



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 28 JUNE 2016

Time: 7.00 PM

Venue: CIVIC CENTRE, HIGH
STREET, UXBRIDGE,
MIDDLESEX UB8 1UW

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

To Councillors on the Committee

Councillor Ian Edwards (Chairman)
Councillor David Yarrow (Vice-Chairman)
Councillor Shehryar Ahmad-Wallana
Councillor Roy Chamdal
Councillor Alan Chapman
Councillor Jazz Dhillon (Labour Lead)
Councillor Janet Duncan
Councillor Manjit Khatra
Councillor Brian Stead

Published: Monday, 20 June 2016

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=123&Year=0>

Putting our residents first

Lloyd White

Head of Democratic Services

London Borough of Hillingdon,

3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW

www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public (Part 1) part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

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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

Chairman's Announcements

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

PART I - Members, Public and the Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	57 Money Lane 62525/APP/2016/333	Uxbridge South	Single storey attached garage to side/rear involving alteration to existing vehicular crossover Recommendation: Approval	1 - 14 110 - 114

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
7	Lords Builders Merchants 43554/APP/2016/916	Botwell	Raising and enlargement of roof of front part of building to create additional floor space for use as ancillary office to existing retail unit and demolition of existing rear elements Recommendation: Approval	15 - 28 115 - 119

8	6 Browngraves Road, Hayes 36832/APP/2016/1530	Heathrow Villages	Single storey rear extension to existing extension Recommendation: Refusal	29 - 34 120 - 125
9	24 Floriston Avenue 63065/APP/2016/1302	Hillingdon East	Single storey outbuilding to rear for use as a gym/playroom/storage area Recommendation: Approval	35 - 44 126 - 132
10	Land at 186 Grosvenor Crescent 70396/APP/2016/815	Hillingdon East	Erection of two storey, 1-bed end- terrace dwelling with associated parking and amenity space and installation of vehicular crossover to front Recommendation: Approval	45 - 62 133 - 138
11	141 North Hyde Road 14727/APP/2016/1183	Pinkwell	Change of use of ground floor from travel agents (Use Class A1) to a tattoo studio (Sui Generis) Recommendation: Approval	63 - 72 139 - 143
12	40 Station Road, Cowley 58093/APP/2016/1583	Uxbridge South	Alteration to and part retention of existing outbuilding Recommendation: Approval	73 - 78 144 - 150

PART II - MEMBERS ONLY

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

13	ENFORCEMENT REPORT	79 - 86
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PART I - Plans for Central and South Planning Committee 109 -150

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Agenda Item 6

Report of the Head of Planning, Sport and Green Spaces

Address 57 MONEY LANE WEST DRAYTON MIDDLESEX

Development: Single storey attached garage to side/rear involving alteration to existing vehicular crossover

LBH Ref Nos: 62525/APP/2016/333

Drawing Nos: 2978-01
2978-SK1
2978-02 Rev C

Date Plans Received: 27/01/2016 **Date(s) of Amendment(s):** 27/01/2016

Date Application Valid: 29/01/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises of a detached chalet bungalow situated on the north west side of Money Lane, West Drayton. The property is characterised by a gable end roof with an eyebrow dormer positioned centrally of the front roof slope. The house is set a small distant back from the adjacent highway and benefits from a grass area across the full width of the front elevation with off road parking for up to two cars to the side of the property and a large rear garden.

The application site falls within the West Drayton Conservation Area and and partially into Zone 2 and 3 of the River Flood Zone.

1.2 Proposed Scheme

Householder consent is sought for a single storey attached garage to side involving alteration to existing vehicular crossover.

The proposed double garage would be erected to the north east flank elevation of the original dwelling, and would be set back a brick length from the front elevation to measure the full depth of the original dwelling, 6m in width and would be characterised by a pitched roof measuring 4.2m high.

The proposed garage would benefit from an up and over door to the front wall, and would benefit from a pea shingle driveway, with the existing crossover replaced by a new crossover to the front of the boundary wall to measure 3m in width at the edge of the site boundary and 4.5m at the edge of the footpath.

The proposed extension would be finished in materials to match the existing house.

1.3 Relevant Planning History

62525/APP/2015/1163 57 Money Lane West Drayton Middlesex

Single storey attached garage to side/rear involving alteration to existing vehicular crossover an

new wall to front

Decision Date: 06-07-2015

Refused

Appeal:

62525/APP/2015/4094

57 Money Lane West Drayton Middlesex

Single storey attached garage to side (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 05-01-2016

Refused

Appeal:

Comment on Planning History

62525/APP/2015/4094CLD: Single storey side extension: Recommended for refusal as the application site falls within Article 2(3) land which does not permit extensions to the side elevation under the Town and Country Planning General Permitted Development Order 2015.

62525/APP/2015/1163HH: Single storey attached garage to side/rear involving alteration to existing vehicular crossover: Recommended for refusal on five grounds.

i. By reason of a lack of information, the proposal was considered to increase the chances of flooding within the built up area.

ii. Excessive width of the crossover.

iii. The vehicular crossover would lead to a disruption in the free flow of traffic.

iv. Proposed 1.5m wall to the front boundary would impede visibility of traffic along Money Lane.

v. The crossover would increase the number of potential conflict points leading to disruption of free flow traffic.

The applicant has resubmitted the application, in conjunction with a Flood Risk Assessment and has relocated the location of the garage to the opposite flank.

The Flood and Water Management Team have deemed the Flood Risk Assessment acceptable and the Highways officer has not raised an objection to the proposal. Furthermore, the proposed side extension is considered to be of an acceptable size, scale and roof form and would appear subordinate to the original dwelling, and is therefore recommended for approval.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- 2nd March 2016

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL:

A total of three neighbouring properties were consulted via letter dated 02.03.16 including a site notice displayed on 03.03.16.

7 letters, including 4 from the same occupier, and two petitions containing 32 and 19 signatures respectively received objecting on the following grounds:

1. There are a number of properties served by drains before going into the main sewer. These drains will be directly under the proposed development.
2. The previous application was refused on basis of large crossover, and as the new crossover is larger this application must also be refused.
3. The Cherry Tree has a TPO and is important that it is shown in the garden of No. 59 and not No. 57 Money Lane.
4. The application site and the adjoining neighbours at No. 55, 57, 59 and 61 fall within a flood plain. No. 55 and 57 are rated as a high risk, and the gardens of all the neighbouring properties were flooded five times. The site currently allows water to soak through, where will it go following the development?
5. The Council doesn't give permission to cover grassed areas to reduce the risk of flooding.
6. A planning expert friend states the soak away is in the flood plain and would not address the loss of the current area of 25sqm of where the proposed structure would be. Would not address drainage/surface water issue.
7. Our house is lower, with water entering our house.
8. Porous paving is unlikely to work as this does not allow for water from cars and work in the garage. Application should be refused as this doesn't work.
9. The extension would cause too much trouble on our small street. The extension would lead to more cars on the street and nowhere for us to park.
10. The house already has a garage, and this will be used as part of the parking company running from this address.
11. The property is in a conservation area and the extension will have a significant impact on the visual amenities of the street scene.
12. The owners do not use the existing integral garage, with a number of cars parked in the front drive, giving rise to a loss of visual amenity for neighbouring residents.
13. The proposed extension will be used with the existing garage to occupy a large workshop, which will increase the non residential use, and have a significant impact upon the conservation area.

OFFICER COMMENTS:

- Drainage issues would not be a material planning consideration, and would be assessed by the relevant authorities.
- The applicant has submitted a Flood Risk Assessment, which has been considered acceptable by the Flood and Water Management officer.
- The Tree Officer raises no objections to the proposed works as no trees or landscape features of merit will be affected by the proposal.
- The proposed crossover has been reduced in width to comply with the requirements set out by the Highways Officer.
- The garage would provide two off road parking spaces and would comply with Policy AM14 of the Hillingdon Local Plan; Part Two Saved UDP Policies (November 2012).
- The Conservation and Urban Design Officer raises no objections in regards to the design and appearance of the extension.

West Drayton Green Conservation Panel:

No objections, as the scheme addresses the previous reasons for refusal.

INTERNAL:

Trees and Landscape Officer:

The site is occupied by a single-storey detached house, with an integral garage, on the north side of Money Lane, close to the junction with Frays Close. The attractive plot is exceptionally wide and although the house is arranged across the site, there are significant gaps/side gardens to the east and west. The northern boundary is defined by the River Frays and there is a narrow tributary running parallel to the rear of the house which bisects the rear garden.

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

Adopted Local Plan, Policy BE1 seeks high quality design of the built and external environment. Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

The proposal is a re-submission to build a single-storey attached garage to the side/rear involving alteration to an existing vehicular crossover. (Previous applications ref. 2015/1163 and 2015/4094 were refused)

No trees or other landscape features of merit will be affected by the proposal. The landscape details and finishes (hard and soft) should be chosen to complement the site and the Conservation Area.

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

Flood and Water Management Officer:

Originally raised objections in regards to lack of information, which would demonstrate how the proposal would not increase flood risk to surrounding area. Following receipt of an amended Flood Risk Assessment, the officer has no objections to the proposal subject to construction in accordance with outlined Flood Risk Assessment.

Conservation and Urban Design Officer:

No objections to design, all materials colours and finishes must match existing.

Highways Officer:

No objections subject to amended crossover to reduce to 3m at edge of footway and 4.5 at kerbline, and subject to visibility splay conditions.

Environmental Protection Unit:

No adverse comments to make.

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:

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.
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.
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
EM6	(2012) Flood Risk Management
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main planning issues are the effect of the development on the character and appearance of the original building, the street scene, the impact on the Conservation Area, the impact on the residential amenity of the adjoining neighbours, the impact on highways and flooding.

Policy BE4 of the Hillingdon Local Plan Part two (Saved UDP Policies) requires all new development within or on the fringes of the Conservation Area to either preserve or enhance those features which contribute to the area's special visual and architectural qualities.

Policy BE15 requires alterations and extensions to existing buildings to harmonise with the scale, form and architectural composition of the original building. Policy BE13 requires the layout and appearance of extensions to harmonise with the existing street scene and Policy BE19 ensures any new development complements or improves the amenity and character of the area.

The Council's Adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions, contains design guidance for all types of extensions which should appear subordinate in scale to the original building.

Paragraph 4.0 of the HDAS SPD states a single storey side extension is a common means of extending a house to provide extra living or garage space. Careful thought has to be applied to the size, depth, location, height, and overall appearance of any side extension. The side extension must not dominate the existing character of the original property. A range of pitched roofs will be acceptable and the roof angle must match the existing if visible from the public highway. The proposed width should be between half and two thirds of the original house to appear subordinate, and a set back from the front building line would be required in conservation areas to preserve the character of the area.

Paragraph 9.5 for outbuildings states a double garage should measure at least 4.8m x 5.7m and should be set back at least 2.4m from the back edge of the roadway and use a roller shutter or up and over garage door.

The proposed single storey side extension would be erected to the north eastern flank of the original dwelling, and would be set back a brick length from the front elevation to project the full depth of the existing dwelling, would measure 6m in width and would be characterised by a pitched roof measuring 4.2m high to extend parallel with the existing roof lines and finished in matching materials.

The proposed extension would be a sympathetic addition to the main dwelling, by virtue of its size, scale and roof form. The maximum height would exceed the recommended 3.4m limit for a pitched roof, however it would replicate the existing single storey element to the side of No. 59 Money Lane to maintain some form of consistency and would measure less than half the width of the original dwelling, to appear subordinate. It should be noted that the Conservation and Urban Design officer has not raised objections to the proposed garage.

In accordance with the consultation response of the Council's Landscape Officer, a landscape conditions is recommended to secure landscaping to the front of the site to ensure that the proposals preserve and enhance the character and local distinctiveness of the surrounding natural and built environment.

The proposed development would not be harmful to the character and appearance of the existing dwelling and would preserve the character and appearance of the wider Conservation area and as such would comply with Policies BE4, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the SPD HDAS: Residential Extensions.

Policy BE20 requires any new development to be laid out so as to protect the daylight and sunlight levels of existing houses. Policy BE21 requires new extensions by virtue of their siting, bulk and proximity would not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 should protect the privacy of the occupiers and their neighbours.

The application site is of a detached form, and benefits from adjoining neighbours that are also detached. The adjoining neighbour to the north east at No. 59 is situated parallel to the application site and benefits from an existing single storey side element which has no flank windows. It is considered as the proposed side garage would be erected directly parallel with the single storey side element of the adjoining neighbour at No. 59, it would not be an overbearing or overdominant addition that would result in visual intrusion and loss of outlook and light when viewed from their front and rear aspects.

The proposed extension would not be visible from the front and rear aspects of the

adjoining neighbours to the south west at No. 59, as it would be screened by the host dwelling. The proposed extension is therefore considered not to have an adverse impact upon their residential amenities and light levels.

The proposed extension would be in accordance with the objectives set out in Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE23 seeks to ensure proposed extensions maintain sufficient external amenity space to protect the amenity of the occupants and is usable in terms of its size and usability. The proposed extension would not result in the creation of extra bedrooms or result in a loss of private usable amenity area as it would be situated on the existing hardstanding area to the side of the dwellinghouse. The proposal is considered to comply with Policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies states the LPA will not grant permission for developments whose traffic generation is likely to prejudice the free flow of traffic or conditions of general highway or pedestrian safety.

The proposed double garage would have internal dimensions of 5.2m x 5.9m and would benefit from an 'up and over' garage door, with the front wall set 6m back from the edge of the adjacent highway to comply with the SPD HDAS Residential Extensions. Additionally the proposed crossover was amended to comply with the Highways Officers requirements. Visibility splays of 2.4m x 2.4m are proposed with no obstacles higher than 0.6m to maintain full visibility when entering and exiting the site.

Policy AM14 of the Hillingdon Local Plan (November 2012) recognises that proposed developments must accord with the adopted car parking standards, as contained within the Hillingdon Local Plan (November 2012). The proposed double garage would replace the existing two off road parking spaces on the hardstanding area to the side of the dwellinghouse. Policy AM14 seeks a maximum of two off road car parking spaces for residential dwellings. In light of the concerns raised by local residents and the impact the development would have on the existing parking provision a condition is recommended to safeguard the parking within the garage to be incidental to the use of the main house.

The proposed development is therefore considered to accord with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

Policy EM6 of the Hillingdon Local Plan Part One: Saved UDP Policies seeks to direct all new development away from Flood Zones 2 and 3, unless applicants can demonstrate that flood risk can be suitably mitigated. The application site falls within Flood Zone 2 and 3 and therefore a Flood Risk Assessment has been submitted in conjunction with the application. The flood and Water Management Officer has considered the mitigation measures proposed within the Flood Risk Assessment (FRA) to be acceptable subject to a condition that the proposal is carried out in accordance with the FRA. Such a condition is recommended.

Given the compliance of the proposal with the Council's policies and standards, the application is recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 2978-02 Rev C.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 59 Money Lane.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 HO8 Garage retention

Notwithstanding the provisions of Section 55 of the Town and Country Planning Act 1990, the garage(s) shall be used only for the accommodation of private motor vehicles incidental to the use of the dwellinghouse as a residence.

REASON

To ensure that adequate off-street parking to serve the development is provided and retained, in accordance with policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

6 NONSC Non Standard Condition

Unless otherwise agreed in writing by the Local Planning Authority, the development

permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment and the following mitigation measures detailed within the FRA:

- i) Garage to be constructed with voids in rear wall to allow flow of water through the garage.
- ii) Front drive to be created with Pea Shingle.
- iii) Ground levels to remain as existing.

REASON

To minimise the impact of flooding on the proposed development and future occupants and to

minimise the impact of the proposed development on the surrounding area to comply with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2015), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

7 H11A Visibility Splays

Unobstructed sight lines above a height of 0.6m metre shall be maintained on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with Policy AM7 of the Hillingdon Local Plan Part Two Saved UDP Policies (November 2012).

8 HO10 Front Garden Landscaping

Notwithstanding the details hereby approved a minimum of 25% of the front garden area shall be soft landscaped (eg.grass or planted beds) for so long as the development remains in existence.

REASON

To ensure the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Unitary Development Plan Saved Policies September 2007) and Policy 5.17 of the London Plan (2015).

INFORMATIVES

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public

footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

Standard Informatives

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

Part 1 Policies:

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

Part 2 Policies:

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.
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EM6	(2012) Flood Risk Management
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

LPP 3.5 (2015) Quality and design of housing developments

- 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.

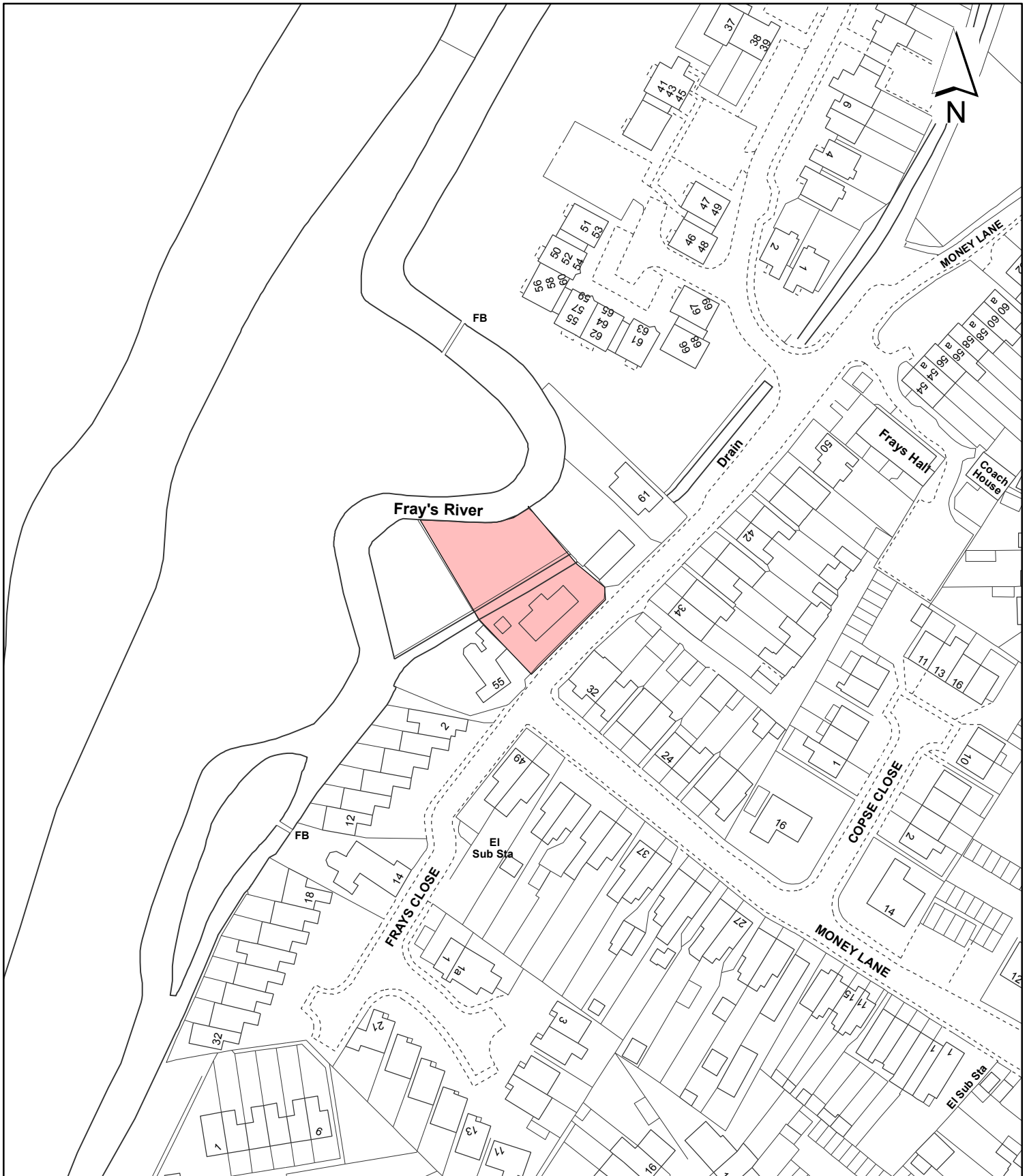
10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result 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: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**57 Money Lane
 West Drayton**

**LONDON BOROUGH
 OF HILLINGDON**

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

Planning Application Ref:
62525/APP/2016/333

Scale:
1:1,250

Planning Committee:
Central & South

Date:
June 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LORDS BUILDERS MERCHANT DAWLEY ROAD HAYES

Development: Raising and enlargement of roof of front part of building to create additional floor space for use as ancillary office to existing retail unit and demolition of existing rear elements

LBH Ref Nos: 43554/APP/2016/916

Drawing Nos: Location Plan (1:1250)
Planning Statement
7671/1A Rev. A
7671/2B Rev. B
Transport Statement

Date Plans Received: 03/03/2016 **Date(s) of Amendment(s):**

Date Application Valid: 07/04/2016

1. **SUMMARY**

The application seeks planning permission for the raising and enlargement of roof to create additional floor space for use as an ancillary office to existing retail unit and demolition of existing rear elements. It is considered that the proposal would not harm the openness of the Green Belt. Therefore, the proposed development is considered to comply with Green Belt Policy and is acceptable in principle. The design and materials are considered to harmonise with the visual amenities of the surrounding area and the proposal would raise no harmful highway impacts. Therefore, the application is recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 7671/2B Rev. B.

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 COM6 **Levels**

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 COM7 Materials (Submission)

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

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

REASON

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

5 NONSC Non Standard Condition

No building materials stored on the land shall be stored so as to exceed 4 metres in height, as measured from the existing ground level adjacent to where the materials are stored within the site.

REASON

To ensure the protection of the openness of the Green Belt, in accordance with Policy 7.16 of the London Plan (2015) and the National Planning Policy Framework.

6 RES8 Tree Protection

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

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

- 2.c No buildings or temporary buildings shall be erected or stationed.
- 2.d No materials or waste shall be burnt; and.
- 2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

REASON

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

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan(s) shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during (or after) construction, or is found to be seriously diseased or dying, another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM2 Development proposals - assessment of traffic generation, impact

AM7	on congestion and public transport availability and capacity
AM8	Consideration of traffic generated by proposed developments. Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LPP 7.2	(2011) An inclusive environment
LPP 7.16	(2011) Green Belt

3 I1 Building to Approved Drawing

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

4 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.

5 I47 Damage to Verge - For Council Roads:

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

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this

development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

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

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

8 160 Cranes

Given the nature of the proposed development it is possible that a crane may be required during its construction. The applicant's attention is drawn to the requirement within the British Standard Code of Practice for the safe use of Cranes, for crane operators to consult the aerodrome before erecting a crane in close proximity to an aerodrome. This is explained further in Advice Note 4, 'Cranes and Other Construction Issues' (available at

3. CONSIDERATIONS

3.1 Site and Locality

The application relates to Lord's Builders Merchants, located on the western side of Dawley Road. Contained within the site is an existing rectangular building which measures 95 metres in depth by 11.7 metres in width, which is located adjacent to the northern boundary line of the site. The front part of the building, approximately 38.7 metres in depth, is the retail sales area and office section of the building, which is contained within a two storey pitched roof building. The rear part of the building, 56.3 metres, contains a warehouse area with a flat roof above. This was granted consent under application reference 43554C/92/787, which also granted continued use of the land as a builder's merchants.

