



HILLINGDON
LONDON



Central & South Planning Committee

Date: TUESDAY, 1 NOVEMBER
2016

Time: 7.00 PM

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

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

To Councillors on the Committee

Councillor 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, 24 October 2016

Contact: Luke Taylor

Tel: 01895 250693

Email: democratic@hillington.gov.uk

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.

Travel and parking

Bus routes 427, U1, U3, U4 and U7 all stop at the Civic Centre. Uxbridge underground station, with the Piccadilly and Metropolitan lines, is a short way away. Limited parking is available at the Civic Centre. For details on availability and how to book parking space, please contact Democratic Service. Please enter from the Council's main reception where you will be directed to the Committee Room.

Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm EXIT and assemble on the Civic Centre forecourt. Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committee meetings

Security and Safety information

Fire Alarm - If there is a FIRE in the building the fire alarm will sound continuously. If there is a SECURITY INCIDENT follow the instructions issued via the tannoy, a Fire Marshall or a Security Officer.

Mobile telephones - Please switch off any mobile telephones before the meeting.

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 meetings held on 7 September 2016 and 20 September 2016 1 - 10
- 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	14 Moorfield Road, Cowley 69313/APP/2016/1283	Brunel	Conversion of existing dwelling into 2 x 2-bed self-contained dwellings with associated amenity space. Recommendation: Refusal	11 - 26 176 - 180
7	14 Moorfield Road, Cowley 69313/APP/2016/2731	Brunel	First floor extension and single storey rear extension. Recommendation: Approval	27 - 40 181 - 184
8	Land forming part of 117 Fairholme Crescent, Hayes 56502/APP/2016/3136	Charville	Two storey, three bedroom dwelling with associated parking and amenity space. Recommendation: Refusal	41 - 54 185 - 190

9	12 Grove Way, Uxbridge 71844/APP/2016/1589	Uxbridge North	Two storey side/rear extension, single storey rear infill extension and single storey front infill extension. Recommendation: Approval	55 - 64 191 - 198
10	57 Money Lane, West Drayton 62525/APP/2016/333	West Drayton	Single storey attached garage to side/rear involving alteration to existing vehicular crossover. Recommendation: Approval	65 - 78 199 - 203
11	85 Falling Lane, Yiewsley 56688/APP/2016/3270	Yiewsley	Conversion of existing detached outbuilding to granny annex. Recommendation: Refusal	79 - 86 204 - 209

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	6 Browngraves Road, Harlington 36832/APP/2016/2590	Heathrow Villages	Ground floor rear conservatory. Recommendation: Approval	87 - 96 210 - 215
13	Tamara Lounge, Byron Parade, Uxbridge Road, Hillingdon 61362/APP/2016/3466	Hillingdon East	Proposed side timber canopy. Recommendation: Approval	97 - 106 216 - 223
14	7 Hughes Road, Hayes 56119/APP/2016/2558	Townfield	Single storey detached outbuilding to rear, for use as an annex involving demolition of existing outbuilding. Recommendation: Refusal	107 - 112 224 - 228

Other

- 15 S106/278 Quarterly Financial Monitoring Report 113 - 144

This report provides financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 June 2016 where the Council has received and holds funds.

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.

- 16 ENFORCEMENT REPORT 145 - 154
- 17 ENFORCEMENT REPORT 155 - 164
- 18 ENFORCEMENT REPORT 165 - 174

PART I - Plans for Central and South Planning Committee 175 - 228

Agenda Item 3

Minutes



CENTRAL & South Planning Committee

7 September 2016

Meeting held at Committee Room 5 - Civic Centre, High Street, Uxbridge UB8 1UW

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Alan Chapman, Janet Duncan, Manjit Khatra and Brian Stead</p> <p>LBH Officers Present: Nicole Cameron (Legal Advisor), Alex Chrusciak (Planning Service Manager), Meghji Hirani (Planning Contracts & Planning Information), Manmohan Ranger (Transport Consultant) and Luke Taylor (Democratic Services Officer)</p>
82.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Roy Chamdal, with Councillor Ray Graham substituting in his place, and Councillor Jazz Dhillon.</p>
83.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>There were no declarations of interest.</p>
84.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>No minutes were received.</p>
85.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
86.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
87.	<p>LAND AT 17 PEACHEY LANE, COWLEY - 66643/APP/2009/2783 (<i>Agenda Item 6</i>)</p> <p>Two storey building comprising 2 x two-bedroom and 3 x one-bedroom flats, to include parking provision, involving demolition of existing dwelling.</p> <p>Officers introduced the report and noted the addendum. Members were informed that the application had been submitted in 2009, and the Committee resolved to grant</p>

	<p>permission subject to S106 agreement. The S106 agreement was never signed, and the Council no longer seeks education contributions under the S106 process, as this has been superseded by the introduction of the Hillingdon Community Infrastructure Levy. Councillors were informed that the current plans, including footprint and amenity space, do still comply with new planning standards.</p> <p>The Chairman stated that building at the site did not commence until July 2015, and commented that the time frame between building and the resolution to grant permission may mean new residents or neighbours now live in the surrounding area and did not have a say in the original consultation on the application. The Chairman confirmed that a re-consultation could take place to allow any new residents to comment on the application and have their views heard.</p> <p>Councillors confirmed that it was important for residents to have a say, and a proposal to defer the application for re-consultation with residents was seconded. When put a vote, this proposal was supported unanimously.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was deferred.
88.	<p>MANOR COURT, HIGH STREET, HARMONDSWORTH - 25525/APP/2016/1091 (Agenda Item 7)</p> <p>The item was deferred without any consideration from the Committee on the application or its merits.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - The application was deferred.
89.	<p>6 HAMILTON ROAD, COWLEY, UXBRIDGE - 5670/APP/2016/2112 (Agenda Item 8)</p> <p>The item was deferred without any consideration from the Committee on the application or its merits.</p> <p>RESOLVED:</p> <ul style="list-style-type: none"> - The application was deferred.
90.	<p>LAND ADJACENT TO 14 AND 15 EAST WALK, HAYES - 63226/APP/2016/2383 (Agenda Item 9)</p> <p>Construction of two three-bedroom houses, one two-bedroom house and related facilities.</p> <p>Officers introduced the report and noted the addendum, including an additional reason for refusal regarding the amenity space of the three-bed dwelling which did not match the Council's minimum requirements. It was confirmed that previous applications on the site had been refused, as the development was proposed in an area of special local character.</p> <p>Councillors echoed the comments of the Hayes Garden Residents Association outlined in the report, and did not believe the proposal on the site was acceptable.</p> <p>The officer's recommendation, with the additional reason for refusal, was proposed, seconded, and upon being put to a vote, unanimously agreed.</p>

	<p>RESOLVED:</p> <ul style="list-style-type: none"> - That the application was refused, with additional reason for refusal.
91.	<p>ENFORCEMENT REPORT (<i>Agenda Item 10</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
92.	<p>ENFORCEMENT REPORT (<i>Agenda Item 11</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 1. That the enforcement action as recommended in the officer's report was agreed. 2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned. <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
	<p>The meeting, which commenced at 7.00 pm, closed at 7.17 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250833. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.

This page is intentionally left blank

Minutes



CENTRAL & South Planning Committee

20 September 2016

Meeting held at Committee Room 5 - Civic Centre, High Street, Uxbridge UB8 1UW

	<p>Committee Members Present: Councillors Ian Edwards (Chairman), David Yarrow (Vice-Chairman), Shehryar Ahmad-Wallana, Roy Chamdal, Alan Chapman, Beulah East (In place of Janet Duncan), Manjit Khatra, John Morse (In place of Jazz Dhillon) and Brian Stead</p> <p>LBH Officers Present: Meghji Hirani (Planning Contracts & Planning Information), Roisin Hogan (Planning Lawyer), Jyoti Mehta (Trainee Solicitor), Syed Shah (Principal Highway Engineer) and Alex Chrusciak (Planning Service Manager)</p>
93.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies were received from Councillors Janet Duncan and Jazz Dhillon, who were substituted by Councillors Beulah East and John Morse.</p>
94.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Ian Edwards declared a non-pecuniary interest in agenda items 12, 13 and 14 and stated that he would be leaving the room during the discussion of the items.</p>
95.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 20 July 2016 were agreed.</p>
96.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
97.	<p>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 (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items marked Part I would be considered in public, and items marked Part II would be considered in private.</p>
98.	<p>MANOR COURT, HIGH STREET, HARMONDSWORTH - 25525/APP/2016/1091 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report and provided an overview of the application.</p>

With the permission of the Chair, a petitioner, speaking in objection to the application, circulated a document to Members and the applicant. The petitioner raised the following points:

- The site contained a barn with Grade I listed status. The petitioners believed that, under Historic England rules, any other buildings within the curtilage of a Grade I listed building should be treated as Grade I listed.
- Harmondsworth had an excessive number of houses in multiple occupation (HMOs) which was destroying the community. Around 10-12% of buildings were HMOs yet in other areas of the Borough the Council did not allow more than 5%.

In response, the agent for the applicant raised the following points:

- The HMO application was for three year temporary use. A pre-application consultation was taking place to convert the site to fifteen residential units and this remained the long-term aim. The applicant was happy to share the pre-application plans if the petitioners wished to contact the agent.
- The application complied with Council policy on HMOs.
- The application did not involve changing the physical appearance of the building and there had been no objection from English Heritage which supported residential use of the site.

In response to questions from Members, the agent for the applicant confirmed that:

- The building was already being used as an HMO and the application was retrospective.
- The parking provision exceeded the Council's parking standard for HMOs.
- The applicant did not own the area of land on the approach to the parking area but assumed the building had a right of way across this land.

A Ward Councillor, speaking in objection, raised the following points:

- There were issues with the number of HMOs in the area.
- There was illegal parking in the area which already caused problems for residents.

Officers advised the Committee that:

- The buildings had their own designation of Grade II listed which superseded the Grade I listing of the barn.
- The Council had agreed Article 4 directions for HMOs in some areas within the Borough. Harmondsworth was not one of the restricted areas and the application complied with Council policy on HMOs for the area.
- The Council was aware of unauthorised parking in an area adjacent to the site and enforcement action was being taken.
- The application exceeded the parking requirements for an HMO and there was no evidence of problems with using the right of way to access the site.

The Chairman advised petitioners that the application was not within an Article 4 restricted area and they could raise their concerns regarding the number of HMOs in Harmondsworth with their Ward Councillor.

A motion for approval was moved, seconded and, upon being out to a vote, was

agreed by a majority of 5 to 3.

RESOLVED: That the application was approved.

99. **20 VINE LANE, HILLINGDON - 21231/APP/2016/1015** (*Agenda Item 7*)

Officers introduced the report and provided an overview of the application.

A petitioner, speaking in objection to the application, raised the following points:

- The use of the property as an HMO was unsuitable for the area, which was predominantly family homes.
- The proposal would lead to increased vehicular activity at an already busy crossroads.
- The blue lights on the house were out of character with the area.
- There were two protected trees in the front garden.

No representative of the applicant indicated a wish to speak in reply.

A Ward Councillor, speaking in objection, raised the following points:

- 47 people had signed the petition objecting to the application.
- If the Committee was minded to approve the application, the Ward Councillor requested that the conditions be strengthened to strictly limit the occupants to not more than 8, to require that the kitchen be updated and that a detailed plan be provided by the applicant for the maintenance of the house and garden.

Officers advised that:

- The house was already in use as an HMO for six people which was permitted without planning permission.
- The hardstanding to the front of the property had been in place since at least 2008 and enforcement action could not be taken as it had been there over four years.
- The parking for the HMO complied with the Council's policy and it was officers' opinion that the addition of one more car would not have a severe impact on traffic.
- The blue lights on the building were permitted development and not within the Council's control.

It was moved that the application be approved with the following amendment to the wording of the conditions:

- Condition 7 to be amended to allow routine maintenance of garden plants without the need to obtain permission from the Council.
- Condition 5 to be amended to read "Not more than 8 persons shall **reside at** the premises at any time".

Upon being out to a vote, the motion was agreed by a majority of 7 to 1, with 1 abstention.

RESOLVED: That delegated authority be given to the Head of Planning to approve the application, subject to amendments.

100.	<p>49 BOURN AVENUE, UXBRIDGE - 13688/APP/2016/2562 (<i>Agenda Item 8</i>)</p> <p>Officers introduced the report and provided an overview of the application. The officer recommendation for refusal was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED: That the application was refused.</p>
101.	<p>20A KEATS WAY, WEST DRAYTON - 18417/APP/2016/1878 (<i>Agenda Item 9</i>)</p> <p>Officers introduced the report and provided an overview of the application. The officer recommendation for refusal was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED: That the application was refused.</p>
102.	<p>21 PARKFIELD AVENUE, UXBRIDGE - 31591/APP/2016/1937 (<i>Agenda Item 10</i>)</p> <p>Officers introduced the report and addendum and provided an overview of the application.</p> <p>The building for which permission was sought was independent from the main house, backed onto a rear access road and would have its own shower room. The applicant had stated they wished to use the building as a gym.</p> <p>In response to a question for a Member, officers advised that the Council had refused permission for buildings of a similar size where the applicant had not demonstrated the intended use to the satisfaction of the Council.</p> <p>Members expressed concern that the building's size, location and facilities could enable it to be used as a separate dwelling. The officer recommendation for refusal was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED: That the application was refused.</p>
103.	<p>132 UXBRIDGE ROAD, HAYES - 3125/APP/2016/2172 (<i>Agenda Item 11</i>)</p> <p>Officers introduced the report and provided an overview of the application. The officer recommendation for refusal was moved, seconded, and upon being put to a vote was unanimously agreed.</p> <p>RESOLVED: That the application was refused.</p>
104.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>The Chairman, Councillor Ian Edwards, having declared a non-pecuniary interest and left the meeting, the Vice-Chairman, Councillor David Yarrow, took the Chair for consideration of this item.</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer's report was agreed.</p>

	<p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
105.	<p>ENFORCEMENT REPORT (Agenda Item 13)</p> <p>The Chairman, Councillor Ian Edwards, having declared a non-pecuniary interest and left the meeting, the Vice-Chairman, Councillor David Yarrow, took the Chair for consideration of this item.</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended).</i></p>
106.	<p>ENFORCEMENT REPORT (Agenda Item 14)</p> <p>The Chairman, Councillor Ian Edwards, having declared a non-pecuniary interest and left the meeting, the Vice-Chairman, Councillor David Yarrow, took the Chair for consideration of this item.</p> <p>RESOLVED:</p> <p>1. That the enforcement action as recommended in the officer’s report was agreed.</p> <p>2. That the Committee resolved to release their decision and the reasons for it outlined in this report into the public domain, solely for the purposes of issuing the formal breach of condition notice to the individual concerned.</p> <p><i>This item is included in Part II as it contains information which a) is likely to reveal the identity of an individual and b) contains information which reveals that the authority proposes to give, under an enactment, a notice under or by virtue of which requirements are imposed on a person. The authority believes that the public interest in withholding the Information outweighs the public interest in disclosing it (exempt information under paragraphs 2 and 6(a) of Part 1 of Schedule 12A to the Local</i></p>

	<i>Government (Access to Information) Act 1985 as amended).</i>
	The meeting, which commenced at 7.05 pm, closed at 8.55 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on 01895 250833. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

The public part of this meeting was filmed live on the Council's YouTube Channel to increase transparency in decision-making, however these minutes remain the official and definitive record of proceedings.

Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

Development: Conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space

LBH Ref Nos: 69313/APP/2016/1283

Drawing Nos: M PA 06 Rev. A
M PA 04 Rev. A
Flood Risk Assessment (Ref: C1675) Received 22-08-201
M PA 05 Rev. E

Date Plans Received: 01/04/2016

Date(s) of Amendment(s): 01/04/2016

Date Application Valid: 05/04/2016

1. **SUMMARY**

The application seeks planning permission for the conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space. The existing dwelling lies in the flood plain.

The proposal is considered unacceptable in principle given that the principle of additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework as stated in Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies.

The application is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed additional dwelling within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework and the applicant has not provided evidence of a site search demonstrating that this is the only suitable site. The proposal is therefore contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policy 5.12 of the London Plan (2016), the National Planning Policy Framework and the National Planning Practice Guidance.

2 NON2 **Non Standard reason for refusal**

The proposed development fails to demonstrate that sufficient off street parking provision which meets the Council's approved parking standards to service the proposed dwellings will be provided. The development would therefore lead to additional on street parking, in an area where such parking is at a premium, to the detriment of public and highway safety and is therefore contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), the Council's adopted car parking standards and the adopted Supplementary Planning Document HDAS: Residential Layout

INFORMATIVES

1 152 **Compulsory Informative (1)**

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

2 153 **Compulsory Informative (2)**

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

BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H4	Mix of housing units
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) 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
NPPF10	NPPF - Meeting challenge of climate change flooding costal

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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the Eastern side of Moorfield Road and is occupied by a detached recently extended property. To the front of the property is a small paved area. At the rear there is a substantial garden (44 metres in length) which backs onto the designated Metropolitan Green Belt and a Nature Conservation Site of Borough Grade II of Local Importance.

No. 16, the neighbouring dwelling to the North is one of a terrace of three Victorian cottages, each with an L-shaped footprint and set within a narrow plot. The neighbouring property to the South (No. 12) is one of a pair of unaltered semi-detached inter-war period dwellings.

