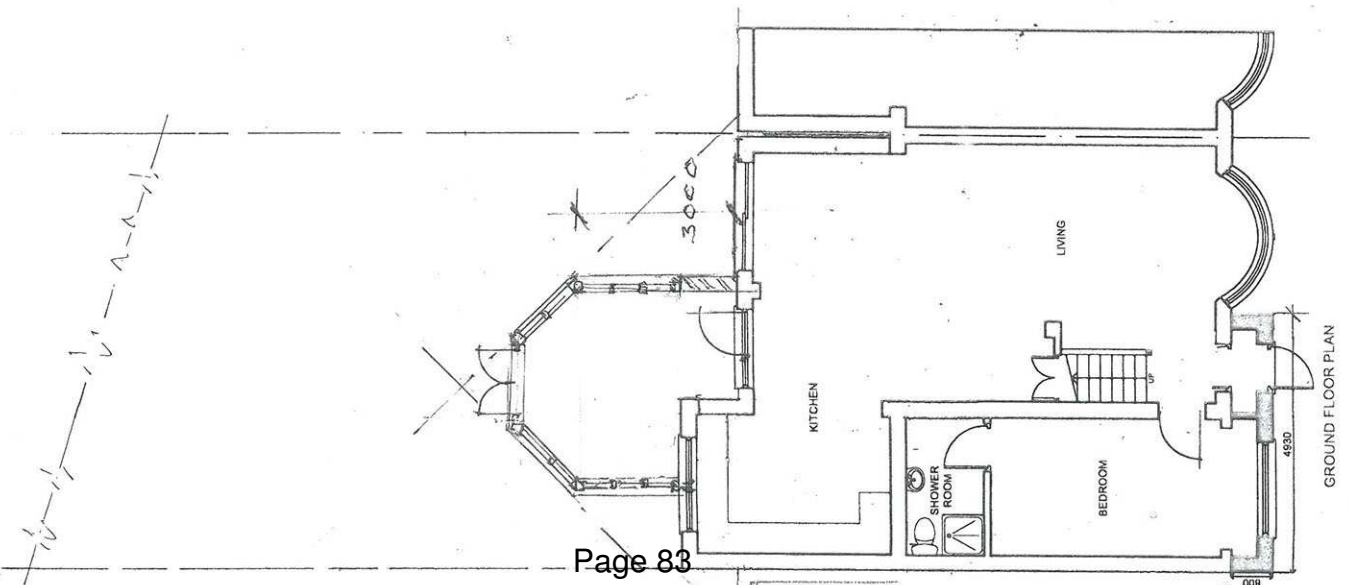
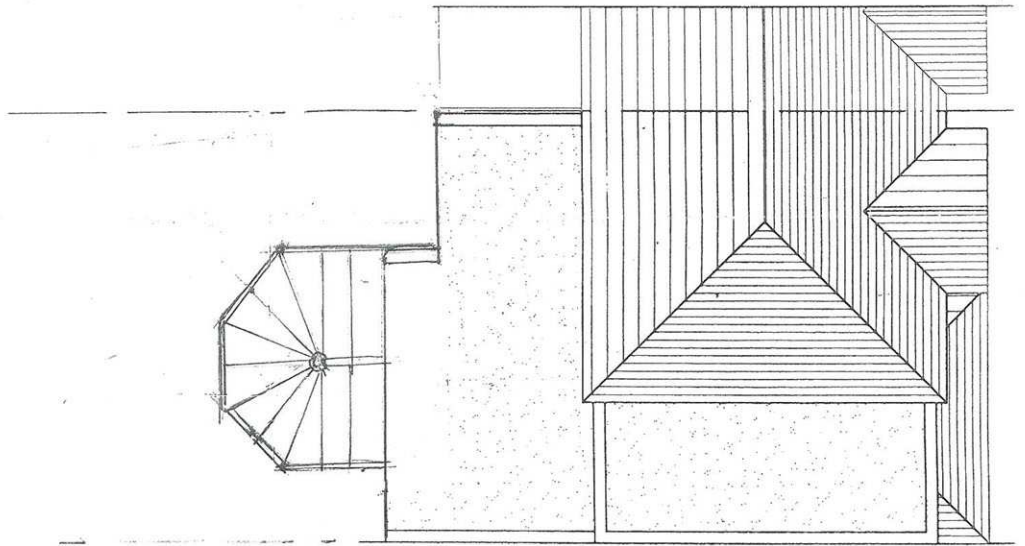
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REV	DATE	DETAILS
A	SEPT 15	SIZE REDUCED



PROPOSED CONSERVATORY  
 Slimline uPVC Profile  
 Toughened Safety Glass  
 White uPVC Constructions  
 600mm Dwarf wall.

**PROPOSED**



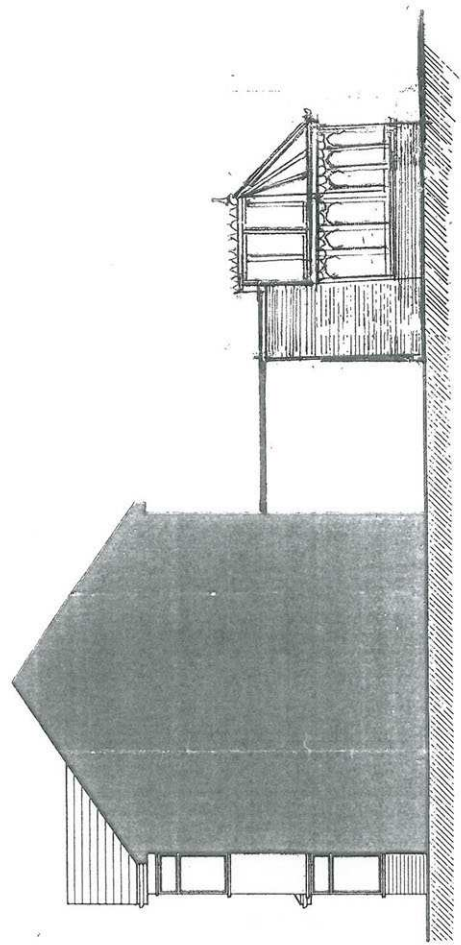


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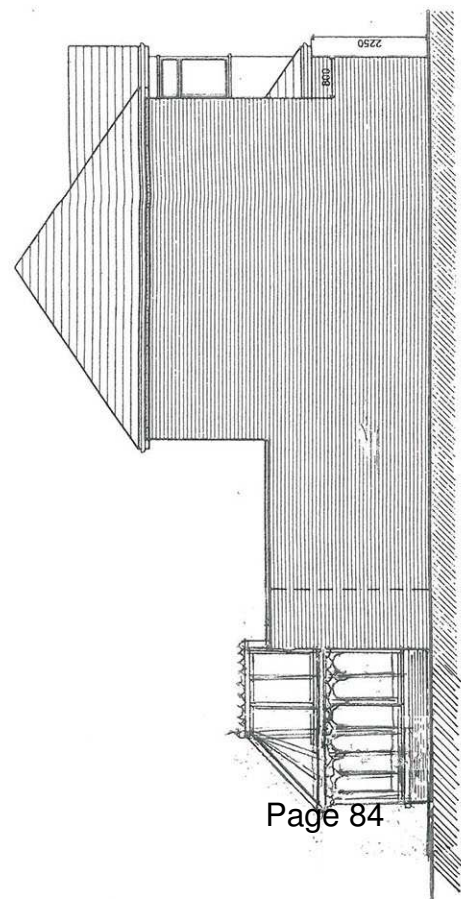
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REV	DATE	DETAILS
A	SEP'15	SIZE REDUCED



SIDE ELEVATION

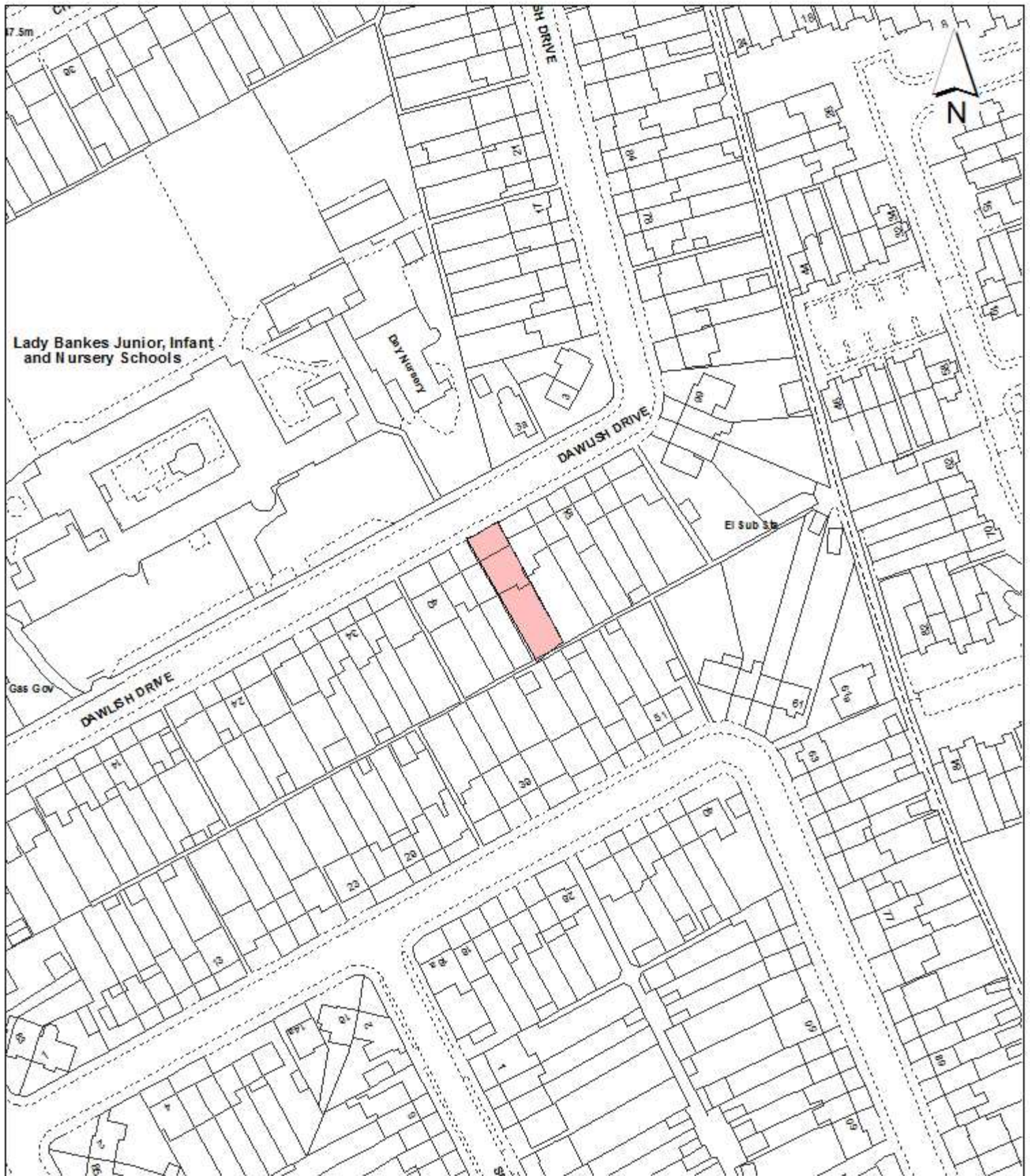
PROPOSED CONSERVATORY



SIDE ELEVATION

PROPOSED CONSERVATORY

**PROPOSED**



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Ruislip**

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

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

Planning Application Ref:

**49706/APP/2015/3668**

Scale:

**1:1,250**

Planning Committee:

**North** Page 85

Date:

**May 2016**



**HILLINGDON**  
LONDON

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

**Address** 38 ELGOOD AVENUE NORTHWOOD  
**Development:** Part two storey, part single storey rear extension  
**LBH Ref Nos:** 8469/APP/2015/3883

**Date Plans Received:** 19/10/2015      **Date(s) of Amendment(s):**  
**Date Application Valid:** 30/10/2015

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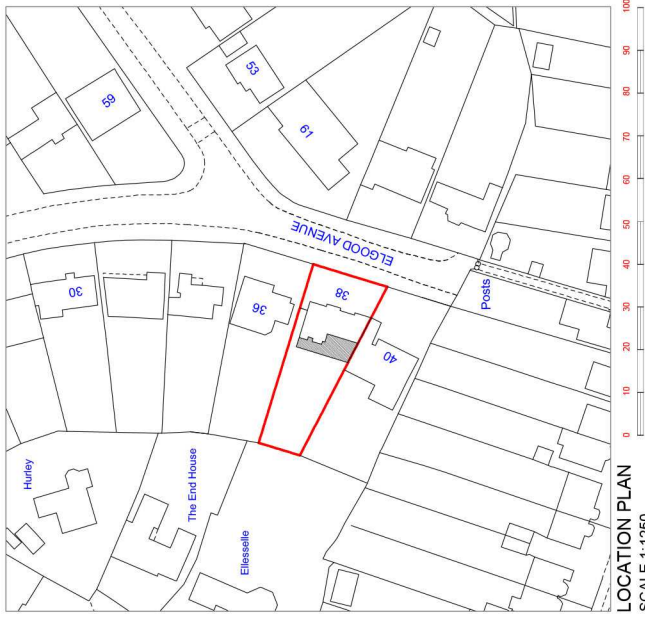
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Status: Planning

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1:1250 @A3

Date: 07.10.15  
Drawn by: YS

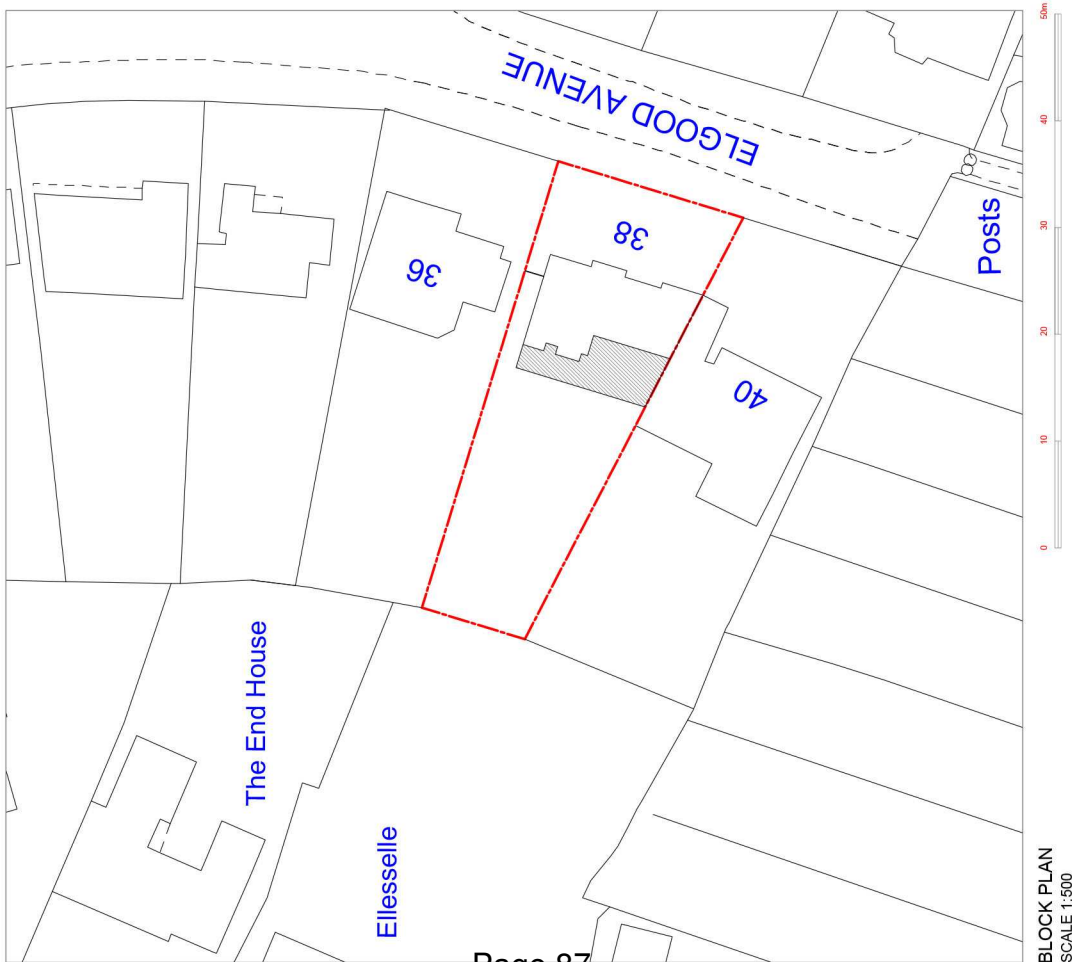
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Rev: 0



**LOCATION PLAN**  
SCALE 1:1250

**APPLICATION SITE**

**Proposed works**

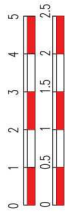


**BLOCK PLAN**  
SCALE 1:500

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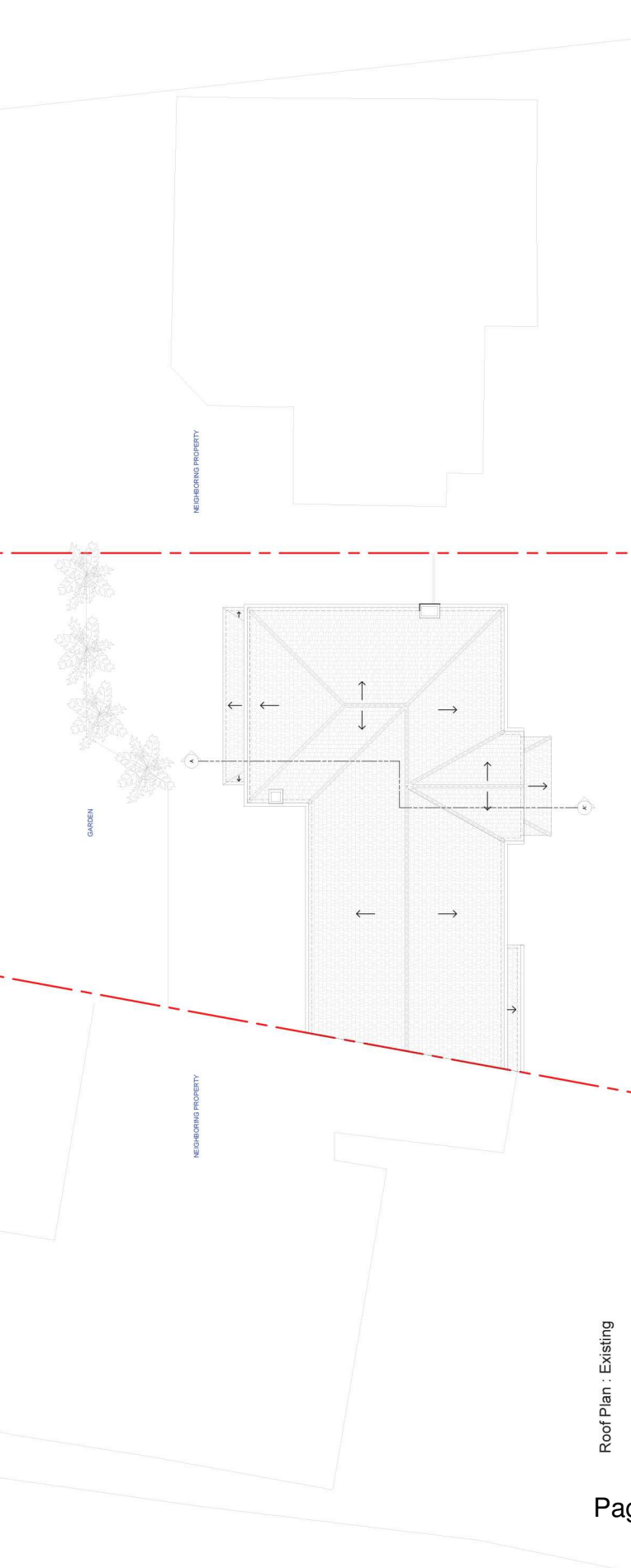
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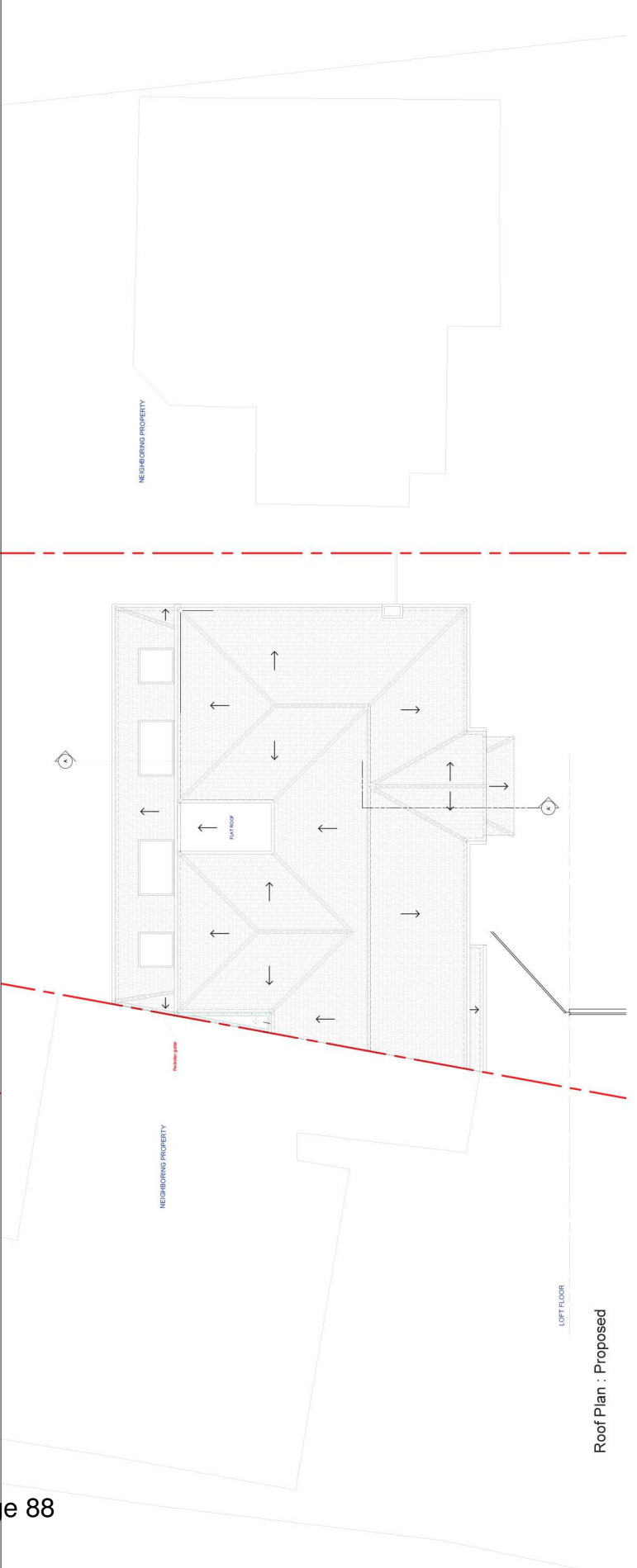
**Roof Plan : Existing and Proposed**