The remainder of the site is covered in hardstanding and is used for the storage of goods, parking and servicing access and turning area. To the western boundary of the site is a cluster of trees, with a tree belt spanning the width of the southern boundary line. Access into the site is via a crossover from Dawley Road, situated in the northeast corner of the site.

To the north of the site is a group of commercial buildings with a golf course to the west and south. The site is situated within the Green Belt, as identified in the Policies of the Hillingdon Local Plan (November 2012).

3.2 Proposed Scheme

The application seeks planning permission for the raising and enlargement of the roof of the older, two-storey eastern part of the existing warehouse/trade counter/office premises to create additional floor space for use as an ancillary office to the existing unit and demolition of existing rear elements.

The proposal would create a new, slightly larger, building, essentially on the same footprint as the existing, designed to match the existing warehouse and offer more modern, usable, space, particularly at first floor level. The new building would provide new staff welfare areas and trade counter space at ground floor level with new office accommodation and an area for product and sample display on the first floor.

The height of the existing would be raised by 600mm to be just above the adjoining warehouse building. In order to allow business to continue whilst the construction takes place, the structural frame for the proposed building would be constructed outside the existing building envelope.

3.3 Relevant Planning History

43554/PRC/2015/153 Lords Builders Merchants Dawley Road Hayes
Redevelopment of builders merchants

Decision: 10-11-2015 PRC

Comment on Relevant Planning History

The use of the site was approved as Builders Merchants under application reference 43554C/92/787. The rear part of the warehouse, measuring 56.3 metres in was granted consent as part of this permission.

Attached to the approval was a legal agreement which required the occupier to undertake a number of works to the site, including carrying out works within the wall survey and the realignment of the wall fronting Dawley Road. All of these works were completed in accordance with the legal agreement. Also contained within the document are a number of prohibitive obligations which are listed below:

3.9 a) No outdoor storage shall take place on the Land in those areas which are indicated on the plans as car parking spaces, turning circle or landscaped.

3.9 b) No material stored on the Land shall be stored so as to exceed three (3) metres in height as measured from ground level to the west of the line marked XX on the plans.

3.9 c) No material stored on the Land shall be stored so as to exceed four (4) metres in height as measured from ground level to the east of the line marked XX on the plans.

The S106, therefore, clearly allows the storage of goods on the land around the buildings up to a certain height.

Application reference 43554/APP/2013/1028 was approved for the erection of a single storey detached shed, raising of roof of existing warehouse and alterations to cladding. This permission has been implemented.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

AM2 Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity

AM7 Consideration of traffic generated by proposed developments.

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

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LPP 7.2	(2011) An inclusive environment
LPP 7.16	(2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

5 neighbouring properties were consulted by letter dated 11.4.16 and a site notice was displayed to the front of the site which expired on 25.5.16. No response received.

Heathrow Safeguarding - No objection subject to Cranes Informative.

Internal Consultees

Tree and Landscape Officer:

There is no objection to the current proposal, which will be implemented within the current footprint of the existing building. However, the indirect impact (space required for demolition/construction/storage and working space) will place the tree at risk from the development.

No objection, subject to a condition to protect the tree which should be implemented prior to the commencement of work RES8 and RES10.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The use of the site was approved as Builders Merchants under application reference 43554C/92/787. The rear part of the warehouse, measuring 56.3 metres in was granted consent as part of this permission.

The NPPF, London Plan Policy 7.16 and Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) make a general presumption against inappropriate development within the Green Belt, unless very special circumstances can be demonstrated. The only acceptable uses in the Green Belt are agricultural related uses,

open-air recreation and cemeteries. The application site is an established Builders Yard. As no change of use is proposed 'very special circumstances' are not required to justify the proposed extensions.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the replacement or extension of buildings within the Green Belt will only be permitted if:

- i) The development would not result in any disproportionate change in the bulk and character of the original building;
- ii) The development would not significantly increase the built up appearance of the site;
- iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Paragraph 89 of the NPPF reaffirms that the extension or alteration of a building can only be regarded as acceptable in the Green Belt if it "does not result in disproportionate additions over and above the size of the original building."

The advice on new buildings and building extensions in the Green Belt is well established in terms of case law and the key test is that there should not be a disproportionate change in the bulk and character of the original buildings on the site. It is normally held that anything in excess of a 50% enlargement in floor space constitutes a disproportionate addition. In this case, the increase in floorspace would largely be contained within the existing envelope of the building and whilst it is accepted that there has been considerable development of the site previously, the increase in the height of the building to match the warehouse part, which currently exists, is not considered to be a disproportionate addition. The principle of development is therefore considered acceptable subject to compliance with other policies within the Development Plan.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The NPPF, London Plan Policy 7.16 and Policy OL1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) make a general presumption against inappropriate development within the Green Belt, unless very special circumstances can be demonstrated. The only acceptable uses in the Green Belt are agricultural related uses, open-air recreation and cemeteries. The application site is an established Builders Yard. As no change of use is proposed 'very special circumstances' are not required to justify the proposed extensions.

Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the replacement or extension of buildings within the Green Belt will only be permitted if:

- i) The development would not result in any disproportionate change in the bulk and character of the original building;
- ii) The development would not significantly increase the built up appearance of the site;

iii) Having regard to the character of the surrounding area the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

Paragraph 89 of the NPPF reaffirms that the extension or alteration of a building can only be regarded as acceptable in the Green Belt if it "does not result in disproportionate additions over and above the size of the original building."

The proposal would result in an increase in floorspace from 722.25 square metres to 743 square metres which would equate to a 3% increase. The proposed development does not materially increase the existing building 'footprint' on the depot site. It does lead however to an increase in the total gross external floorspace, largely as a result of increasing accommodation at first floor level. In terms of bulk, the raising of the roof by 600mm does increase the amount of usable floorspace at first floor level from 258.04sq metres currently to 395.27 sq metres (an increase of 17%).

The application site is already developed, in active use and, largely enclosed from the remainder of the Green Belt in this area as well as surrounding uses. As a result it is considered that the depot and the application site currently contributes little to the openness of the Green Belt in this area. Given the way in which the application site is already enclosed it is considered that the marginal increase in building height is unlikely to materially affect the visual appearance of the building from surrounding areas in the Green Belt. As such the proposal would not result in a significant increase in the built up appearance of the existing depot site at Dawley Road. In this regard the proposal complies with the NPPF and criteria (ii) of Policy OL4.

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. Hillingdon Local Plan: Part Two Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features in the area which the Local Planning Authority considers it desirable to retain or enhance.

The proposed replacement building would occupy a similar footprint to that which currently exists on the site with a ridge height that would be approximately 0.6m higher than the existing warehouse building. The eaves height would be increased by 2m. The design of the building is considered to be sympathetic to the attached warehouse building. As a result it is considered that it would not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

The proposed development seeks to increase the height of the building by 0.2m. The land to the north is taken up by a number of commercial buildings. Therefore, the proposed development would not impact the residential amenity of any neighbouring occupier. The increase in height would not result in any significant over dominance to the land to the north and is considered to comply with Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

Policy AM14 states that new development will only be permitted where it is in accordance with the Council's adopted Car Parking Standards.

The proposal does not include any amendment to the existing parking layout. A transport Statement has been submitted with the application to demonstrate that the proposal would not result in a material increase in traffic movements to the site. The proposed layout would retain sufficient space for service and delivery vehicles to exit and enter in forward gear and would not cause unacceptable harm to highway or pedestrian safety. Therefore, the proposal is considered to comply with Policy AM2, AM7, AM8 and AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

No comments are made with regards to Access or Security

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. Conditions requiring the protection of existing trees on the site are recommended.

7.15 Sustainable waste management

Not applicable to the current application.

7.16 Renewable energy / Sustainability

The applicant has confirmed that the proposed development would incorporate the use of sustainable building materials to ensure that the thermal and acoustic insulation of the new building envelope would be brought up to current standards. Similarly, the building would also use the latest service installations, including electrical, climatic control (heating, cooling and ventilation), data telecom and media, and protective (fire alarm and emergency lighting) systems to meet current energy efficient standards.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

No Noise or Air Quality issues would arise from the proposed development.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

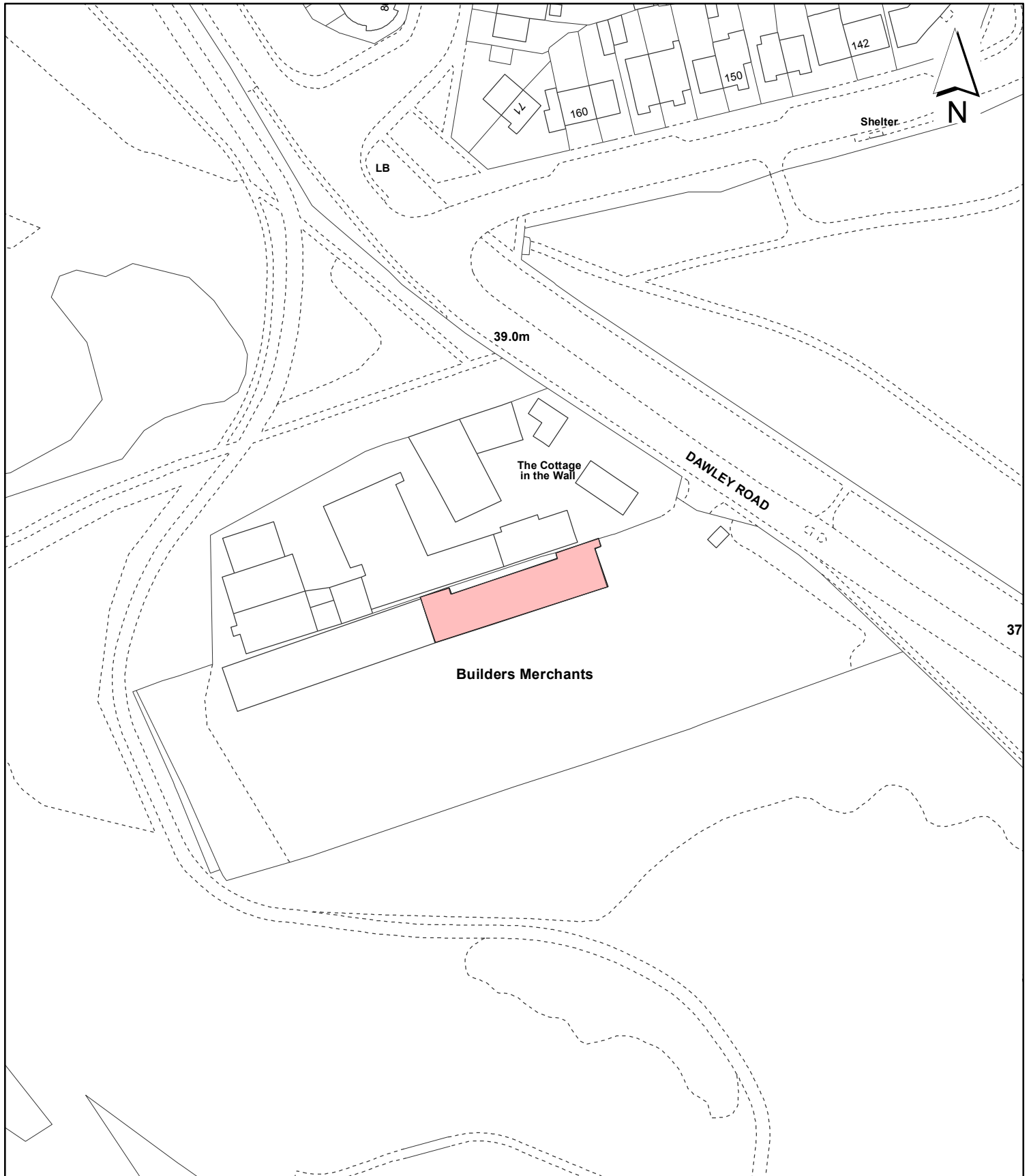
The proposed development is considered to comply with National, Regional and Local Green Belt Policy and is acceptable in principle. The design and materials are considered to harmonise with the visual amenities of the surrounding area and the proposal would raise no harmful highway impacts. Therefore, the application is recommended for approval.

11. Reference Documents

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

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Lords Builders Merchants
 Dawley Road
 Hayes**

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

Planning Application Ref:
43554/APP/2016/916

Scale:
1:1,250

Planning Committee:
Central & South

Date:
June 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 6 BROWNGRAVES ROAD HARLINGTON

Development: Single storey rear extension to existing extension

LBH Ref Nos: 36832/APP/2016/1530

Drawing Nos: GTD610 - 02HPA
GTD610 - 01HPA
GTD610 - 03HPA
Location Plan (1:1250)

Date Plans Received: 19/04/2016 **Date(s) of Amendment(s):**

Date Application Valid: 19/04/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the southern side of Browngraves Road with an area of open space in front. The Radisson Edwardian International Hotel car park is located at the rear of the site.

1.2 Proposed Scheme

Planning permission is sought for the erection of a rear extension on the back of an existing single storey rear extension. The proposed extension would therefore be classed as a secondary rear extension to the property. The extension would be 5.15m wide, would have a pitched roof measuring 3.05m at the roof ridge and 2.44m at the eaves and would extend 4m from the rear wall of the existing rear extension.

1.3 Relevant Planning History

36832/APP/2016/1531 6 Browngraves Road Harlington

Single storey detached outbuilding to rear for use as a gym/storage (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 13-06-2016 **Approved** **Appeal:**

Comment on Planning History

The application site has been subject to an enforcement investigation for the erection of a single storey secondary rear extension and a wooden balcony enclosure on the roof of the original rear extension. An enforcement notice was served in July 2015 requiring the removal of the secondary single storey rear extension and wooden balcony enclosure. The secondary rear extension and wooden balcony enclosure were removed in compliance with the Enforcement Notice in February 2016.

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 3 local owners/occupiers and a site notice was displayed. No responses were received.

Harlington Village 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:

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.

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 Supplementary Planning Document (SPD) HDAS: Residential Extension

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 semi-detached 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 by 3m beyond the rear wall of the original house. The proposal is for further extension of 4m from the rear wall of the existing single storey rear extension, resulting in an extension with a total depth of 7m. The proposed extension would thus be almost double the maximum depth stated to be acceptable within the Supplementary Planning Document (SPD) HDAS: Residential Extension. Furthermore, the depth of the extension would in fact be well in excess of the depth of the original property (5.25m). At this depth, size and scale the overall extension is not considered to appear as a subordinate addition to the property.

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document (SPD) HDAS: Residential Extension seek to ensure that 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.

The adjoining property at No.5 is extended. However the proposed extension would protrude 4m beyond even this extension. The adjoining property at No.7 is also extended. However, this property is sited well forward of the application property and due to this the proposal would result in a projection of some 9.5m beyond the rear most part of this dwelling. Thus, due to its overall size, scale, bulk, depth and position in relation to the adjoining properties, the proposed rear extension, would appear as an over-dominant and visually intrusive addition to the existing dwelling, resulting in loss of light and outlook to the neighbouring properties. The proposal would therefore not comply with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document HDAS: Residential Extension.

In regards to roof height, Paragraph 3.7 of the Council's SPD HDAS: Residential Extensions states that extensions with pitched roofs should not exceed 3.4m at its highest point. The extension would have a pitched roof measuring 3.05m at the roof ridge and 2.44m at the eaves. The proposal would therefore comply with Paragraph 3.7 of the SPD.

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 SPD HDAS: Residential Extensions requires a 21m separation distance between habitable rooms to ensure no loss of privacy would occur. The rear of the application site faces onto the Radisson Edwardian International Hotel car park and so there would be no issue of overlooking or loss of privacy of habitable room windows. It is considered that the proposed extension would not result in loss of privacy.

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 170sq.m. The proposed extension would reduce this to 155sq.m so the proposal would not result in the amount of external amenity space for the dwelling being unacceptable, thereby complying with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed extension, due to its overall size, scale, bulk, depth and positioning, would be harmful to the character and appearance of the original dwelling and the surrounding area and to the residential amenity of neighbours. As such, the proposal does not comply with Policies BE13, BE15, BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extension. The application is therefore recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed extension, in conjunction with the existing extension, by virtue of its size, scale, bulk, depth and proximity, would be detrimental to the amenities of the adjoining occupiers at 5 and 7 Browngraves Road, by reason of overdominance, overshadowing, visual intrusion, loss of light and loss of outlook. Therefore the proposal would be contrary to policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

2 NON2 Non Standard reason for refusal

The proposed extension, in conjunction with the existing extension, by reason of its overall size, scale, bulk 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 wider area. Therefore the proposal is 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 adopted Supplementary Planning Document HDAS: Residential Extensions.

INFORMATIVES

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

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:

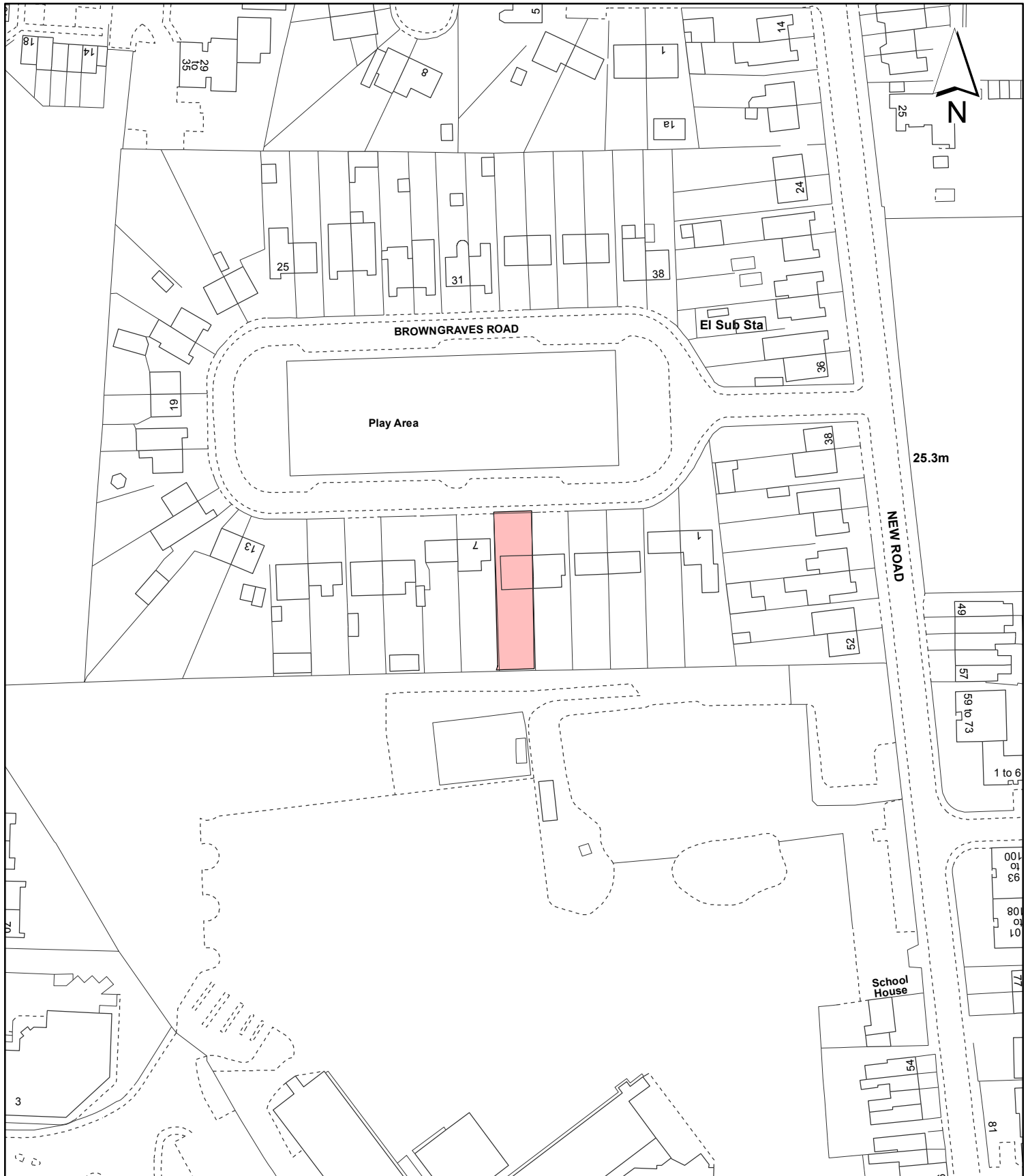
PT1.BE1 (2012) Built Environment

Part 2 Policies:

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.
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:

**6 Browngraves Road
 Hayes**

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

Planning Application Ref:
36832/APP/2016/1530

Scale:
1:1,250

Planning Committee:
Central & South

Date:
June 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 24 FLORISTON AVENUE HILLINGDON

Development: Single storey outbuilding to rear for use as a gym/playroom/storage area

LBH Ref Nos: 63065/APP/2016/1302

Drawing Nos: Location Plan (1:1250)
Proposed Front and Side Elevations
Proposed Rear Elevation
Proposed Floor Plan
Block Plan (1:200)

Date Plans Received: 04/04/2016 **Date(s) of Amendment(s):**
Date Application Valid: 12/04/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises an end of terrace two-storey dwelling located on the west side of Floriston Avenue. The existing property is rendered.

The dwelling lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The property has been previously extended by way of a single storey side/rear extension and the rear of the site is open and mainly laid to lawn. It is bounded by a close-boarded fence. There is a pedestrian gate onto an access road to the rear.

1.2 Proposed Scheme

The application seeks planning permission for a single storey outbuilding to the rear of the property for use as a gym/playroom/storage area. The proposed building will be 5.4 metres deep by 5.5 metres wide. It will be 3.5 metres high with an eaves height of 2.5 metres. A space of 0.5 metres will be left to each of the sides and to the rear boundary. It will be built of block and rendered with a tiled roof. The proposal indicates a single span building with no internal partitions.

1.3 Relevant Planning History

63065/APP/2007/1351 24 Floriston Avenue Hillingdon

ERECTION OF A SINGLE STOREY SIDE/REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE AND REAR KITCHEN).

Decision Date: 28-06-2007 Approved **Appeal:**

Comment on Planning History

Planning permission was granted for the rear/side extension in 2007 under reference 63065/APP/2007/1351.

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

Seven neighbours were notified by letter dated 14/04/2016 and a site notice was displayed on 19/04/2016. By the end of the consultation period one letter had been received from a neighbour indicating support for the proposal.

Oak Farm Residents Association: No response

Ministry of Defence: No objections

NATS Safeguarding: No objections

Ward Councillor: Requests that the application is considered by committee.

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.

BE23 Requires the provision of adequate amenity space.

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

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

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

Schedule 2, Part 1 Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states that a building within the curtilage

of the dwellinghouse will be permitted if it is required for a purpose incidental to the enjoyment of the dwellinghouse. Similarly the Council's Supplementary Planning Document (SPD) HDAS: Residential Extension indicates that such buildings will only be permitted if the outbuilding is used for normal domestic uses related to the residential use of the main house.

The concept of Class E is broad and a wide range of incidental purposes is permitted. It follows that in the determination of a planning application the same principle must apply. The Inspector, in determination of an appeal against an enforcement notice at 35 Monmouth Close, Hayes (Appeal Reference APP/R5510/C/15/3134931) stated in his decision letter, dated 31 March 2016, that 'The incidental purposes must be connected with the running of the house or the domestic or leisure activities of its occupiers and the building must be required for those purposes, but it is primarily for the occupiers to decide what incidental purposes are to be enjoyed in the building.'