The surrounding area is primarily residential in character comprising of a mix of housing types including several bungalows, semi-detached and terraced two-storey dwellings. The application site thus forms part of the Developed Area of the Borough as identified in the Hillingdon Local Plan. Most of the site and the road lies within Flood Zones 2/3 of the River Pinn which flows to the South and South East.

The site is also located within an area covered by an Article 4 Direction that removes permitted development rights for the conversion of residential properties to Houses in Multiple Occupation without planning consent.

3.2 Proposed Scheme

The application seeks planning permission for the conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space. The conversion includes internal works and external works such as the provision of an entrance door.

3.3 Relevant Planning History

69313/APP/2013/1907 14 Moorfield Road Cowley
2 x single storey side extensions (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 27-08-2013 Refused **Appeal:** 23-05-2014 Allowed

69313/APP/2014/1561 14 Moorfield Road Cowley
Single storey detached outbuilding to rear for use as a gym/store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision: 02-07-2014 Approved

69313/APP/2014/2213 14 Moorfield Road Cowley
2 x two storey, 3-bed semi detached dwellings with associated parking and amenity space to include the installation of bin stores to sides involving demolition of existing bungalow.

Decision: 29-01-2015 Refused

69313/APP/2015/3137 14 Moorfield Road Cowley
First floor extension to side and alterations to elevations

Decision: 06-01-2016 Approved

69313/APP/2015/669 14 Moorfield Road Cowley
Raising of roof to create first floor

Decision: 21-04-2015 Approved

Comment on Relevant Planning History

The following planning history is considered to be of relevance to this application:-

69313/APP/2015/3137 - First floor extension to side and alterations to elevations. Approved and recently implemented.

69313/APP/2015/669 for the raising of the roof to create first floor accommodation was approved by Committee and has been implemented.

69313/APP/2014/2213) 2 x two storey, 3-bed semi detached dwellings with associated parking - refused 30-01-2015 for the following reasons:

1. The proposed additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework and would also be likely to impede the flow of flood water and reduce the flood plain storage capacity of the River Pinn, increasing the risk of local flooding with associated safety implications for persons at risk. In particular the use of flood voids in the design of the dwellings is not considered to be an acceptable form of flood mitigation. The proposal is therefore contrary

to Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012) and Policy 5.12 of the London Plan (2011).

2. The proposals do not include features to ensure that the accommodation is accessible to disabled and wheelchair bound persons. As such the proposal fails to meet all of the Lifetime Homes criteria and is thus contrary to Policy 3.8 of the London Plan (July 2011), to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

3. The proposed development fails to demonstrate that sufficient off street parking provision which meets the Council's approved parking standards to service the proposed dwellings will be provided, due to the size of the proposed parking spaces. The development would therefore lead to additional on street parking, in an area where such parking is at a premium, to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), the Council's adopted car parking standards and the adopted Supplementary Planning Document HDAS: Residential Layouts.

34264/APP/2012/1322 - 3 x two storey, 3-bed terrace dwellings with habitable roofspace including associated parking and amenity space - refused 05-09-2012).

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.EM6 (2012) Flood Risk Management

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.

- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

- H4 Mix of housing units
- OE7 Development in areas likely to flooding - requirement for flood protection measures

OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
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	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.12	(2016) Flood risk management
LPP 5.13	(2016) Sustainable drainage
LPP 5.15	(2016) Water use and supplies
LPP 7.2	(2016) An inclusive environment
LPP 7.4	(2016) 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
NPPF10	NPPF - Meeting challenge of climate change flooding costal

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 7.4.16 and a site notice was displayed to the front of the site which expired on 9.5.16.

Three responses and a petition, with 22 signatures, have been received objecting to the proposal on the following grounds:

1. Inadequate parking.
2. Flood risk.
3. Over-development.
4. If the application is approved a condition should be imposed to secure the removal of permitted development rights.

Internal Consultees

Floodwater Management Officer:

I object to the proposed development, as no justification has been provided as to why this development should be sited in an area with a high probability of flooding - Flood Zone3b, 3a and

flood Zone 2. The Site Specific Flood Risk Assessment states that this proposal is a change of use. However this introduces an additional dwelling into the area at flood risk.

Fluvial Flood Risk

- Sequential Test

I object to the proposed development as no justification has been provided as to why this development should be sited in an area with a high probability of flooding.

The planning practice guidance in section 11 states that:

"the sequential test does not need to be applied for individual developments on sites which have been allocated in development plans through the Sequential test, or for applications for minor development or change of use (except for a change of use to a caravan, camping or chalet site, or to a mobile home or park home site)."

This site is not allocated in the development plan.

The definition of minor development in relation to flood risk is defined by the planning practice guidance in section 17 as:

"minor non residential extension: industrial/commercial/leisure extension with a footprint less than 250 square metres."

The site as it lies in Flood Zone 3 and 2 requires a sequential test.

The guidance states:

"As set out in the National Planning Policy Framework, the aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. The flood zones are the starting point for this sequential approach. Zones 2 and 3 are shown on the flood map with Flood Zone 1 being all the land falling outside Zones 2 and 3. These flood zones refer to the probability of sea and river flooding only, ignoring the presence of existing defences."

This means there is a need for the applicant to undertake a sequential test i.e. demonstrate that there are no other reasonably available sites appropriate for the development in areas with lower probability of flooding (NPPF 101).

It is important to set out the appropriate search area for a Sequential Test. It should be noted that there are large parts of the borough outside of flood zones. This being the only site owned, is not suitable justification for putting people and property at risk of flooding.

The London Plan Policy 5.12 reiterates these requirements in parts B and C.

The site is shown to be within flood zone 3 and 2 and the National Planning Policy Framework on page 23 states:

"Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere."

The Council has to be able to accept that the benefits of the development outweigh this risk by determining there is no available land at a lower risk of flooding. It is for the applicant to satisfy the Council as to why this new house should be located in this area. Without suitable evidence the Council should look to alternative sites at a lower risk to fulfil its housing needs. The majority of the Borough is outside of flood zones 2 and 3, including its main centres. The Council's housing land

studies suggest that there are many locations across the Borough not at risk of flooding.

To overcome the objection the applicant needs to demonstrate that there is clear justification for developing this area ahead of sites at a lower risk of flooding. This being the only site owned, is not suitable justification for putting people and property at risk of flooding.

- Site Specific Flood Risk Assessment

A site specific Flood Risk Assessment (FRA) has been submitted dated August 2016 produced by Nimbus. This confirms the site is at risk from fluvial flooding. It makes a detailed assessment of the risks to the site, and makes a number of recommendations to mitigate those risks which have been taken account of within the planning proposals.

The FRA refers to modelled levels 29.320m AOD finished floor level 29.190m AOD 1 in 100 year plus climate change level. However the Environment Agency has released revised climate change allowances suggesting that an additional 110mm ie 29.30m AOD. Normally with an accepted allowance of 300mm for wave action, there is a high probability of water entering the property over its lifetime.

The National Planning Policy Framework also states that it should be demonstrated: "development is appropriately flood resilient and resistant, including safe access and escape routes where required, and that any residual risk can be safely managed, including by emergency planning; and it gives priority to the use of sustainable drainage systems."

This proposal separating the dwelling into a second property on this site introduces separate residents into an area of significant risk. People returning to their homes may be inclined to navigate flood waters, or seek to retrieve flooded property (e.g. a vehicle) placing themselves at risk, and putting added burden on emergency services, and there is no assessment of the access and escape routes within this application.

Proposed finished floor levels of the development appear to be at existing level, meaning residents and their property would be at risk from flooding into the property as resistance techniques are not considered. Only resilience measures such as raising electric sockets up which reduce the impact once the house has flooded. This does not prevent the likelihood of flooding within the home. Resistant measures such as flood proof doors should be considered in the first place to ensure residents safety, particularly in a fast responsive catchment such as the River Pinn.

A flood action plan is also proposed tied into a site specific warning system, which would be useful for residents.

However the Sequential Test is not considered by the Council to have been passed, as there has been no demonstration by the applicant there are no reasonably available sites in Flood Zone 1.

Only where the sequential test has been applied and passed would you then consider the Site Specific Flood Risk Assessment.

Surface Water

Note: The development should also demonstrate the use of methods to minimise the use of potable water, including water saving measures and equipment, water collection facilities to capture excess rainwater. As well as the use of sustainable drainage methods on the site.

RECOMMENDATIONS

I object to the proposed development as the application does not demonstrate that it is appropriate in location and that flood risk is suitably mitigated as required by Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (2016), National Planning Policy Framework and the National Planning Practice Guidance.

Landscape Officer:

No objection subject to Landscape Conditions.

Access Officer:

No objection

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The application site is located within Flood Zone 3a, 3b and 2 (Functional Floodplain of the nearby River Pinn). According to table 2 of the Planning Practice Guidance 'residential development is defined as a more vulnerable use. In Table 3 more vulnerable development is not permitted in Flood Zone 3b. For these reasons the principle of additional dwellings in this location is unacceptable. The proposal would conflict with the objectives of Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policy 5.12 of the London Plan (2015), the National Planning Policy Framework and the National Planning Practice Guidance.

7.02 Density of the proposed development

The London Plan (2016) in Table 3.2 suggests that an appropriate residential density for this site which has a PTAL score of 2 and a suburban setting would range from 150-250 habitable rooms per hectare (hr/ha) and 40-80 units per hectare (u/ha) for units with a typical size of 3.1-3.7 habitable rooms per unit (hr/u). The Council's HDAS: Residential Layouts further advises that larger rooms over 20 sqm and capable of subdivision should be counted as 2 rooms.

The scheme equates to a density of 22 u/ha and 100 hr/ha which is below the Mayor's guidance. However, density guidelines are of limited use on small infill sites as it will be more important to ensure that the scheme successfully harmonises with its neighbours whilst still affording appropriate living conditions for its future occupants. This is dealt with in other relevant sections of this report.

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.

The proposal does not involve any extensions to the already extended building. External alterations include the bricking up of one first floor rear facing window, the insertion of an additional rear facing first floor window to serve a landing and the addition of a further entrance door to the front. The alterations are not considered to 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 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks to safeguard the amenities of neighbouring residents in a number of ways. The effect of the siting, bulk and proximity of a new building on the outlook and residential amenity of these adjoining occupiers are considered under Policy BE20, whilst potential impacts on daylight/sunlight (Policy BE21) and privacy (Policy BE24) are also assessed.

Paragraph 4.9 of the SPD, HDAS: Residential Layouts further advises that all residential developments and amenity spaces should receive adequate daylight and sunlight and that new development should be designed to minimise the negative impact of overbearing and overshadowing. It goes on to advise that 'where a two storey building abuts a property or its garden, adequate distance should be maintained to overcome possible domination'. Generally, 15 m will be the minimum acceptable distance between buildings. Furthermore a minimum of 21 m overlooking distance should be maintained.

The proposal does not involve any extensions to the extended dwelling. The alteration to the first floor fenestration are not considered to give rise to an unacceptable loss of light, outlook or privacy to occupants of adjacent dwellings. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two bedroom (4 person) dwelling is required to provide an internal floor area of 79m². At an internal floor area of 107m² and 117m² respectively, the proposal would comply with the Housing Standards.

The proposal would provide substantial private rear gardens of 350 square metres which would be in excess of the required level of outdoor amenity space in accordance with Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally.

In this regard, Moorfield Road is regularly parked to capacity. The proposal would provide one off-street parking space per dwelling. The traffic generated in association with one additional dwelling to be created in this location would have little or no significant effect on general traffic conditions in the immediate vicinity.

Hillingdon Local Plan: Part Two Policy AM14 states the need for all development to comply with the Council's adopted parking standards.

The Council's maximum parking requirement for off street parking (2 spaces per dwelling) would require up to four spaces in total for the proposed 2 dwellings.

The PTAL score for the site is 1b (low) and as a result it is considered that the maximum level of spaces should be provided for two bedroom dwellings. The proposed plans indicate that two spaces would be provided for the development, one to the side of the property adjoining No.12 and one within an integral garage, which would not be in accordance with the maximum standard provision, as set out in the Council's parking standards. As already stated, Moorfield Road is regularly parked to capacity and the failure to meet the Council's parking requirements will only exacerbate this situation to the detriment of highway and pedestrian safety.

As such it is considered that the proposal would result in an increase in the demand for additional on-street parking and would therefore be prejudicial to pedestrian and highway safety in the immediate vicinity of the site and contrary to Policy AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), the Council's adopted car parking standards and the adopted Supplementary Planning Document HDAS: Residential Layouts.

7.11 Urban design, access and security

These issues are covered in other sections of the report.

7.12 Disabled access

A previous scheme on this site (reference 69313/APP/2014/2213) for 2 x two storey, 3-bed semi detached dwellings was refused (in part) because the proposals did not include features to ensure that the accommodation is accessible to disabled and wheelchair bound persons. This previous design was however very different to that currently under consideration as it had a raised floor level and a void below the building to mitigate against flooding.

The Council's Access Officer has not raised any objection to the current proposal which does not have a raised floor level.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

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

No trees or other landscape features of merit will be affected by the proposal. The Council's Landscape Officer has raised no objection to the proposal subject to the imposition of landscape conditions to secure additional landscaping at the site. The proposal is therefore considered acceptable in accordance with Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Provision for the siting of suitable refuse storage facilities could be made the subject of conditions if the application was considered acceptable in all other respects.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

The site falls within Flood Zone 3b (Functional Floodplain of the nearby River Pinn). According to table 2 of the Planning Practice Guidance 'residential development is defined as more vulnerable use. In Table 3 more vulnerable development is not permitted in Flood Zone 3b.

Policy EM6 of the Local Plan requires that all proposals for new development within Flood Zones 3 should be accompanied by a Flood Risk Assessment that provides evidence of the Sequential Test for such development in accordance with the National Planning Policy Framework. Policy OE7 of the Hillingdon Local Plan states that in areas liable to flooding, planning permission will not be granted for new development without flood protection measures (in consultation with the Environment Agency). In addition, permission will not be granted for development which would result in an increased flood risk due to additional surface water run off unless attenuation measures (Policy OE8).

A flood risk assessment has been submitted throughout the course of the application which shows that the site is at risk from fluvial flooding. However, it makes no detailed assessment of the risks to the site, or from the proposed development, or makes any recommendations to mitigate those risks which have been taken account of within the planning proposals. No evidence has been provided that such development could not take place elsewhere outside of the flood plain or that it can otherwise be treated as an exception and therefore the proposal fails to meet this general test. The Council has to be able to accept that the benefits of the development outweigh this risk by determining there is no available land at a lower risk of flooding. It is for the applicant to satisfy the Council as to why a new development should be located in this area. Without suitable evidence the Council should look to alternative sites at a lower risk to fulfil its housing needs. The majority of the Borough is outside of flood zones 2 and 3, including its main centres. The Council's housing land studies suggest that there are many locations across the Borough not at risk of flooding.

To overcome the objection the applicant would need to demonstrate that there is clear justification for developing this area ahead of sites at a lower risk of flooding. The Floodwater management Officer has advised that the submitted Flood Risk Assessment does not meet the requirements of a site specific flood risk assessment and does not include a detailed assessment of the risk to and from the site. It also does not demonstrate that the proposal does not increase the flood risk to the surrounding area and in accordance with the requirements of the exception test reduce that risk as well as managing the flood risk to the property.

The applicant has not provided any evidence of a Sequential Test as required by the National Planning Policy Framework and has not provided evidence of a site search demonstrating that this is the only suitable site. The proposal has also failed to assess the associated safety implications for persons at risk. The proposal is therefore contrary to Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies OE7 and OE8 of the Hillingdon Local Plan: Part Two - Saved Unitary Development Plan Policies (November 2012), Policy 5.12 of the London Plan (2016), the National

Planning Policy Framework and the National Planning Practice Guidance.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments received are addressed in the sections above.

7.20 Planning obligations

The Council's Community Infrastructure Levy Charging Schedule was adopted on 1st August 2014. The additional habitable floor space created will be chargeable at £95 per square metre.

On the 1st April 2012 the Mayoral Community Structure Levy came into force. The London Borough of Hillingdon falls within Charging Zone 2, therefore, a flat rate fee of £35 per square metre would be required for each net additional square metre added to the site as part of the development.

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 proposal is considered unacceptable in principle given that the principle of additional dwellings within the flood plain would fail to meet the Sequential Test for such development set out in the National Planning Policy Framework as stated in Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies. It also fails to provide sufficient parking spaces to meet the Council's standards, in an area where on-street parking is at a premium.