**Planning**

Date: 11/03/22  
Drawn by: Y/S  
Sheet: 0



Roof Plan : Existing



Roof Plan : Proposed

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38 Elgood Ave, Northwood, Greater London HA6 3Q

Drawing title: Block & Location Plan

Status: Planning

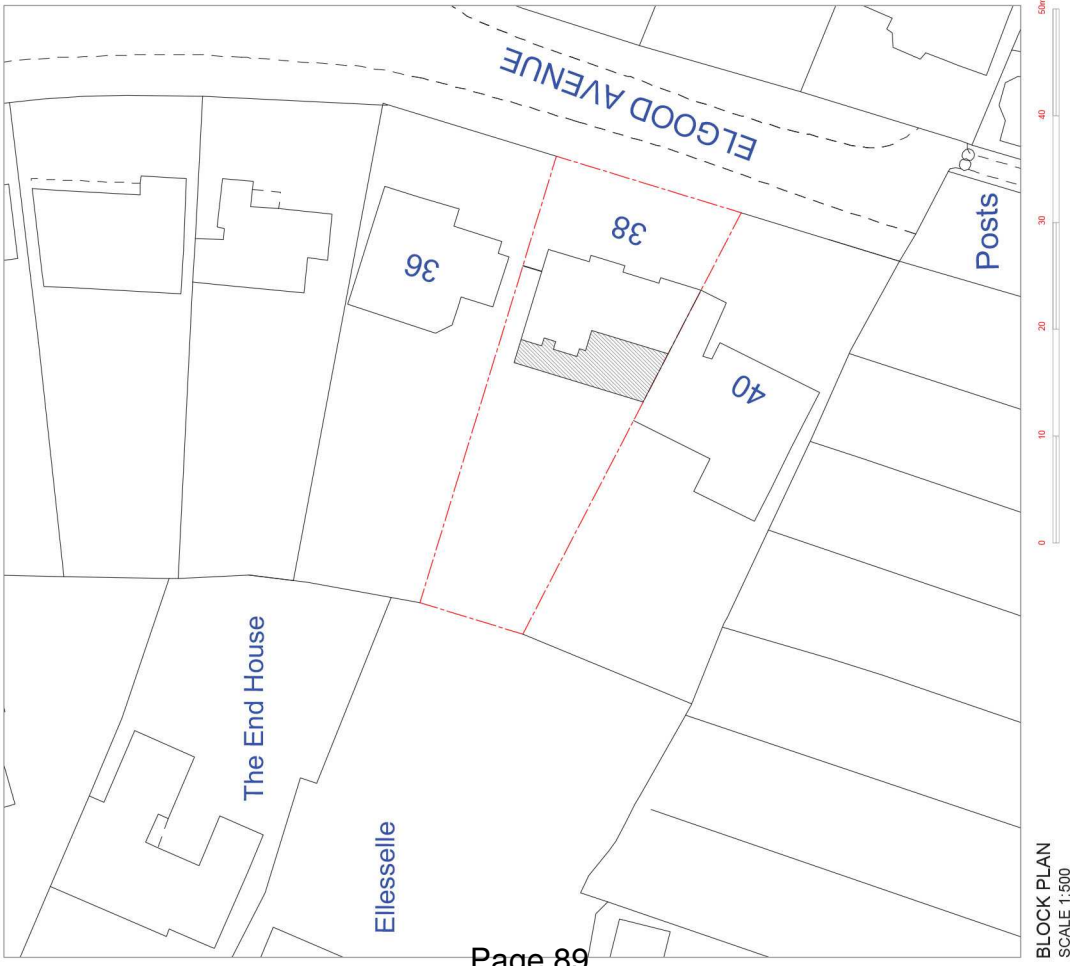
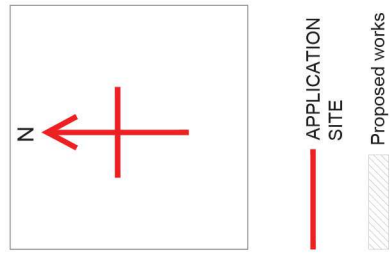
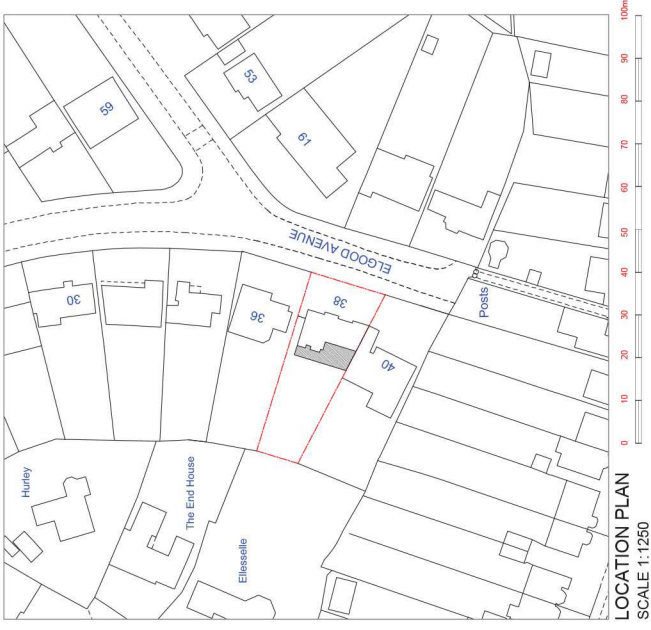
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Date: 07.10.15