The footprint of the proposed outbuilding would be approximately 29.7 sqm. The indicated uses are as a gymnasium/playroom and storage. Paragraph 9.4 of the SPD HDAS: Residential Extension indicates all of these uses as 'normal domestic'. The proposed drawings indicate an open plan building with no internal sub-divisions and no provision of W.C, bathroom or kitchen facilities. As such, as proposed, it is not capable of independent occupation. It is considered that the imposition of a restrictive condition would adequately address the issue of the future use for domestic purposes.

The outbuilding is proposed with a pitched roof with a maximum height of 3.5m. Section 9.0 of the SPD states at paragraph 9.3 that if a ridged roof is proposed, this should not be higher than 4.0 metres, therefore the development complies. Paragraph 9.2 states that in order to prevent overshadowing adjoining houses and patios, outbuildings should be positioned as far away from a house as possible. The development will be at the extreme rear of the garden and no issues of material overlooking or overshadowing arise. It will extend to within 0.5 metres of each boundary. The rear of the property backs onto an access road which serves the rear of a number of local dwellings. As such, there are a variety of outbuildings including garages, large storage and other sheds, in the vicinity of the application proposals, which include buildings of similar overall height and scale.

Due to the outbuilding's size, it would be visible from the rear gardens of surrounding dwellings. However the scale and footprint of the proposed outbuilding is not uncharacteristic of the area. Therefore the outbuilding is considered acceptable under Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 9.0 of the SPD HDAS: Residential Extension.

The development will not lead to any additional bedrooms and, as such, the dwelling retains sufficient off street parking spaces for the existing property.

Paragraph 3.13 of the HDAS SPD states that sufficient garden space should be retained as a consequence of an extension. Three bedroom houses, such as the host dwelling require at least 60sqm. The retained space far exceeds this and it is considered that sufficient space is retained to comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the SPD HDAS: Residential Extension.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, unnumbered Proposed Front and Side Elevations, Proposed Rear Elevation, Proposed Floor Plan and Proposed Block Plan.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the side walls or any of the roof slopes of the development hereby approved

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 NONSC Non Standard Condition

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a bedroom, kitchen, 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 (2015). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 The Council will recover from the applicant the cost of highway and footway repairs, including damage to grass verges.

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

24 Floriston Avenue

LONDON BOROUGH OF HILLINGDON
 Residents Services
 Planning Section

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

Planning Application Ref:

63065/APP/2016/1302

Scale:

1:1,250

Planning Committee:

Central & South

Date:

June 2016



HILLINGDON
 LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address LAND AT 186 GROSVENOR CRESCENT HILLINGDON

Development: Erection of two storey, 1-bed end-terrace dwelling with associated parking and amenity space and installation of vehicular crossover to front

LBH Ref Nos: 70396/APP/2016/815

Drawing Nos: A/2907-02 Rev. E
A/2907-01 Rev. B
Design and Access Statement
Location Plan (1:1250)
A/2907-03 Rev. D

Date Plans Received: 25/02/2016 **Date(s) of Amendment(s):** 14/03/2016
Date Application Valid: 15/03/2016 25/02/2016

1. **SUMMARY**

The application seeks permission for the erection of an attached end-of-terrace two storey, one bedroom dwellinghouse to the western side of 186 Grosvenor Crescent.

The design and appearance of the proposed development is considered sympathetic to the character of the area and it is not considered to adversely impact the residential amenity of neighbouring properties.

The proposal is considered to overcome the previous reason for refusal in reference to the first application for this site which related to insufficient off street parking. This has been addressed by increasing the number of spaces from 2 to 3 and reducing the number of habitable rooms within the development thereby decreasing demand.

It also overcomes the concerns raised with regards to the subsequent application that was taken to committee and deferred. These issues related to manoeuvrability of vehicles into and out of the parking to the rear of the site and the failure to comply with the latest internal living space standards. This application sought 4 off street car parking spaces (2 at the front and 2 to the rear). The current proposal has removed one of the spaces at the rear of the site and increased the area available for the other space. The applicant has also confirmed that they have a right of way out through the rear of the site. The parking arrangements are now considered to be acceptable and would not raise any highway safety concerns.

The current proposal would comply with the latest internal living space standards and would provide good quality accommodation for future occupiers of the development. It would also retain adequate outdoor amenity space for occupants of the existing dwelling.

Overall, the development would be considered to comply with planning policy and is accordingly recommended for approval, subject to conditions.

2. **RECOMMENDATION**

APPROVAL subject to the following:

RES3

~~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 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 A/2907-02 Rev. E, and A/2907-03 Rev. D and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development is carried out in accordance with the approved plans

3 RES7 Materials

The external materials of the development shall match those on the original dwelling No. 186 Grosvenor Crescent.

REASON

To ensure that the development presents a satisfactory appearance in accordance with 'saved' policy BE13 of the Unitary Development Plan (2012).

4 RES8 Tree Protection

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

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

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

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

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

REASON

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

2012).

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

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

5. Other

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

5.b Proposed finishing levels or contours

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

REASON

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

6 RES10 Tree to be retained

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

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

REASON

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

7 RES12 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To prevent overlooking of adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

8 RES13 Obscure Glazing

The first floor windows facing 188 Grosvenor Crescent shall be glazed with permanently obscured glass and non-opening below a height of 1.7 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking of adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

9 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to any dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To protect the character and appearance of the area and amenity of residential occupiers in accordance with policies BE13, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

10 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate that sustainable drainage systems (SUDS) have been incorporated into the designs of the development in accordance with the hierarchy set out in accordance with Policy 5.15 of the London Plan and will:

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

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

REASON

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

11 H11A Visibility Splays

Unobstructed sight lines above a height of 1 metre shall be maintained on both sides of the entrance to the site, for a distance of at least 2.4m in both directions along the back edge of the footway or verge.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced, in accordance with policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- BE13 New development must harmonise with the existing street scene.
- 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
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 6.13	(2015) Parking
LPP 6.9	(2015) Cycling
LPP 7.4	(2015) Local character
NPPF	National Planning Policy Framework
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

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).

5 12 Encroachment

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

6 15 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

7 16 Property Rights/Rights of Light

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

8 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

9

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy on commencement of this development. A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

Should you require further information please refer to the Council's Website (<http://www.hillingdon.gov.uk/index.jsp?articleid=24738>).

10 123 Works affecting the Public Highway - Vehicle Crossover

The development requires the formation of a vehicular crossover, which will be constructed by the Council. This work is also subject to the issuing of a separate licence to obstruct or open up the public highway. For further information and advice contact: Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the east side of Grosvenor Crescent, approximately 120m north of its junction with Sutton Court Road and situated to the east of Hillingdon Court Park. The site comprises a two storey end of terrace dwellinghouse (No. 186 Grosvenor Crescent). The existing property has a large rear garden with a detached garage to the side. The site is situated in a predominantly residential area characterised by mainly two storey terrace and semi detached houses.

3.2 Proposed Scheme

The application seeks permission for the erection of an attached end-of-terrace two storey, one bedroom dwellinghouse to the western side of 186 Grosvenor Crescent. The proposal would involve the demolition of the detached garage.

The proposed dwellinghouse would be smaller in width than other dwellings in the street including the original house, No. 186 Grosvenor Crescent. The proposed dwellinghouse would have a pitched roof matching No. 186. It would measure a maximum height of 7.6m to the apex and slope down to 5m at the eaves. The dwellinghouse as proposed would maintain a 1m set in from the shared boundary with No. 188 Grosvenor Crescent despite the boundary tapering in towards the rear of the site. As a result, the proposed building would be widest at the front and narrower to the rear.

At ground floor level, the building would comprise of a toilet, a kitchen and a lounge, and at first floor level, there would be a bedroom and a bathroom. A parking space would be provided to the front and a garden measuring approximately 120sqm to the rear. A separate garden would be retained for No. 186 Grosvenor Road, along with a parking space to the front. There would also be an additional parking space to the rear of the site for the existing dwelling.

3.3 Relevant Planning History

70396/APP/2015/1977 Land Adjacent To 186 Grosvenor Crescent Hillingdon
Two storey, 2-bed, end-terraced dwelling with associated parking and amenity space

Decision: 30-07-2015 Refused

70396/APP/2015/3385 Land At 186 Grosvenor Crescent Hillingdon
Erection of two storey (2-bed) end-terrace dwelling with associated parking and amenity space and installation of vehicular crossover to front

Decision: 17-05-2016 Withdrawn

70396/PRC/2014/112 Land At 186 Grosvenor Crescent Hillingdon

Erection of two bedroom attached dwelling house and associated car parking and alteration to crossover position

Decision: 16-04-2015 OBJ

Comment on Relevant Planning History

A similar proposal under planning application reference 70396/APP/2015/1977 for a two storey, 2-bed, end of terrace dwelling with associated parking and amenity space was refused on the 4th June 2015 for the following reason:

The proposal is considered to provide inadequate off-street parking for the proposed and existing properties in accordance with the Mayor's adopted car parking standards and would give rise to an increase in demand for on-street car parking, in an area which is already heavily parked. As such, the proposal would be detrimental to highway and pedestrian safety, contrary to Policy 6.13 of the London Plan (March 2015), Policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

The plans were revised so as to provide two parking spaces to the rear of the site to address the previous reason for refusal (a total of four spaces). A subsequent planning application reference 70396/APP/2015/3385 was then submitted. However, prior to its submission, the National Technical Housing Standards were published which set out more robust standards for internal living space. Therefore, the second application was taken to planning committee with the recommendation of refusal as follows:

The proposal would provide an overall internal floor space of an unsatisfactory size and a double bedroom of inadequate size. The proposal would therefore give rise to a substandard form of living accommodation to the detriment of the amenity of future occupiers. The proposal is thus contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 of the London Plan (2015), the Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012) and the Mayors Housing Standards Policy Transition Statement (2015).

The committee decided to defer the application, but not without first also raising concern regarding the ability of vehicles to manoeuvre into and out of the two parking spaces to the rear of the site. The current proposal seeks to address these two issues by reducing the size of the new dwelling from two to one bedrooms and by reducing/rearranging parking provision from four spaces to three.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- 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
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 3.3 (2015) Increasing housing supply
- LPP 3.4 (2015) Optimising housing potential
- LPP 3.5 (2015) Quality and design of housing developments
- LPP 6.13 (2015) Parking
- LPP 6.9 (2015) Cycling
- LPP 7.4 (2015) Local character
- NPPF National Planning Policy Framework
- NPPF1 NPPF - Delivering sustainable development
- NPPF6 NPPF - Delivering a wide choice of high quality homes
- NPPF7 NPPF - Requiring good design

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

18 Neighbouring properties were consulted 16th March 2016 and a site notice erected 18th March 2016. The statutory neighbour consultation period expired 15th April 2016. 3 responses were received which raised the following summarised concerns:

1. Poor vehicular access to the rear with inadequate manoeuvrability, leading to safety concerns for pedestrians/residents, causing disputes between neighbours and resulting in air pollution from use of the car parking space to the rear
2. Exacerbates parking stress on surrounding roads
3. Impact on existing infrastructure
4. Loss of light to neighbouring properties
5. Over development of the site.
6. Loss of an apple tree has occurred.

Officer's response: The concerns raised have been considered in the various parts of this report.

Internal Consultees

CONSERVATION AND URBAN DESIGN

Comments (summary): No objection, subject to a condition to ascertain a landscaping scheme for the front garden.

FLOODING AND WATER MANAGEMENT OFFICER

Comments (summary): No objection, subject to a condition to ascertain a water management scheme and to obtain appropriate permeable landscaping to the front.

HIGHWAYS

Comments (summary): No objection

WASTE MANAGEMENT OFFICER

Comments (summary): No objection, subject to condition to obtain refuse storage.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

7.02 Density of the proposed development

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

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

Not applicable to the determination of this application.

7.04 Airport safeguarding

Not applicable to the determination of this application.

7.05 Impact on the green belt

Not applicable to the determination of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place.

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area."

The National Planning Policy Framework (2012) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

In terms of character of the area, this scheme is materially similar to the two previously refused planning applications. No issues relating to character and appearance were raised at that time.

The proposal is designed as an extension to the existing property. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to resist any development which would fail to harmonise with the existing street scene or would not complement the character and amenity of the residential area in which it is situated. Policy BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires that all new buildings of two or more storeys to be set back a minimum of one metre from the side boundary for its full height.

The streetscene is characterised by semi-detached and terraced properties. The addition of a fifth terraced dwelling within the row, similar in design and scale would continue the linear building line of the set of terraced properties which is considered in keeping with the general layout of these buildings.

With regards to the gable end roof, this would not be considered out of character for an end of terrace property, ensuring a sympathetic design within the existing street pattern. The proposed two-storey attached dwelling would be set in from the shared site boundary with No. 188 Grosvenor Crescent by 1m at both ground and first floor level, in compliance with the HDAS Residential Layouts SPD which recommends a set-in to protect the character and appearance of the streetscene. As such, the impact on the streetscene would not be considered significant.

The linked porch would be acceptable as it would match the design of the existing property and thus would not appear out of character with the area. The car parking proposed to the front is materially as previously considered in the refused scheme. The proposal retains approximately 50% of the front garden with potential for landscaping.

Furthermore, the depth and width of the rear projection would not be excessive. Given that it would be to the rear of the terrace, it would not be particularly visible from the street.

On balance, the design and appearance of the of the proposed development would be considered acceptable and not harmful to the character and appearance of the area, in accordance with policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved

UDP Policies (November 2012), Policy 7.4 of the London Plan (2015) and the National Planning Policy Framework (2012).

7.08 Impact on neighbours

The policies of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek 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.

Policy OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that permission will not normally be granted for uses and associated structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally.

The proposed building would project 3.265m beyond the original rear wall of No. 186 Grosvenor Crescent at ground and first floor levels which is consistent with the recommended 3.3m maximum for terrace houses set out in the HDAS Residential Extensions SPD. In addition, the proposed dwelling would not breach the 45 degree line from either no. 186 or no. 188 Grosvenor Crescent (the neighbouring dwellings). Therefore, in terms of impact on daylight, outlook, and enclosure, the development would not be considered to have any adverse impact on the front or rear habitable room windows serving either of these neighbouring properties, in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not raise any concern with regards to privacy as all of the proposed openings serving habitable rooms overlook the rear garden or public highway to the front, in accordance with policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

INTERNAL LIVING SPACE

Policy 3.5 of the London Plan (2015) sets out the minimum floor areas required for proposed residential units in order to ensure that they provide an adequate standard of living for future occupants. On 25 March 2015 through a written ministerial statement, the Government introduced new technical housing standards in England and detailed how these would be applied through planning policy. These new standards came into effect on 1st October 2015.

The previous planning application reference 70396/APP/2015/3385 was taken to planning committee with a recommendation of refusal for failing to comply with the latest policy standard for internal floor space. The current proposal differs from the previous application in that it seeks permission for a 1 bedroom dwelling, as opposed to a 2 bedroom unit.

The London Plan does not provide a standard for a one bedroom, two person, split level house. However, the technical housing standards prescribe 58sq.m as the minimum for such properties. The gross internal floorspace for the proposed dwelling would be 59sq.m, which is considered sufficient and would comply with the latest standards. Therefore, the proposal would overcome the previous reason for refusal set out in the committee recommendation.

EXTERNAL AMENITY SPACE

Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that new residential buildings or extensions should provide or maintain external amenity space which is sufficient to protect the amenity of existing and future occupants which is usable in terms of its shape and siting.

Paragraph 4.15 of the HDAS Residential Layouts SPD states that a one bedroom dwellinghouse should have at least 40sqm of private usable garden space. A total of approximately 120sq.m would be provided for the proposed new dwelling. Therefore, the proposal would meet this requirement comfortably and would not prejudice the donor property in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two - 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.

Given the scale and nature of the proposed development, it is unlikely to significantly increase traffic on surrounding roads. The access to the rear of the site is existing and there is unlikely to be any highway safety risks arising from utilising it given the speeds of vehicles within this space. Similarly, this is the case along Grosvenor Crescent which is a relatively quiet residential street.

Parking standards for a dwellinghouse in this area (PTAL 1a) is a maximum of 2 spaces as set out in the London Plan (MALP 2015). This is an area which has a very low PTAL score of 1a and is heavily parked. On this basis, off-street parking provision should approach the maximum of 4 spaces. A total of 3 spaces would be provided for the proposed and existing dwellings, which is considered acceptable by the Council's Highway Engineer given the reduced scale of the proposed dwelling. The parking to the rear of the site has been revised from 2 to 1 spaces which allows vehicles to manoeuvre in and out more easily. In addition, the applicant has confirmed that there is a right of way through the access road to the rear. Therefore, the proposed parking arrangements are considered to comply with policy 6.13 of the London Plan (March 2015), the Mayor's adopted car parking standards, Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the HDAS: Residential Layouts SPD.

A condition to ascertain appropriate cycle parking storage for the existing and proposed dwellings is also imposed, in accordance with policy 6.9 of the London Plan (2015).

7.11 Urban design, access and security

URBAN DESIGN

With regards to urban design, this has been discussed in the 'Impact on the character and appearance of the area' section of this report.

ACCESS AND ACCESSIBILITY

Vehicular access is considered in the 'Traffic impact, Car/cycle parking, pedestrian safety' section of this report.

Approved Document M of the Building Regulations 2015 (ADM 2015) is concerned with 'access arrangements and use of buildings' to ensure a range of housing choice is provided that meets the needs of future users. M4 (1) 'Visitable Dwellings' of the Building

Regulations 2015 is mandatory for all new dwellings. It is not considered necessary to further condition this proposal with regards to its access arrangements which are considered to be acceptable.

SECURITY

Approved Document Q 'Security-dwellings' of the Building Regulations 2015 (ADM 2015) requires a range of measures to ensure the security of new dwellings is acceptable. On this basis, it not considered necessary to further condition the development with regards to security.

7.12 Disabled access

See 'Urban design, access and security' section of this report above for consideration of disabled access.

7.13 Provision of affordable & special needs housing

Not applicable to the determination of this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. A response received from the public consultation mentions that an apple tree has been removed from the site. It was unprotected and did not require consent for its removal. The proposal as submitted would not result in the loss of any further trees and the front and rear garden areas are of limited landscape merit. Should the scheme be considered acceptable in all other respects, a suitable condition would be imposed to secure a landscaping scheme.

7.15 Sustainable waste management

Subject to condition, the proposal is considered acceptable with regards to its waste/recycling arrangements, in accordance with policy 5.17 of the London Plan (2015).

7.16 Renewable energy / Sustainability

Not relevant to the determination of this application.

7.17 Flooding or Drainage Issues

The site is not located within an area at risk from flooding and the proposal does not raise any concern with regards to flooding. Therefore, it is acceptable in this regard.

7.18 Noise or Air Quality Issues

The site is within an established residential area with no obvious sources of excessive noise known nearby. The site is located within an Air Quality Management Area, however, is unlikely to raise significant concerns given its proposed use.

7.19 Comments on Public Consultations

See 'External consultees' section of this report.

7.20 Planning obligations

Not applicable to the determination of this application.

7.21 Expediency of enforcement action

Not applicable to the determination of this application.

7.22 Other Issues

None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to the determination of this application.

10. CONCLUSION

The application seeks permission for the erection of an attached end-of-terrace two storey, one bedroom dwellinghouse to the western side of 186 Grosvenor Crescent.

The design and appearance of the proposed development is considered sympathetic to the character of the area and it is not considered to adversely impact the residential amenity of neighbouring properties.

The proposal is considered to overcome the previous reason for refusal in reference to the first application for this site which related to insufficient off street parking. This has been addressed by increasing the number of spaces from 2 to 3 and reducing the number of habitable rooms within the development thereby decreasing demand.

It also overcomes the concerns raised with regards to the subsequent application that was taken to committee and deferred. These issues related to manoeuvrability of vehicles into and out of the parking to the rear of the site and the failure to comply with the latest internal living space standards. This application sought 4 off street car parking spaces (2 at the front and 2 to the rear). The current proposal has removed one of the spaces at the rear of the site and increased the area available for the other space. The applicant has also confirmed that they have a right of way out through the rear of the site. The parking arrangements are now considered to be acceptable and would not raise any highway safety concerns.

The current proposal would comply with the latest internal living space standards and would provide good quality accommodation for future occupiers of the development. It would also retain adequate outdoor amenity space for occupants of the existing dwelling.

Overall, the development would be considered to comply with local, regional, and national planning policy and is accordingly recommended for approval, subject to conditions.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
The London Plan (2015)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land at
 186 Grosvenor Crescent**

Planning Application Ref:
70396/APP/2016/815

Planning Committee:
Central & South

Scale:
1:1,250

Date:
June 2016

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 141 NORTH HYDE ROAD HAYES

Development: Change of use of ground floor from travel agents (Use Class A1) to a tattoo studio (Sui Generis)

LBH Ref Nos: 14727/APP/2016/1183

Drawing Nos: Location Plan (1:1250)
Existing Ground Floor Plan
Proposed Ground Floor Plan

Date Plans Received: 22/03/2016

Date(s) of Amendment(s):

Date Application Valid: 19/04/2016

1. **SUMMARY**

The application seeks planning permission for the change of use from ground floor from travel agents (Use Class A1) to a tattoo studio (Sui Generis). The principle of development and loss of this retail unit would not harm local convenience shopping provision or the vitality and function of this shopping parade, in accordance with policy S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Furthermore the proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking for the proposed use would not be significantly different from the previous use. The application is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM3 **Time Limit**

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

REASON

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

2 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan reference Proposed Ground Floor Plan and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (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 I53 Compulsory Informative (2)

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

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
S7	Change of use of shops in Parades
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

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.

4 I47 Damage to Verge - For Council Roads:

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

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

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

5 I5 Party Walls

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

carry out work to an existing party wall;
build on the boundary with a neighbouring property;
in some circumstances, carry out groundworks within 6 metres of an adjoining building.
Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 16 Property Rights/Rights of Light

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

7 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The application property comprises of a ground floor retail unit located within a local parade of shops on the southern side of North Hyde Road which lies within the Developed Area as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The property fronts Wyre Grove and its most recent use was as a travel agents (A1).

3.2 Proposed Scheme

The application seeks planning permission for the change of use from travel agents (Use Class A1) to a tattoo studio (Sui Generis).

3.3 Relevant Planning History

14727/APP/2007/1707 141b North Hyde Road Hayes

TO BE CLARIFIED

Decision: 12-09-2008 Withdrawn

14727/APP/2009/2272 141a North Hyde Road Hayes

Conversion of existing roof space into habitable accommodation, including 1 number rear dormer window and two number pitched roof dormers to front elevation.

Decision: 21-01-2010 NFA

14727/APP/2010/11 141 North Hyde Road Hayes

Conversion of roof space to habitable use involving the erection of 2 front and a rear dormer windows.

Decision: 01-03-2010 Refused

14727/APP/2015/3307 141b North Hyde Road Hayes

Change of use from tyre fitting shop (Sui Generis) to a minicab office (Sui Generis).

Decision: 12-11-2015 Withdrawn

14727/APP/2015/4218 141b North Hyde Road Hayes

Change of use from tyre fitting shop (Sui Generis) to a minicab office (Sui Generis) (Resubmission)

Decision: 09-02-2016 Withdrawn

Comment on Relevant Planning History

There is no recent planning history in relation to the ground floor retail use of the application property.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
S7	Change of use of shops in Parades
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
OE5	Siting of noise-sensitive developments
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

8 neighbouring properties were consulted by letter dated 21.4.16 and a site notice was displayed to the front of the site which expired on 23.5.16. No response received.