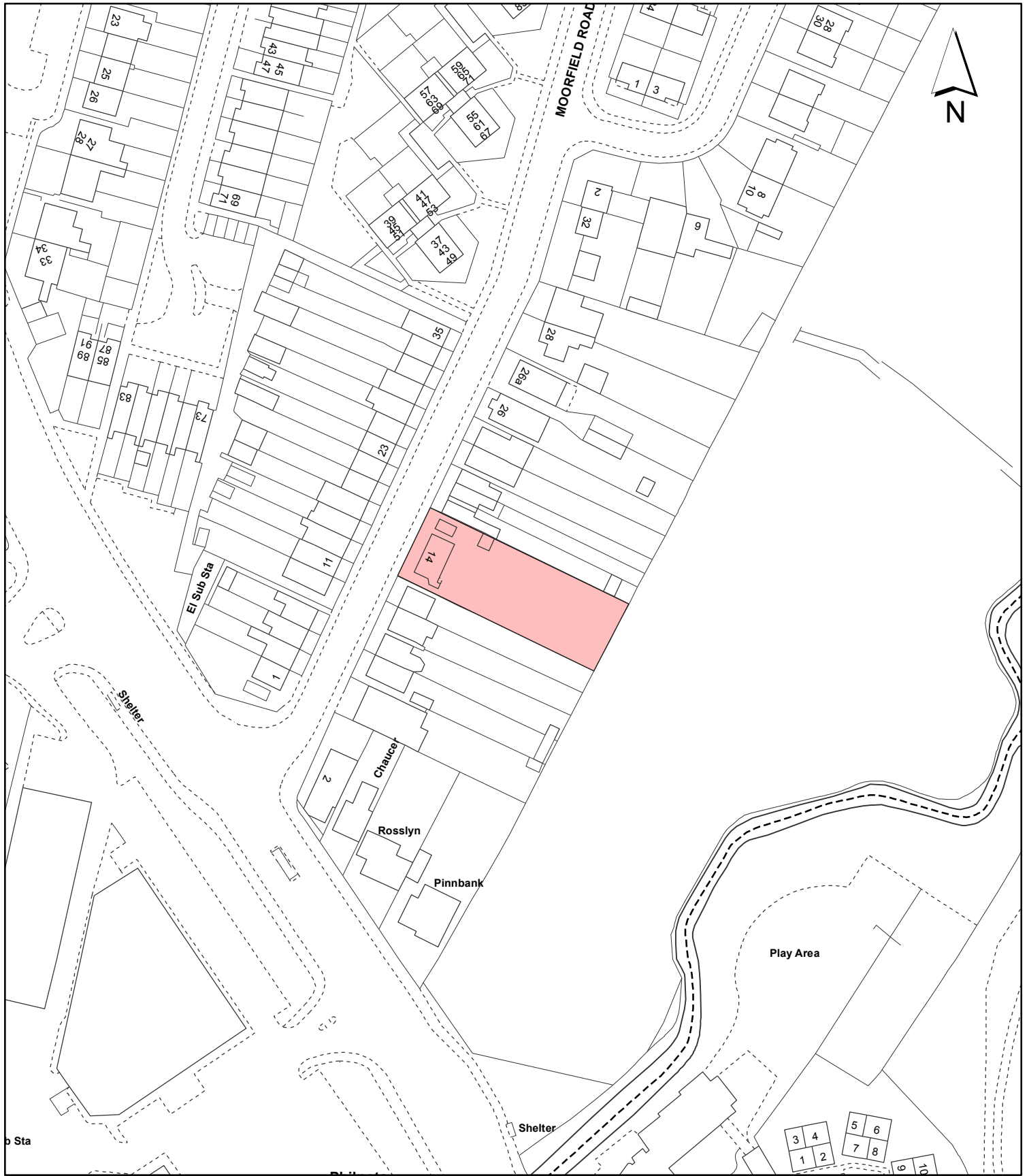
The application is therefore recommended for refusal.

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 (2016)
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: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**14 Moorfield Road,
 Cowley**

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

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

Planning Application Ref:

69313/APP/2016/1283

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 2016



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

Development: First floor rear extension and single storey rear extension

LBH Ref Nos: 69313/APP/2016/2731

Drawing Nos: PL/ASB/A2AMD2
PL/ASB/B2AMD2
Design and Access Statement
Flood Risk Assessment (Ref: C1696) Received 22-09-2016

Date Plans Received: 14/07/2016

Date(s) of Amendment(s): 14/07/2016

Date Application Valid: 15/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site now comprises of a large two storey detached dwelling fronting the Western side of Moorfield Road, Cowley. The property benefits from planning permission for the erection of a first floor side extension and raising of the roof, and benefits from an attached/integral single garage with off road parking and a substantial size rear garden measuring approximately 44m deep. Previously the property was a bungalow.

The property falls within a residential area of Cowley comprising of a variety of housing types including terraced, semi-detached and bungalows. The site also backs onto the Metropolitan Green Belt and a Nature conservation Site of Borough Grade ii Local Importance.

The principal elevation of the property faces North West. Adjacent to the site to the North East is a terrace of three two storey properties (16 to 20 Moorfield Road), whilst to the South West are a pair of two storey properties. (10 and 12).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a first floor rear extension and single storey rear extension.

1.3 Relevant Planning History

34264/APP/2012/1322 14 Moorfield Road Cowley Uxbridge

3 x two storey, 3-bed terrace dwellings with habitable roofspace including associated parking and amenity space, installation of 3 x vehicular crossovers to front involving demolition of existing detached bungalow

Decision Date: 05-09-2012

Refused

Appeal:

34264/APP/2014/869

14 Moorfield Road Cowley Uxbridge

Erection of a single storey rear extension, which would extend beyond the rear wall of the origin

house by 4 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 22-04-2014 **NFA** **Appeal:**
69313/APP/2013/1907 14 Moorfield Road Cowley
2 x single storey side extensions (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 27-08-2013 **Refused** **Appeal:23-MAY-14** **Allowed**
69313/APP/2013/1908 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 09-08-2013 **Refused** **Appeal:**
69313/APP/2013/2661 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 8 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 24-10-2013 **Refused** **Appeal:**
69313/APP/2014/1561 14 Moorfield Road Cowley
Single storey detached outbuilding to rear for use as a gym/store (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 02-07-2014 **Approved** **Appeal:**
69313/APP/2014/1566 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 16-06-2014 **Approved** **Appeal:**
69313/APP/2014/2213 14 Moorfield Road Cowley
2 x two storey, 3-bed semi detached dwellings with associated parking and amenity space to include the installation of bin stores to sides involving demolition of existing bungalow.

Decision Date: 29-01-2015 **Refused** **Appeal:**
69313/APP/2014/2335 14 Moorfield Road Cowley
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 5.5 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 2.4 metres

Decision Date: 11-08-2014 **Approved** **Appeal:**
69313/APP/2015/669 14 Moorfield Road Cowley
Raising of roof to create first floor

Decision Date: 21-04-2015 **Approved** **Appeal:**

69313/APP/2016/203 14 Moorfield Road Cowley
First floor rear extension

Decision Date: 09-06-2016 **Approved** **Appeal:**

Comment on Planning History

69313/APP/2016/203 - First floor rear extension (projecting 3.65m in depth) APPROVED.

Officer note: The current scheme differs from the above approval in that the first floor extension is 0.35m deeper. In addition the current application proposes a single storey rear extension to the side of the existing dining room to extend to the flank wall of the property.

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

EXTERNAL:

5 neighbouring properties were consulted by letter dated 21.7.16 and a site notice was displayed to the front of the site which expired on 8.9.16.

A petition of objection with 22 signatures, and 3 letters of objection have been received raising concerns about:

1. Overdevelopment of the site.
2. Loss of outlook.
3. The building footprint should not be increased following previous advice from the Environment agency in terms of flooding.
4. The retrospective nature of the development.

Officer note: The comments raised by neighbours are addressed in the report below. In addition it is confirmed that the proposed works are not retrospective.

INTERNAL:

Floodwater Management Officer:

Fluvial Flood Risk

The site is shown to be partly within the Flood Zone 3 and in Flood Zone 2. The FRA produced by Nimbus dated August 2016 ref C1696 provides information to suggest the finished floor level of the building and the proposed extension is 29.320 m AOD, is above the 1 in 100 year plus 20% climate change flood levels, which is 29.190 m AOD. The front of the building according to the topographic survey is above the 1 in 100 year plus climate change level at 29.299 m. Therefore there are no objections to the proposed extension subject to the provision of the flood mitigation measures suggested within the development.

The following condition is therefore requested:

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates 1 sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide information on all SuDs features including the method employed to delay and control the surface water discharged from the site and:
 - ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
 - iii. provide details of water collection facilities to capture excess rainwater; and 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.

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 (FRA) dated August 2016 produced by Nimbus and the following mitigation measures detailed within the FRA:

- i). Provision of a Flood Plan to all future residents including plan and locations of appropriate refuge and evacuation routes etc, and explanations that the site is at risk.
- ii) Implement the flood resistance and resilience measures within the FRA.
 - Electricity consumer unit and mains connection point located above the 1 in 1000 year level;
 - The floors consist of a cast concrete slab with screed;
 - Air brick protection.
 - Non return valves to be used in drainage design to prevent back up of flow;
 - All water, electricity and gas meters to be located, as high as possible;
 - Adequate sealing of joints between the internal units required to prevent any penetration of water behind fittings;
 - Heating systems such as boiler units and ancillary devices to be installed as high as possible;
 - Walls to have closed-cell cavity insulation and a damp proof course;
 - Internal walls to be painted, not wallpapered.
 - A flood warning alarm system is provided in the rear gardens of the properties, so that once the flood water enters the rear gardens, an alarm is raised in order to notify the occupants to put flood barriers on the front and rear doors of their properties.
 - Provision of compensatory flood storage on the site to a 1 in 100 year plus climate change standard. As built ground level information submitted.

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 5.13 of the London Plan (March 2016) and to ensure the development does not increase the risk of flooding in compliance with: Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012), Policy DME1 9 Management of Flood Risk in emerging Hillingdon Local Plan Part 2 - Development Management Policies,

and Policy 5.12 of the London Plan (March 2016), and National Planning Policy Framework (March 2012), and the Planning Practice Guidance (March 2014).

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.EM6 (2012) Flood Risk Management

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.
- 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.
- AM14 New development and car parking standards.
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2016) 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 residential amenity of the adjoining neighbours and the location of the site within Flood Zone 3.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) 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 SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) contains design guidance for all types of extensions which

should appear subordinate in scale to the original building.

Section 6.0 states that rear and first floor rear extensions should not abut or come close to the shared boundary with the adjoining house(s). Any extension at first floor level should not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring property. The extension should always appear subordinate to the original house, and extensions up to 4m to detached properties will normally be acceptable.

The proposed first floor extension would follow the existing South building line to project 4m beyond the rear elevation, would measure 6.6m in width and would be characterised by a hipped roof set 1m below the main ridgeline of the original dwelling. The petition of objection and a number of letters of objection raised concerns about the overdevelopment of this property which was previously a bungalow. It is acknowledged that the application site has, over recent years, been significantly extended. However, consideration is given to the recent and extant planning permission for the first floor rear extension, which was considered to appear subordinate to the extended dwelling. The increase in the depth of this first floor rear extension would remain subordinate to the extended dwelling. The proposed first floor rear extension by reason of its size, scale, design and roof form is considered to be a subordinate addition and would harmonise with the character and appearance of the original dwelling and visual amenities of the street scene.

The proposed development would therefore be in accordance with 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 Supplementary Planning Document 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 to not result in a significant loss of residential amenity to neighbouring properties and Policy BE24 requires new extensions to protect the privacy of the occupiers and their neighbours.

The application site comprises of a large two storey detached dwelling, with adjoining neighbours to either flank elevation.

16 Moorfield Road forms part of a terrace block to the North Eastern flank elevation which benefits from a two storey rear element and an elongated single storey rear extension along the shared boundary. Neither of these has any side fenestration. It is considered as the proposed first floor extension would be sited to the opposite site of the main dwelling and given the separation distance between the proposed extension and this dwelling, the proposal would not result in an adverse impact upon the residential amenities and light levels of the occupiers of No.16 Moorfield Road.

No. 12 forms half of a semi-detached pair to the South Western side of the application site and is separated by an off road parking area measuring approximately 2.5m in width, which is within the application site, and in addition to being set in from the side of the shared boundary by an additional 1.1m. The proposed extension would follow the Southern building line of the main dwelling to retain the existing separation distance, would measure a maximum of 4m in depth and would ensure that a 45 degree line of sight taken from the

closest first floor rear window of No.12 would not be impeded.

It is considered by reason of the size, siting, orientation and separation distance between the adjoining neighbours at No. 12 and 16 Moorfield Road, the proposed first floor extension would not result in a loss of residential amenity, loss of light, overlooking and overshadowing and would accord with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions.

In terms of the single storey rear extension, paragraph 3.3 of the HDAS states that single storey rear extensions proposed on detached houses with a plot measuring 5m wide or more should be no more than 4m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3.4m in height. This is to ensure that the extension appears subordinate to the main house. The proposed single storey rear extension would fully comply with this advice and would appear as a subordinate addition to the property. 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).

The proposed single storey rear extension, by virtue of its projection and separation from the boundary, and the extension to the rear of Number 16 Moorfield Road, would not result in an unacceptable loss of light, outlook or privacy to the occupants of this property. The extension would not be visible from Number 12 Moorfield Road. Therefore, it is considered that the proposed single storey rear extension would not constitute an un-neighbourly form of development in compliance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two -Saved UDP Policies (November 2012).

The Hillingdon Local Plan: Part Two Policy BE23 states that sufficient external amenity space should be retained to protect the amenity of existing and future occupants which is usable in terms of its shape and siting. The supporting text relating to this policy emphasises the importance of protecting private amenity space and considers it a key feature of protecting residential amenity.

Paragraph 3.13 of the SPD recommends that a dwelling with four+ bedrooms should have at least 100 sq.m. of usable amenity space. The one proposed extension would be at first floor level and therefore would not impinge upon the existing rear amenity area, whilst the other which measures under 20sq m, would leave amenity space in excess of 380sq.m and is thus in accordance with both HDAS and Local Plan Policy BE23.

Hillingdon Local Plan: Part Two Policy AM7 considers the traffic generation of proposals and will not permit development that is likely to prejudice the free flow of traffic or pedestrian safety generally. Policy AM14 states the need for all development to comply with the Council's adopted parking standards. The Council's maximum parking requirement for a dwelling of this size is 2 spaces. The PTAL score for the site is 1b (low) and as a result it is considered that the maximum level of spaces should be provided.

The application site benefits from an integral single garage, in addition to an off road parking space along the South Western flank elevation. It was considered necessary within the previous application to prevent the use of the garage from being used for any other purpose.

The traffic generated in association with the proposal is unlikely to have a significant effect on general traffic conditions in the immediate vicinity or the parking requirements for the site and for this reason, the proposal is considered to comply with the aims of Policies AM7 and AM14 of the Local Plan.

The site lies within Flood zone 3. The Flood and Water Management officer has not objected to the proposal, subject to a condition requiring flood mitigation measures.

In conclusion, the proposal accords with Policies BE1 and EM6 of the Hillingdon Local Plan: Part One - Strategic Policies and Policies AM7, AM14, BE13, BE15, BE19, BE20, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Residential Extensions

The application is thus, 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 PL/ASB/A2AMD2 and PL/ASB/B2AMD2.

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 (2016).

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 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 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 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

Prior to commencement, a scheme for the provision of sustainable water management shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it incorporates 1 sustainable urban drainage (SuDs) in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

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

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

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

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

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

REASON

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance 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 (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

7 NONSC Non Standard Condition

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) dated August 2016 produced by Nimbus and the following mitigation measures detailed within the FRA:

i) Provision of a Flood Plan to all future residents including plan and locations of appropriate refuge and evacuation routes etc, and explanations that the site is at risk.

ii) Implement the flood resistance and resilience measures within the FRA.

· Electricity consumer unit and mains connection point located above the 1 in 1000 year level;

- The floors consist of a cast concrete slab with screed;
- Air brick protection.
- Non return valves to be used in drainage design to prevent back up of flow;
- All water, electricity and gas meters to be located, as high as possible;
- Adequate sealing of joints between the internal units required to prevent any penetration of water behind fittings;
- Heating systems such as boiler units and ancillary devices to be installed as high as possible;
- Walls to have closed-cell cavity insulation and a damp proof course;
- Internal walls to be painted, not wallpapered.
- A flood warning alarm system is provided in the rear gardens of the properties, so that once the flood water enters the rear gardens, an alarm is raised in order to notify the occupants to put flood barriers on the front and rear doors of their properties.
- Provision of compensatory flood storage on the site to a 1 in 100 year plus climate change standard. As built ground level information submitted.

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, and 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 (2016), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

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 (2016). 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.EM6	(2012) Flood Risk Management

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.
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.
AM14	New development and car parking standards.
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2016) 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.