Drawn by: YS

Drawing no: HH01-SM-10-15

Rev: 0



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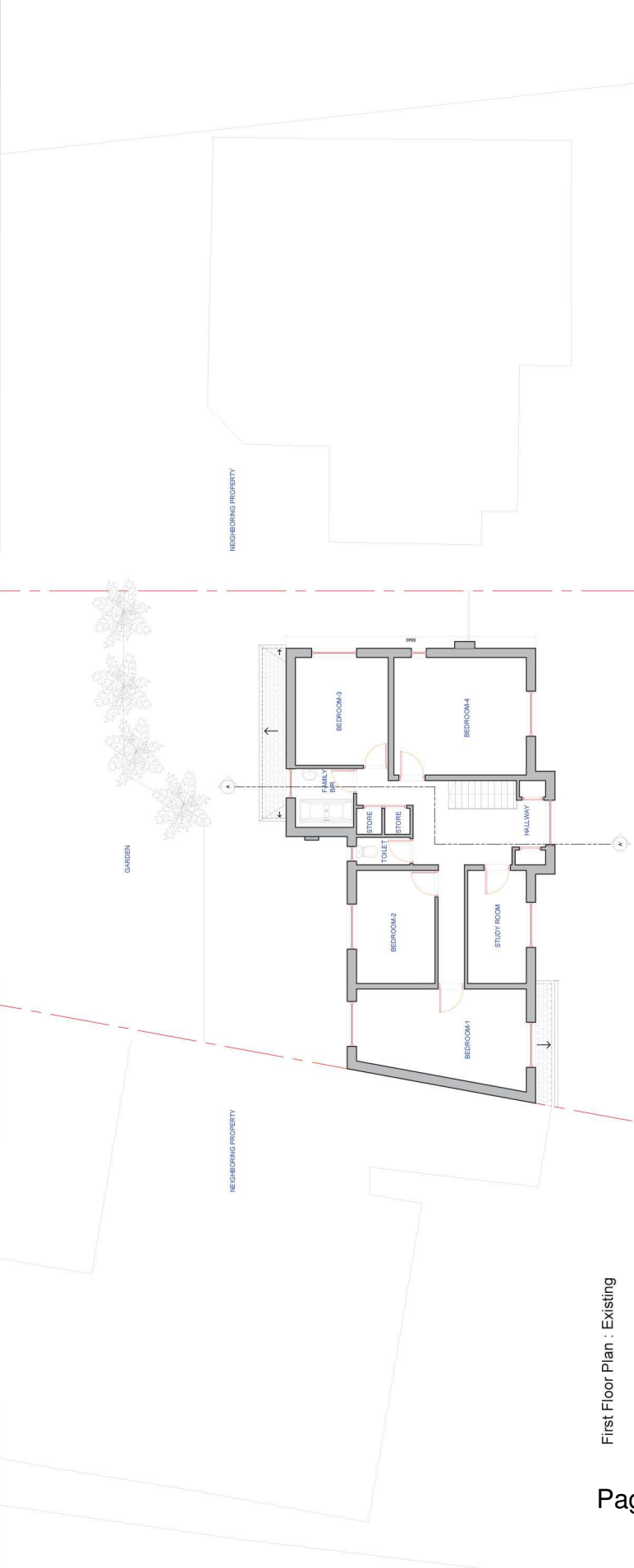
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0 1 2 3 4 5  
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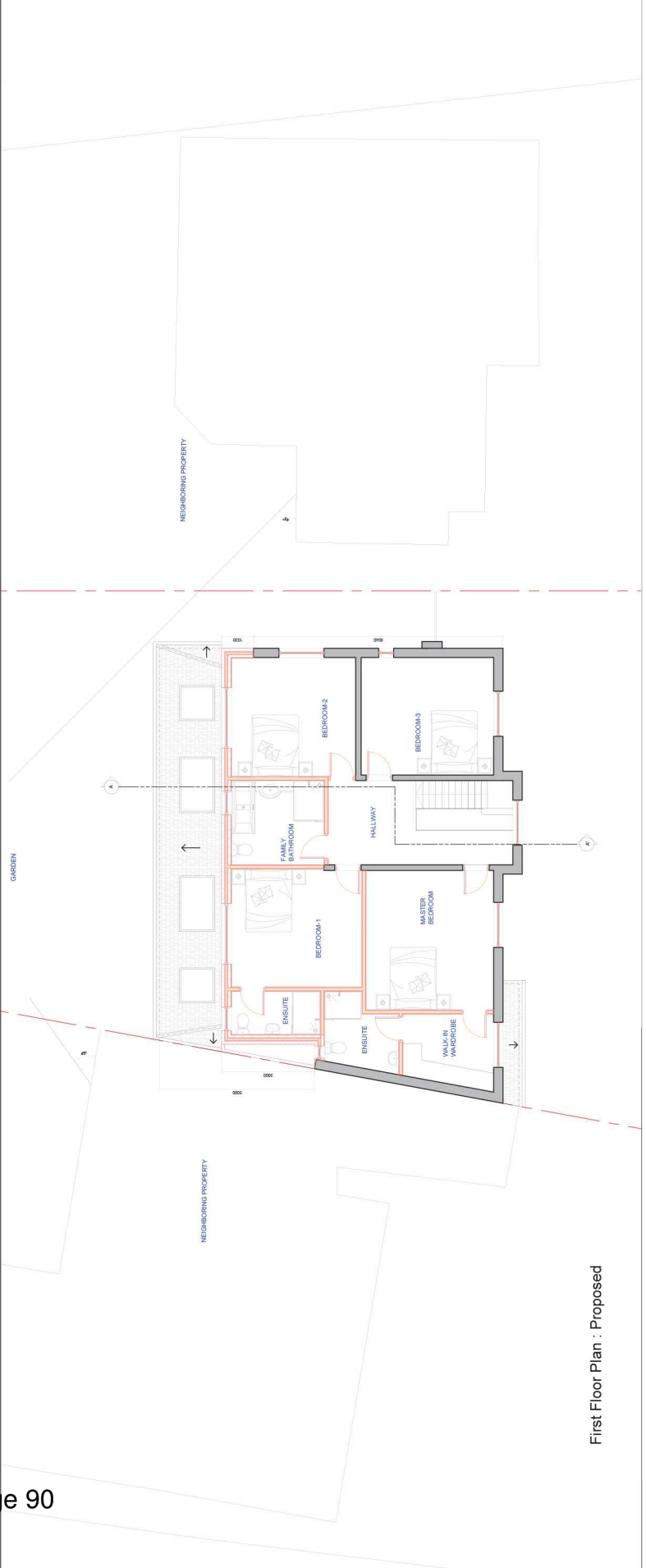


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Date: 07.03.15  
Scale: 1:100 @A2  
Drawn by: Y/S  
Rev: 0



First Floor Plan : Existing



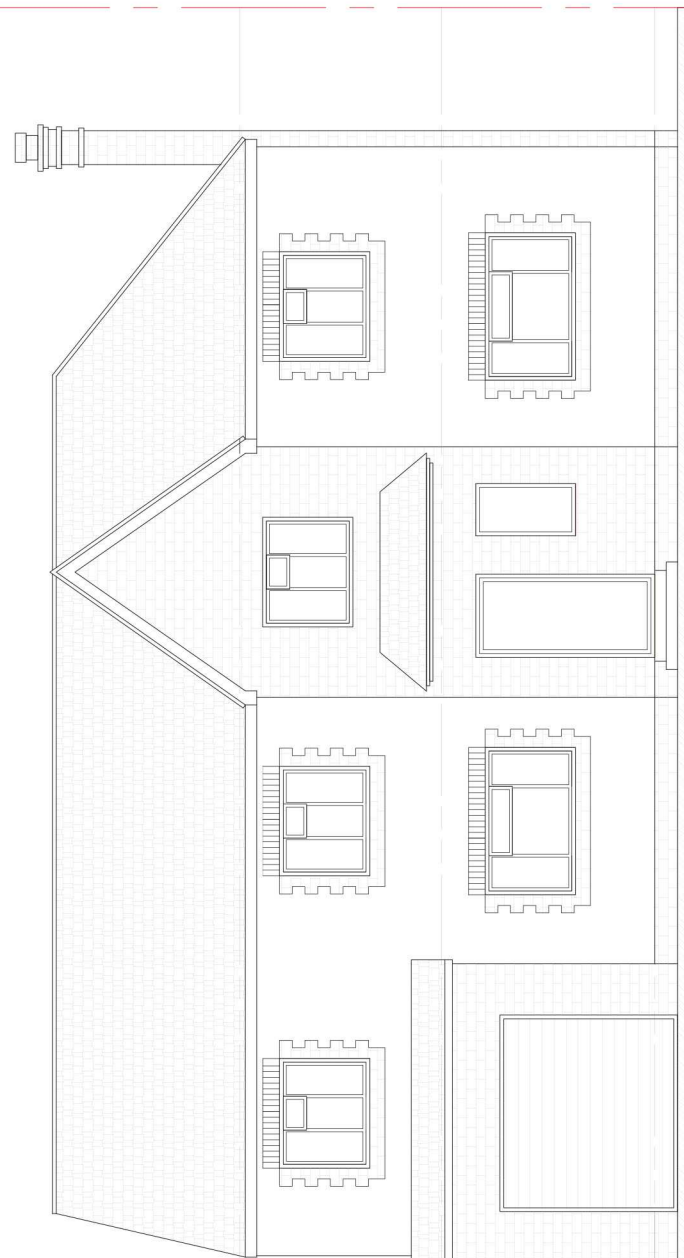
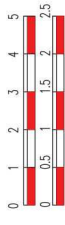
First Floor Plan : Proposed



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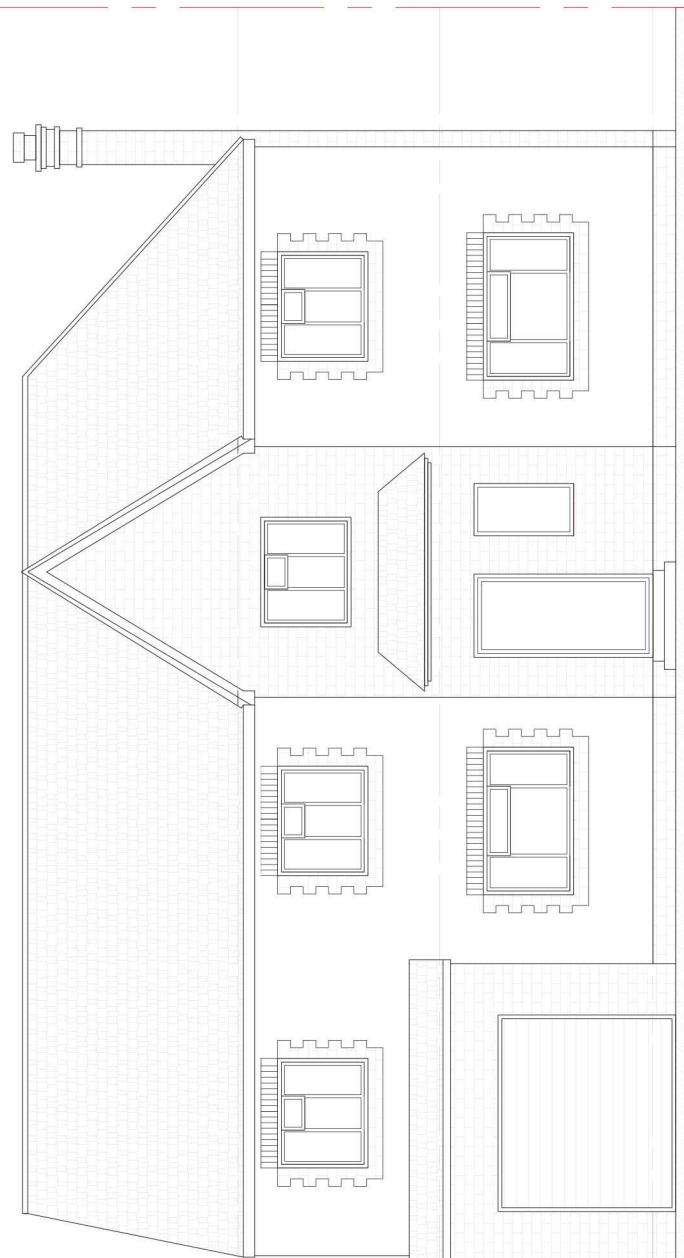
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6. WORKS TO BE CARRIED OUT IN A SAFE MANNER IN ACCORDANCE WITH THE CURRENT HEALTH AND SAFETY REGULATIONS (THE WORKING REGULATIONS 2010)
7. OPEN UP EXISTING STRUCTURE AS REQUIRED BY THE BUILDING INSPECTOR
8. THIRD PARTY SUPPLIER TO MEASURE ON SITE BEFORE MANUFACTURING
9. CHECK FOR ANY SERVICES, PIPES, CABLES, ETC. PRIOR TO COMMENCEMENT OF EACH PORTION OF THE WORK.
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12. FLOOR LINE REFERS TO TOP OF CONCRETE SLABS. FINISH FLOORING IS INSTALLED ABOVE THE FLOOR LINE. FOR DEEPRESSED FLOORS AND CURBS, SEE STRUCTURAL DRAWINGS.
13. ALL DOORS AND WINDOWS TO BE SUPPLIED BY THE CONTRACTOR AND SHALL BE COMPLETELY PROVIDED AS F. DRAWN IN FULL.
14. WHERE A DOOR IS LOCATED NEAR CORNER OF ROOM AND IS NOT LOCATED BY DIMENSION ON PLAN OR DETAILS, DIMENSION SHALL BE 100MM FROM FACE OF STUD WALL.
15. LINE OF EXISTING FLOOR SLABS, AS SHOWN ON THE BUILDING ELEVATIONS AND SECTIONS ARE APPROXIMATE.
16. ALL DIMENSIONS UNLESS SPECIFIED ARE ASSUMED WHERE NOTED, INDICATED BY LINE DASH LINES.
17. REFER TO ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, GENERAL SPECIFICATION AND OTHER CATEGORIES OR DRAWINGS FOR ADDITIONAL NOTES.
18. VERIFY SIZE LOCATION (HANGING, ETC.) AND PROVIDE ACCESS DOORS, FLOORING, CURBS, ANCHORS & INSERTS.
19. CONTRACTOR TO CARRY OUT MOST LOGICAL SOLUTION BUT TO CHECK WITH ARCHITECT OR ENGINEER IF UNSURE. REQUESTS BY CLIENT THAT DEVIATE FROM DESIGN FOR THE DESIGN LIABILITY ARCHITECTURAL PLANS AT ALL TIMES, DO NOT ASSUME ANYTHING.