BAA Safeguarding - No objection

Internal Consultees

Highways:

There are currently no off street parking spaces and none have or can be provided. It is not considered that the demand for parking for the proposed use would be significantly different from the previous use. No objections are raised on highway grounds.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site forms part of a local shopping parade. Local shopping parades serve an important role in providing convenience shopping that caters for the needs of local residents.

Policy S6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that change of use will be granted where; a frontage of design appropriate to the surrounding area is maintained or provided; the use would be compatible with neighbouring uses and would not cause unacceptable loss of amenity to nearby residential properties; and would have no harmful effect on road safety or worsen traffic congestion.

Policy S7 establishes the criteria where service uses would be permitted in parades and states that change of use from A1 will only be granted if the parade retains sufficient essential shop uses to provide a range and choice of shops appropriate to the size of the parade and to its function in the Borough and that the surrounding residential area is not deficient in essential shop uses.

The supporting text to this policy comments that the Local Planning Authority seeks to protect vulnerable parades which are particularly important for the local community and provide opportunities for the establishment of new essential shop uses in existing Class A1 premises. Therefore, as many essential shop uses as possible will be protected, and ideally there should be no less than three in smaller parades and a choice of essential shops in larger parades and in local centres should be retained.

Paragraph 8.22 and policy S7 seeks to ensure that all residential areas are within half a mile of a least 5 essential shop uses, although not necessarily within the same parade. For some local shopping areas the closure of just one essential shop may be so significant as to precipitate the closure of other shops and the ultimate demise of the centre as a whole. The LPA seeks to protect vulnerable parades and corner shops which have a particularly important role for the local community and to provide opportunities for the establishment of new essential shop uses in existing class A1 premises. Ideally there should be no less than 3 (essential shops) in the smaller parades and a choice of essential shops in the larger parades.

The shopping parade comprises the following uses:

- 143 - Take Away (A5)
- 145 - Electrical Store (A1)
- 147 - Grocer (A1)
- 149 - Newsagent (A1)
- 151 - Butcher (A1)
- 153 - Off Licence (A1)
- 155 - Salon (A1)
- 157 - Driving School (Sui Generis)
- 159 - Takeaway (A5)
- 161 - Takeaway (A5)
- 163 - Betting Office (A2)
- 165 - PA Hire (A1)
- 167-169 - Solicitors (A2)
- 171 - Vacant (A1)

As can be seen from the above, there are at least 3 essential shop uses in the centre. As such, the loss of this retail unit would not harm local convenience shopping provision or the vitality and function of this shopping parade, in accordance with policy S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including

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

No alterations are proposed on the front elevation of the unit and therefore the proposal would not harm the appearance of the street scene.

There are no material changes to the bulk and massing of this building and the open look shopfront would be maintained to the street and therefore it is considered the change of use of the ground floor of the building would not result in a material impact on the appearance of the street scene.

7.08 Impact on neighbours

Policy OE1 of the UDP (Saved Policies September 2007) states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated. Discussions have taken place with the Council's EPU Officer who has advised that no objection is raised to the proposal. Furthermore the operation would be controlled by way of a licence for the tattoo parlour use. As such the proposal is considered acceptable in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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.

There are currently no off street parking spaces and none have or can be provided. It is considered that the demand for parking for the proposed use would not be significantly different from the previous use. The Highways Officer has raised no objection to the proposed change of use on highway grounds and the application is therefore considered acceptable in accordance with policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

See Section 7.02.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

None received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

Section 149 of the Equalities Act 2010, requires the Council, in considering planning applications to have due regard to the need to eliminate discrimination, advance equality of

opportunities and foster good relations between people who have different protected characteristics. The protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

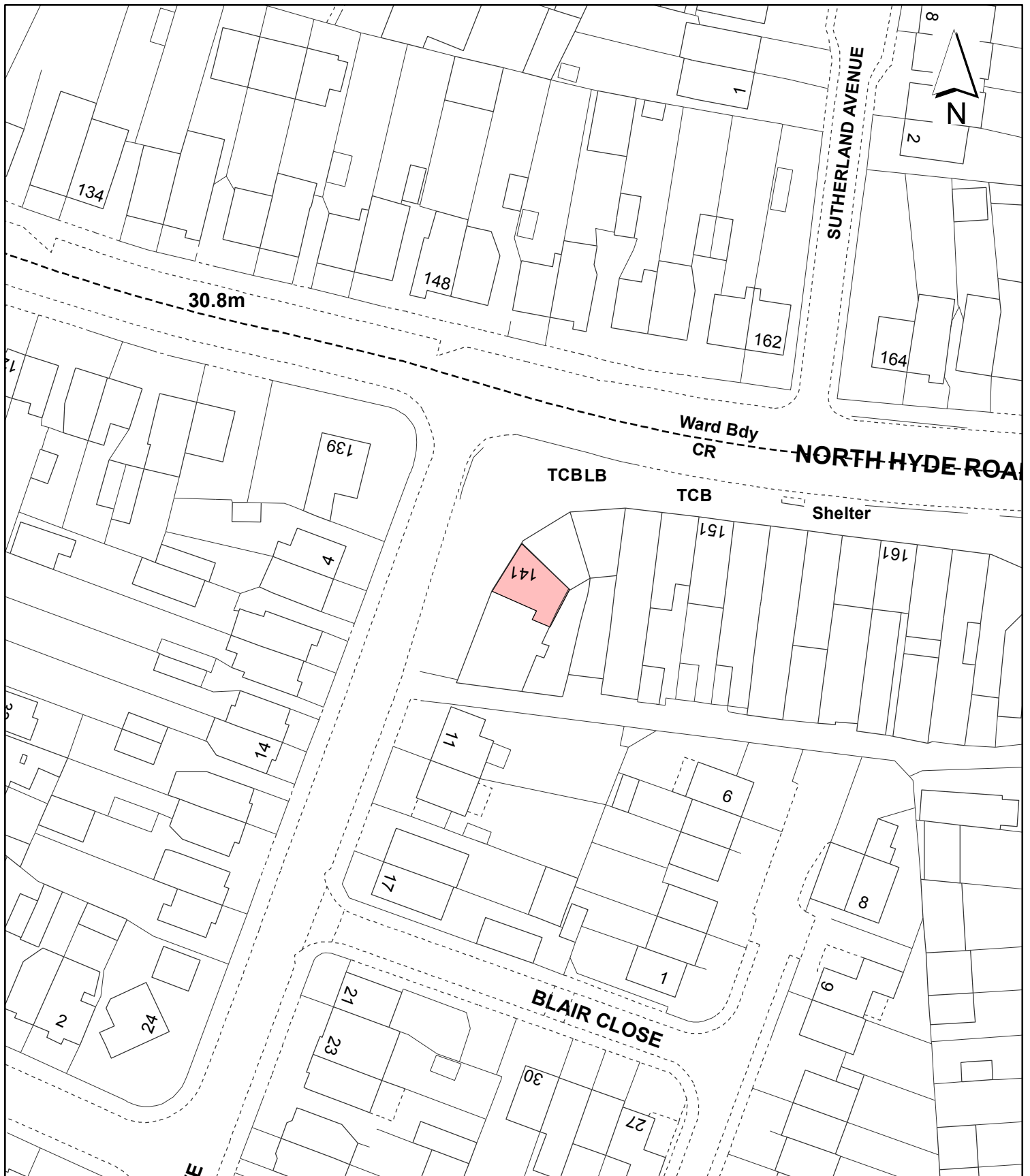
The application seeks planning permission for the change of use from ground floor from travel agents (Use Class A1) to a tattoo studio (Sui Generis). The principle of development and loss of this retail unit would not harm local convenience shopping provision or the vitality and function of this shopping parade, in accordance with policy S7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Furthermore the proposal would not result in a material impact on the appearance of the street scene, would not result in a loss of residential amenity and the demand for parking for the proposed use would not be significantly different from the previous use. The application is therefore recommended for approval.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).
Supplementary Planning Document Noise.
The London Plan 2015.
National Planning Policy Framework (March 2012).

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

141 North Hyde Road

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:

14727/APP/2016/1183

Scale:

1:800

Planning Committee:

Central & South

Date:

June 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 40 STATION ROAD COWLEY
Development: Alteration to and part retention of existing outbuilding
LBH Ref Nos: 58093/APP/2016/1583
Drawing Nos: 2016-30-01 Rev. A
2016-30-02 Rev. A
2016-30-03 Rev. A
2016-30-04 Rev. A

Date Plans Received: 25/04/2016 **Date(s) of Amendment(s):**
Date Application Valid: 25/04/2016

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 RES3 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 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 2016-30-01 Rev. A, 2016-30-02 Rev. A and 2016-30-03 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 NONSC Non Standard Condition

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a bedroom, kitchen, 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 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies

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

2 I47 Damage to Verge - For Council Roads:

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

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

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

3. CONSIDERATIONS

3.3 Relevant Planning History

58093/APP/2003/280 40 Station Road Cowley

ERECTION OF A PART SINGLE STOREY, PART TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR CONSERVATORY

Decision: 17-03-2003 Refused

58093/APP/2003/735 40 Station Road Cowley

ERECTION OF A SINGLE STOREY SIDE EXTENSION

Decision: 20-05-2003 Approved

58093/APP/2005/654 40 Station Road Cowley

ERECTION OF FIRST-FLOOR SIDE EXTENSION

Decision: 22-04-2005 Refused **Appeal:** 06-09-2005 Dismissed

58093/APP/2006/2156 40 Station Road Cowley

ERECTION OF A FIRST-FLOOR SIDE EXTENSION ABOVE EXISTING GARAGE

Decision: 31-10-2006 Approved

58093/APP/2012/1097 40 Station Road Cowley

Single storey detached outbuilding to rear for use a gym room/garden tool store and part single storey, part two storey side extension and single storey rear extension involving the demolition of existing side garage and rear conservatory

Decision: 06-07-2012 Refused

58093/APP/2013/1436 40 Station Road Cowley

First floor side extension, single storey rear extension and porch to front, involving demolition of conservatory to rear

Decision: 06-08-2013 Approved

58093/APP/2013/1879 40 Station Road Cowley

Single storey detached outbuilding to rear for use as a store (Application for a Certificate of Law Development for a Proposed Development)

Decision: 23-09-2013 Refused

58093/APP/2015/1484 40 Station Road Cowley

Retention of garden shed

Decision: 05-06-2015 NFA

58093/APP/2015/2860 40 Station Road Cowley

Single storey detached outbuilding to rear for use as a games room/gym with attached shed to side and canopy to front (Retrospective)

Decision: 14-10-2015 Refused

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:

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

5. Advertisement and Site Notice

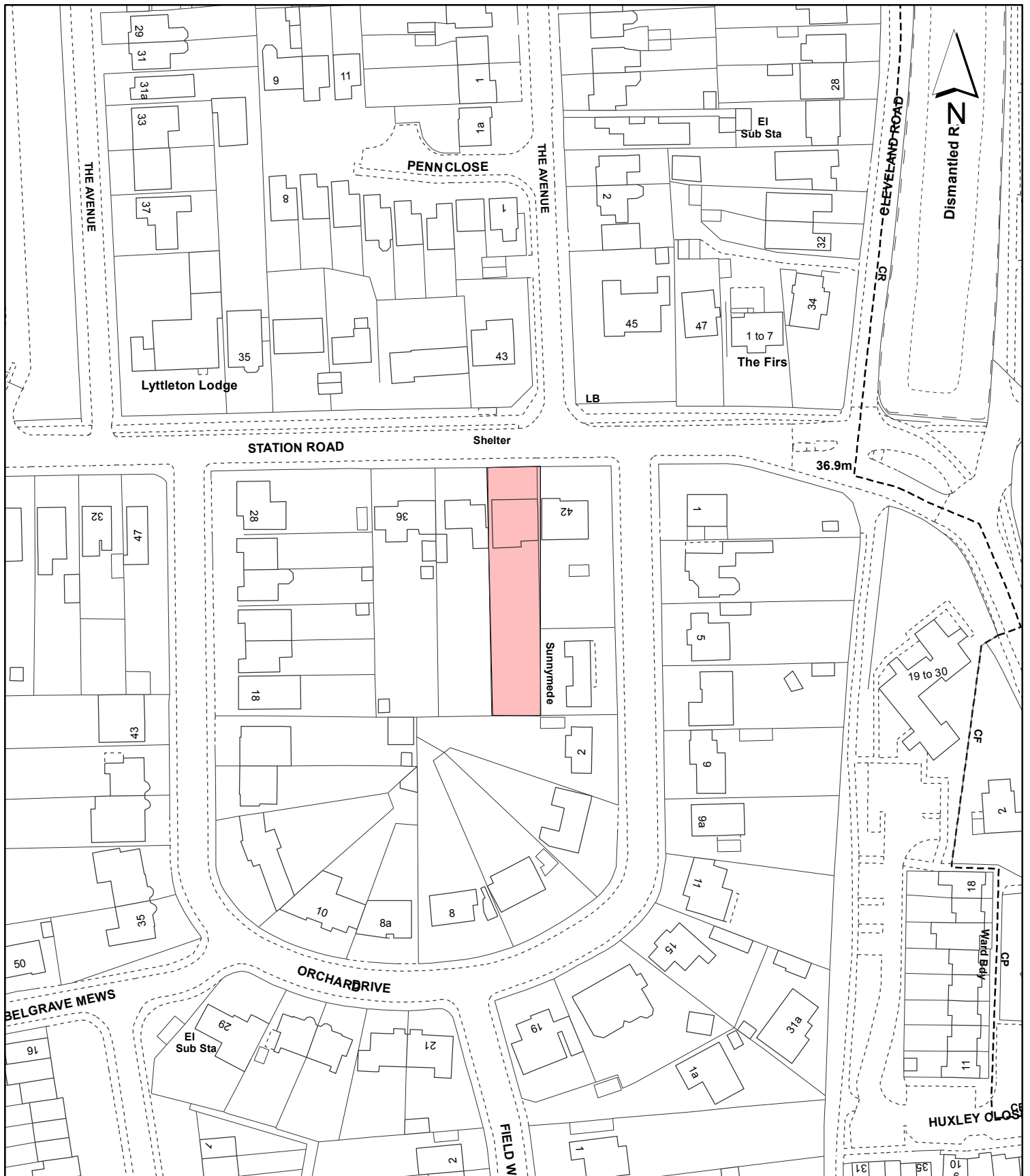
- 5.1** Advertisement Expiry Date:- Not applicable
5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

7. MAIN PLANNING ISSUES

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**40 Station Road
 Cowley**

Planning Application Ref:

58093/APP/2016/1583

Planning Committee:

Central & South
 Page 77

Scale:

1:1,250

Date:

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

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

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Plans for Central & South Applications Planning Committee

Tuesday 28th June
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

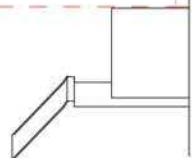
www.hillingdon.gov.uk

Page 109

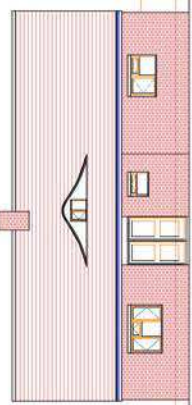
Report of the Head of Planning, Sport and Green Spaces

Address 57 MONEY LANE WEST DRAYTON MIDDLESEX
Development: Single storey attached garage to side/rear involving alteration to existing vehicular crossover
LBH Ref Nos: 62525/APP/2016/333

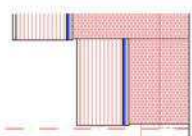
Date Plans Received: 27/01/2016 **Date(s) of Amendment(s):** 27/01/2016
Date Application Valid: 29/01/2016



FRONT ELEVATION



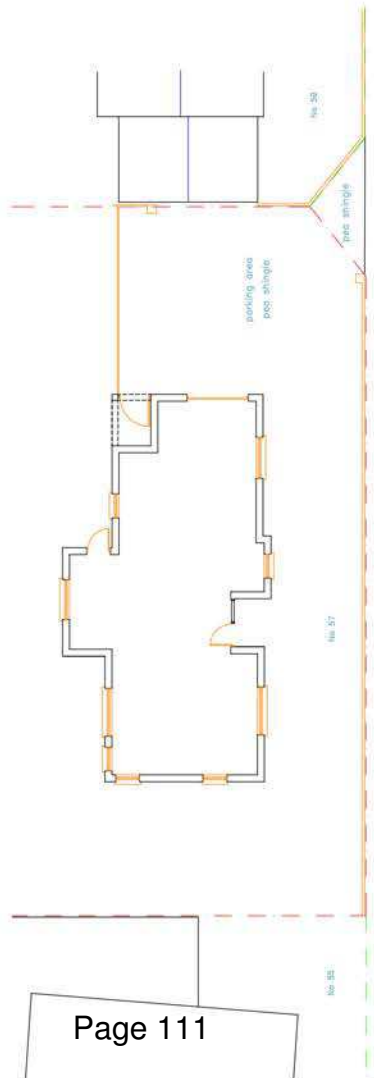
SIDE ELEVATION



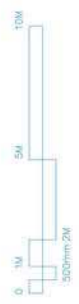
REAR ELEVATION



- Do not scale from this drawing.
- All dimensions to be achieved by the contractor unless otherwise stated on drawings.
- In case of discrepancies in drawings, drawings shall prevail over specifications. DRAWING SERVICES is not responsible for construction errors or omissions.
- The area information not covered by these drawings shall be provided by the developer by contractors will not be accepted.
- Contractor shall ensure that all work being carried out is in the strictest accordance with the building regulations.
- Contractor shall ensure that all work is carried out in accordance with the building regulations.
- Contractor shall ensure that all work is carried out in accordance with the building regulations.
- Contractor shall ensure that all work is carried out in accordance with the building regulations.
- Contractor shall ensure that all work is carried out in accordance with the building regulations.
- Contractor shall ensure that all work is carried out in accordance with the building regulations.



GROUND FLOOR LAYOUT



BLOCK PLAN
Scale 1:200



REV.	DATE	DESCRIPTION
1		

**57 MONEY LANE
WEST DRAYTON**

TITLE
EXISTING LAYOUT

DRG. No. 2978-01	REV.
SCALE 1:100	DATE 03/10/18
DESIGNED BY	CHECKED
DRAWN BY	DATE

TOWERS DRAWING SERVICES.
Hereford Oil Terminal,
Harvet Road, Hereford, HR9 6JL
01895 812822

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 505588 , 179381



LOCATION PLAN

57 MONEY LANE
WEST DRAYTON
UB7 7NX

DWG NO: 2978-SK1
SCALE : 1: 1250



Notes:

 Site boundary

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Site Address:

**57 Money Lane
West Drayton**

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

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

Planning Application Ref:

62525/APP/2016/333

Scale:

1:1,250

Planning Committee:

Central & South

Date:

June 2016



HILLINGDON
LONDON

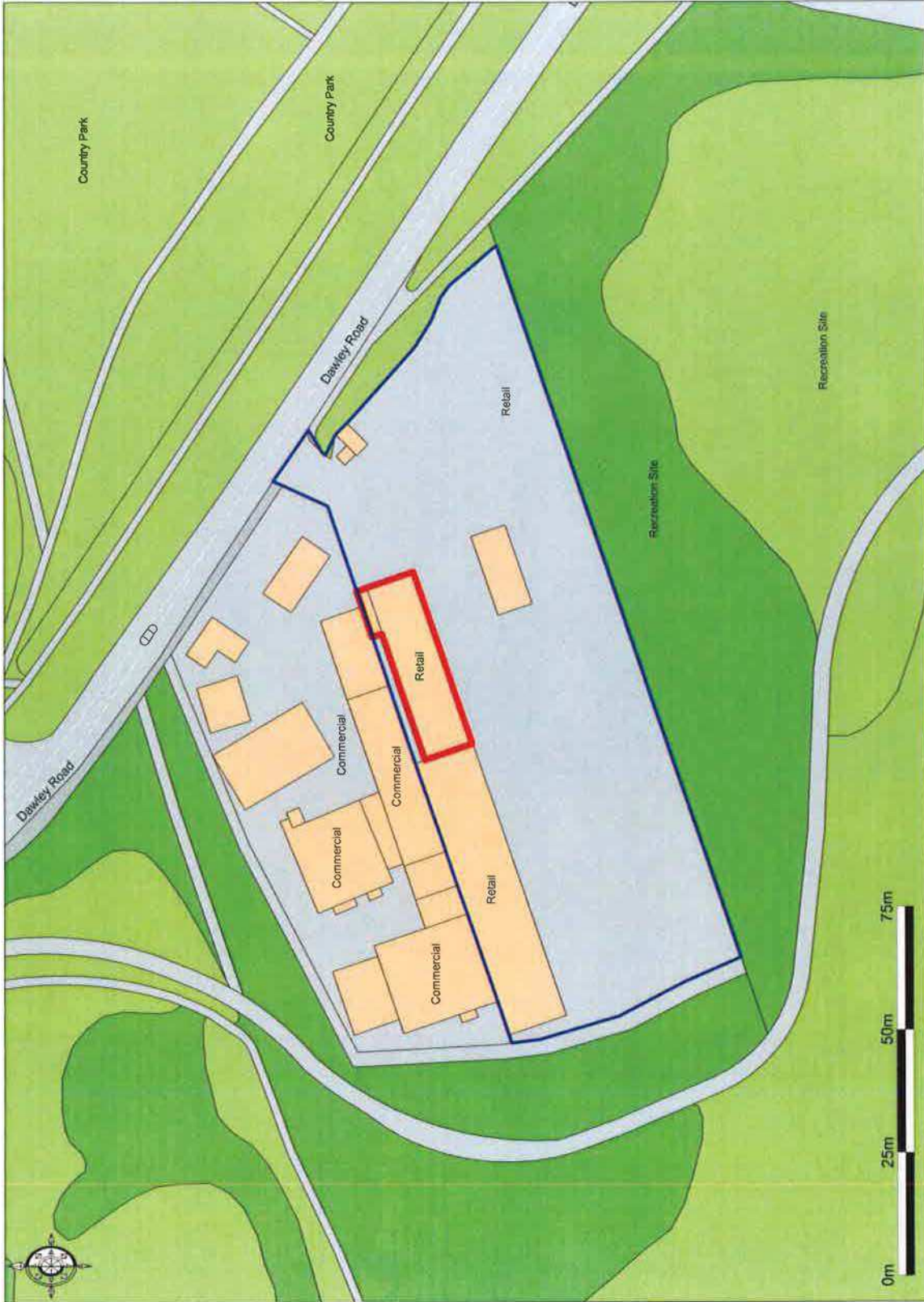
Report of the Head of Planning, Sport and Green Spaces

Address LORDS BUILDERS MERCHANT DAWLEY ROAD HAYES
Development: Raising and enlargement of roof to create additional floor space for use as an ancillary office to existing retail unit and demolition of existing rear elements
LBH Ref Nos: 43554/APP/2016/916

Date Plans Received: 03/03/2016
Date Application Valid: 07/04/2016

Date(s) of Amendment(s):