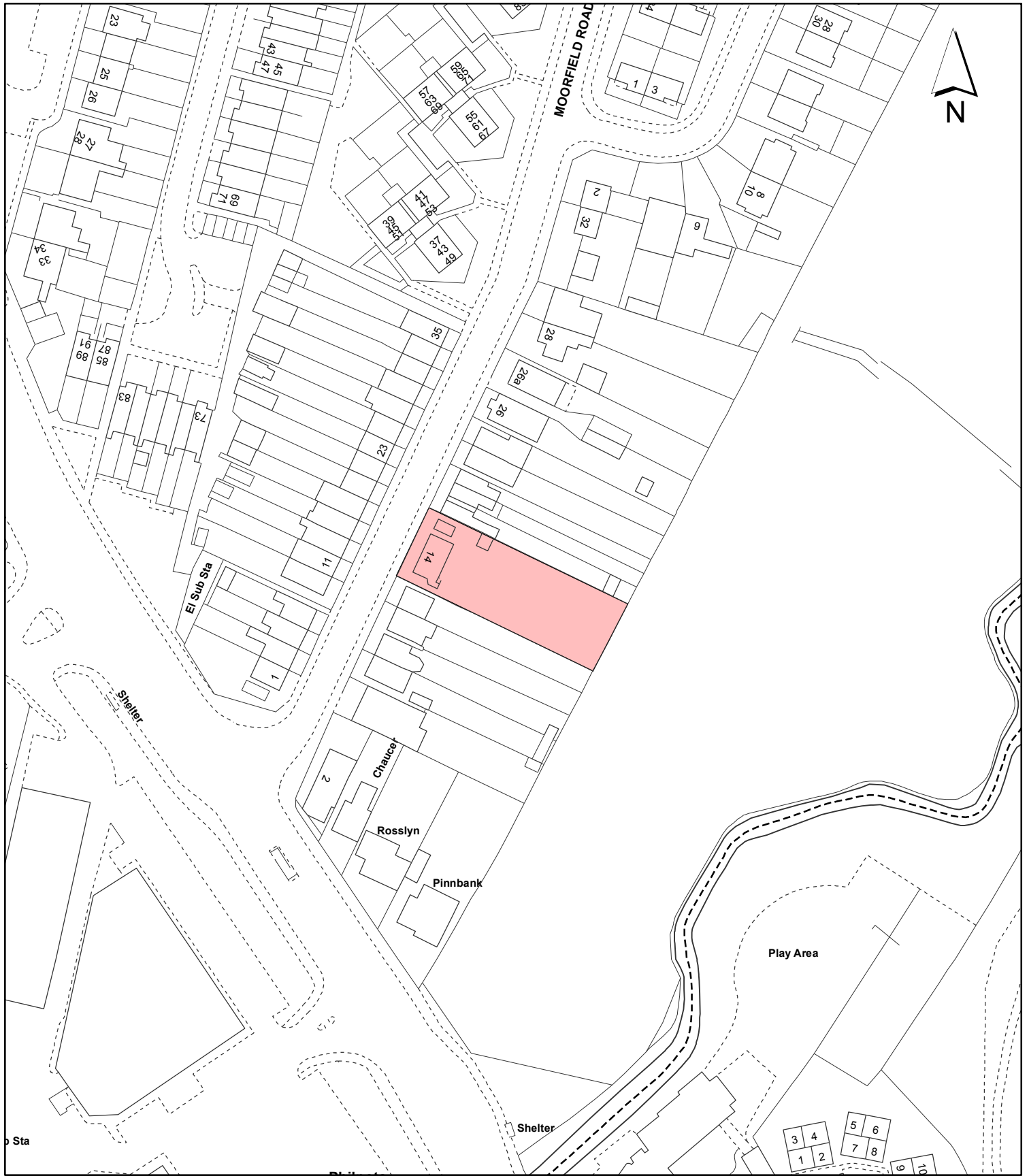
D) No bonfires that create dark smoke or nuisance to local residents.

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: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**14 Moorfield Road,
Cowley**

Planning Application Ref:

69313/APP/2016/2731

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 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 LAND FORMING PART OF 117 FAIRHOLME CRESCENT HAYES

Development: Two storey, 3-bedroom dwelling with associated parking and amenity space

LBH Ref Nos: 56502/APP/2016/3136

Drawing Nos: Location Plan (1:1250),
2016/177/01
2016/177/02
2015/177/03

Date Plans Received: 18/08/2016 **Date(s) of Amendment(s):**

Date Application Valid: 02/09/2016

1. **SUMMARY**

The application seeks planning permission for the erection of a two storey, 3-bedroom dwelling with associated parking and amenity space and follows the consideration of three similar applications which were refused and dismissed at appeal. Whilst there have been some policy changes in the meantime, the fundamental reasons why the previous proposals were rejected at appeal have not been overcome.

This proposal suggests that the medical needs of a relative could be accommodated in the building proposed, but any such benefits are not considered to outweigh the disadvantages of the proposal.

Whilst the applicant has amended the layout, the proposed dwelling fails to overcome the Planning Inspector's concerns in relation to a lack of a sufficient separation gap between the adjoining dwelling, its intrusion beyond the established building line along Fairholme Crescent, lack of parking for the existing property, and furthermore now fails to comply with the London Plan 2016 which seeks minimum space standards for a 3 bed, 6 person dwelling. The proposal is therefore contrary to the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) The Hillingdon Design and Accessibility Statement: Residential Layouts and the London Plan (2016) and is recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposal by reason of its siting in this open prominent position, size, scale, bulk, siting and proximity to the side boundary would result in the loss of an important gap characteristic to the area, resulting in a cramped appearance. The proposal would therefore represent an overdevelopment of the site to the detriment of the character, appearance and visual amenities of the area and to this existing open area of the street scene. Therefore the proposal is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2016) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal by reason of its projection forward of the recognised established building line along Fairholme Crescent, is considered to represent an unduly intrusive development in the street scene and the surrounding area, 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 Layouts.

3 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size and 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 3.5 and Table 3.3 of the London Plan (2016), the Housing Standards Minor Alterations to The London Plan (March 2016) the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

4 NON2 Non Standard reason for refusal

The proposed development fails to provide sufficient off street parking provision which meets the Council's approved parking standards to service the existing and proposed dwellings. The development would therefore lead to additional on street parking to the detriment of public and highway safety and is therefore contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
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.
H4	Mix of housing units
H5	Dwellings suitable for large families
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
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	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
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 (2016). 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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions which the applicant failed to seek, and we have been unable to seek solutions to problems arising from the application as the details of the proposal are clearly contrary to the previous appeal findings, and our statutory policies and negotiation could not overcome the reasons for refusal.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises of a triangular area situated to the South side of Fairholme Crescent and close to the junction of Lansbury Drive. The site currently contains a single detached garage and is abutted by two storey semi-detached dwellings to both sides.

The surrounding area is residential in character and is predominantly made up of two storey semi-detached dwellings although terraced blocks are also found within the close vicinity including 1 block situated directly opposite the application site.

3.2 Proposed Scheme

Full planning permission is sought for the construction of a two storey, 3 bedrooms dwelling with associated parking and amenity space.

The property would be constructed from materials to match the adjoining dwelling 117 Fairholme Crescent and would be characterised by a centrally pitched roof and would be set back 3.5m from the front boundary to accommodate 2 off road car parking spaces, with soft landscaping and retained trees along the shared boundaries.

3.3 Relevant Planning History

56502/APP/2001/1734 Land Forming Part Of 117 Fairholme Crescent Hayes
ERECTION OF TWO TERRACED HOUSES

Decision: 12-10-2001 Refused

56502/APP/2002/1258 Forming Part Of 117 Fairholme Crescent Hayes
ERECTION OF A THREE-BEDROOM DETACHED HOUSE

Decision: 11-07-2002 Refused **Appeal:** 02-04-2003 Dismissed

56502/APP/2002/245 Forming Part Of 117 Fairholme Crescent Hayes
ERECTION OF A FOUR-BEDROOM DETACHED HOUSE

Decision: 22-04-2002 Refused

56502/APP/2003/1029 Forming Part Of 117 Fairholme Crescent Hayes
ERECTION OF A DETACHED THREE-BEDROOM DWELLINGHOUSE AND ASSOCIATED
PARKING

Decision: 17-06-2003 Refused

56502/APP/2003/2795 Forming Part Of 117 Fairholme Crescent Hayes
ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE WITH TWO CAR
PARKING SPACES

Decision: 22-01-2004 Refused **Appeal:** 16-12-2004 Dismissed

56502/APP/2005/1732 Land Forming Part Of 117 Fairholme Crescent Hayes
ERECTION OF A SINGLE STOREY TWO-BEDROOM DETACHED DWELLING AND
FORMATION OF VEHICULAR CROSSOVERS

Decision: 15-08-2005 Refused

56502/APP/2005/2661 Land Forming Part Of 117 Fairholme Crescent Hayes
ERECTION OF SINGLE STOREY TWO- BEDROOM, DETACHED DWELLINGHOUSE/
BUNGALOW, INCLUDING TIMBER DECKED PATIO AT THE REAR

Decision: 15-11-2005 Refused

Appeal: 26-01-2007 Dismissed

Comment on Relevant Planning History

The application site has an extensive history of planning applications for a number of proposals including the construction of a two storey, and a single storey dwelling which were recommended for refusal and dismissed at appeal.

56502/APP/2005/2661: ERECTION OF SINGLE STOREY TWO- BEDROOM, DETACHED DWELLINGHOUSE/ BUNGALOW, INCLUDING TIMBER DECKED PATIO AT THE REAR - Refused and dismissed at appeal.

56502/APP/2003/2795: ERECTION OF A THREE-BEDROOM DETACHED DWELLINGHOUSE WITH TWO CAR PARKING SPACES - Refused and dismissed at appeal.

56502/APP/2002/1258: ERECTION OF A THREE-BEDROOM DETACHED HOUSE - Refused and dismissed at appeal.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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.

H4 Mix of housing units

H5 Dwellings suitable for large families

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

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	(2016) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
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

A total of 15 adjoining and nearby neighbouring properties were consulted via letter dated 06.09.16 including a site notice displayed adjacent to the premises on 15.09.16.

A petition, in support of the proposal containing 25 signatures has been received.

8 replies and a petition containing 23 signatures objecting to the proposal received. The objections are summarised below:

1. My reasons have been laid out in the nine previous applications, what has changed in Planning regulations since?
2. Number of applications which have been refused on grounds of appearing obtrusive and overlooking of the adjoining neighbours.
3. The corner development would be detrimental to the corner and would change the ambience of the street scene.
4. The site should be maintained to the public advantage rather than in its current neglected state.
5. Plot is too small to be built on.
6. Would have a serious impact upon parking.
7. Concerned the construction would affect my property structurally.
8. Number of drainage issues leading to rodents.
9. 117 is a HMO with consistent anti-social behaviour.
10. Adverse impact upon privacy and light levels of adjoining neighbours along Lansbury Drive.
11. A tree along the footpath of Fairholme Crescent would be affected.

A letter has also been from the Local Member of Parliament in objection.

"This is now the ninth application for such a property on this plot of land and, as you are aware, the previous applications have all been refused. The situation has not materially changed since the previous application was turned down and as such local residents and I would most strenuously oppose the current application".

Concerns also raised that the development represents overdevelopment, will affect neighbouring properties light and privacy, impact on street parking, affect the safety of pedestrians and motorists due to position on a corner.

Internal Consultees

The Hillingdon Access Officer and DC Transport and Aviation Manager were also consulted via letter dated 06.09.16 however no response was received.

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 and in accordance with the Policies of the Hillingdon Local Plan (November 2012), the London Plan and the NPPF.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) seeks to ensure that new development 'takes into account local context and character, the design principles in Chapter 7 and that public transport capacity development should optimise housing output for different types of location within the relevant density range shown in Table 3.2. Development proposals that compromise this policy should be resisted'.

The density matrix, however, is only of limited value when looking at small scale development such as that proposed with this application. In such cases, it is often more appropriate to consider how the development harmonises with its surroundings and its impact on adjoining occupiers.

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 BE19 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 and seek to ensure any new development complements the amenity of the area. Policy BE22 requires buildings of two or more storeys to be located at least one metre from the side boundaries.

Section 4.27 of the HDAS for Residential Layouts, also states careful consideration should be given to the location of surrounding buildings, their orientation, and building lines.

The surrounding area is characterised primarily by two storey semi-detached dwellings that form a uniform setting by reason of their form, design, set back and separations gaps between the adjoining properties along the street scene.

The application dwelling would be characterised by a centrally pitched roof and would generally reflect the design and materials within the street scene.

The application dwelling would be erected along the shared boundary with No. 117 and the

lack of a separation gap would result in the closing of this visually open gap between the two houses, and even more so along Fairholme Crescent where gaps between adjoining dwellings are approximately 3.5m. A previous application Ref: 56502/APP/2002/1258 proposing a minimum separation gap of 1m from the adjoining dwelling 117 was considered unacceptable with the Inspector commented as follows in the appeal decision letter:

"11. The submitted plans suggest that the notional boundary between the existing and new houses would be the flank wall of No. 117. Whilst UDP Policy BE22 requires new buildings to be set at least 1 metre from existing side boundaries, I consider it equally appropriate, if the objectives of the Policy are not to be frustrated, that new boundaries should be set the same distance from existing buildings, since the stated purpose of Policy BE22 is to achieve a minimum distance of 2 metres between adjacent buildings. The appeal proposal, because of the angle between the two houses, would result in a distance between buildings, at the front, of about 3.5 metres but the gap would reduce to just 1 metre at the rear. This is not the case where the average distance can be taken as satisfying the policy since the objective is to maintain a visually open gap of two clear metres. I consider the spatial relationship between No. 117 and No. 117A to be as such to create an unsatisfactorily cramped appearance and conclude that for this reason the development would fail to satisfy the objectives of UDP Policy BE22."

The application dwelling would be constructed parallel with the adjoining neighbour 117 and as such set back 3.5m from the front boundary at its closest point to the North. By reason of its location along the highway curve the dwelling would protrude beyond the principal elevation of the adjoining neighbour to the North at No. 119, and appear visually intrusive when viewed from the adjacent cross junction and along Fairholme Crescent. This was also an issue in relation to the appeal scheme mentioned above and the Inspector commented as follows:

"Considering the layout of the proposed development within the site, I note that the house would be orientated parallel to the curving street and its main facade would be set back from the front boundary by approximately 4.3 metres. There would be a projecting bay at ground floor level, the face of which would be about 3.5 metres from the frontage. Thus, No.117A would be set forward of its neighbours, a characteristic that would be particularly apparent because of the curve in the road. It would, therefore, in my view, intrude unacceptably into the street scene."

Overall, it is considered that the proposal fails to overcome the reasons for dismissal at appeal, and as such the infilling of this area of land would not only result in the loss of an important gap characteristic to the area but also, it would intrude considerably into the clearly defined building line stretching along Fairholme Crescent, due to its forward projection. The infilling of the open gap, and breaching of the existing building line would result in a large and intrusive physical structure which would fail to harmonise with the spacious character of the street scene and surrounding environment.

The proposal would therefore fail to comply with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15, BE19 and BE22 of the Hillingdon Local Plan Part Two: Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS Residential Layouts.

7.08 Impact on neighbours

UDP Policy BE21 of the adopted Hillingdon Unitary Development Plan states that planning

permission will not be granted for new development which by reason of its siting, bulk and proximity, would result in a significant loss in residential amenity. Likewise UDP Policies BE20 and BE24 resist any development which would have an adverse impact upon the amenities of nearby residents and occupants through loss of daylight and privacy.

The Supplementary Planning Document HDAS: Residential Layouts section 4 states the Council's 45 degree principle will be applied and is designed to ensure that adequate daylight and sunlight is enjoyed in new and existing dwellings.

The proposed new dwelling would be erected parallel with No. 117 and as such the rear elevation of both properties would be flush. This would ensure a 45 degree line of sight taken from the first floor rear elevation of both properties would not be impinged upon. The first floor flank window is obscure glazed with the ground floor window serving a dual aspect room, with the primary source of light gained via the rear elevation.

With regards to the adjoining dwelling to the North No.119, the closest first floor window serves a bathroom and the window to the far side which serves a habitable room by reason of the separation distance would also not impinge upon a 45 degree line of sight.

Furthermore, within the appeal decision it was noted that the boundary relationship in the form of a substantial tree screen on the boundary between the adjoining properties meant there would be no material loss of daylight or privacy sufficient to justify dismissal. The trees are an existing feature and as such are a relevant consideration.

As such it is considered that the occupants of the adjoining properties would not suffer an unacceptable loss of outlook, light or privacy in accordance and the proposed development would not constitute an un-neighbourly form of development in compliance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise of new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015. The Mayor of London has adopted the new national technical standards through a minor alteration to The London Plan.

The Housing Standards (Minor Alterations to the London Plan) March 2016 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. A two storey 3 bedroom 6 person dwelling requires a minimum gross internal area of 102 sqm.

The application dwelling would measure a total of 96sq m and would fall below the minimum required standard for a two storey 3 bedroom dwelling and as such contrary to Policy 3.5 and Table 3.3 of the Housing Standards Minor Alterations to the London Plan (March 2016) and Policy BE19 of the Hillingdon Local Plan: Part Two - UDP Saved Policies (November 2012).

Policy BE23 requires all new residential dwellings to provide sufficient external amenity space to protect the amenity of the occupants of the proposed building and is usable in

terms of its shape and surrounding. The HDAS guidance states a 3 bedroom dwelling should have a minimum garden space standard of 60sq m.

The applicant states the rear garden measures 70 sqm, however, your officers measure this area as 62sq.m. Whilst a fairly large proportion of this space is taken up by the hedgerow and row of trees proposed along the shared boundary, which reduces the usable area, a condition requiring details of the planting and layout of this space could be imposed to ensure that a reasonable usable space is provided. As such the proposal would comply with Policy BE23 of the Hillingdon Local Plan: Part Two Saved UDP Policies.

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. A two plus bedroom dwelling with curtilage should provide 2 spaces per dwelling.

The application proposes two off road parking spaces, making use of the existing two crossovers, within the curtilage of the dwelling with one space proposed to the western flank elevation and the second within the front garden area between the principal elevation and front boundary. However, no provision is shown for the existing dwelling. Given the existence of a street tree in front of the existing property and the limited space available, it is unlikely that two space can be provided for this property. The proposal by reason of its failure to provide off street parking for the existing property would not be in accordance with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies and the adopted Supplementary Planning Document HDAS Residential Layouts.