NEIGHBORING PROPERTY

Front elevation : Existing



NEIGHBORING PROPERTY

Front elevation : Proposed

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**Sameer Maide**
  
 38 Eggood Ave, Northwood, Greater London HA6 9Q
   
**Front elevation : Existing and Proposed**
  
**Planning**
  
 Date: 11.05.15 Date: 07.05.15 Drawn by: YS
   
 Checked by: HH06-SM-10-15 Page: 0

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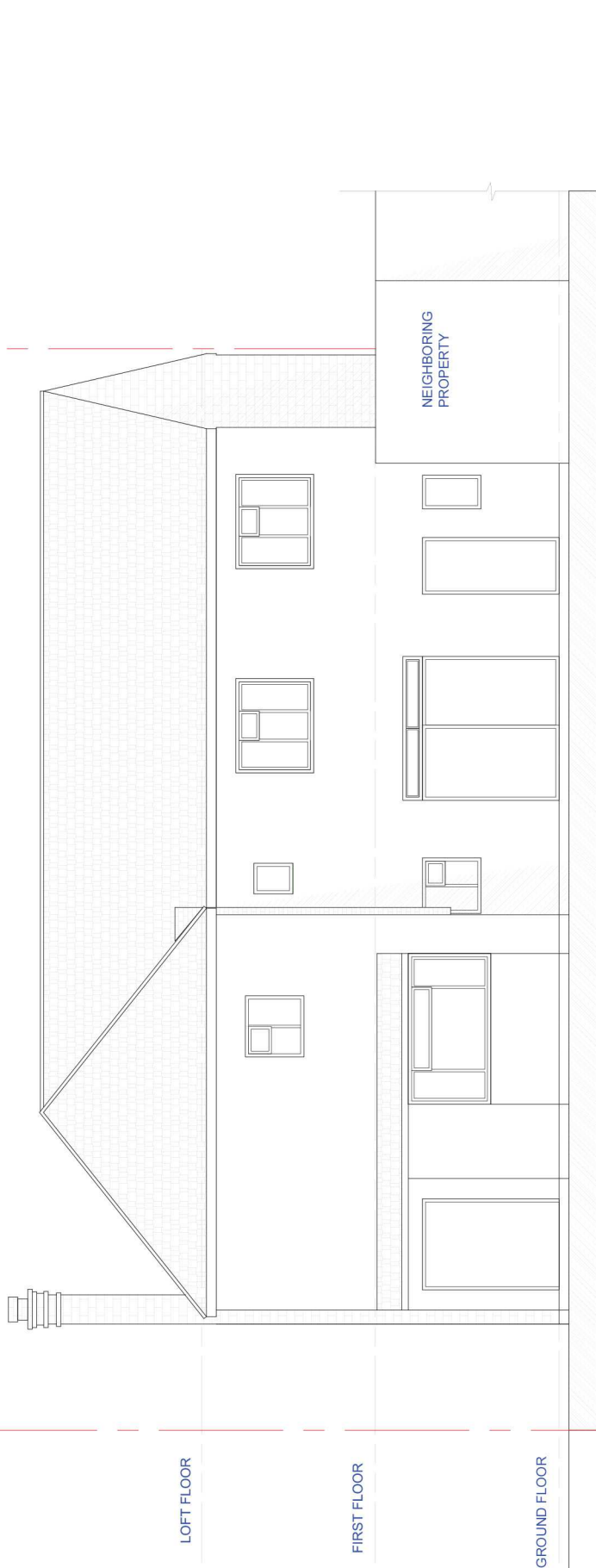
Blair - Design & Build -  
88 Cumberland House, Scots Lane  
HammerSmith & Fulham, NW10 6PF

Client: **Smeere Maide**  
38 Eggoof Ave, Northwood, Greater London HA6 3Q

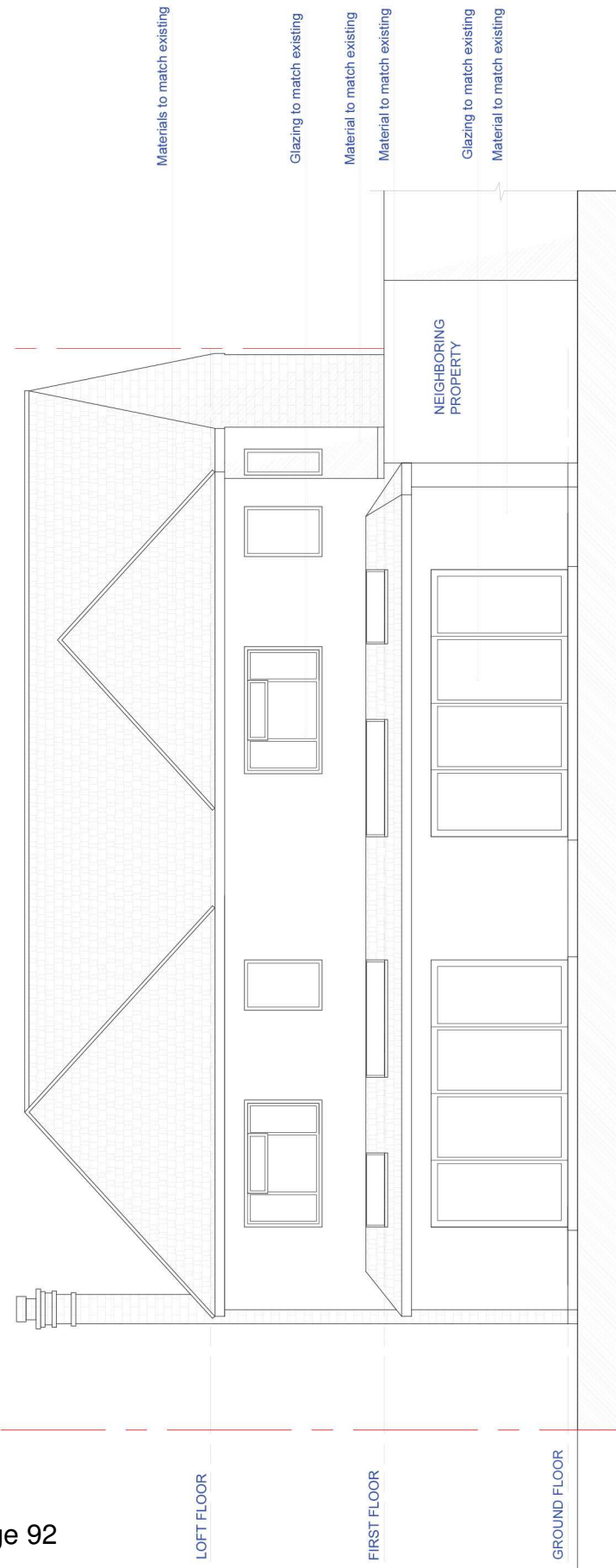
Project: **Rear elevation : Existing and Proposed**