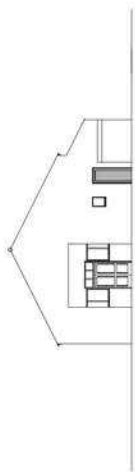
Lords, Dawley Road - Location Plan



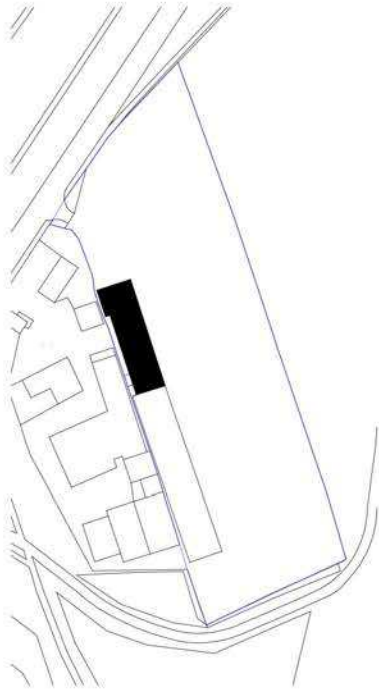
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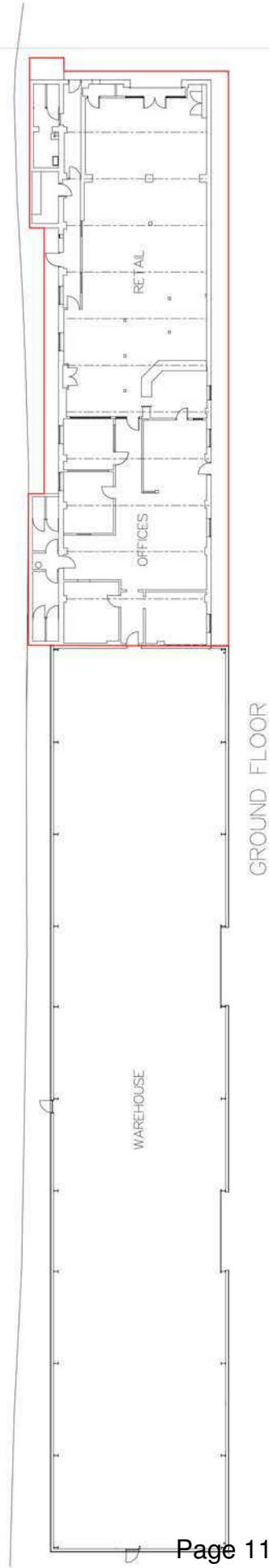
FRONT ELEVATION



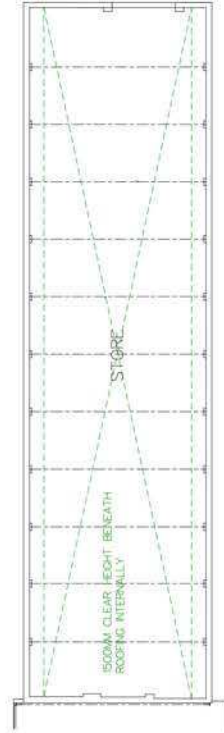
LOCATION
SCALE 1:1250



PLAN



GROUND FLOOR



FIRST FLOOR

SIDE ELEVATION (NORTH)



SIDE ELEVATION (SOUTH)



NOTES COPYRIGHT RESERVED

- 1. All dimensions to be checked on site
- 2. All work to be done in accordance with the relevant codes of practice
- 3. All work to be done in accordance with the relevant codes of practice
- 4. All work to be done in accordance with the relevant codes of practice

SCALE

A2 - 1:200
A3 - 1:300
A4 - 1:400

0 2 4 6 8 10 METRE

A 1 - 31 MARCH 2016

ABA

1800001/1800002/1800003/1800004/1800005/1800006/1800007/1800008/1800009/1800010/1800011/1800012/1800013/1800014/1800015/1800016/1800017/1800018/1800019/1800020/1800021/1800022/1800023/1800024/1800025/1800026/1800027/1800028/1800029/1800030/1800031/1800032/1800033/1800034/1800035/1800036/1800037/1800038/1800039/1800040/1800041/1800042/1800043/1800044/1800045/1800046/1800047/1800048/1800049/1800050/1800051/1800052/1800053/1800054/1800055/1800056/1800057/1800058/1800059/1800060/1800061/1800062/1800063/1800064/1800065/1800066/1800067/1800068/1800069/1800070/1800071/1800072/1800073/1800074/1800075/1800076/1800077/1800078/1800079/1800080/1800081/1800082/1800083/1800084/1800085/1800086/1800087/1800088/1800089/1800090/1800091/1800092/1800093/1800094/1800095/1800096/1800097/1800098/1800099/1800100

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TEL 0882 77000 - FAX 0882 77001

PROJECT: LORIS BUILDING REFINISH
ADDRESS: 1800001/1800002/1800003/1800004/1800005/1800006/1800007/1800008/1800009/1800010/1800011/1800012/1800013/1800014/1800015/1800016/1800017/1800018/1800019/1800020/1800021/1800022/1800023/1800024/1800025/1800026/1800027/1800028/1800029/1800030/1800031/1800032/1800033/1800034/1800035/1800036/1800037/1800038/1800039/1800040/1800041/1800042/1800043/1800044/1800045/1800046/1800047/1800048/1800049/1800050/1800051/1800052/1800053/1800054/1800055/1800056/1800057/1800058/1800059/1800060/1800061/1800062/1800063/1800064/1800065/1800066/1800067/1800068/1800069/1800070/1800071/1800072/1800073/1800074/1800075/1800076/1800077/1800078/1800079/1800080/1800081/1800082/1800083/1800084/1800085/1800086/1800087/1800088/1800089/1800090/1800091/1800092/1800093/1800094/1800095/1800096/1800097/1800098/1800099/1800100

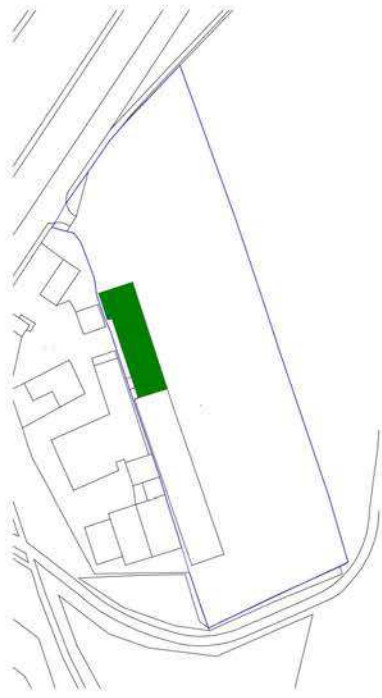
CLIENT: LORIS GROUP

EXISTING PLANS AND ELEVATIONS

SCALE: 1:200
DRAWN BY: PA
CHECKED: PA
DATE: FEB '15
NUMBER: 7877/PA
CAD REV:

- 1. All drawings to be created on site
- 2. All drawings to be checked and approved by the client
- 3. All work to be completed by 15th February 2016
- 4. All work to be completed by 15th February 2016

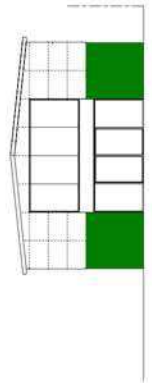
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 A3 - 1:300
 A4 - 1:400



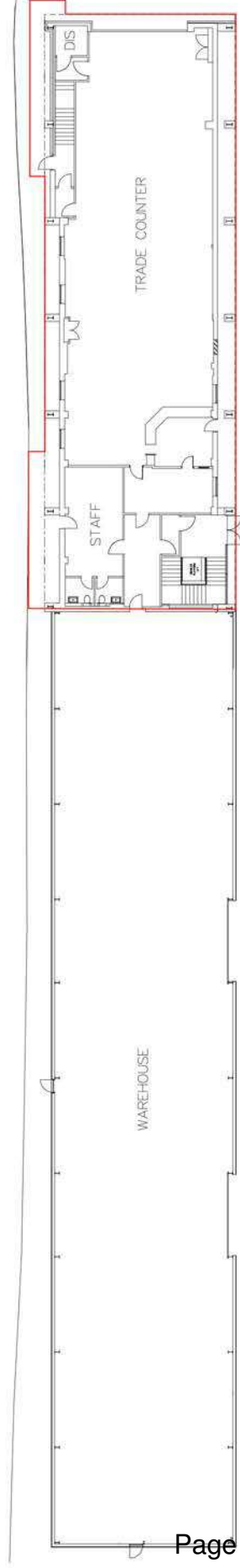
LOCATION
 SALE 1:1250



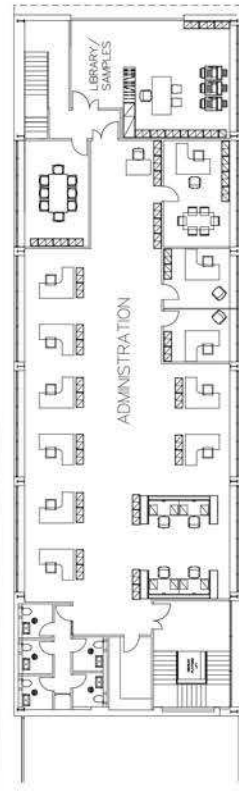
FRONT ELEVATION



PLAN

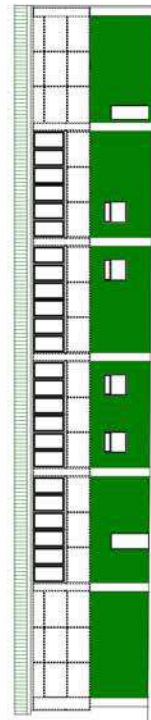


GROUND FLOOR



FIRST FLOOR

SIDE ELEVATION (NORTH)



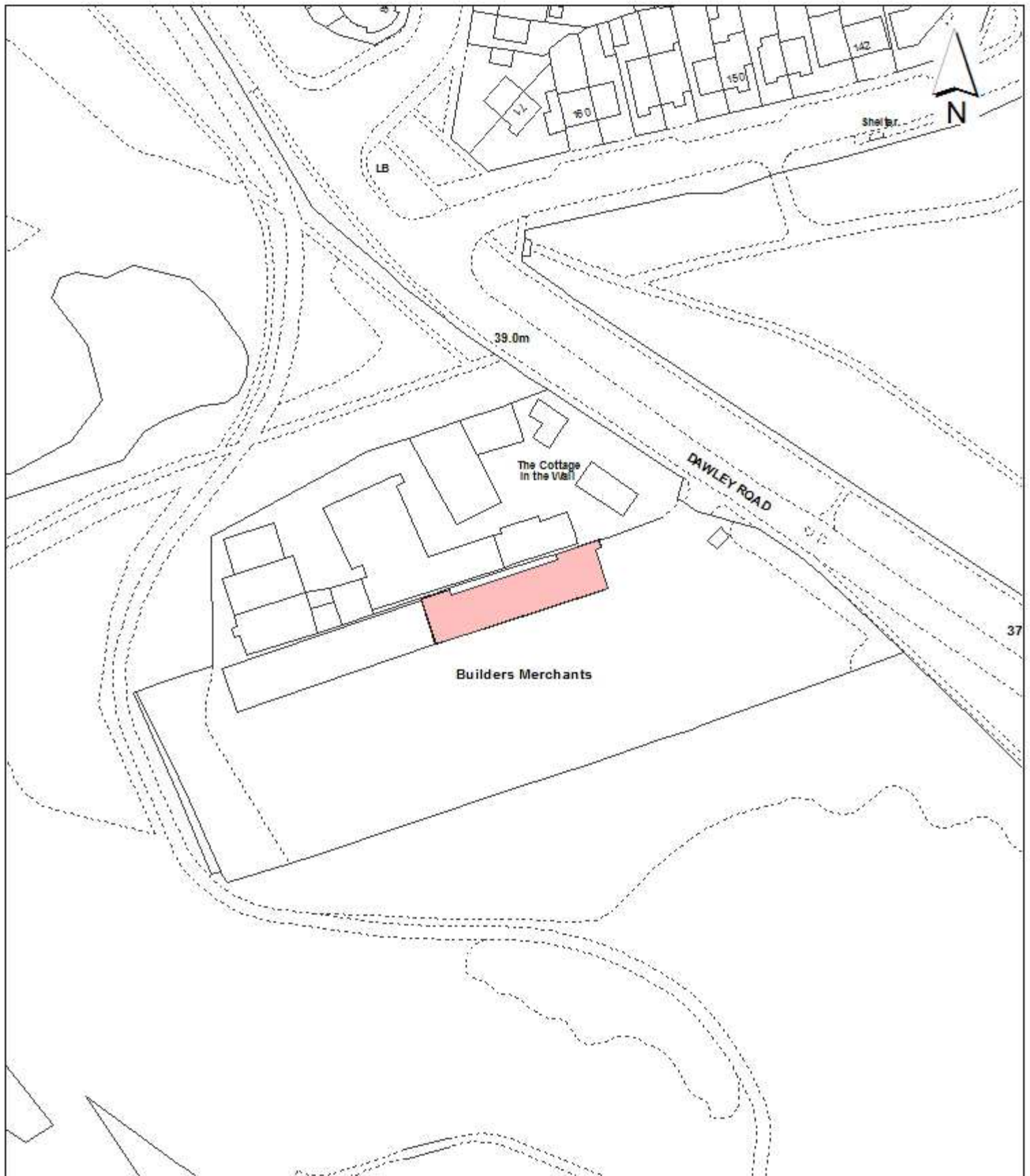
SIDE ELEVATION (SOUTH)



B - 31 MARCH 2016
 A - 25 FEBRUARY 2016

ABA
 ABA GROUP LTD
 11 HAYES ROAD, MIDDLESEX UB8 3EP
 TEL 01832 772000 - FAX 01832 772001

PROJECT	LORIS ELLIOTT'S MERCHANTS		
	HAYES ROAD, MIDDLESEX UB8 3EP		
CLOUT	LORDS GROUP		
DRAWING	PROPOSED PLANS AND ELEVATIONS		
SCALE	1:200	DRAWN BY	PA
NUMBER	7677/28	EXCEED	DATE FEB 15
		DATE	DATE



Notes:

 Site boundary

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Site Address:

**Lords Builders Merchants
Dawley Road
Hayes**

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

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

Planning Application Ref:

43554/APP/2016/916

Scale:

1:1,250

Planning Committee:

Central & South

Date:

June 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 6 BROWNGRAVES ROAD HARLINGTON

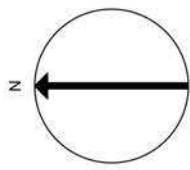
Development: Rear conservatory

LBH Ref Nos: 36832/APP/2016/1530

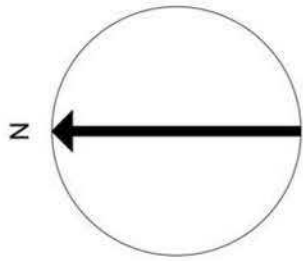
Date Plans Received: 19/04/2016

Date(s) of Amendment(s):

Date Application Valid: 19/04/2016



LOCATION PLAN
SCALE 1:1250



**BLOCK PLAN
SCALE 1:500**

Application: HPA – GF Rear conservatory			
Client: Mr R Ahmed	Date: 16 th March 2016		
Site: 8 Browngraves Road, Hayes, UB3 5BN	Drawn By: Gurpa Berrang		
Scale: Refer to Drawing @ A3	Draw No: GTD610 – 03HPA		

GT DESIGNZ LTD
Building Designs & Technical services

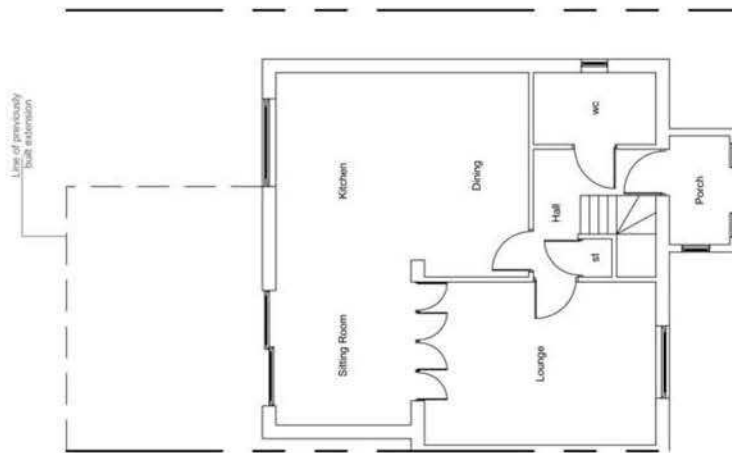
GT Designz Ltd, 5th Floor,
 Wyndham House,
 11 Millington Road,
 Hayes,
 UB3 4AZ.
 Tel : 0208 212 7981
 Mob : 07854 351 934
 Email : enquiries@gtdesignztd.com

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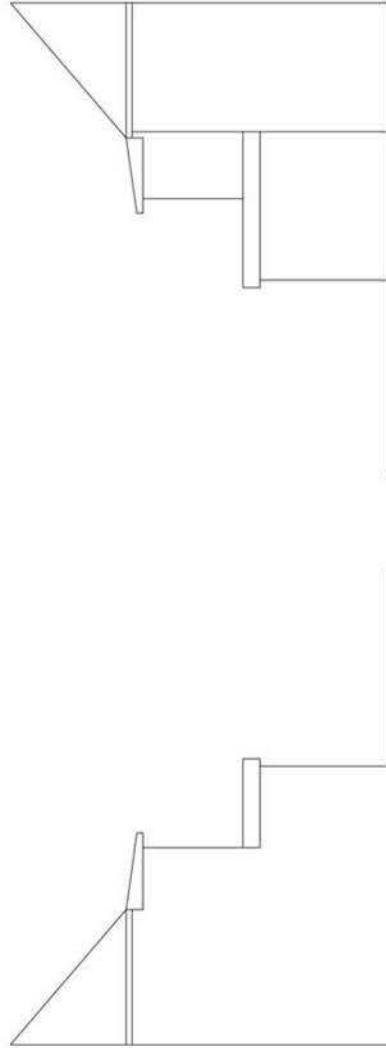
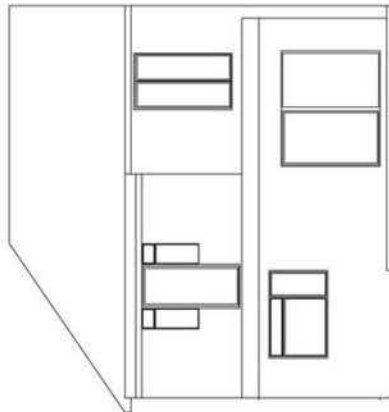
Metres



SCALE 1 : 100



EXISTING GF LAYOUT
Scale 1:100



EXISTING REAR & SIDE ELEVATIONS
Scale 1:100

NOTES.

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries, the adjacent owner is to be informed under section 60 of the Town & Country Planning Act 1990.

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Application: **HPA – GF Rear conservatory**
 Client: M F Ahmed Date: 16th March 2016
 Site: 6 Boscawen Road, Haynes, UB3 5BN Drawn By: Gorpa Bennis
 Scale: Refer to Drawing @ A3 Dwg No: GTDR10 – 01HPA

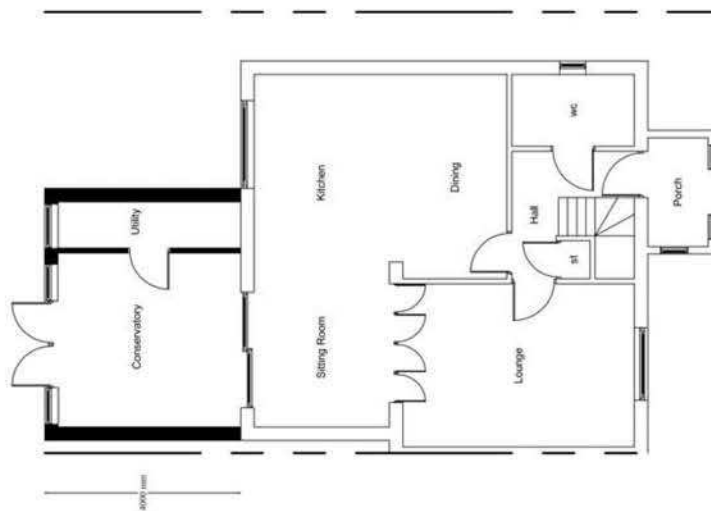
GT DESIGNZ LTD
Building Designs & Technical services
 GT Designz Ltd, 5th Floor, Tel: 0208 212 7981
 Hyde Park Hayes 3, Haynes, Mob: 07854 351 934
 11 Millington Road, Haynes, Email: enquiries@gtdesignzld.com
 UB3 4AZ

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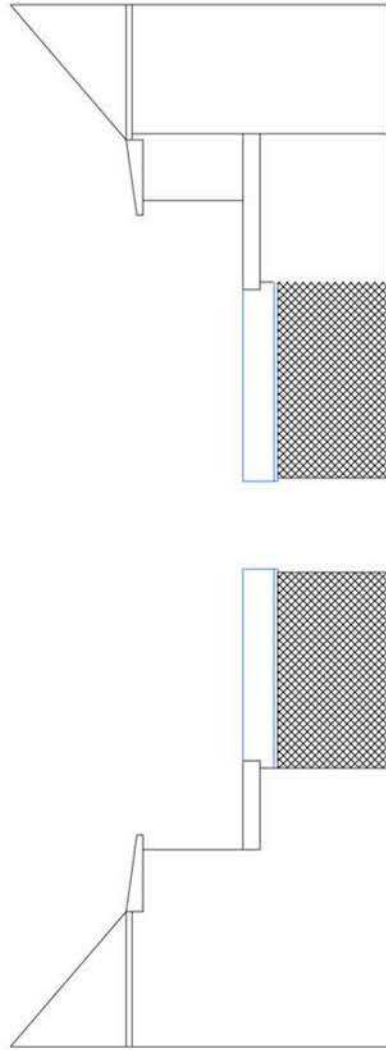
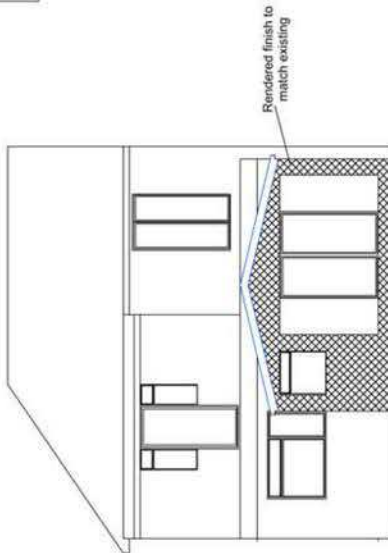
Metres



SCALE 1 : 100



PROPOSED GF LAYOUT
Scale 1:100



PROPOSED REAR & SIDE ELEVATIONS
Scale 1:100

REMARKS:

Where building to the boundaries the adjacent owner is to be informed under the terms of the Party Wall Act 1996 and its provisions followed. Where building over boundaries, the adjacent owner is to be informed under section 60 of the Town & Country Planning Act 1990.