7.11 Urban design, access and security

These issues are covered in other sections of this report.

7.12 Disabled access

The applicant states the property would be occupied by a disabled relative, and as such has made provisions in the form of disabled toilets at both levels and an internal lift. Homes which require to be wheelchair accessible have to comply with Building Regulation Requirements M4(2) which is at least equivalent to the previous requirements for Lifetime Homes.

The proposal does not set out in detail why the medical needs of a relative can only be accommodated in the building proposed. Therefore any benefits proposed are not considered to outweigh the other disadvantages of the proposal.

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. No trees would be lost by the proposal and both the front and rear gardens are of little landscape merit. In this respect, the application is considered acceptable in accordance with Policy BE38 of the Local Plan.

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**
- Objections in regards to street scene, plot size, loss of light and privacy and car parking are discussed within the main body of the report.
- Drainage/sewers, anti-social behaviour and structural impact are not planning considerations and are covered by other legislation.
- Increase in noise levels is considered not to be greater than that generated by other residential properties within the street.
- Previous reasons for refusal and comments within the Inspectors reports have been taken into consideration during the assessment of this application.
- 7.20 Planning obligations**
- The application is liable for the Community Infrastructure Levy which equates to £15060.45
- 7.21 Expediency of enforcement action**
- Not applicable to this application.
- 7.22 Other Issues**
- None

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the erection of a two storey, 3-bedroom dwelling with associated parking and amenity space and follows the consideration of three similar applications which were refused and dismissed at appeal. Whilst there have been some policy changes in the meantime, the fundamental reasons why the previous proposals were rejected at appeal have not been overcome.

This proposal suggests that the medical needs of a relative could be accommodated in the building proposed, but any such benefits are not considered to outweigh the disadvantages of the proposal.

Whilst the applicant has amended the layout, the proposed dwelling fails to overcome the Planning Inspectors concerns in relation to a lack of a sufficient separation gap between the adjoining dwelling, its intrusion beyond the established building line along Fairholme Crescent, lack of parking for the existing property, and furthermore now fails to comply with the London Plan 2016 which seeks minimum space standards for a 3 bed, 6 person dwelling. The proposal is therefore contrary to the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) The Hillingdon Design and Accessibility Statement:

Residential Layouts and the London Plan (2016) and is recommended for refusal.

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 (2016)
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: Naim Poptani

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Land forming
 117 Fairholme Crescent**

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

Planning Application Ref:
56502/APP/2016/3136

Scale:
1:1,250

Planning Committee:
Central & South

Date:
November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 12 GROVE WAY UXBRIDGE

Development: Two storey side/rear extension, single storey rear infill extension and single storey front infill extension

LBH Ref Nos: 71844/APP/2016/1589

Drawing Nos: Location Plan (1:1250)
01
1217-2
1217-1

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

Date Application Valid: 13/06/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a two storey detached dwelling located in the North Western corner of Grove Way, a residential cul-de-sac, located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012).

Grove Way comprises of predominantly two storey semi-detached houses of a similar age/design as the application property. It is understood that the existing non-protected trees within the site have been recently felled. The site to the West has recently been cleared in readiness for the residential development approved under application reference 67544/APP/2011/736 (19-22 Chippendale Waye and car park area to rear of 23-28 Chippendale Waye).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey side/rear extension, single storey rear infill extension and single storey front infill extension.

1.3 Relevant Planning History Comment on Planning History

There is no planning history of relevance to this application.

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

The North Uxbridge Residents Association and 16 neighbouring properties were consulted

by letter dated 16.6.16 and a site notice was displayed to the front of the site which expired on 18.7.16.

A petition and 7 letters of objection have been received raising the following concerns:

1. The recent loss of the trees within the site
2. The scale, bulk and design of the proposed extension being out of keeping with the street scene.
3. Concerns raised about the potential use of this property as an HMO
4. Concerns raised in relation to the impact of the proposal (during construction) on highway safety given the width of Grove Way.

Officer note: The issues raised by the consultees are addressed in the main report below.

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:

- | | |
|----------|--|
| 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. |
| 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 considerations are the design and impact on the character of the existing dwelling and the visual amenities of the street scene and surrounding area, the impact upon the amenities of adjoining occupiers, the provision of adequate amenity for the host occupiers and car parking provision.

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.

Paragraph 5.10 of the Council's adopted HDAS SPD: Residential Extensions (December 2008) specifies that the width and height of a two storey side extension in relation to an original house should be considerably less than that of the original house and be between half and two-thirds of the main house width depending on the plot size and character of the area. The width and height of the proposed two storey side extension would comply with the HDAS SPD guidance.

Paragraph 5.9 of the HDAS SPD specifies that the design of the roof should follow that of the existing roof. The existing dwelling is detached, and as such, there is no requirement for the roof of the side extension to be set lower than the main roof. There is also no requirement for a set back of a side extension from the front wall of a detached dwelling in line with guidance in the HDAS SPD. Amended plans have been submitted throughout the course of the application to square off the side extension and to create a traditional hipped roof over the entire dwelling. The proposed roof is considered to relate satisfactorily to the architectural integrity of the host dwelling and would not appear as an incongruous addition. The extension to the side would replicate the bay window feature of the original dwelling. A gap of 1m would be retained to the side boundary which would respect the spacing of development at the end of this cul-de-sac.

It is therefore concluded that the proposed two storey side and rear extensions, single storey side and rear extensions and front porch, by reason of their design and scale, would constitute sympathetic and proportionate additions to the existing dwelling, and would ensure the preservation of its character, appearance and architectural composition and it is considered that the proposed extensions would not detract from the visual amenities of the streetscene and surrounding area. The proposal would therefore accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE15 and BE19 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and the guidance contained in the adopted HDAS SPD: Residential Extensions (December 2008).

Policy BE38 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) seeks the protection and retention of existing trees and landscape features of merit and considers where appropriate the provision of additional landscaping as part of a proposed development. It is noted that a number of trees have recently been removed from the application site which is regrettable. A number of objections have been received from neighbouring properties raising concerns about the loss of these trees. However, the trees within the application site were not protected by a Tree Preservation Order and therefore the owner is not required to seek any form of consent from the Council before undertaking works on, or removing trees.

It is considered that the proposed extensions would not result in undue harm to the residential amenities of the adjacent dwelling at 13 Grove Way or any other neighbouring properties through overdominance, overshadowing, overlooking, loss of privacy, light and/or outlook. The 45 degree angle would not be breached from the first floor windows of number 13 and sufficient separation would be retained between the front facing windows at number 11. As such, the proposal would not be contrary to Policies BE20, BE22, and

BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

A number of concerns have been raised by occupants of the neighbouring dwelling that the extended house has the potential to be used as an HMO rather than a single private dwelling. The application is submitted on householder application forms as a single private dwelling and the application has been assessed on this basis.

Concerns have also been raised about the demand for parking within Grove Way and the potential for an enlarged property creating an increased demand for car parking within this cul-de-sac. The Council's adopted Parking Standards require that the extended dwelling provide 2 off street parking spaces. There is sufficient space within the frontage to provide two off street parking spaces and retain 25% of the frontage as soft landscaping in accordance with Policy AM14 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing Standards Minor Alterations to The London Plan (March 2016).

In terms of the garden area at least 100m² of rear private garden should be retained to provide adequate amenity space for a five bedroom dwelling. The amenity space remaining would be some 118sq.m which would be in excess of the paragraph 3.13 HDAS requirement. The proposal would thus, be in accordance with Policy BE23 of the Hillingdon Local Plan Part Two.

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 1217-1 and 1217-2.

REASON

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

3 HO4 Materials

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

retained as such.

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 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 to adjoining properties in accordance with policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 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 Local plan - 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:

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.
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.

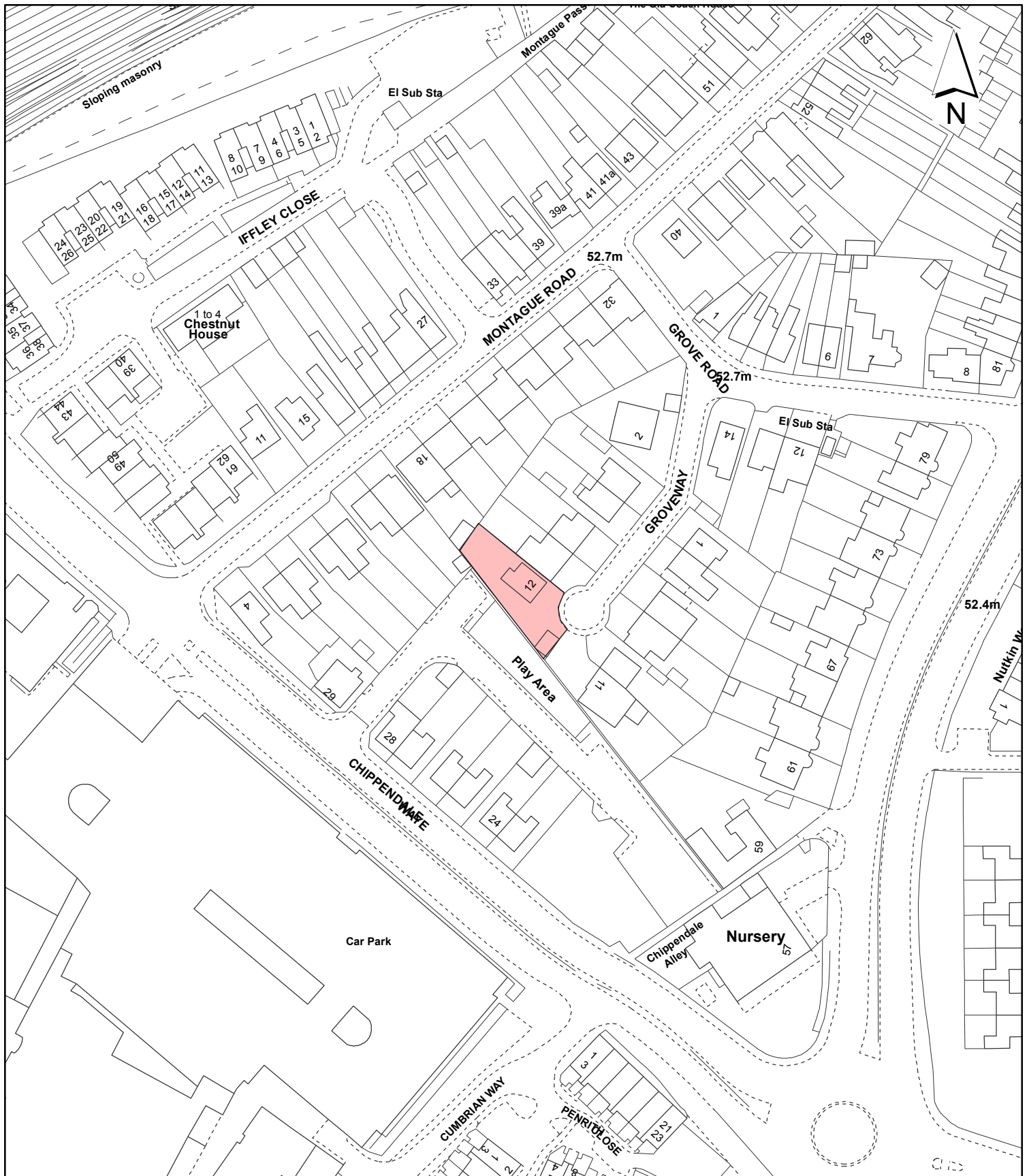
D) No bonfires that create dark smoke or nuisance to local residents.

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: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

12 Grove Way

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

Planning Application Ref:
71844/APP/2016/1589

Scale:
1:1,250

Planning Committee:
Central & South

Date:
November 2016



HILLINGDON
 LONDON

This page is intentionally left blank

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

DEFERRED ON 28th June 2016 FOR FURTHER INFORMATION ON

This application was deferred at the Committee of the 28th June 2016 for further information from the Flood and Water Management Officer. A Committee site visit is to be held in the week commencing 24 October 2016. This will be attended by the Council's Flood and Water Management Officer and will allow members to ask questions regarding the concerns they have previously raised regarding flood risk.

Since the deferral of the application a further petition against the proposal, with 20 signatures, has been received.

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 and 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.

In the Committee Addendum tabled prior to the previous committee meeting concerns were raised regarding the position of the boundary. The Applicant believes the red line to be in the correct position. The Council is not the arbiter in any dispute over boundary lines, which is a matter that needs to be resolved between the two parties.

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.
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

- 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.

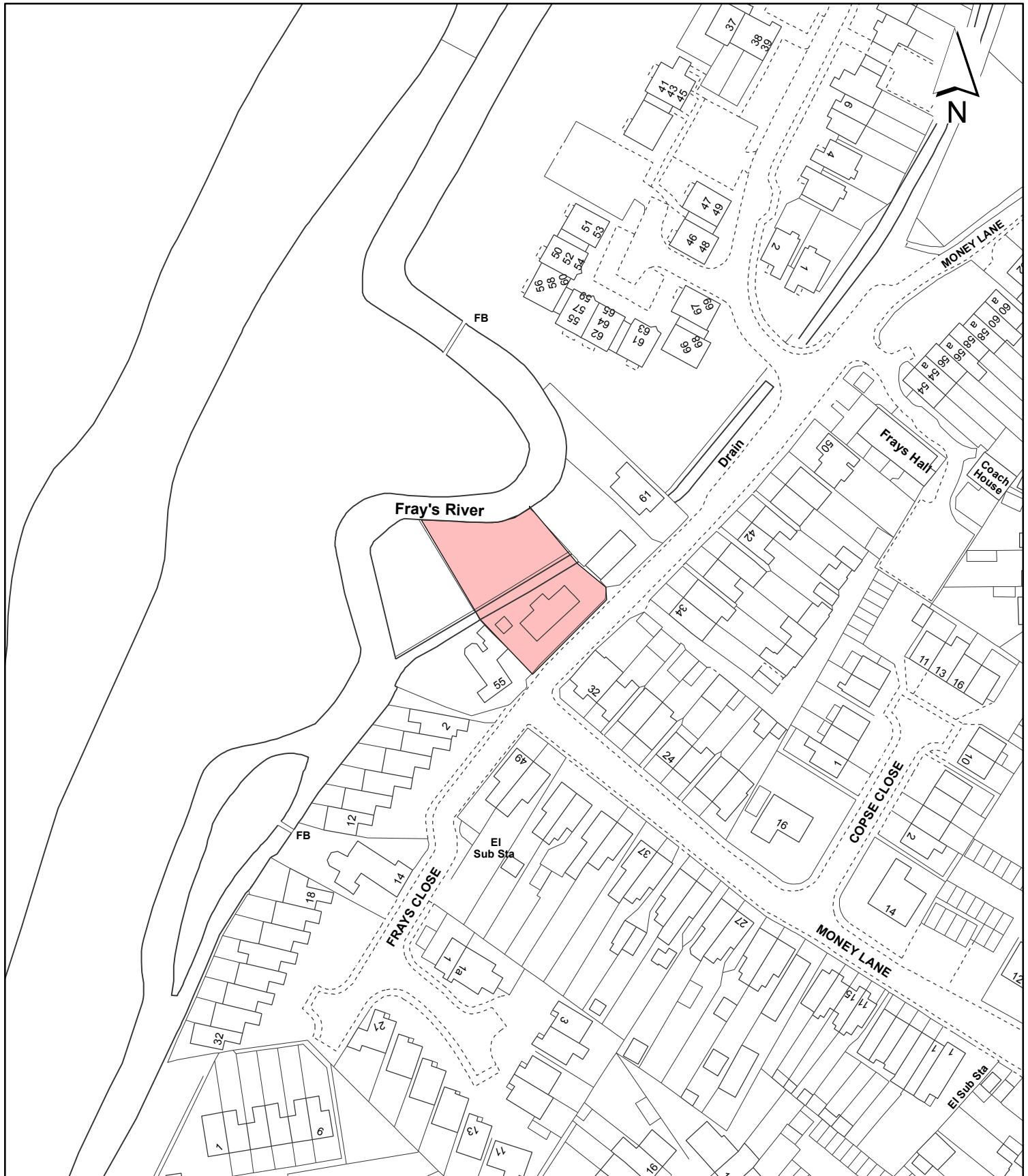
D) No bonfires that create dark smoke or nuisance to local residents.

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.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

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:
November 2016



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 85 FALLING LANE YIEWSLEY MIDDLESEX
Development: Conversion of existing detached out building to granny annex
LBH Ref Nos: 56688/APP/2016/3270
Drawing Nos: Location Plan (1:1250)
Proposed Block Plan (1:500)
Existing and Proposed Floor Plan and Elevations

Date Plans Received: 02/09/2016 **Date(s) of Amendment(s):**
Date Application Valid: 02/09/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises a two storey semi-detached dwelling located on the Northern side of Falling Lane which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). A detached outbuilding is located to the rear of the site with an internal floor area of 35 square metres.

1.2 Proposed Scheme

The application seeks planning permission for the use of the existing detached building as a granny annexe. The application is a re-submission of application reference 56688/APP/2016/2053.

The application is similar to that previously refused. The difference relates to the annotation of the internal floorspace in that the kitchenette/dining area has been removed. The building retains the shower and the description of development is for a granny annexe.