Planning

Date: 11.05.23  
Drawn by: YS  
Sheet: 0



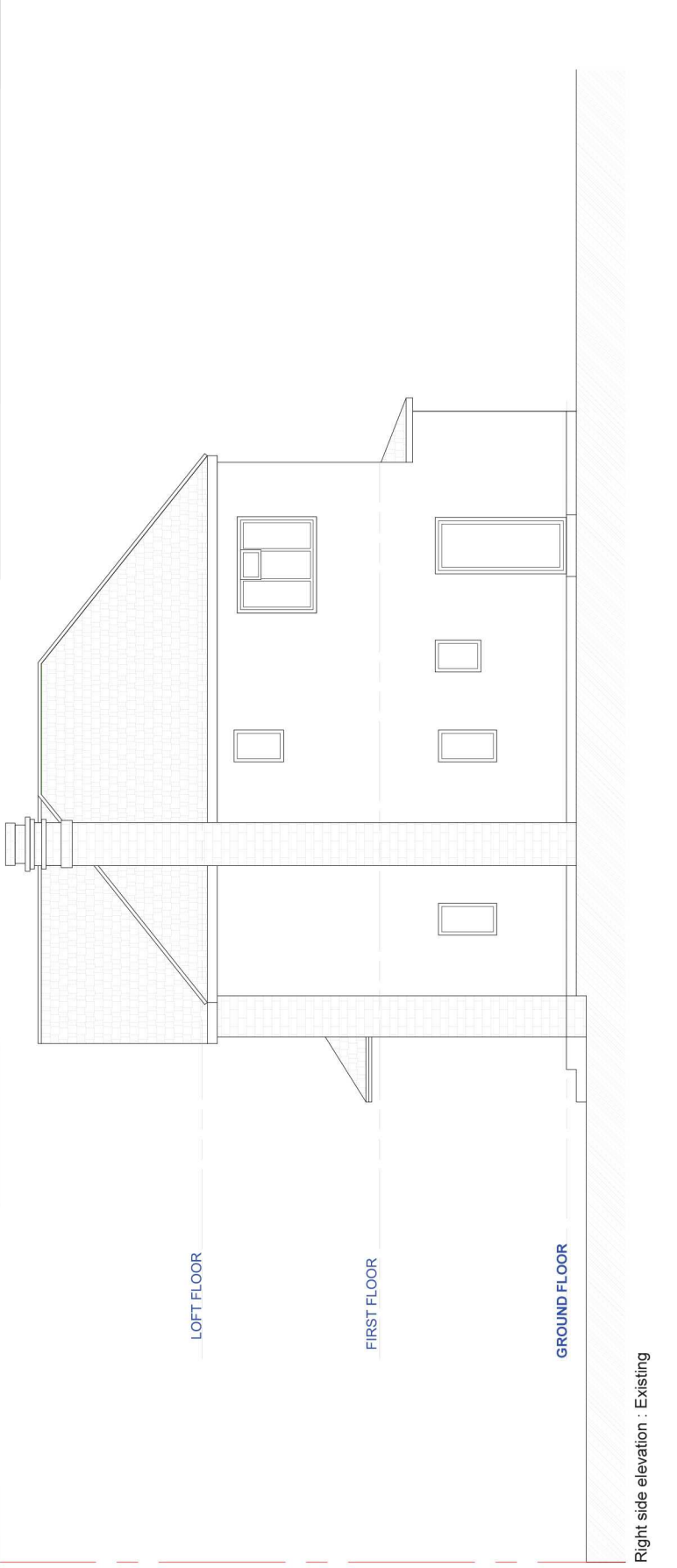
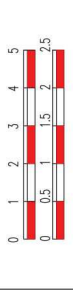
Rear elevation : Existing



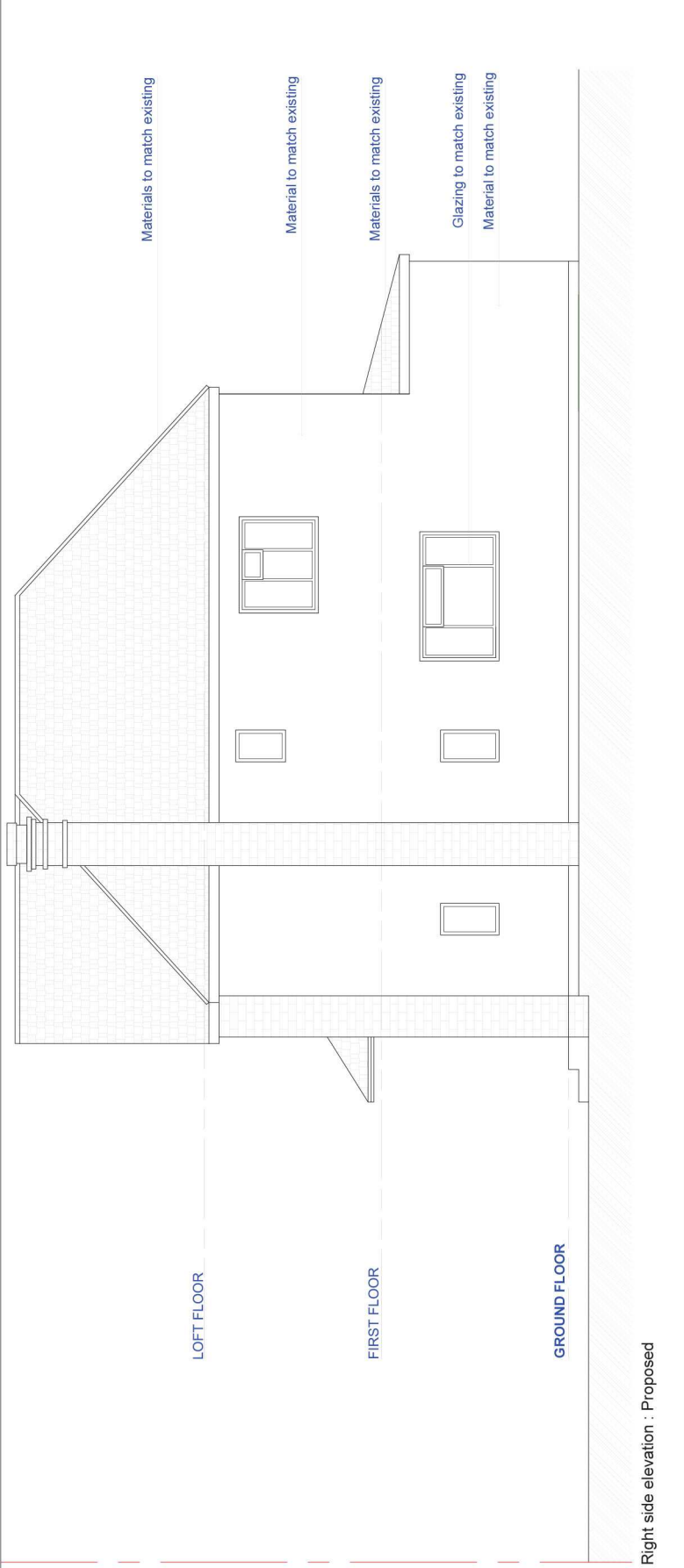
Rear elevation : Proposed

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Right side elevation : Existing



Right side elevation : Proposed

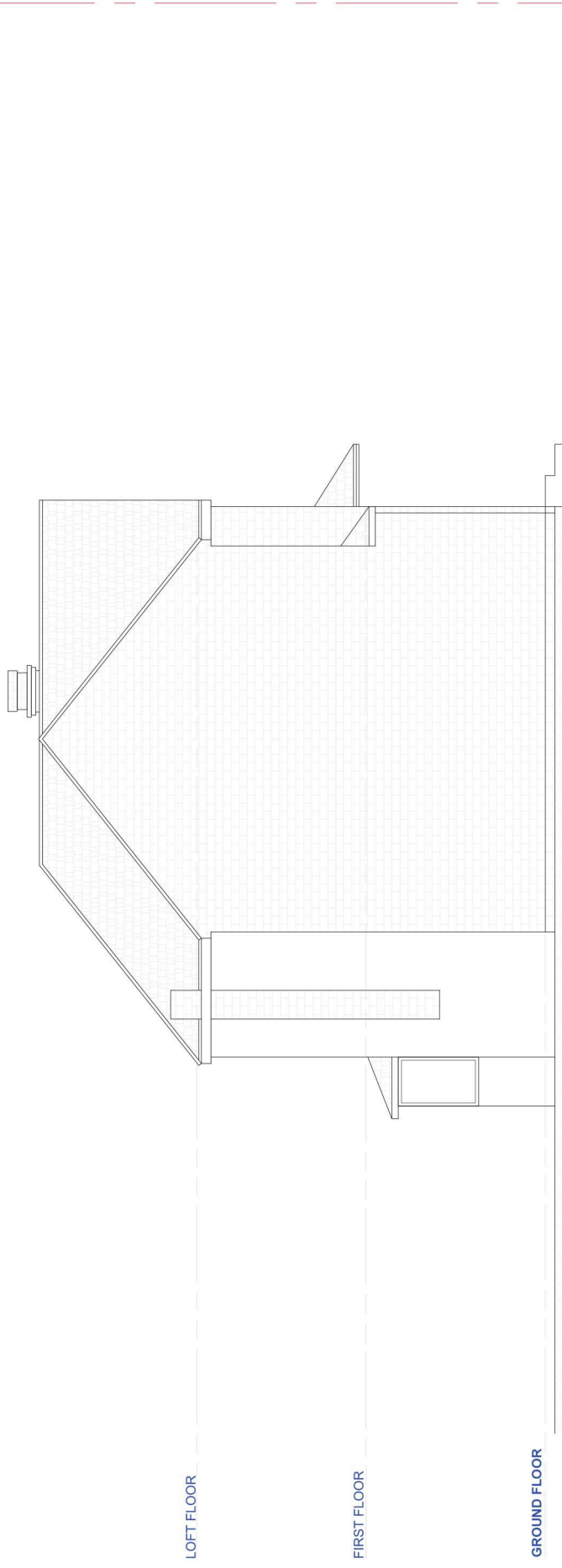
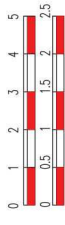

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 Planning  
 Date: 11/01/23  
 Drawn by: YS  
 Checked by: HH08-SM-10-15  
 Page: 0

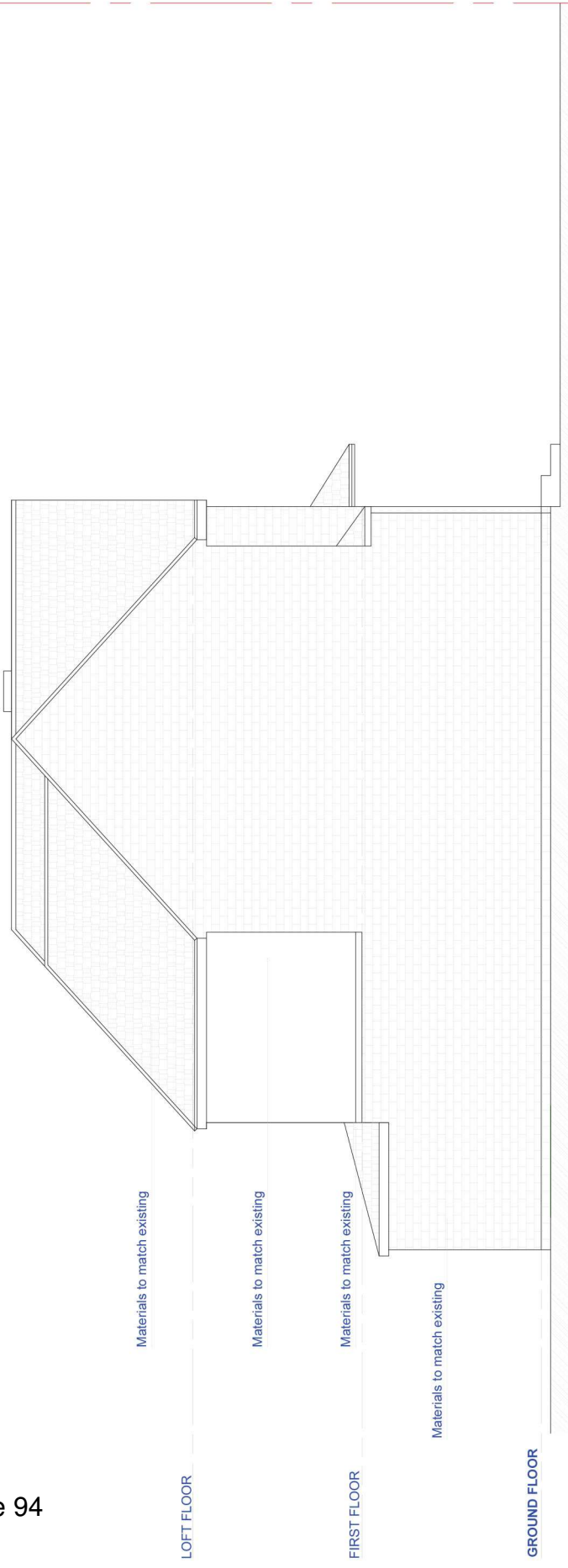
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Left side elevation : Existing