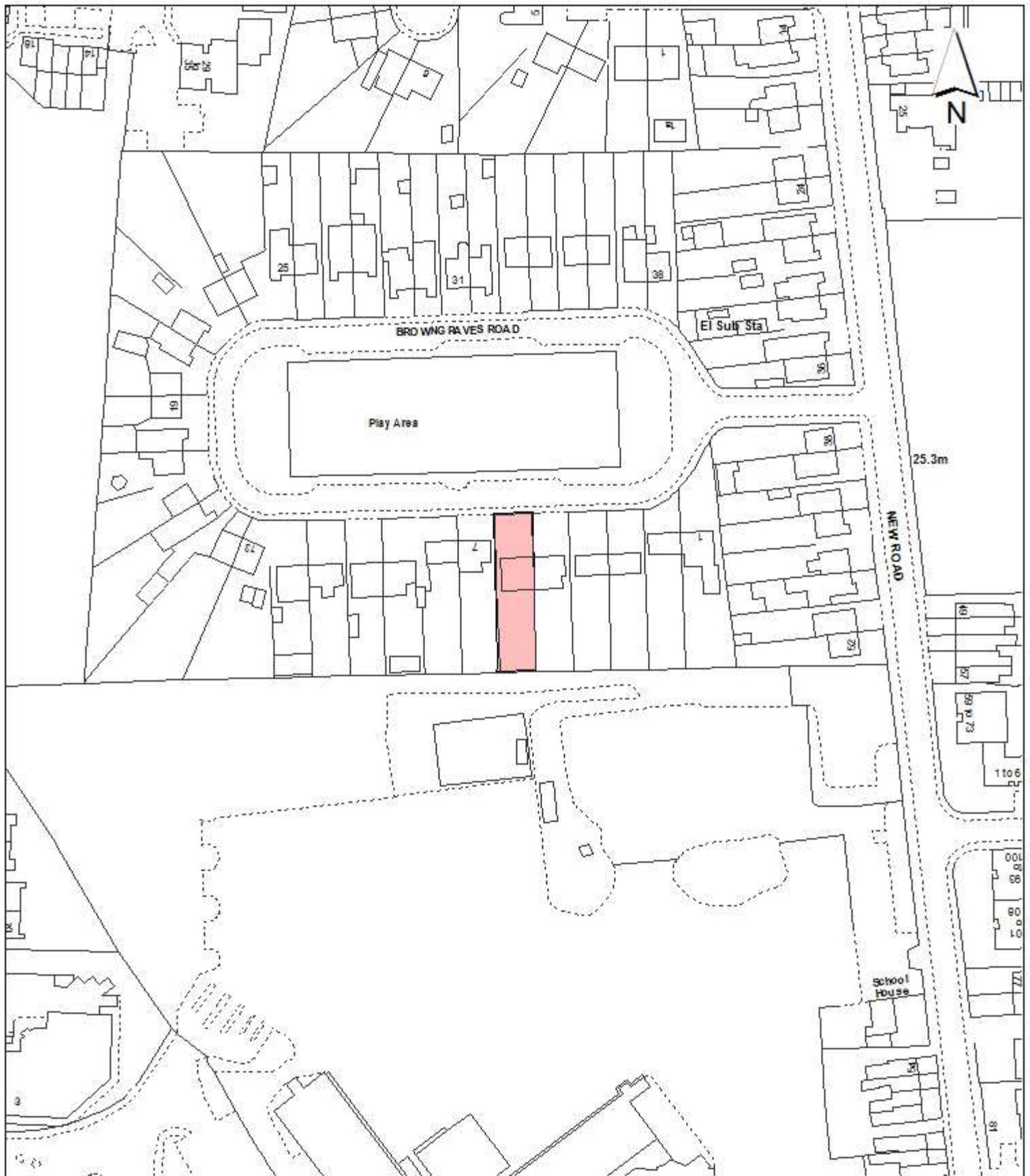
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Application: HPA – GF Rear conservatory			
Client: Mr R Ahmed	Date: 15 th March 2016		
Site: 8 Blowingstone Road, Hayes, UB3 3SN	Drawn By: Gurpa Bensing		
Scale: Refer to Drawing @ A3	Dwg No.: GTD610 – 02/HPA		

GT DESIGNZ LTD
Building Designs & Technical services

GT Designz Ltd, 5th Floor,
 Hyde Park Hayes 3,
 11 Millington Road,
 Hayes,
 UB3 4AZ.
 Tel : 0208 212 7981
 Mob : 07854 351 934
 Email : enquiries@gtdesignztd.com

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Site Address:

**6 Browngraves Road
Hayes**

Planning Application Ref:

36832/APP/2016/1530

Planning Committee:

Central & South

Scale:

1:1,250

Date:

June 2016

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

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



HILLINGDON
LONDON

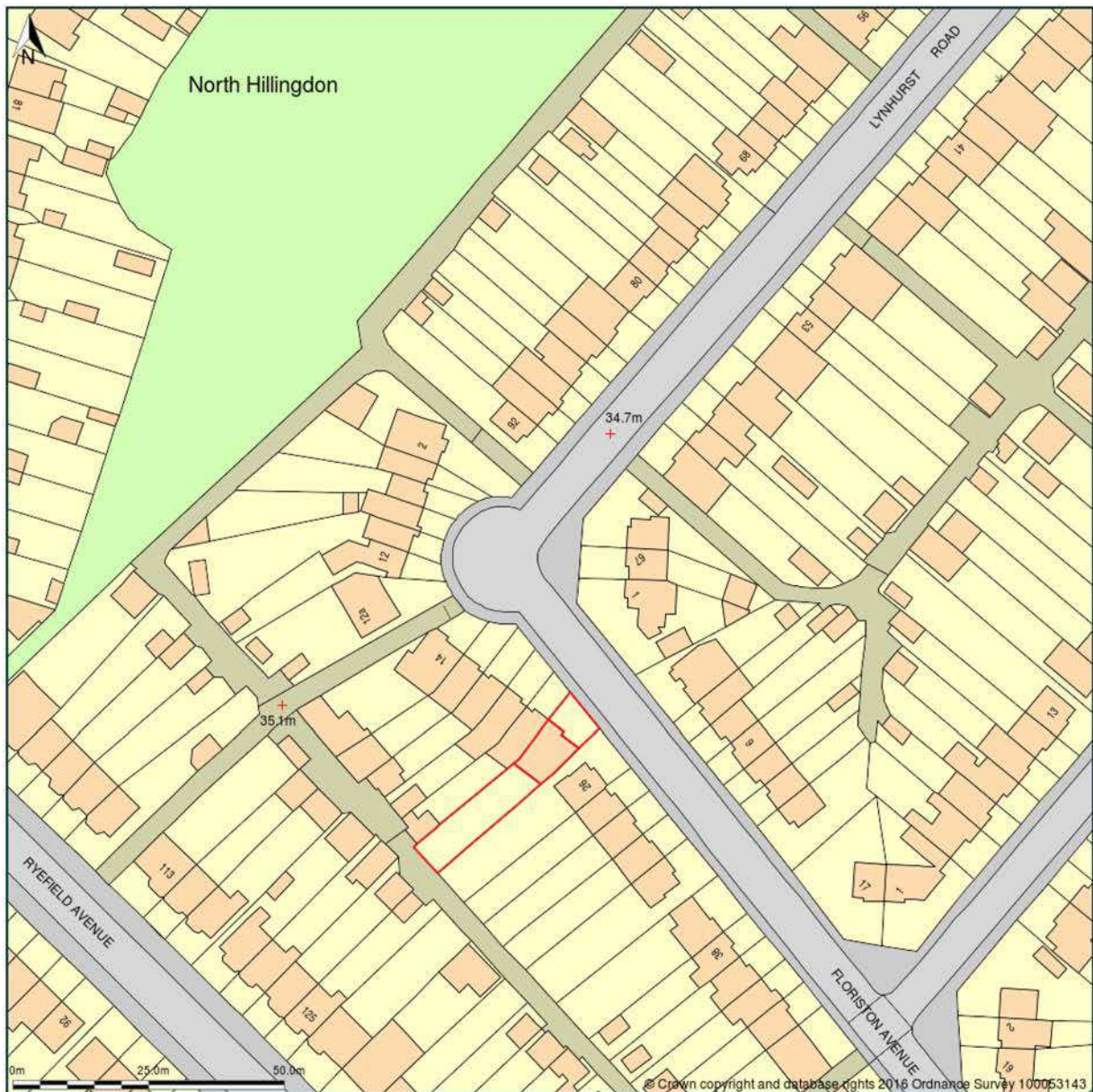
Report of the Head of Planning, Sport and Green Spaces

Address 24 FLORISTON AVENUE HILLINGDON
Development: Single storey outbuilding to rear for use as a gym/playroom/storage area
LBH Ref Nos: 63065/APP/2016/1302

Date Plans Received: 04/04/2016
Date Application Valid: 12/04/2016

Date(s) of Amendment(s):

24 Floriston Avenue, Uxbridge, UB10 9DZ



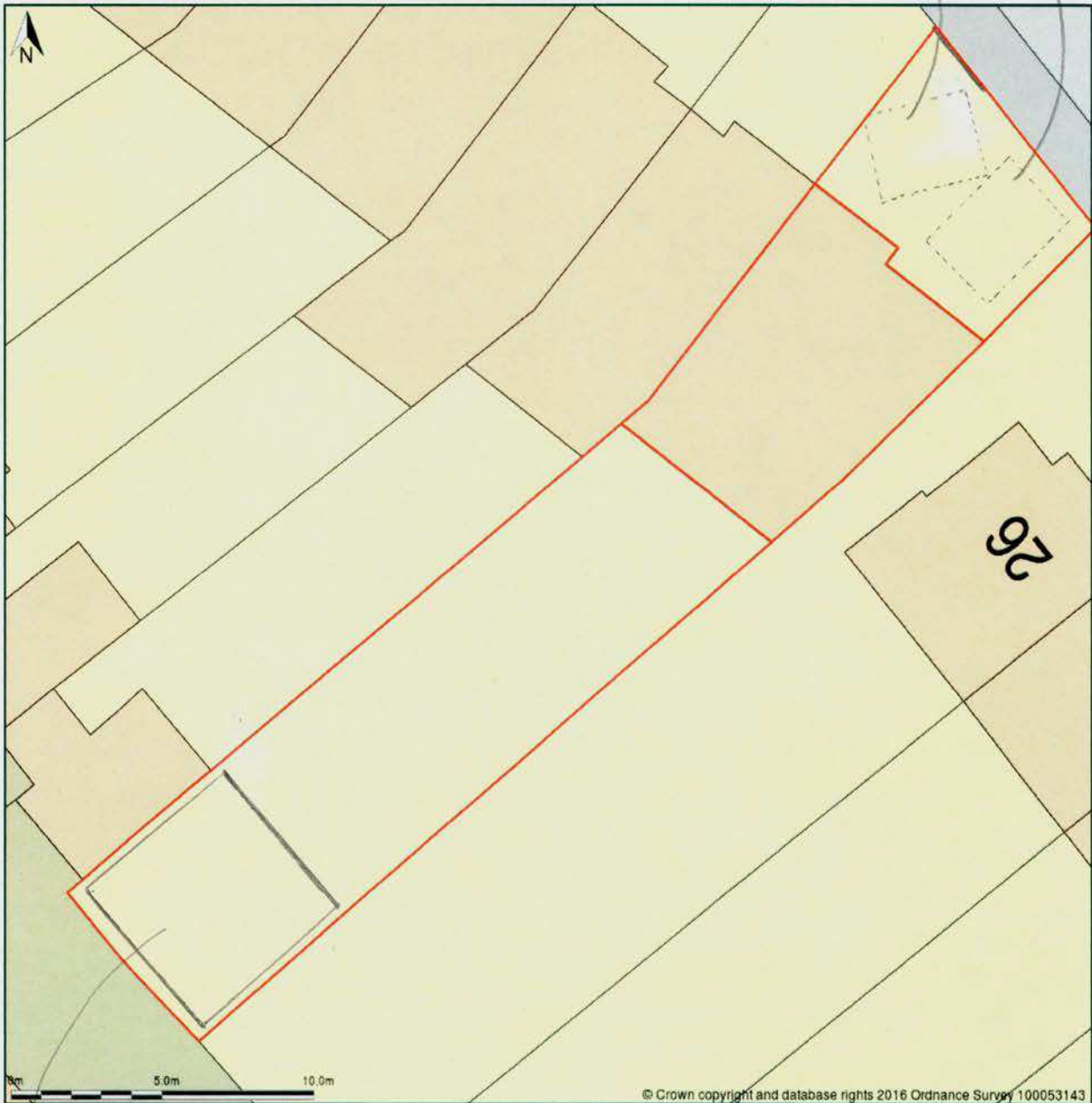
Site Plan shows area bounded by: 508130.56, 184109.28 508330.56, 184309.28 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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24 Floriston Avenue, Uxbridge, UB10 9DZ

AVAILABLE PARKING
SHOWN



Block Plan shows area bounded by: 508203.39, 184148.02 508239.39, 184184.02 (at a scale of 1:200) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

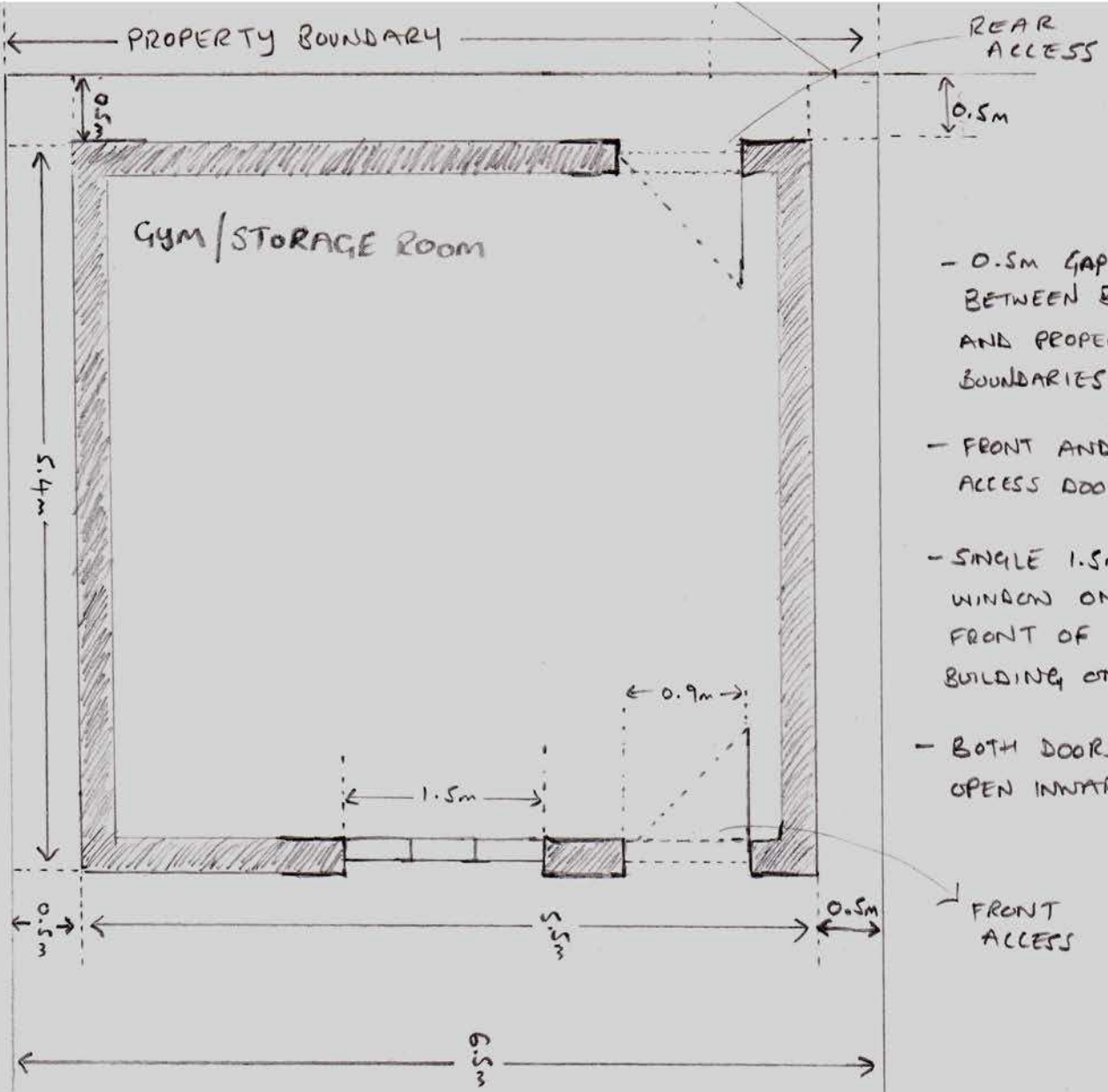
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SCALE : 1:200

PROPOSED SITE
FOR OUTBUILDING

Paper Size: A4
210 x 297 mm



- 0.5m GAP BETWEEN BUILDING AND PROPERTY BOUNDARIES
- FRONT AND REAR ACCESS DOORS
- SINGLE 1.5m WIDE WINDOW ON FRONT OF BUILDING ONLY
- BOTH DOORS TO OPEN INWARDS

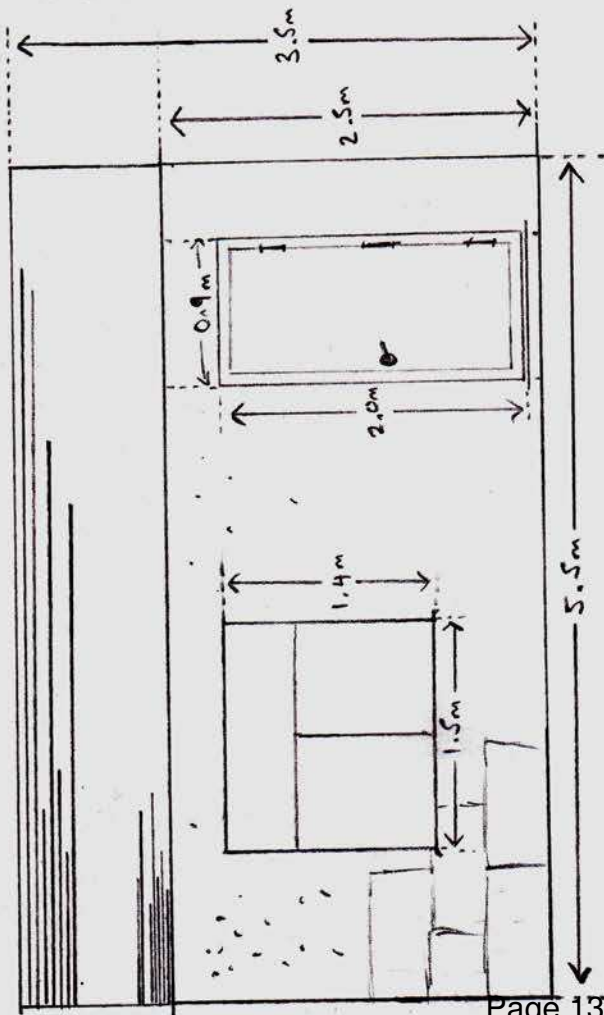
FRONT ACCESS

- CONCRETE BLOCKS TO BE USED ON EXTERNAL SIDES AND REAR OF BUILDING
- INSULATED DOUBLE-BRICK WALLS
- CONCRETE BLOCKS TO BE USED ON ALL INTERNAL WALLS
- CONCRETE BLOCKS TO BE USED ON EXTERNAL FRONT OF BUILDING - ALL EXTERNAL WALLS WILL BE RENDERED.
- TOTAL AREA!
 $5.5m \times 5.4m = 29.7sq.m$
- THE GYM/STORAGE ROOM WILL BE USED AS A GYM AND A STORAGE AREA FOR TOOLS AND GARDEN EQUIPMENT

SCALES:
1:50

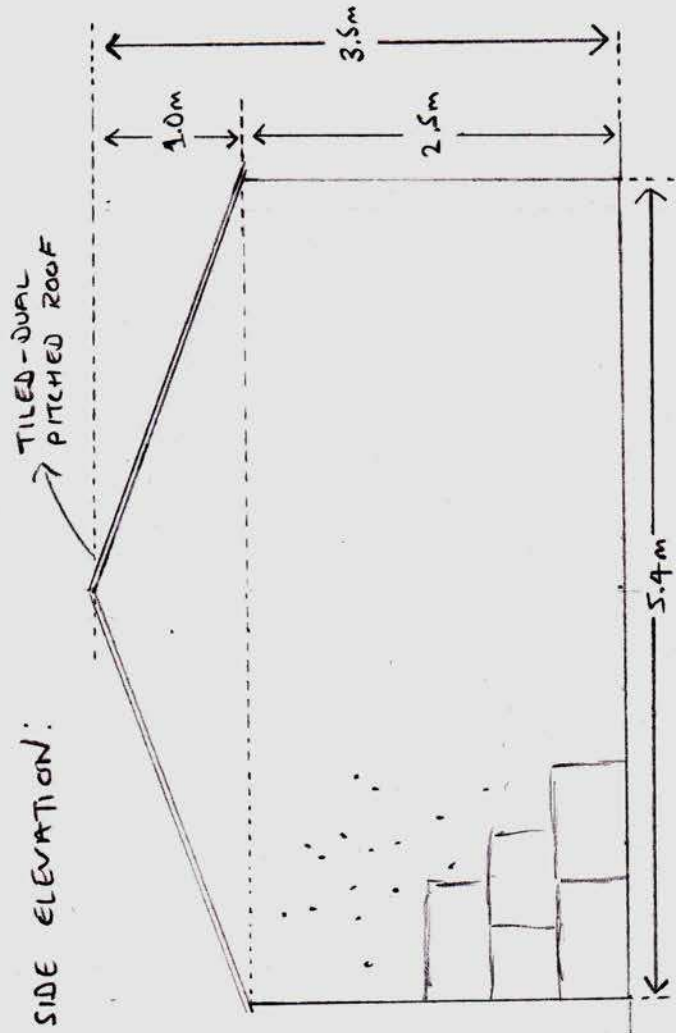


FRONT ELEVATION:



CONCRETE BLOCKS USED ON FRONT + RENDER FINISH - FOR WATER-PROOFING

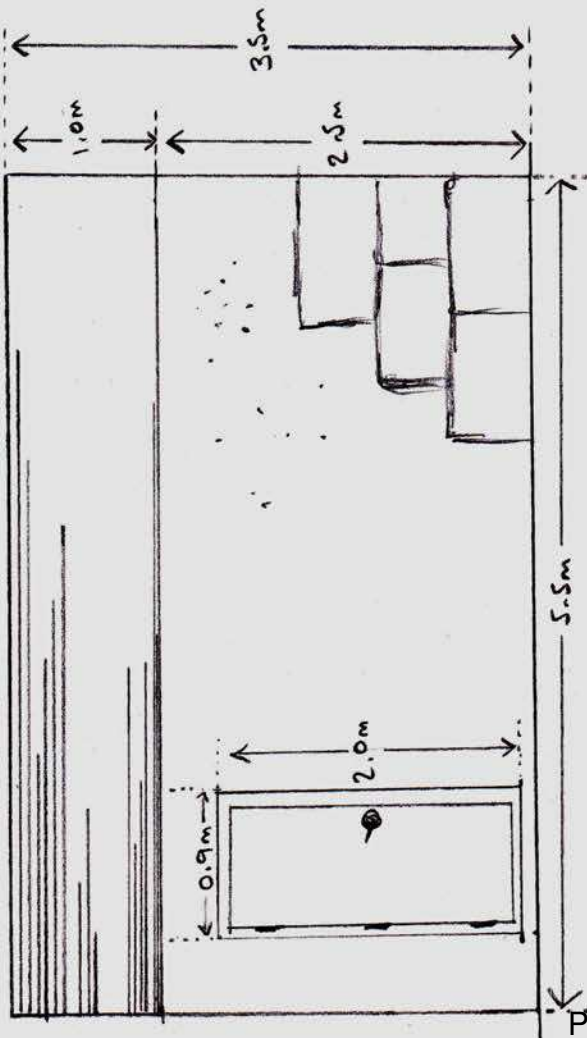
SIDE ELEVATION:



CONCRETE BLOCKS USED ON SIDES - FINISHED WITH RENDER.