1.3 Relevant Planning History

56688/APP/2016/2053 85 Falling Lane Yiewsley Middlesex
Conversion of detached outbuilding to granny annexe studio

Decision Date: 12-08-2016 Refused **Appeal:**

Comment on Planning History

56688/APP/2016/2053 - Conversion of detached outbuilding to granny annex was refused in August 2016 for the following reason:

1. The proposed change of use to a self contained granny annexe would result in an unacceptable over-development and over-intensification of the residential use on the application site, out of character with the immediate locality which is mainly characterised by standard sized single-family dwellinghouses and would result in an unacceptable loss of amenity to occupants of neighbouring properties. The proposal is therefore contrary to

Policies BE19, BE21 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The floor area for the proposed studio is below the minimum 37m² required for a one person studio. As such the proposal would fail to provide a satisfactory residential environment for future occupiers, contrary to Policy BE19 of the Hillingdon Unitary Development Plan (Saved Policies November 2012), Policy 3.5 of the London Plan (2016) and the DCLG Technical housing standards (March 2015).

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

5 neighbouring properties were consulted by letter dated 19.9.16 and a site notice was displayed to the front of the site which expired on 19.10.16.

A petition of support with 31 signatures was submitted with the application.

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:

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.

BE23 Requires the provision of adequate amenity space.

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

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

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

5. MAIN PLANNING ISSUES

The main considerations are the design and impact on the character of the existing property, the impact upon the street scene and locality, the impact upon the amenities of adjoining and future occupiers, and car parking provision. Put simply, the resubmission needs to demonstrate how any changes made have overcome the previous reasons for refusal.

Policies BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require that new developments in residential areas should not result in the loss of sunlight or loss of host and neighbouring residential amenity, and that they should protect the privacy of the host and neighbouring buildings.

Section 9 of the HDAS Residential Extensions Guidance, states: Outbuildings cannot be used as a separate business unit or as a self contained residential unit, as these could lead to a number of privacy, overlooking, noise and disturbance problems. If it is intended to use the outbuilding for any of these uses, the proposal will be refused planning permission. The role of the detached outbuilding is to be used solely as a self contained unit of accommodation as a granny annexe.

It is noted that the applicant confirms that this proposal is not for a dwellinghouse, but ancillary accommodation for family members. The supporting statement confirms that there would be a strong inter-dependence on the main dwelling. However, given its internal facilities to include a shower room and the fenestration arrangement, and no link with the main house, the proposed conversion of the outbuilding to a granny annexe is one which is considered to be capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted. Its use for residential purposes would lead to impacts on adjacent neighbouring properties, including that of the host dwelling, by way of loss of privacy. The proposal is therefore contrary to Policies BE19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Document HDAS: Residential Extensions.

On 25 March 2015, the Government introduced new technical housing standards in England, which comprise new additional 'optional' Building Regulations on water and access, and a nationally described space standard (referred to as "the new national technical standards"). These new standards came into effect on 1 October 2015 and they have been adopted by The Mayor of London in the form of Housing Standards Minor Alterations to The London Plan (March 2016). This sets out how the existing policies relating to Housing Standards in The London Plan should be applied from March 2016. Table 3.3 sets out how the minimum space standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

For a one-person dwelling with shower room the new space standards require the provision of a minimum 37 sq.m area of internal floor area/space. The submitted plans show the internal floor area of the building to be 35 square metres which falls below this minimum standard. As such, the proposal would fail to provide internal amenity space of sufficient size and quality commensurate to the size and layout of the said unit. As such the proposal would provide a substandard form of accommodation for future residents contrary to the Housing Standards Minor Alterations to The London Plan (March 2016).

Plans do not indicate any separate external amenity space provision for the annexe.

Whilst personal circumstances can be a material planning consideration such circumstances can often be outlived by the length of time for which a physical structure can last. The circumstances cited here are quite general and no specific evidence has been provided for consideration.

In summary, the proposed conversion of the garage to a granny annexe would result in an unacceptable over-development and over-intensification of the residential use on the application site. It would be out of character with the residential functioning of the immediate locality, which is mainly characterised by standard sized single-family dwellinghouses. Furthermore the proposal would result in a substandard form of accommodation for future residents contrary to the Minor Alterations to The London Plan (March 2016) and result in an increased demand for off-site parking within the locality.

The application is recommended for refusal.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed change of use to a self contained granny annexe would result in an unacceptable over-development and over-intensification of the residential use on the application site, out of character with the immediate locality which is mainly characterised by standard sized single-family dwellinghouses and would result in an unacceptable loss of amenity to occupants of neighbouring properties. The proposal is therefore contrary to Policies BE19, BE21 and OE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The detached outbuilding, given its separation from the main dwelling, the availability of independent access to it and its internal layout, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted due to requirements for parking and amenity space and the impact on the adjoining properties. It therefore results in an over-development of the site, out of character with the spacious character and layout of the area. The size of the unit would also fail to meet the minimum floor area required for a one person studio. As such the proposal is found to be contrary to Policies AM14, BE19, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts, Policy 3.5 of the London Plan (2016) and the DCLG Technical housing standards (March 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 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions.

We have however been unable to seek solutions to problems arising from the application as the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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:

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.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.

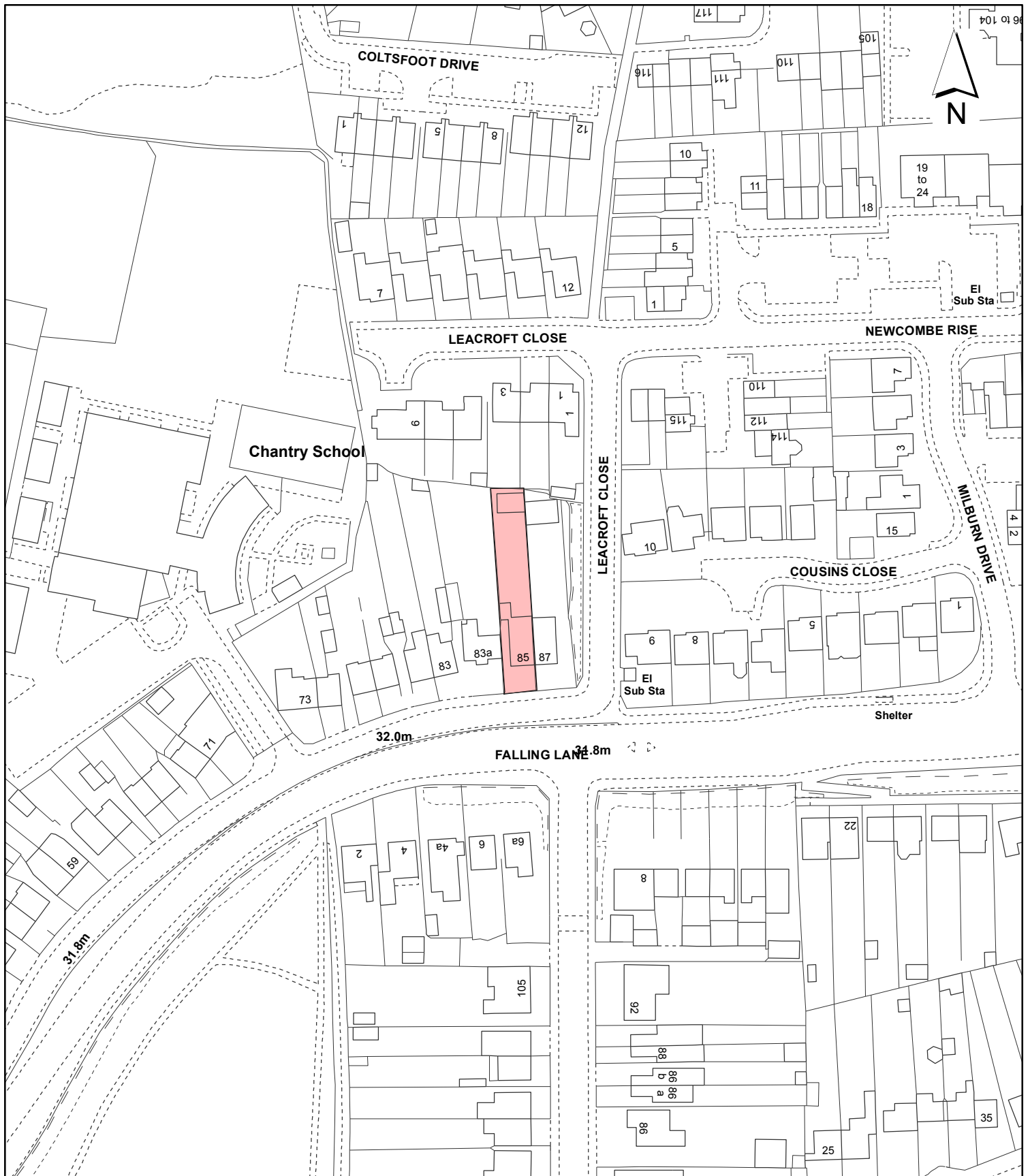
OE1 Protection of the character and amenities of surrounding properties and the local area

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

LPP 3.5 (2016) Quality and design of housing developments

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

85 Falling Lane

Planning Application Ref:

56688/APP/2016/3270

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 2016

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 6 BROWNGRAVES ROAD HARLINGTON

Development: Ground floor rear conservatory

LBH Ref Nos: 36832/APP/2016/2590

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

Date Plans Received: 04/07/2016

Date(s) of Amendment(s):

Date Application Valid: 04/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a semi-detached dwelling located on the southern side of Browngraves Road with an area of open space in front. The application property is attached to 5 Browngraves Road to the east, with 7 Browngraves Road located to the west. 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 ground floor rear extension on the back of an existing single storey rear extension. The proposed extension would therefore be classed as a second generation rear extension to the property. The proposed rear 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 2.5m from the rear wall of the existing rear extension.

1.3 Relevant Planning History

36832/APP/2016/1530 6 Browngraves Road Harlington
Single storey rear extension to existing extension

Decision Date: 28-06-2016 Refused **Appeal:**

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 second generation 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.

Planning application ref: 36832/APP/2016/1530, for a 4m deep rear extension, was refused in June 2016 for the following reasons;

1. 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. 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.

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 adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions 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 SPD 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. Second generation 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 a further extension of 2.5m from the rear wall of the existing single storey rear extension, resulting in an extension with a total depth of 5.5m. As such the proposed extension would project 1.9m beyond the depth limit set out in the Council's HDAS: Residential Extensions SPD.

Policies BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD 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 5 Browngraves Road has a 3m deep rear extension meaning that currently the rear walls of the two extensions are in line with each other. The proposed

extension would protrude 2.5m beyond the rear building line of both properties. Given the existing neighbouring extension, although the proposed extension would exceed the depth limit from the original rear wall, the extension would not fall within a 45 degree angle from the mid-point of rear windows of the neighbouring extension, and so would not result in an undue loss of light and outlook to the occupants of 5 Browngraves Road.

The adjoining property at 7 Browngraves Road is sited well forward of the application property and is also extended. The previous application for a 4m deep extension was considered to have an unacceptable impact on the amenity of 7 Browngraves Road, due to the large projection beyond the rear most part of this dwelling. The proposed extension has now been reduced in depth from 4m to 2.5m such that it would no longer fall within a 45 degree angle from the rear windows of the neighbouring extension, and so would not result in loss of light and outlook to 7 Browngraves Road.

With regards to roof height, Paragraph 3.7 of the Council's SPD 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 HDAS: Residential Extensions SPD 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.

On balance, the size and depth of the proposed extension would not impact unduly on the amount of sunlight/daylight received by neighbouring properties, would not result in loss of outlook and would not cause loss of privacy to residents. The overall size of the proposed extension is considered to be acceptable in this instance and would not harm the character and appearance of the original dwelling. The proposal is therefore considered to comply with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's adopted Supplementary Planning Document HDAS: Residential Extension.

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 160sq.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 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 GTD610-02HPA and GTD610-03HPA.

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 (2016).

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 HO7 No roof gardens

Access to the flat roof over the extension hereby approved shall be for maintenance or emergency purposes only and the flat roof shall not be used as a roof garden, terrace, balcony, patio or similar amenity area.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 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 (2016). 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:

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

- 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.

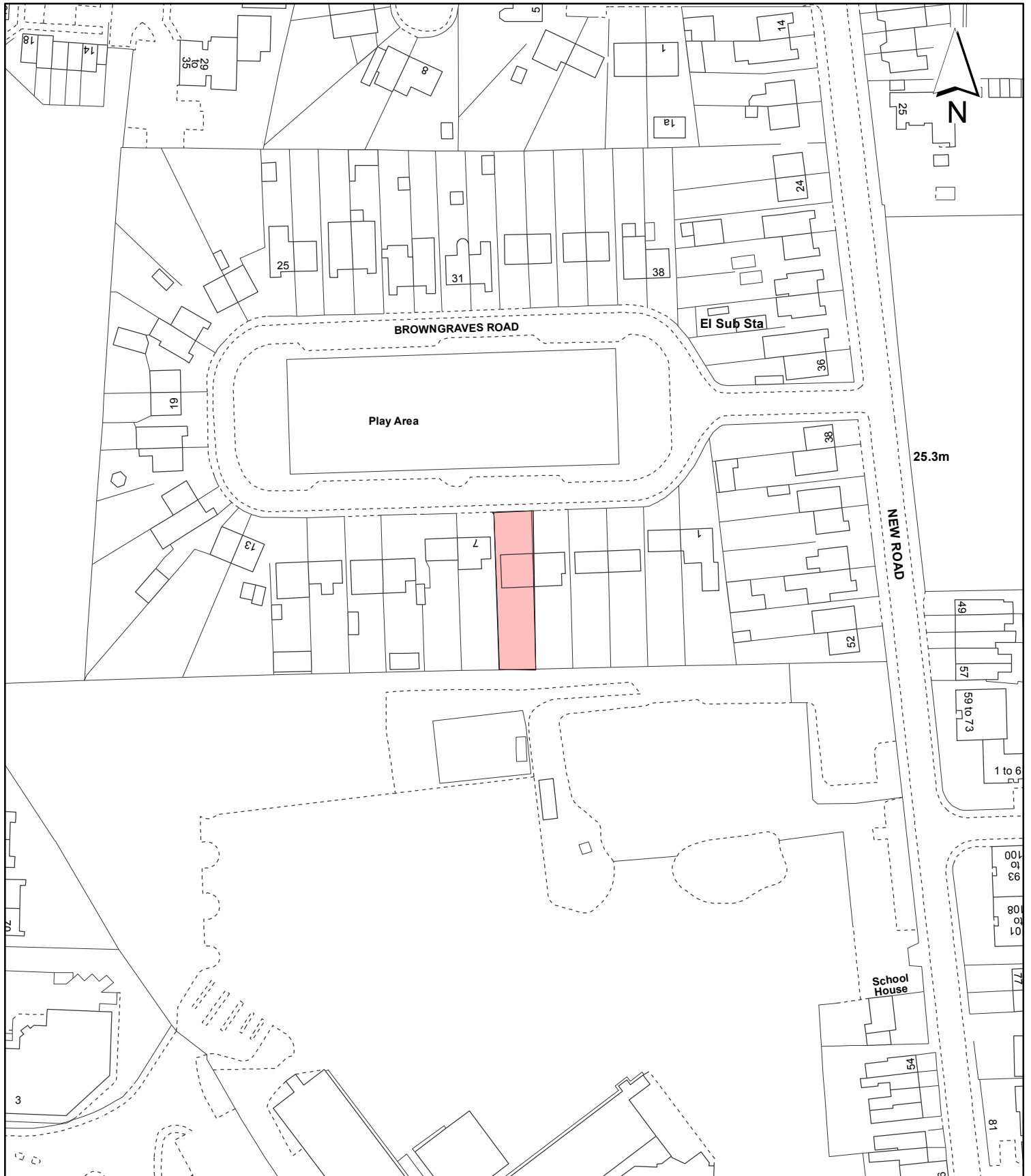
- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could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

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

6 Browngaves Road

Planning Application Ref:

36832/APP/2016/2590

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 2016

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address TAMARA LOUNGE, BYRON PARADE UXBRIDGE ROAD HILLINGDON

Development: Proposed side timber canopy

LBH Ref Nos: 61362/APP/2016/3466

Drawing Nos: 01
02
03
04
05
Location Plan (1:1250)

Date Plans Received: 16/09/2016

Date(s) of Amendment(s):

Date Application Valid: 16/09/2016

1. **SUMMARY**

Planning permission is sought for the retention of a timber canopy to the side of the kitchen and store.

The timber canopy would not have a significant impact on the overall character and appearance of the building or on the character and appearance of the immediate street scene and surrounding area. The canopy provides cover for a storage area and would not have a detrimental impact on residential amenity of neighbouring residents.

The proposal complies with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

2. **RECOMMENDATION**

APPROVAL subject to the following:

1 COM4 **Accordance with Approved Plans**

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, 01, 04 and 05 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 (2016).

2 NONSC **Non Standard Condition**

The canopy/covered area hereby approved shall not be used as a sitting out/customer overspill area or as a smoking shelter.