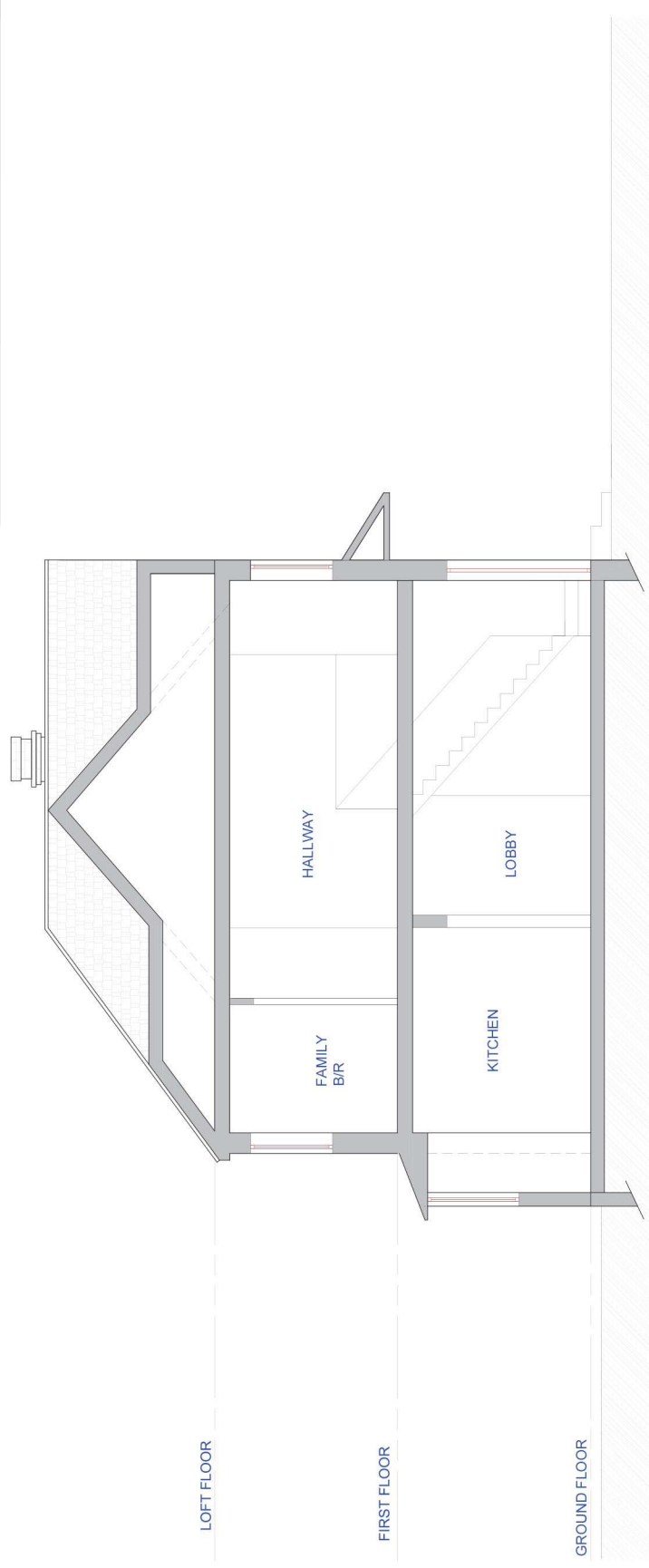
Left side elevation : Proposed

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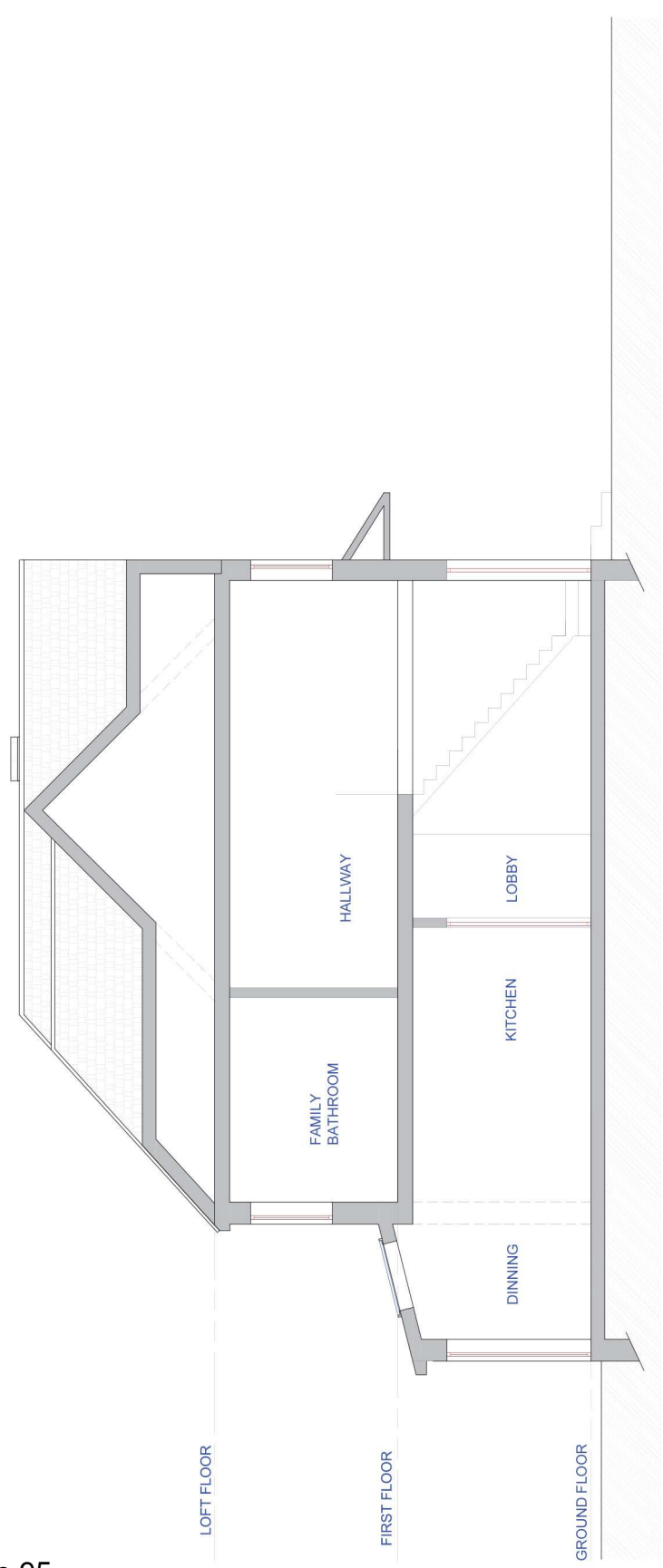
**Sameer Maide**  
38 Edgwood Ave, Northwood, Greater London HA6 9Q  
Planning  
Scale: 1:50 @A2 Date: 11/10/15 Drawn by: YS  
Checked by: HH09-SM-10-15 Rev: 0

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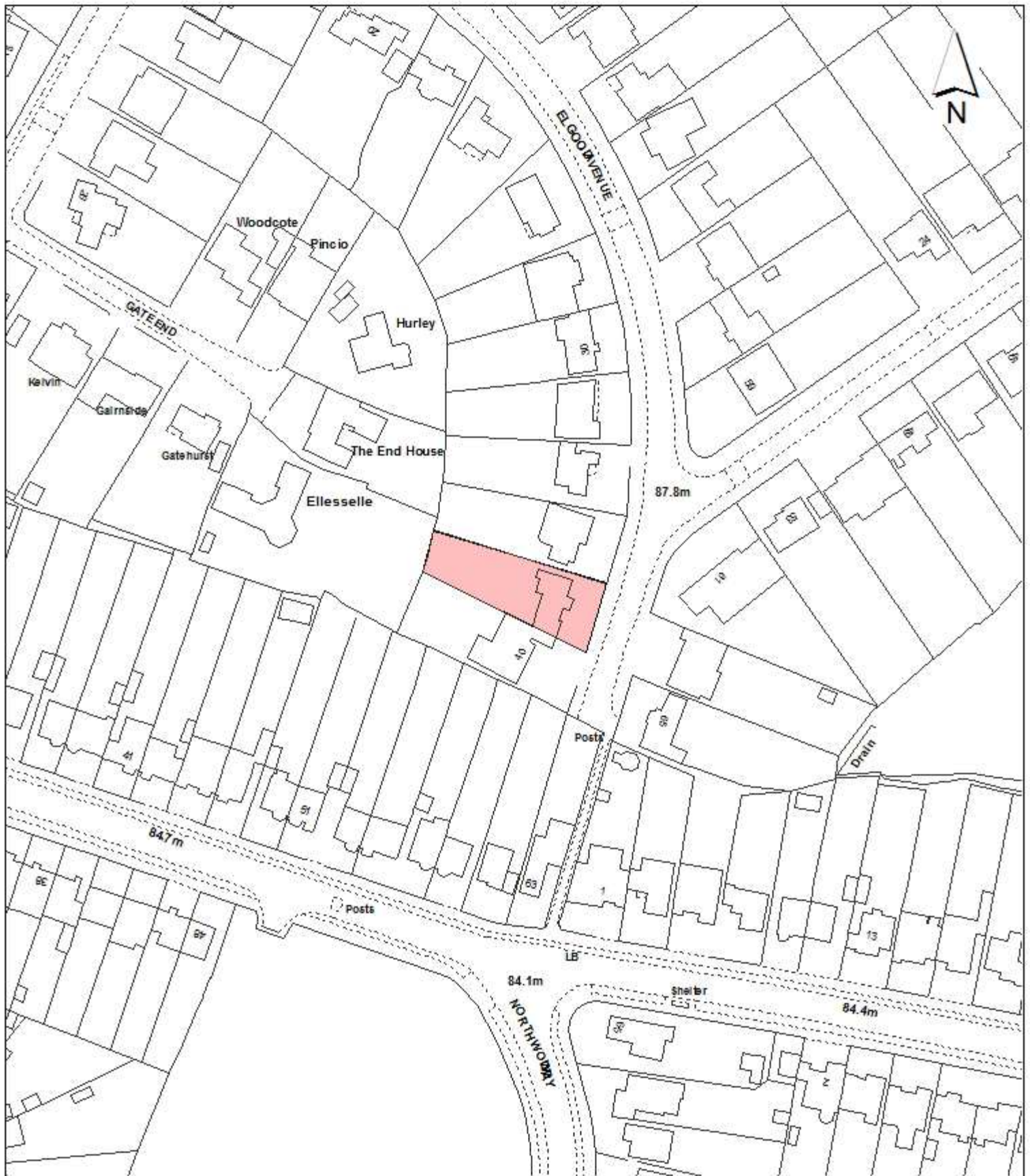
Section A-A : Existing