SCALES: 1:50

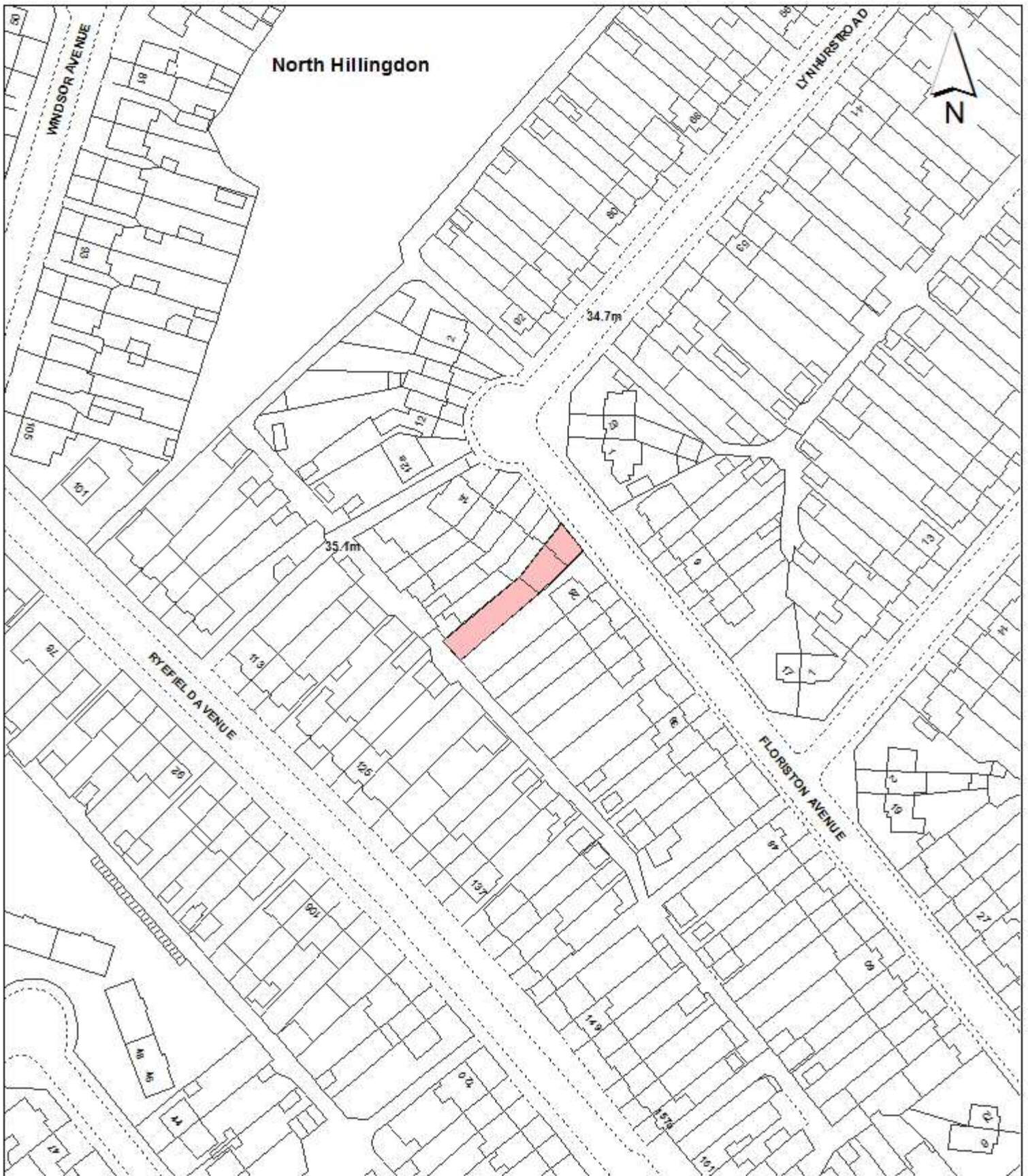
REAR ELEVATION:



CONCRETE BLOCKS
USED ON REAR +
RENDER FOR WATER PROOFING

INTERNAL WALLS
BUILT WITH CONCRETE
BLOCKS

SCALE: 1:50



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	<p>Planning Application Ref:</p> <p>63065/APP/2016/1302</p>	<p>Scale:</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee:</p> <p>Central & South</p>	<p>Date:</p> <p>June 2016</p>	

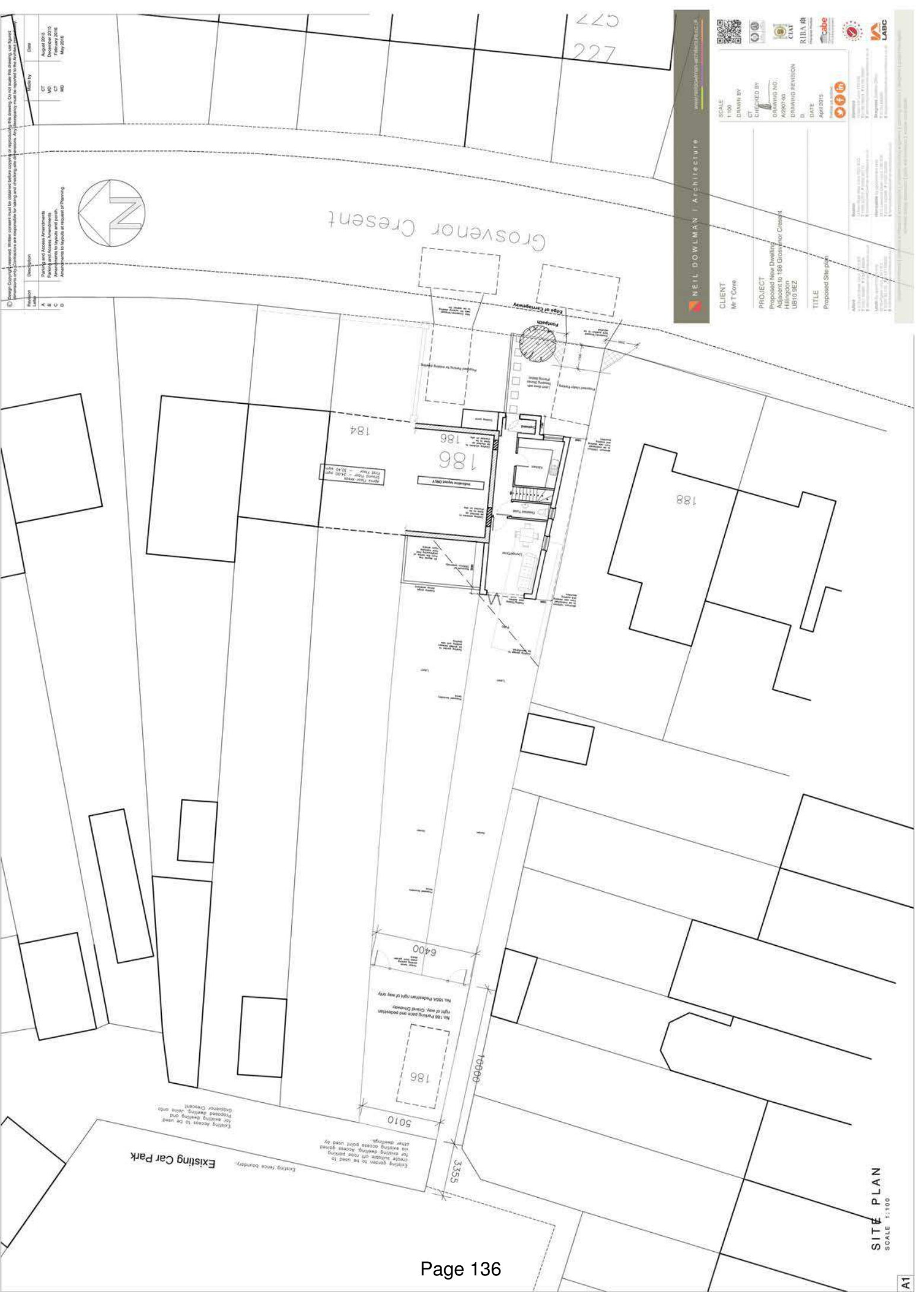
Report of the Head of Planning, Sport and Green Spaces

Address LAND AT 186 GROSVENOR CRESCENT HILLINGDON
Development: Erection of two storey (1-bed) end-terrace dwelling with associated parking and amenity space and installation of vehicular crossover to front
LBH Ref Nos: 70396/APP/2016/815

Date Plans Received: 25/02/2016 **Date(s) of Amendment(s):** 25/02/2016
Date Application Valid: 15/03/2016



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Revision	Description	Date
A	Final Design	August 2018
B	Final Design	September 2018
C	Final Design	November 2018
D	Final Design	May 2019

Revision

Drawings

Project and Access Arrangements

Access Arrangements to be made and shown

Access Arrangements to be made at request of Planning

Page 136

Existing fence boundary.

Existing Access to be used for existing parking and proposed driveway, where only.

Existing Access to be used to create a new parking space and driveway. Existing Access to be used by other drawings.

Existing Access to be used to create a new parking space and driveway. Existing Access to be used by other drawings.

Existing Car Park

5010

3355

10990

6400

186

184

186

188

189

Grosvenor Crescent

227

225

NEIL DOWLMAN ARCHITECTS

www.neildowmanarchitects.co.uk

SCALE 1:100

CLIENT Mr T Cow

PROJECT Proposed New Dwelling Adjacent to 186 Grosvenor Crescent Hillingdon UB10 9EZ

DRAWING NO. 186/02

DATE 08/05/19

TITLE Proposed Site plan

186

184

188

189

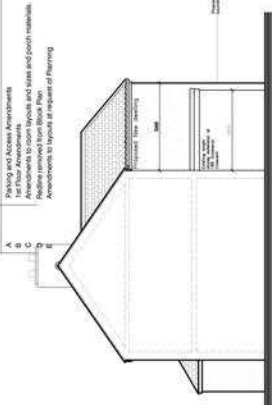
SITE PLAN

SCALE 1:100

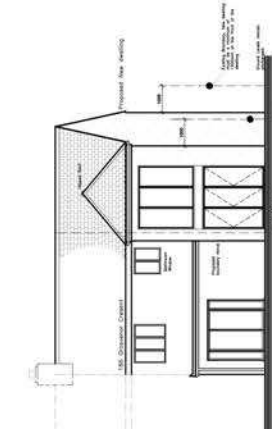
AI

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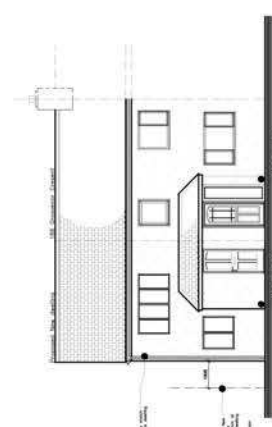
Revision	Description	Drawn By	Date
A	Final Design	CT	August 2018
B	Final Design	DT	February 2019
C	Final Design	MD	March 2018
D	Final Design	MD	July 2018



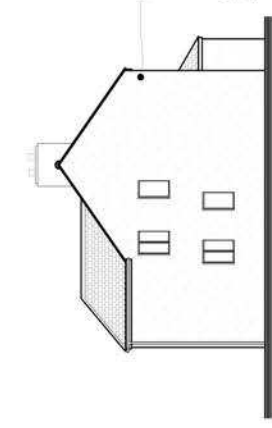
NORTH ELEVATION AA
SCALE 1:100



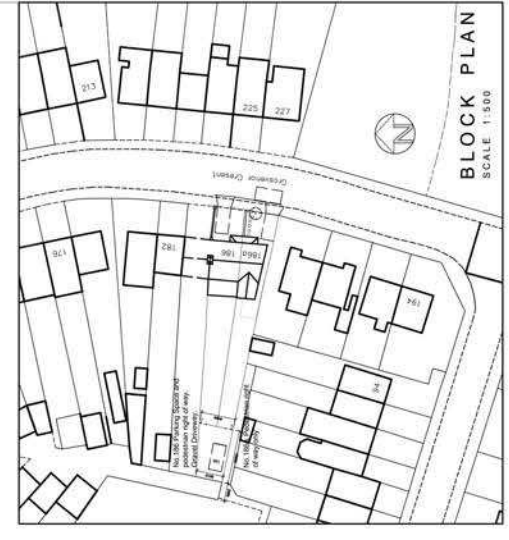
WEST ELEVATION
SCALE 1:100



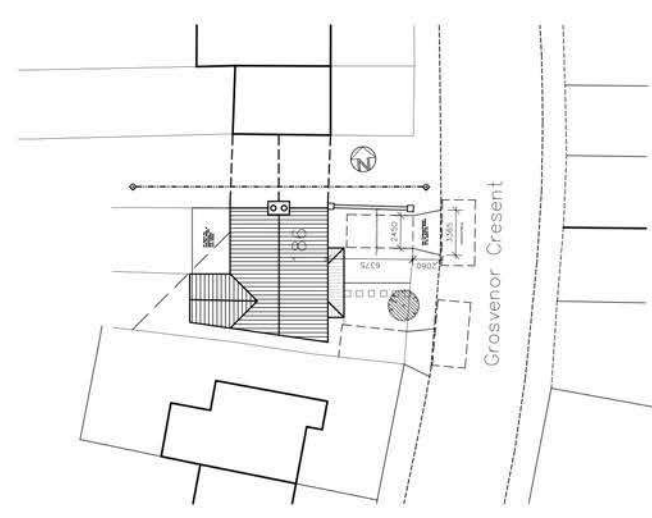
NORTH ELEVATION
SCALE 1:100



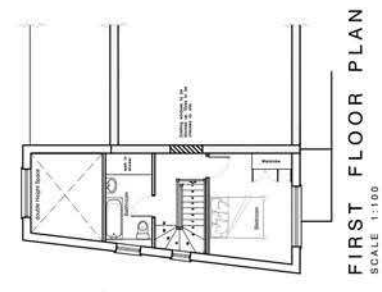
EAST ELEVATION
SCALE 1:100



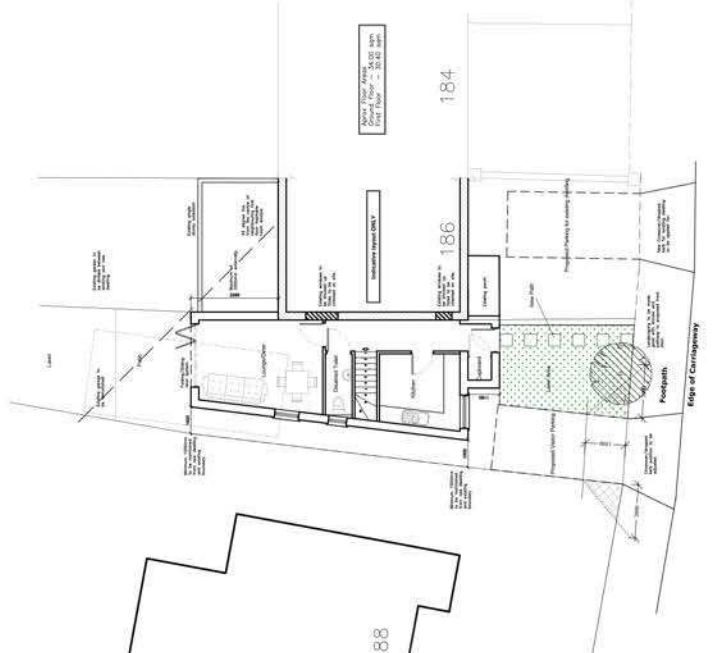
BLOCK PLAN
SCALE 1:500



ROOF PLAN
SCALE 1:200



FIRST FLOOR PLAN
SCALE 1:100



PROPOSED GROUND FLOOR PLAN
SCALE 1:100

NEIL DOWLMAN ARCHITECTS
www.neildowmanarchitects.co.uk

CLIENT
Mr T Cow

PROJECT
Proposed New Dwellings
Adjacent to 188 Grosvenor Crescent
Hillingdon
UB10 9EZ

TITLE
Proposed Elevations
Proposed Plans

SCALE
1:100

DRAWN BY
CT

CHECKED BY
DRAWING NO. AG001-28
DRAWING REVISION

DATE
April 2018

Address:
188 Grosvenor Crescent
Hillingdon
UB10 9EZ

Site Name:
188 Grosvenor Crescent

Project No.:
AG001-28

Scale:
1:100

Author:
Neil Dowman

Designer:
Neil Dowman

Checker:
Neil Dowman

Project Manager:
Neil Dowman

Project Location:
188 Grosvenor Crescent
Hillingdon
UB10 9EZ

Project Status:
Proposed Plans

Project Date:
April 2018

Project Reference:
AG001-28

Project Contact:
Neil Dowman
188 Grosvenor Crescent
Hillingdon
UB10 9EZ
Tel: 01895 831111
Email: info@neildowmanarchitects.co.uk



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Site Address:

**Land at
186 Grosvenor Crescent**

Planning Application Ref:

70396/APP/2016/815

Planning Committee:

Central & South

Scale:

1:1,250

Date:

June 2016

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

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



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 141 NORTH HYDE ROAD HAYES

Development: Change of use from A1 to use as a tattoo studio (Sui Generis).

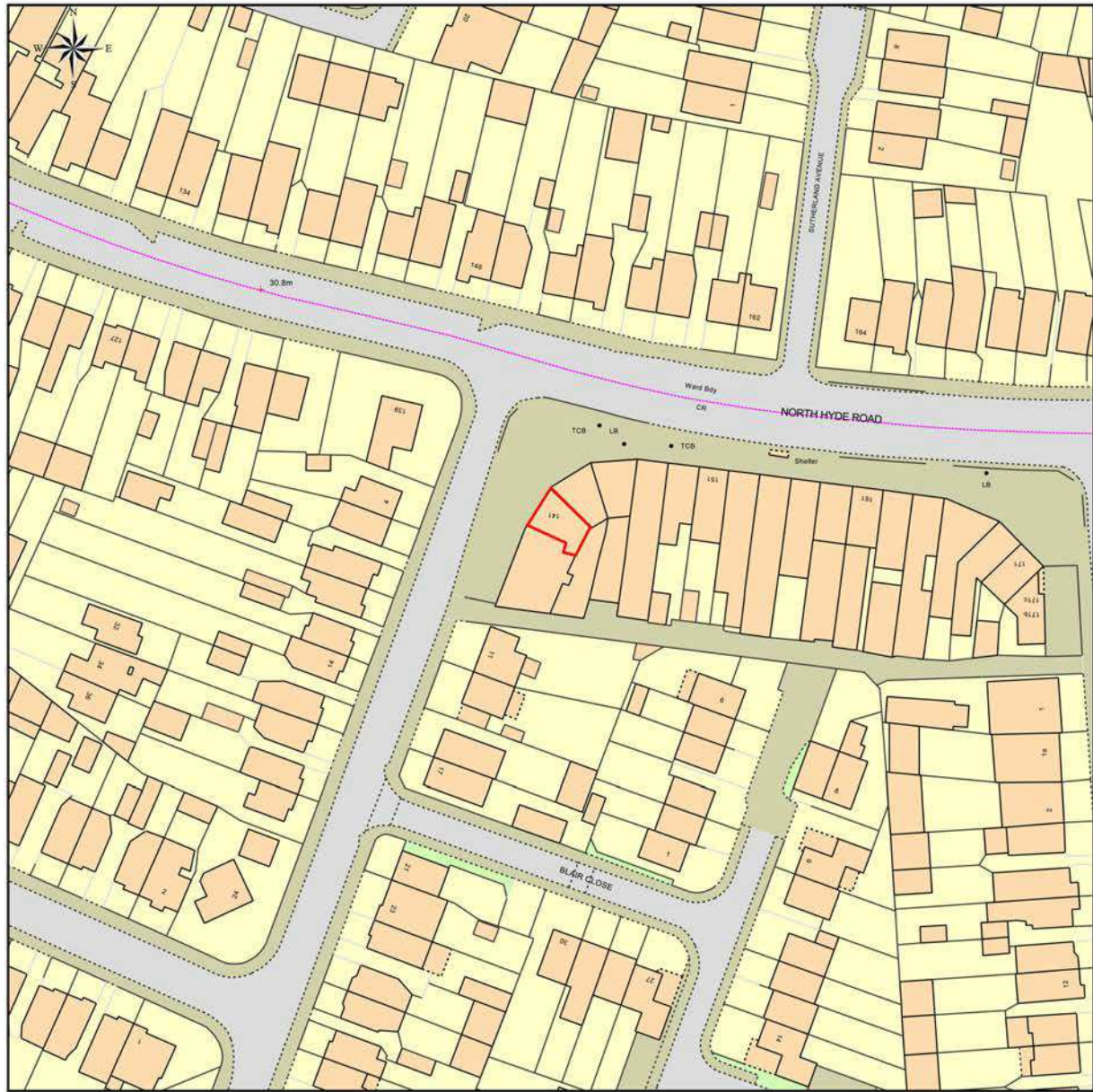
LBH Ref Nos: 14727/APP/2016/1183

Date Plans Received: 22/03/2016

Date(s) of Amendment(s):