REASON

To safeguard the residential amenity of the occupiers of adjoining and nearby properties in accordance with Policies OE1 and OE3 of the Hillingdon Local Plan: Part Two - Saved

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 - The Spatial Development Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
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
LPP 7.15	(2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

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 (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of Uxbridge Road between the junction of Star Road and Heath Road. The site is located adjacent to Byron shopping parade designated as a local centre within the Hillingdon Local Plan: Part One - Strategic Policies

(November 2012) and is bordered to the north by 9-13 Heath Road and a block of garages, to the east by 1-7A Heath Road and to the west by 7 and 8 Byron Parade and the rear gardens of 2-8 Star Road.

3.2 Proposed Scheme

Planning permission is sought for an existing unauthorised timber canopy to the side of the kitchen and store. The canopy would extend 4.8m from the side of the kitchen and 3.61m from the side of the store. The canopy would be 11.24m deep and project 1.25m from the rear wall of the store. The timber canopy has a polycarbonate roof measuring 2.56m at the eaves and 2.87m high at the top of the roof.

3.3 Relevant Planning History

61362/ADV/2016/3 Tamara Lounge, 5 Byron Parade Uxbridge Road Hillingdon
Display of illuminated sign on front elevation (Advertisement Consent)

Decision: 16-02-2016 Approved

61362/APP/2012/2390 Tamara Lounge 5 Uxbridge Road Hillingdon

Part change of use to Sui Generis to be used as a Shisha Lounge, 2 x single storey rear extensions and single storey side extension involving and installation of roller shutter to front, and demolition of stores to rear (retrospective)

Decision: 18-12-2012 Refused **Appeal:** 03-12-2013 Part Allowed

61362/APP/2014/701 Tamara Lounge 5 Uxbridge Road Hillingdon

Details in compliance with conditions 1 (Sound Proofing Scheme/Sound Attenuation Measures) and 2 (Secured by Design Details) of the Secretary of State's Appeal Decision APP/R5510/A/13/2190196 dated 3 December 2013.

Decision:

61362/APP/2014/868 Tamara Lounge, 5 Byron Parade Uxbridge Road Hillingdon
Single storey front extension to entrance area

Decision: 12-06-2014 Approved

61362/APP/2016/146 Tamara Lounge, Byron Parade Uxbridge Road Hillingdon
New proposed canopy to terrace at rear of smoking area of restaurant

Decision: 16-02-2016 Approved

Comment on Relevant Planning History

The application site has previously been subject to an enforcement investigation; an enforcement notice for the unauthorised change of use of the premises from a drinking establishment (A4 Use) to a mixed use comprising a drinking establishment (A4) and a covered area used for smoking shisha pipes (sui Generis) was served in October 2012. An

appeal against the enforcement notice was allowed and the enforcement notice quashed in December 2013.

The current application seeks to retain a timber canopy to the side of the kitchen and store which is currently the subject of an enforcement investigation.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

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

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

LPP 7.15 (2016) Reducing and managing noise, improving and enhancing the acoustic environment and promoting appropriate soundscapes.

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Consultation letters were sent to 43 local owners/occupiers and a site notice was displayed. No responses were received at the time of this report.

Internal Consultees

None

7. MAIN PLANNING ISSUES

7.01 The principle of the development

There is no objection in principle to the timber canopy to the side of the kitchen and store subject to compliance with relevant policies 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 BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to harmonise with the existing street scene and other features of the area that are considered desirable to retain or enhance. Policy BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) require alterations and extensions to harmonise with the scale, form, architectural composition and proportions of the original building.

The overall size and height of the side canopy is considered to be acceptable and would appear as a subordinate addition to the existing building. The side canopy is attached to the side of the kitchen and store, partly located behind the main building and a gate from the car park. The canopy is not highly visible from the car park or the street and so would not significantly impact on the overall character and appearance of the building or on the character and appearance of the immediate street scene and surrounding area.

The side timber canopy is therefore considered to comply with Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

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 timber canopy provides a covered area for the storage of bins, chairs, tables and cleaning equipment next to the kitchen and store. 1 and 3 Heath Road are located on the other side of the boundary at a distance of some 10m. Given the existence of a brick boundary wall, supplemented by a trellis, the height of the timber canopy is such that it would hardly be visible from the ground floor of these properties. Whilst the timber canopy is visible from the first floor rear windows of 1 and 3 Heath Road, the distance is such that it would not result in an undue visual impact. Furthermore, the canopy provides a benefit in that it screens the unsightly open storage area.

Overall, therefore it is considered that the timber side canopy would not have a detrimental impact on residential amenity of neighbouring residents, in accordance with Policies BE19, 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

Not applicable to this application.

7.11 Urban design, access and security

Urban design:
See Section 07.07 of this report.

Access and Security:

There would be no change to the existing access and security arrangements of the site.

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

The canopy currently screens an unsightly open storage area. However, if it were to be used as a sitting out area or as a smoking shelter it may result in an unacceptable impact on the residents of properties in Heath Road. It is thus recommended that a condition preventing its use for these purposes is attached.

7.19 Comments on Public Consultations

No responses were received during the public consultation.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Previous enforcement notices and the 2013 appeal decisions for the site have been complied with. This planning application seeks permission for a side timber canopy which is the subject of a current enforcement investigation.

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 this application.

10. CONCLUSION

Planning permission is sought for the retention of a timber canopy to the side of the kitchen and store.

The timber canopy would not have a significant impact on the overall character and appearance of the building or on the character and appearance of the immediate street scene and surrounding area. The canopy provides cover for a storage area and would not have a detrimental impact on residential amenity of neighbouring residents.

The proposal complies with Policies BE13, BE15, BE19, BE20, BE21 and BE24 of the

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The application is therefore recommended for approval.

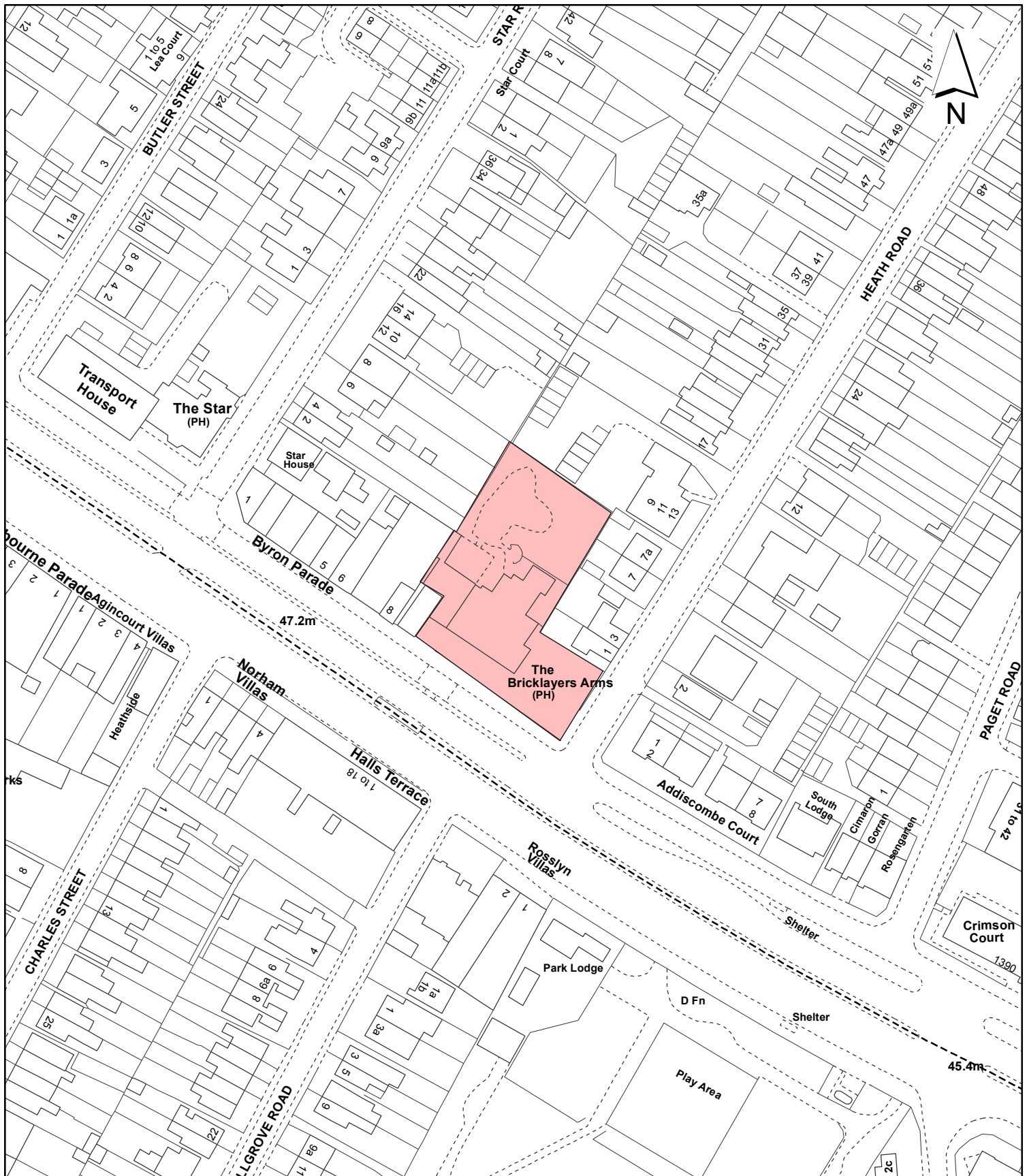
11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Tamara Lounge
 Byron Parade
 Uxbridge Road**

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

Planning Application Ref:

61362/APP/2016/3466

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 2016



HILLINGDON
 LONDON

This page is intentionally left blank

Report of the Head of Planning, Sport and Green Spaces

Address 7 HUGHES ROAD HAYES MIDDLESEX

Development: Single storey detached outbuilding to rear for use as an annex involving demolition of existing outbuilding

LBH Ref Nos: 56119/APP/2016/2558

Drawing Nos: 104-100
104-101
104-102 Rev. B

Date Plans Received: 01/07/2016 **Date(s) of Amendment(s):** 01/07/2016

Date Application Valid: 05/07/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a two storey semi-detached dwelling situated on the northern side of Hughes Road. The property is finished in a white render and characterised by a hipped roof with a two storey bay window and a pitched roof porch canopy supported by columns. The house is set back from the adjacent highway to accommodate an area of hardstanding for off road parking for up to two cars and benefits from a shared access leading to a spacious rear garden, which contains a large detached outbuilding situated along the rear boundary.

The application dwelling falls within a residential area of Hayes and is dominated by a row of two storey semi-detached dwellings along Hughes Road and general locality that are set back from the adjacent highway and accommodate reasonable front gardens with majority converted to off road parking areas. There are other existing outbuildings in similar positions at the ends of adjacent gardens of at least the same size/height as this building.

1.2 Proposed Scheme

Permission is sought for the existing single storey detached outbuilding to rear for use as an annexe. The outbuilding is currently occupied as a storage and recreation area ancillary to the main dwelling.

The outbuilding would comprise of a double bedroom, sitting area and kitchenette and a WC and shower.

1.3 Relevant Planning History Comment on Planning History

The application site benefits from no previous planning history.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

A total of 3 adjoining neighbours were consulted via letter dated 12.07.16 including a site notice displayed directly outside the premises on 21.07.16.

No comments or objections received.

The application has been called in by a Ward Councillor to be discussed at the Central and South Planning 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:

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 (2016) 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 and the level of impact on the residential amenity and light levels of the adjoining neighbours. In addition the form of building is considered, including the potential for independent occupation.

Policy BE15 of the Hillingdon Local Plan Part two (Saved UDP Policies) 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 SPD the Hillingdon Design and Accessibility Statement: Residential Extensions (December 2008) or HDAS, contains relevant design guidance.

Paragraph 9.0 of the HDAS, states detached outbuildings must only be used for normal domestic uses related to the residential use of the main house. These include parking your car, storing possessions, summer house, or gym. The outbuilding must not be used as a self contained residential unit, as this could lead to a number of privacy, overlooking, noise and disturbance problems, and must be used solely as ancillary to the main dwellinghouse.

An annexe can be used by an elderly or disabled relative, however annexes which are capable of being used as (or easily adaptable to) a fully self contained unit, will not be permitted.

The revised plans indicate the proposed annex would benefit from an open plan layout, with a single bedroom, with a sitting and kitchenette area and WC / shower. The existing outbuilding is situated at the bottom of the rear garden, and it is proposed to alter the rear elevation to create a squared off section which is able to accommodate a bed, with the use of a flat roof as opposed to the existing pitched roof. The property also benefits from an existing side entrance which provides access to the rear garden and therefore potentially providing the annex with its own access, thus not requiring any reliance on the main dwelling.

It is taken into consideration that the annex would benefit from basic amenities, thus having to rely upon the main dwelling for its main meals and washing clothes, however given the size of the outbuilding it would not be considered difficult to add additional items within the annex which could overcome these points.

The applicants have also submitted letters from the GP with a list of a number of health issues which the occupiers of the annex suffer from, to justify the proposed annex.

The desire to deal with the personal needs of family members, and the support for the proposal is noted. However, in some cases those issues can be dealt with by a proposal for the annex being in a form where it is physically attached to the host property, which may assist care arrangements, and where if the personal needs come to an end that alternative incidental use can be made of the structure without a further unit of accommodation having been created. In this case the building is sited some distance from the main building and thus this is not possible.

It is considered in terms of the modest alterations to the rear elevation of the outbuilding would not have a greater impact upon the character and appearance of the street scene and the residential amenities of the adjoining neighbours.

In summary, the detached outbuilding, given its size and separation from the main dwelling and the possibility of providing independent access to it, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted. It results in an over-development of the site, out of character with the spacious character and layout of the area. It is therefore contrary to policies BE19, BE23 and BE24 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and to the Council's Supplementary Planning Documents HDAS Residential Extensions.

As such, the proposal is recommended for refusal.

6. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The detached outbuilding, given its size, separation from the main dwelling, the availability of independent access to it and its internal layout, is considered capable of independent occupation from the main dwelling and is thus tantamount to a separate dwelling in a position where such a dwelling would not be accepted due to requirements for parking and amenity space and the impact on the adjoining properties. It therefore results in an over-development of the site, out of character with the spacious character and layout of the area and contrary to Policies AM14, BE19, BE21, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and to the Council's adopted Supplementary Planning Documents HDAS: Residential Extensions and HDAS: Residential Layouts.

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 (2016). On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.
- 2 In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. The Council's supports pre-application discussions which the applicant did not seek before submission of the application. The LPA have taken the personal reasons of the applicant on board, however the principal of the proposal is clearly contrary to our statutory policies and negotiation could not overcome the reasons for refusal.

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	(2016) Quality and design of housing developments

Contact Officer: Naim Poptani

Telephone No: 01895 250230



Notes:

Site boundary

For identification purposes only.
 This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).
 Unless the Act provides a relevant exception to copyright.
 © Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

7 Hughes Road

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

Planning Application Ref:
56119/APP/2016/2558

Scale:
1:1,250

Planning Committee:
Central & South
 Page 112

Date:
November 2016



Report of the Head of Planning and Enforcement

S.106/278 PLANNING AGREEMENTS - QUARTERLY FINANCIAL MONITORING REPORT

SUMMARY

This report provides financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 June 2016 where the Council has received and holds funds.

RECOMMENDATION

That Members note the contents of this report.

INFORMATION

1. Paragraph 24 of the Government's Planning Practice Guidance, encourages local planning authorities to make publically available information with regard to what planning obligation contributions are received by the Council and how these contributions are used. This ensures transparency and is therefore considered to be good practice. Details of the financial obligations held by the Council are reported to Cabinet on a quarterly basis through the "Planning Obligations Financial Monitoring Report". The report informs members and the public of the progress being made in the allocation of financial obligations and their implementation.
2. The information contained in this report was reported to Cabinet on 22 September 2016 and updates the information received by Cabinet in June 2016. The attached Appendix 1 provides updated financial information on s106 and s278 agreements in the Central and South Planning Committee area up to 30 June 2016, where the Council has received and holds funds.
3. Appendix 1 shows the movement of income and expenditure taking place during the financial year. The agreements are listed under Cabinet portfolio headings. Text that is highlighted in bold indicates key changes since the previous report of July 2016 to the Planning Committee. Figures shown in bold under the column headed 'Total income as at 30/06/16' indicate new income received. Agreements asterisked under the column headed 'case ref' are those where the Council holds funds but is unable to spend them for a number of reasons. These include cases where the funds are held as a returnable security deposit for works to be undertaken by the developer and those where the expenditure is dependant on other bodies such as transport operators. In cases where schemes have been completed and residual balances refunded, the refund amount is either the amount listed in the "Balance of Funds" column or where the

amount listed in this column is zero the difference between the amounts listed in the columns titled "Total Income as at 31/03/16" and "Total Income as at 30/06/16".

4. Members should note that in the Appendix, the 'balances of funds' held include funds that may already be committed for projects such as affordable housing and school expansion projects. Expenditure must be in accordance with the legal parameters of the individual agreements and must also serve a planning purpose and operate in accordance with legislation and Government guidance in the form of the National Planning Policy Framework (March 2012). The Council has adopted Supplementary Planning Guidance for Planning Obligations that provides the framework in which the Council will operate.
5. Members should also note that the listed "balances of funds", i.e. the difference between income received and expenditure, is not a surplus. The majority of the funds are linked to projects that are already underway or programmed but have not been drawn down against the relevant s106 (or s.278) cost centre. The column labelled "balance spendable not allocated" shows the residual balance of funds after taking into account funds that the Council is unable to spend and those that it has committed to projects.