Section A-A : Proposed

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 Hammonds & Fulham, NW10 9PF  
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**Sameer Maide**  
 38 Edgoad Ave, Northwood, Greater London HA6 3Q  
 Section A-A : Existing and Proposed  
 Planning  
 Date: 11.05.23 Date: 07.05.15  
 Drawn by: HH05-SM-10-15  
 No: 0



**Notes:**

 Site boundary

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Northwood**

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

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

Planning Application Ref:

**8469/APP/2015/3883**

Scale:

**1:1,250**

Planning Committee:

**North** Page 96

Date:

**May 2016**



**HILLINGDON**  
LONDON

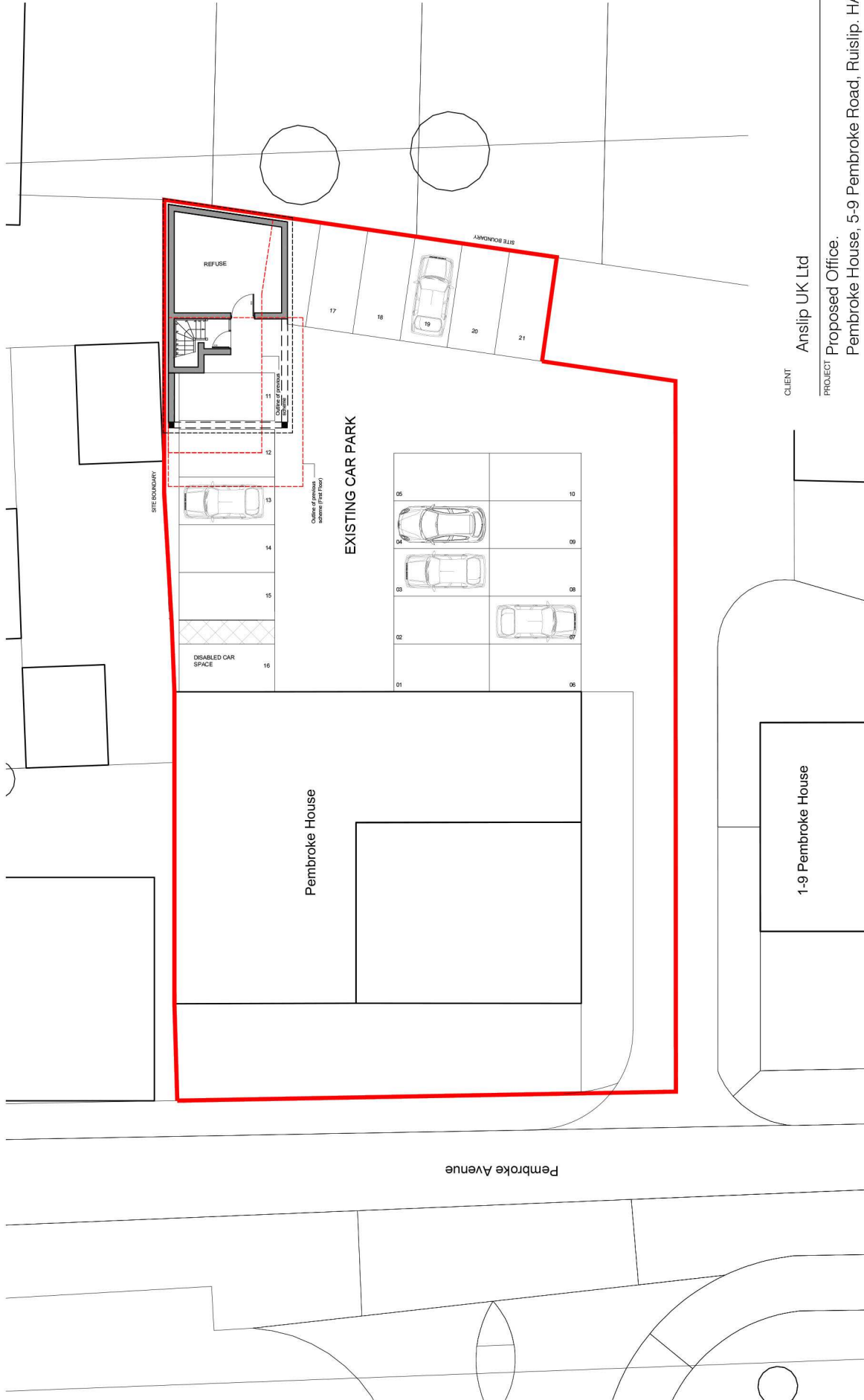
**Report of the Head of Planning, Sport and Green Spaces**

**Address** PEMBROKE HOUSE PEMBROKE ROAD RUISLIP  
**Development:** Erection of detached building to accommodate refuse storage at ground floor and office accommodation above  
**LBH Ref Nos:** 38324/APP/2016/407

**Date Plans Received:** 02/02/2016

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

**Date Application Valid:** 02/02/2016



CLIENT  
Anslip UK Ltd

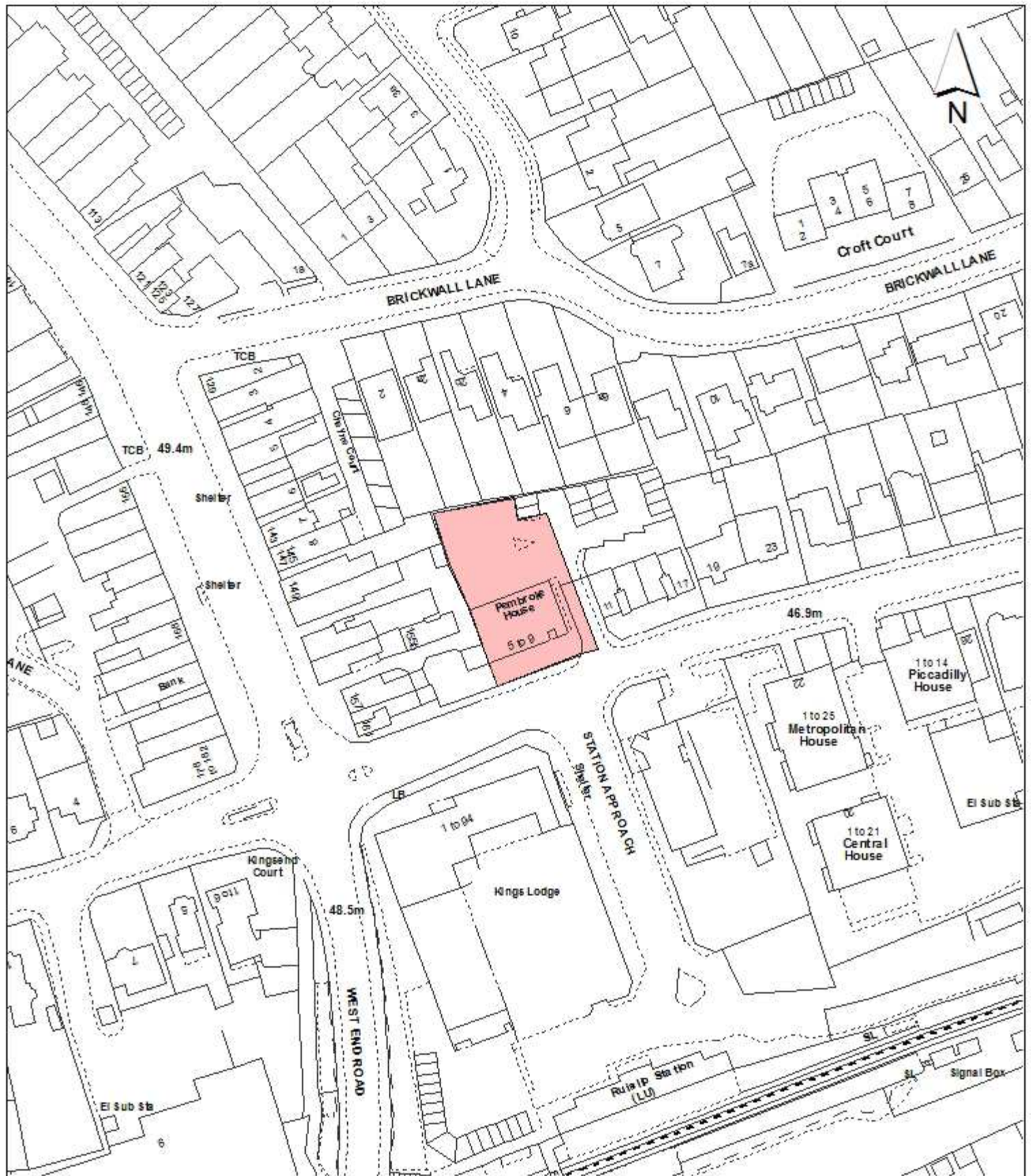
PROJECT  
Proposed Office,  
Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ

TITLE  
Proposed Site Layout

SCALE 1:200 @ A3	DATE 06.01.16	PROJECT NO. 15.530	P.02
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Residents Services  
Planning Section

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

Planning Application Ref:

**38324/APP/2016/407**

Scale:

**1:1,250**

Planning Committee:

**North Page 99**

Date:

**May 2016**



**HILLINGDON**  
LONDON

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