Date Application Valid: 19/04/2016

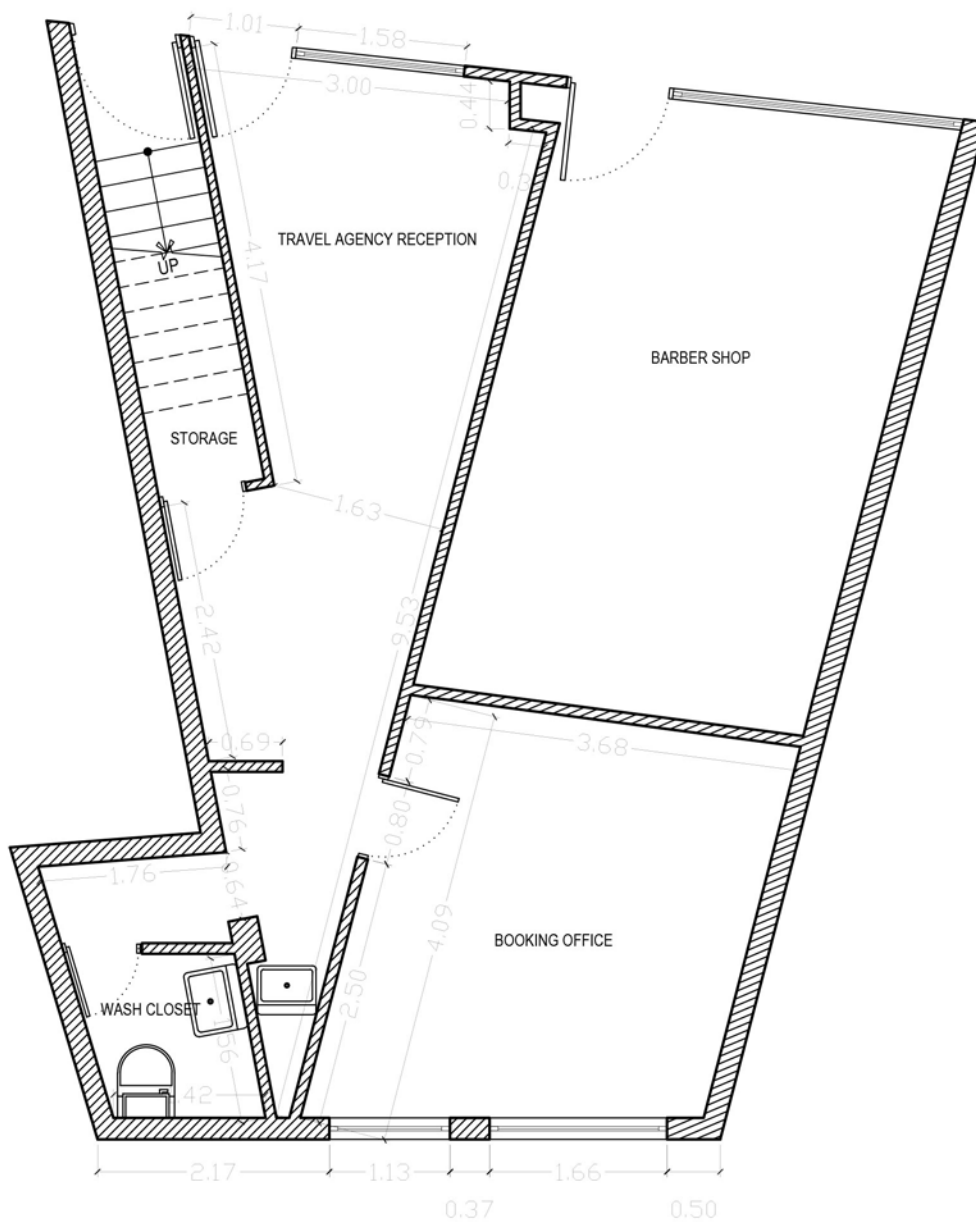
Location Plan of 141 North Hyde Road



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0m 20m 40m 60m 80m 100m

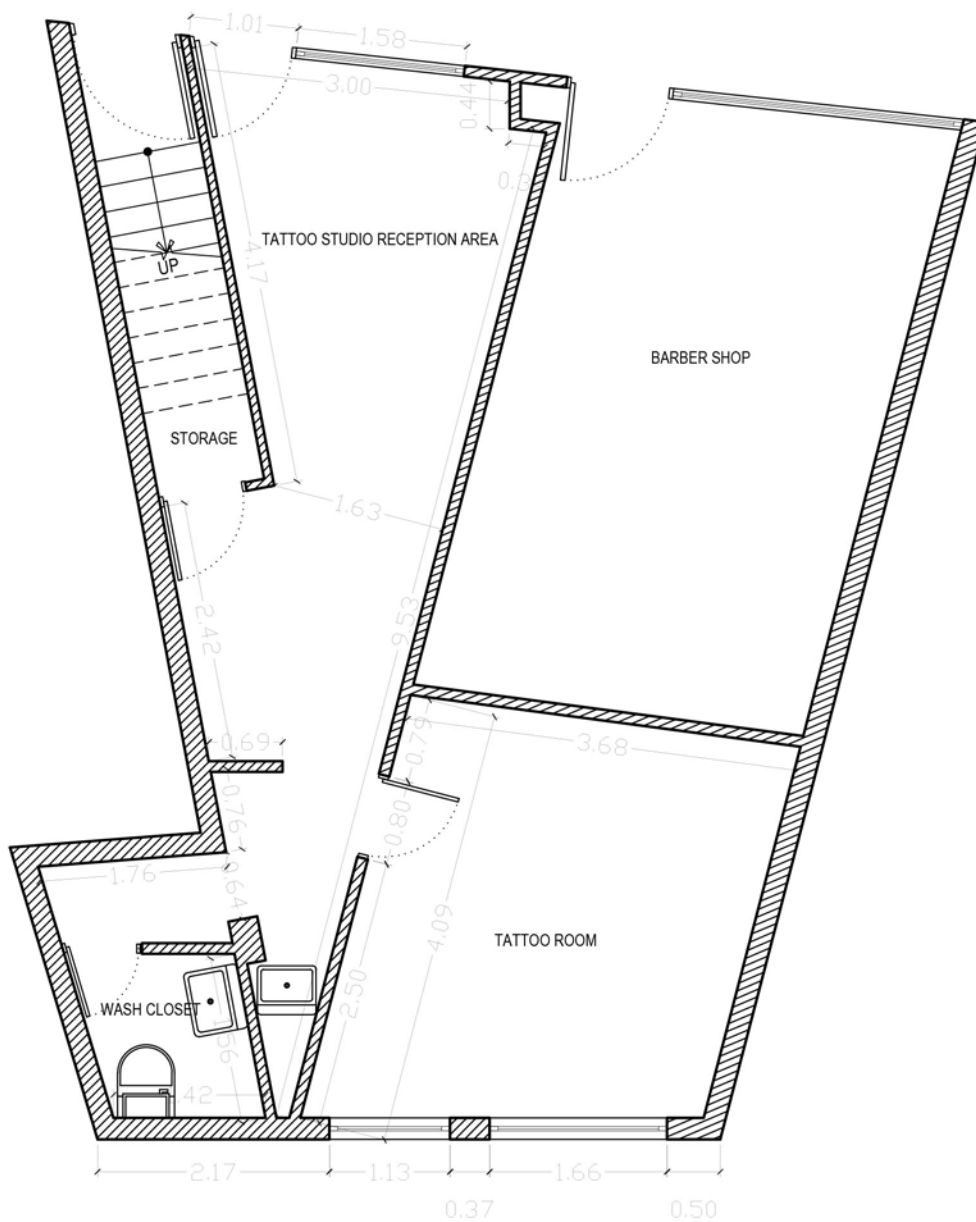
Scale: 1:1250, paper size: A4



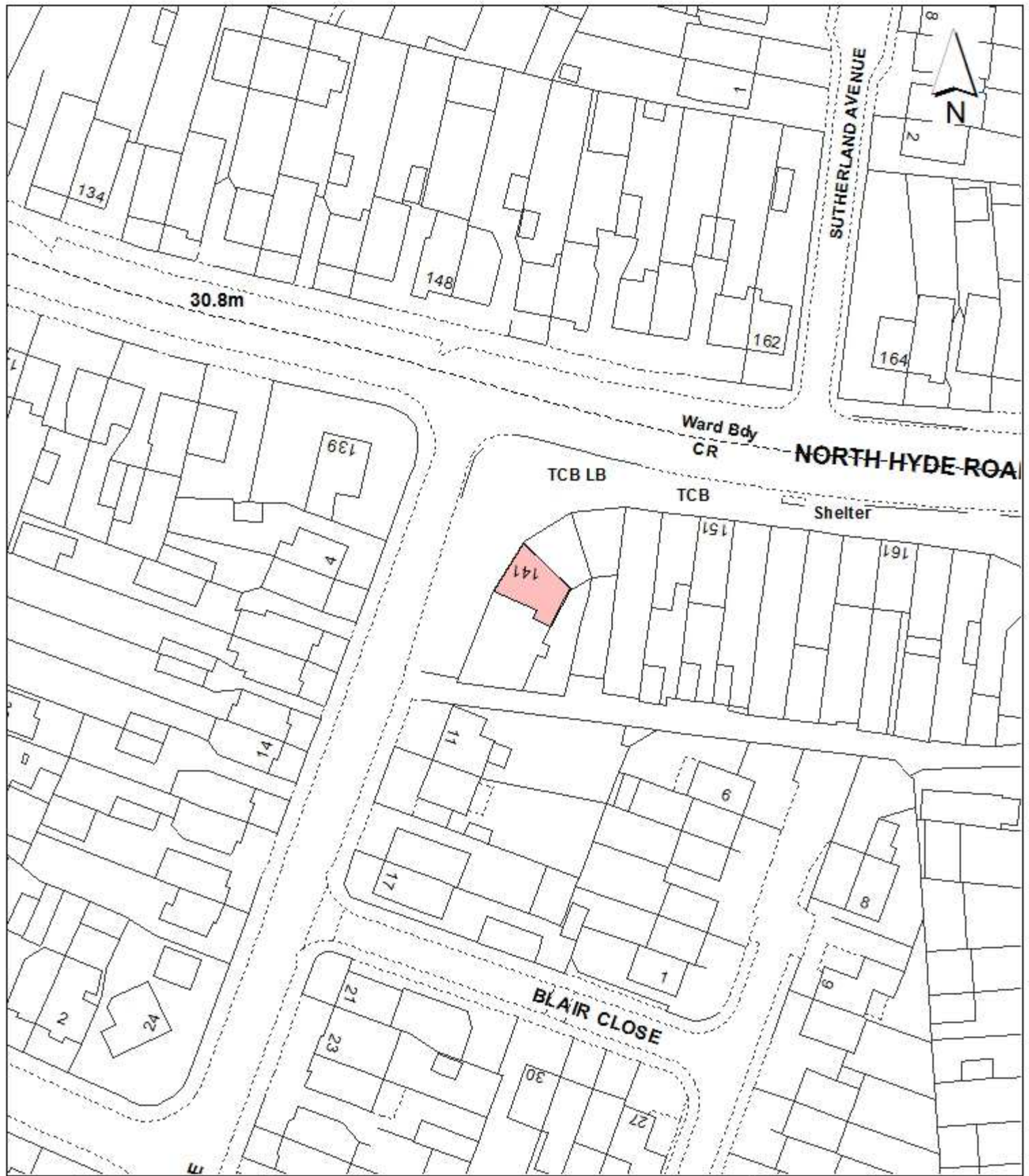
TRAVEL AGENCY GROUND FLOOR PLAN

SCALE: 1:50

1



ASCENDANCE TATTOO STUDIO GROUND FLOOR PLAN ①
 SCALE: 1:50



Notes:

 Site boundary

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Site Address:

141 North Hyde Road

LONDON BOROUGH OF HILLINGDON
Residents Services
Planning Section

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

Planning Application Ref:

14727/APP/2016/1183

Scale:

1:800

Planning Committee:

Central & South

Date:

June 2016



HILLINGDON
LONDON

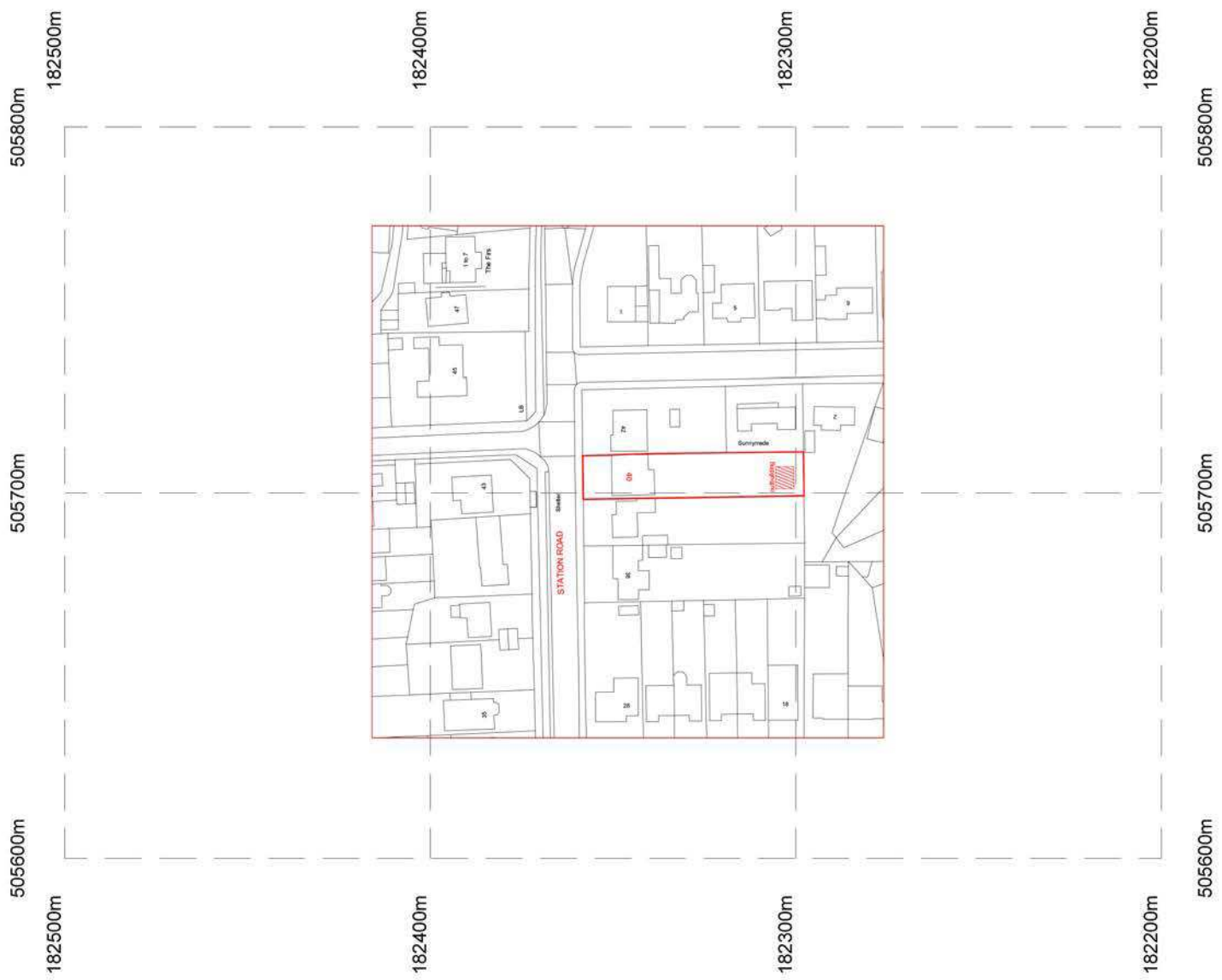
Report of the Head of Planning, Sport and Green Spaces

Address 40 STATION ROAD COWLEY
Development: Retrospective planning application for existing outbuilding
LBH Ref Nos: 58093/APP/2016/1583

Date Plans Received: 25/04/2016 **Date(s) of Amendment(s):**
Date Application Valid: 25/04/2016

NOTES
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REV	AMENDMENT	DATE	CHD
A	Planning Issue	22.04.16	RS

CLIENT
 Mr. Diljit Singh Baghin

PROJECT
 40 Station Road
 Cowley (Unbridge)
 UBS 34B

DRAWING TITLE
 Location Plan
 Sheet 4

SCALE	DRAWN BY	CHECKED	DATE
1:1250 @ A3	RS	RS	22.04.16

DRAWING NUMBER	REVISION
2016 -30- 04	A

Planning Issue

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REV	AMENDMENT	DATE	CHD
A	Planning Issue	22.04.16	RS

CLIENT
 Mr. Dhill Singh Baghin

PROJECT
 40 Station Road
 Cowley (Uxbridge)
 UBS,34B

DRAWING TITLE
 Block Plan
 Sheet 3

SCALE	DRAWN BY	CHECKED	DATE
1:200 @ A1	RS	RS	22.04.16

DRAWING NUMBER	REVISION
2016 -30- 03	A



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XXXXXXXXXXXX DENOTES NEW 100 TIMBER STUD PARTITION
 XXXXXXXXXXXX DENOTES NEW 100 BLOCK WORK
 ZZZZZZZZZZZZ DENOTES NEW 100 BRICK WORK

all rainwater guttering, down pipes locations to be confirmed by architect & not to encroach neighbors property

client/builder to liaise with local water board for any new works on or within the public sewer or drain runs and to ensure any work is completed prior to commencement of any works

owners to serve party wall act notice on owners of adjacent property and obtain written agreement, prior to commencement of any works

client/builder to obtain all planning permission approvals from the relevant authority, commencement of building works prior to the planning & building control approvals is to client/builders own risk

REV	AMENDMENT	DATE	CHD
A	Planning Issue	22.04.16	RS



CLIENT
 Mr. Diljit Singh Baghin

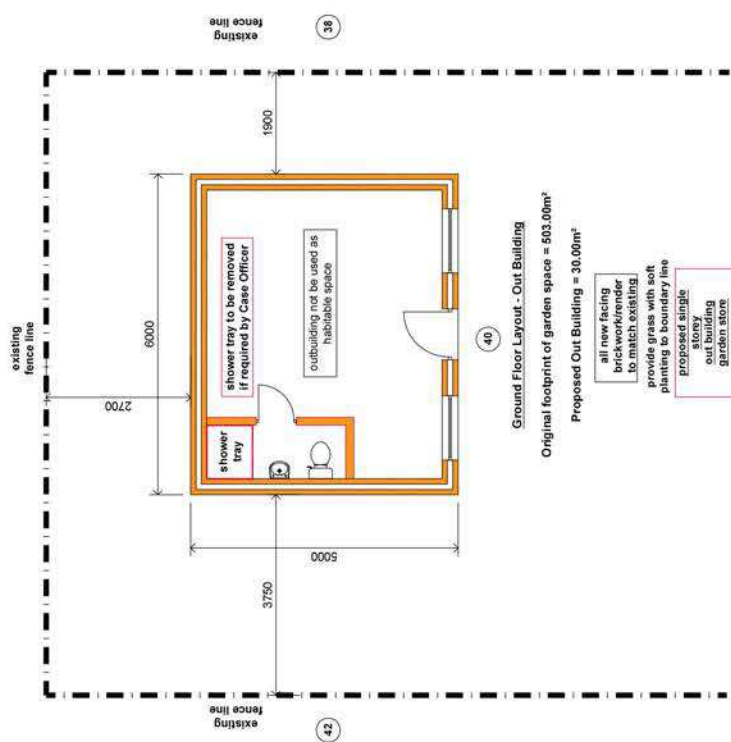
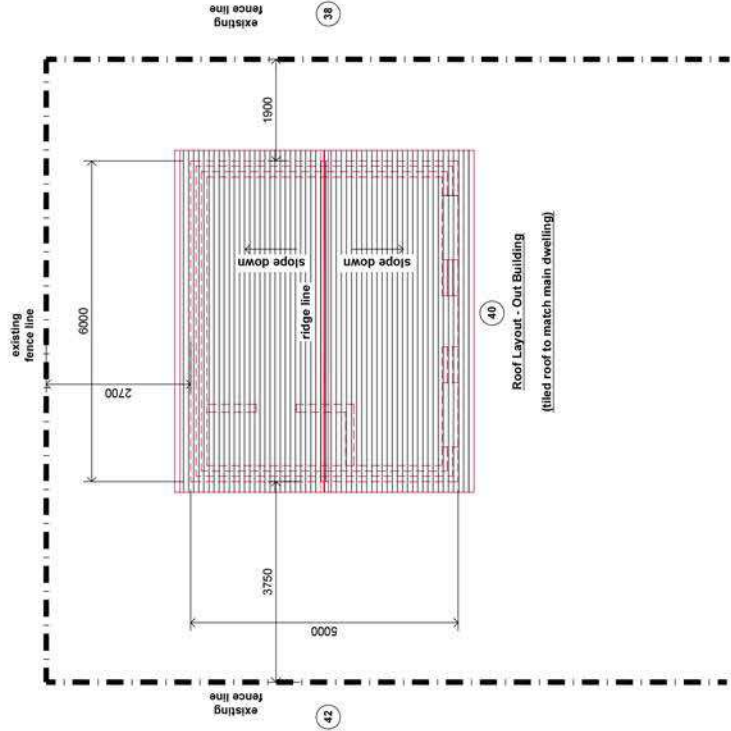
PROJECT
 40 Station Road
 Cowley (Ubridge)
 UB8 3AB

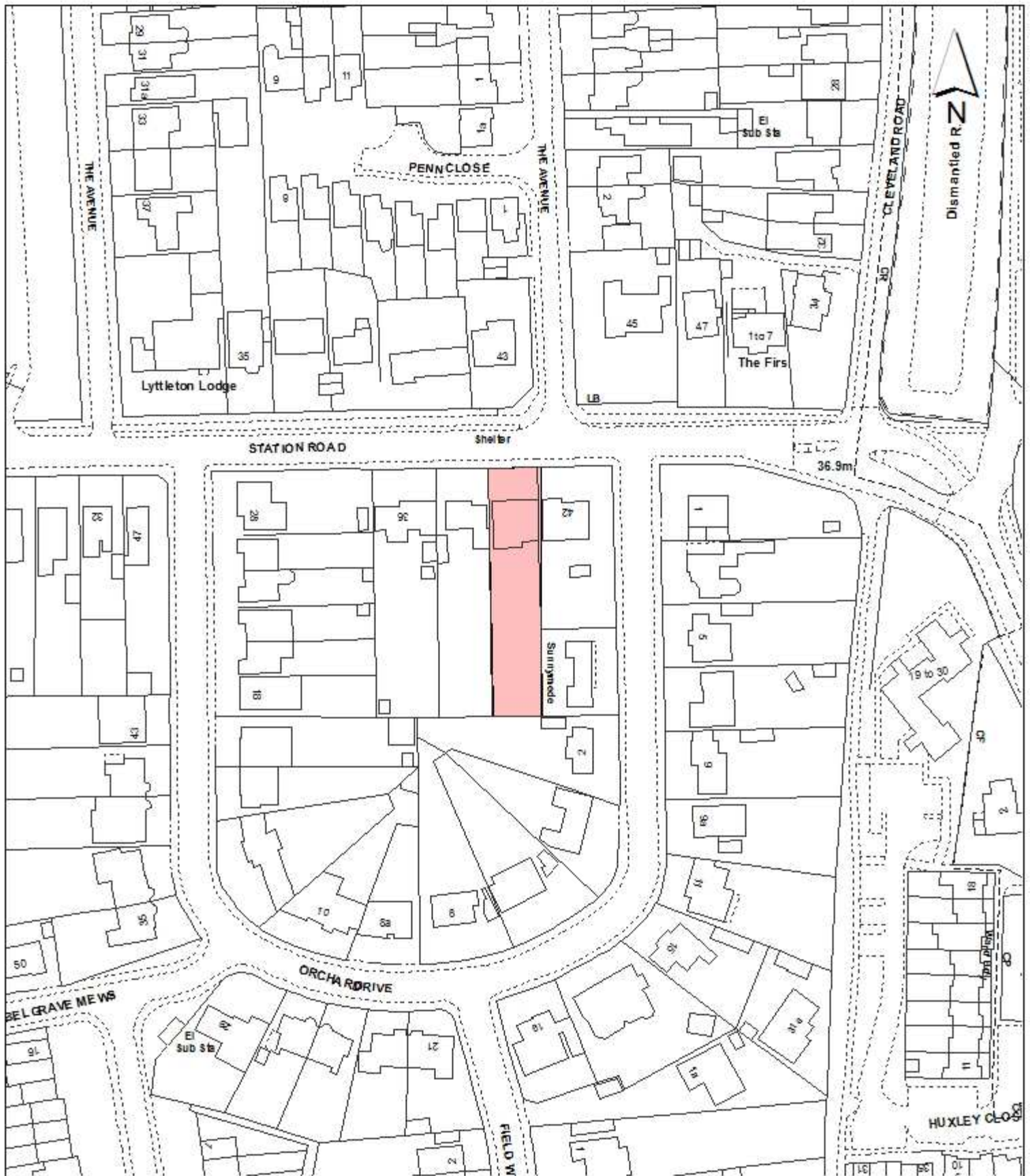
DRAWING TITLE
 Single Storey OutBuilding
 Floor Plans & Elevations
 Sheet 1

SCALE	DRAWN BY	CHECKED	DATE
1:100 @ A1	RS	RS	22.04.16

DRAWING NUMBER
 2016 -30- 01

REVISION
 A





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Site Address:

**40 Station Road
Cowley**

Planning Application Ref:

58093/APP/2016/1583

Planning Committee:

Central & South

Scale:

1:1,250

Date:

June 2016

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

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



HILLINGDON
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