Financial implications

6. This report provides information on the financial status on s106 and s278 agreements up to 30 June 2016. The recommendation to note has no financial implications.

CORPORATE CONSULTATIONS CARRIED OUT

Legal

It is a requirement of the District Audit report into planning obligations and the Monitoring Officers report that regular financial statements are prepared.

EXTERNAL CONSULTATIONS CARRIED OUT

There are no external consultations required on the contents of this report.

BACKGROUND DOCUMENTS

District Auditor's "The Management of Planning Obligations" Action Plan May 1999
Monitoring Officers Report January 2001
Planning Obligations Supplementary Planning Document Adopted July 2008 and revised 2014.

Cabinet Report September 2016.

Contact Officer: Nikki Wyatt

Telephone No: 01895 - 558145

Central & South Planning Committee - 1 November 2016
PART 1 - MEMBERS, PUBLIC & PRESS

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
SECTION 278										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT278/27/09 (Includes Former PT129) '16	Botwell	Stockley Park Phase 3 "Trident Site" 37977/W/961447 (new permission 37977/APP/2015/1004)	618,441.14	618,441.14	17,000.00	17,000.00	0.00	601,441.14	0.00	Spend is engineering fees. Development not yet implemented and highways works not started. Funds currently held are for security deposit and fully refundable subject to the due and proper implementation of the highway works. £2,500 engineering fees transferred from PT278/27. A further £12,500 of Engineering fees needs to be claimed from developer should works commence. Interest added.
PT278/30/115 '22	Heathrow Villages	Terminal 5, Land at Longford Roundabout, Heathrow s278 10 Jan 02 47853/93/246	10,500.00	10,500.00	5,500.00	5,500.00	0.00	5,000.00	0.00	Fees & security (£5,000) associated with Highway Works to be undertaken by developer. Works consisted of temporary access works from Longford Roundabout to Western Perimeter Road. Access installed & will be removed following completion of Terminal 5. Security to be retained pending outcome of BAA proposals to make this access two-way and permanent for buses and emergency services vehicles as well as cyclists. Two way access implemented. Officers investigating whether all required works have been completed. Works completed, security to be refunded after maintenance period. £5,000 fees claimed by ECU.
PT278/34/86A '18	Brunel	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon Hill / Kingston Lane & Pelican Crossing on Kingston Lane	392,358.87	392,358.87	197,448.22	197,448.22	0.00	194,910.65	0.00	Highway Works - £150k refundable security, £124,637.12 received for highway works at junction of Hillingdon Hill and Kingston Lane. £65,271.32 - received for Kingston Lane Pedestrian Crossing. £20,500 supervision fees. If the supervision fee following final completion exceeds 10% of the costs of the works plus statutory undertakers costs and TTS payment then the excess is to be refunded. Works complete and signals switched on. Officers continue to chase Brunel to perform remedial works to grass verges and are investigating options for the use of some of the security for the Council to perform the remedial works if necessary. Final certificate sent 30/4/09.
PT278/44/87A '20	Brunel	Brunel s278 16 April 04 532/SPP/2002/237 - Traffic Calming on Cleveland Road & New Entrance on Kingston Lane	102,018.78	102,018.78	81,080.74	81,080.74	0.00	20,938.04	0.00	Traffic Calming on Cleveland Road & roundabout on Kingston Lane. £30,900 spent on engineering fees. £150k Refundable security deposit. £3,200 for Traffic DC project and management costs. £58,982.38 TTS estimate for Pedestrian Crossing on Cleveland Road. Further payments received following receipt of estimate of works to cover security/costs. £10,000 received for improvements to a footpath on the site to be retained a security for Brunel to implement the works and to be transferred to P184/75-D. Traffic Calming on Cleveland Road (including new signalised crossing) & roundabout on Kingston Lane at new entrance to Brunel University now complete. TIL invoice paid. Residual on TIL payment due to VAT not claimed - funds to be held on as contingency for extra TIL costs. Interest Accrued. Remedial work completed and signed off in December 2007.
PT278/49/117 '23	Yeading	Grand Union Village Southall S27/APP/2000/2106	77,331.55	77,331.55	55,222.89	55,222.89	0.00	22,108.66	0.00	Security deposit (£5k + interest) for highways works involving traffic calming to the junction with Watlington Rd and a cycleway/footpath on Broadmead Rd to Hayes Bypass. £52,363.10 for TIL costs for Broadmead Road Toucan Crossing proposed as part of works. Additional income is £1k of engineering fees. Detailed plans of works and design agreed. Consultation undertaken during February 2007 for traffic calming and toucan crossing. Officers chasing TIL for implementation. Following consultation Cabinet member agreed to works to be carried out. Works completed Aug 09. Further £11,447 received for LBH fees. £43,775.89 paid towards TIL signal costs.
PT278/57/140 A	Pinkwell	MOD Records Office Stockley Road Hayes 18399/APP/2004/2284	419,128.68	419,128.68	325,719.61	325,719.61	0.00	93,409.07	0.00	£188,737.70 (including £170,027.34 for Transport For London signals unit) for installation of two sets of traffic signals, one at the entrance to the site the other at Lavender Rise on Stockley Road and £190,686.91 received in respect of the Council's costs for supervision of the works (to be carried out by the owner). Works complete. Stage 3 road safety audit now agreed await completion of remedial works. Remedial works completed. Additional item of works being sought by officers who are chasing the developer for this. Council's costs of £205,686.71 claimed. TTS invoice for signals at Lavender Rise paid. Funding for additional items of works (removal of right turn lane) and BT cabling received. Design work and public consultation completed. Removal of right turn lane completed Sept 09. Scheme in maintenance period awaiting financial resolution.
PT278/60/147B	West Drayton	DERA Site, Kingston Lane, West Drayton - Highways 45658/APP/2002/3012	56,816.26	56,816.26	0.00	0.00	0.00	56,816.26	0.00	£55,000 was received towards the total cost of highway works for the purchase and installation of traffic signals at Station Road/Porters Way Junction and a satisfactory standard. Remedial work as identified by the Council to support the development. Funds not spent by February 2014 are to be performed together with interest accrued. These works to be refunded by developer of RAF Porters Way (see PT278/62/148A). Funds to be retained as a contingency for these works.
PT278/62/148A '51	Botwell	Hayes Goods Yard 10057/APP/2004/2996&2999	7,000.00	7,000.00	0.00	0.00	0.00	7,000.00	0.00	The Council's costs due upon lodgement of documents by the developer for the design, administration and supervision of the works to the public highways surrounding the site to be performed by the developer. £5,000 received as a security deposit for the due and proper execution of the highways works by the developer.
PT278/65/182 '52	Heathrow Villages	Longford Roundabout - Fifth Arm, 63369/APP/2007/2294	9,521.00	9,521.00	4,521.00	4,521.00	0.00	5,000.00	0.00	Remaining balance is a security deposit for developer implementation of bus only access to Terminal 5 Heathrow. Spend on supervision costs. Works complete. Security to be refunded following maintenance period.
PT278/74/209C	Yiewsley	Proposed Tesco development, Trout Road, Yiewsley 609/APP/2007/3744	120,300.26	120,300.26	117,300.26	117,300.26	0.00	3,000.00	0.00	Fees received for design checks for proposed junction works and carriage widening at Trout Road. S278 agreement and technical approval pending. Further fees received & claimed for inspection works.
PT278/76/198A '60	Uxbridge	Former Gas Works site (Kier Park), Cowley Hill Road, Uxbridge 3114/APP/2008/2487	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as a security deposit for due and proper execution of highway improvements. S278 agreement.
PT278/81/249E '84	Townfield	Fmr Glenister Hall, 119 Minnet Drive, Hayes. 40169/APP/2011/243	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	Fees received for design checks and monitoring and supervision. £4,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. Fees claimed for design checks & monitoring.
PT278/82/273A '87	Uxbridge South	Autoguild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	99,115.00	99,115.00	7,920.00	7,920.00	0.00	91,195.00	0.00	Fees received and claimed for design checks & monitoring of s278 works. £19,195 received towards upgrading of traffic lights at junction of Cowley Hill Road. £72,000 received as a security deposit to ensure highway works are carried out to a satisfactory standard. £5,920 received & claimed for design checks.
PT278/83/283A '90	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	182,096.00	182,096.00	150,596.00	150,596.00	0.00	31,500.00	0.00	£40,000 received and claimed for design checks & monitoring of 278 highway works. £31,500 received as a security deposit to ensure highway works are carried out to a satisfactory standard. £34,596 received and claimed by ECU towards fees associated with s278 agreement. Further £15,000 received and claimed towards design fees.
PT278/85 '93	Yiewsley	GSK Stockley Park, 5 Iron Bridge Road. 3057/APP/2012/2573	6,210.00	6,210.00	1,210.00	1,210.00	0.00	5,000.00	0.00	Fees received and claimed for design checks. £5,000 received as a security deposit to ensure highway works are carried out to an acceptable standard.
PT278/98/314D '11	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (HPH4 & 5) 40652/APP/2012/2030	22,500.00	22,500.00	2,500.00	2,500.00	0.00	20,000.00	0.00	Fees received and claimed for design checks & monitoring of s278 works. £20,000 received as a returnable security deposit.
PT278/103/370A '18	Uxbridge	Belmont House (formerly Senator Court), Belmont Road, Uxbridge. 66385/APP/2012/2398	56,171.39	56,171.39	4,936.53	4,936.53	0.00	51,234.86	0.00	Funds held as a returnable bond to ensure the satisfactory completion of the highway works associated with the development. £4,936.53 fees claimed for design for design checks.
SECTION 278 SUB - TOTAL			2,190,508.93	2,190,508.93	972,955.25	972,955.25	0.00	1,217,553.68	0.00	
SECTION 106										
PORTFOLIO: PLANNING TRANSPORTATION AND RECYCLING										
PT/05/04a '2	Heathrow Villages	BA World Cargo / 50045A/95/1043	339,111.08	339,111.08	212,469.24	212,469.24	0.00	126,641.84	0.00	The balance is for improvements to public transport serving the south side of London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum sought in determining any scheme. No time limits. BAA proposal for upgrade of bus services to the south side of Heathrow. S106 funding (from this case and PT/05/04b) would be used to 'pump prime' these services. £210,000 allocated to enhancements to 350 and 423 bus services (Cabinet Member decision 21/10/09). Enhanced services commenced December 09. £70,064 payment to London Buses (bus service agreement 09/10). Year 2 & 3 payments to London buses (£70,084). £23.5k allocated towards a pedestrian crossing facility on the A4 Colnbrook Bypass (Cabinet Member Decision (20/03/2012). £2,217 paid towards upgrade of crossing facility on A4.
PT/05/04b '2	Heathrow Villages	BA World Cargo / 50045A/95/1043	406,331.57	406,331.57	173,645.35	173,645.35	0.00	232,686.22	0.00	The balance is for improvements to public transport serving London Heathrow. Any scheme supported by these funds should provide a significant benefit to BA employees in the vicinity of Heathrow and the views of the Heathrow Transport Forum are to be sought in determining any scheme to be funded. See update to PT/05/04a above regarding the remainder of the balance. No time limits.

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
PT/24/55 (see E/08) *28	Pinkwell	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/07/0714	23,639.34	23,639.34	8,018.87	8,018.87	0.00	15,620.47	0.00	Highway Improvement Works according to the 3rd Schedule of the agreement (13.141K). Excess funds are to be refunded to the developer following the date of the Final Account. Works (to right hand turn lane) have been carried out as part of the Harlington Community School development. Reasonable time for spend has elapsed. Owners permission obtained to complete any outstanding works as required under the agreement. Funds allocated (Cabinet Member decision 5/01/2011). External highway works completed 31/3/11. Issues resolved with the owners of the site, works to be completed March 2016. Awaiting invoices
PT/37/40B-C (see: PPR/29)	Botwell	Land at Thom EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418 (Old Vinyl Factory 5987/APP/2012/1893)	559,443.43	559,443.43	378,904.27	378,904.27	0.00	180,539.16	74,928.07	Project 40B- Environmental improvements in Blyth Road. Funds committed to highways works on Blyth Road and subway CCTV. Unspent funds at 6 months of occupation to be refunded. New agreement signed 19/04/13. Funds to be used towards public realm improvements in the vicinity of the site and Hayes Town Centre (see agreement for further details). No time limit for spend. £398.48 (remaining balance from PT/37/40F) transferred to PT/278/47. £12,500 allocated towards lighting scheme in Blyth Road. £100,000 allocated towards Hayes Town Centre improvements (Cabinet Member Decision 19/06/2015). Spend towards lighting scheme in Blyth Road
PT/37/40E	Botwell	Land at Thom EMI Complex - Parking 51588/APP/2000/366&1418 (Old Vinyl Factory 5987/APP/2012/1838)	32,805.42	32,805.42	0.00	0.00	0.00	32,805.42	0.00	Project 40E - £30,000 received for controlled parking in Blyth Road area. New agreement signed 19/04/13. Funds held to be used towards controlled parking zones in the vicinity of the development or if not required, towards the same purpose as PT/37/40B above. No time limit for spend.
PT/42/41	Heathrow Villages	Temp Stockpiling at Beadfoot Court. 47853/SPP/2003/113	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	0.00	£50,000 for landscape enhancement on specified land around the development. Unexpended funds at 19 June 2006 were to be repaid to the developer. Following consultations with BAA it has been agreed to spend the funds as part of the Colne Valley project. Deed of variation has been secured to remove time limits.
PT/54/21C	Botwell	Former EMI Site, Dawley Road - Landscaping 6198/BS/09/1343	57,000.00	57,000.00	0.00	0.00	0.00	57,000.00	0.00	£50,000 for Landscaping on adjacent land and £7,000 for maintenance of the landscaping works. Funds to be held for landscaping in accordance with the agreement subject to Crossrail. No time constraints.
PT/61/89B (see: E/35)	West Drayton	LHR Training Centre, Stockley Close / 51458/97/1537	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	£25,000 for improvements at the junction of Stockley Road & Stockley Close / Lavender Rise, West Drayton. Scheme provided using TfL funding. Further improvements to area have been implemented as part of the MOD development. Funds to be held as contingency for any works required to the junction arising out of the MOD development. No time constraints.
PT/65/74A (see EYL/40, E/20 & E/21)	Uxbridge North	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357	18,893.88	18,893.88	17,871.38	17,871.38	0.00	1,022.50	0.00	Street lighting according to the agreement drawing. No time constraints. Expenditure due to commencement of project for street lighting on Redford Way at Johnson's Yard. Columns & lanterns installed and working. Unable to install column footpath leading to the high Street. Last column installed, Connection by Southern Electric were programmed for July 07. Columns all connected but require painting. Officers chasing painting contractor to progress. Painting completed - final invoices paid. Final balance to be confirmed after closure of 08/09 financial year accounts.
PT/80/112 (formerly PT278/05)	Uxbridge South	Grand Union Park, Packet Boat Lane, site ref. 1197 (various applications)	47,774.85	47,774.85	2,228.56	2,228.56	0.00	45,546.29	0.00	No time constraints. Officers looking into project for spend of balance at junction of Packet Boat Lane & Cowley High Street. Cabinet Member for P&T concerned with affect of proposal and blind road bend heading towards Uxbridge. Funds to be held until sight lines are resolved.
PT/82/114 (formerly PT278/23)	Uxbridge South	Waterloo Road, Uxbridge - Highway Works / 3328D/09/2069	13,169.44	13,169.44	11,577.00	11,577.00	0.00	1,592.44	0.00	Highway Works for alternative traffic management on Waterloo Road. No time limits. Cabinet Member for Planning & Transportation has approved use of funds to extend the Uxbridge South Parking Management Scheme approved. Implementation occurred in the Autumn. £11k spend on Waterloo Road from the Parking Revenue Account to be recharged to this case for next quarter. Recharge completed.
PT/84/87B-D (Formerly part of PT278/44)	Brunel	Brunel s106 16 April 04 532/SPP/2002/2237	27,614.47	27,614.47	15,164.48	15,164.48	0.00	12,449.99	0.00	£3,000 + interest for monitoring of landscape management plan (87B), £10,000 + interest for monitoring of green travel and public transport obligations (87D), and £200 + interest initial payment associated with footpath works to be undertaken by Council (87C). Engineers inspected site to ascertain whether works are required & whether further payments are due late Jan 2006. Officers chasing Brunel to provide a disabled ramp from the back of the privately owned footway at Hillingdon Hill. Interest accrued. £10k plus interest received for improvements (including lighting) to the footpath alongside the River Pinn linking 'Site 2' to Uxbridge Road. Footpath works complete, security deposit plus interest returned.
PT/88/140C *38	Pinkwell	MOD Records Office, Stockley Road, Hayes - Prologis Park 18399/APP/2004/2284	754,743.82	754,743.82	578,271.96	578,271.96	0.00	176,471.86	0.00	Funds received as the public transport contribution to enhance the level of public transport to and from the area of the development site. Funds allocated towards the extension of the UA bus route on to the site for a 5 year period (Cabinet Member Decision 29/05/2012). TMO approved. TfL bus shelter installed on site. Spend towards implementation of yellow lines to allow bus to run. DVV now completed to extend time limit to spend funds to March 2017. Bus extension operational from end of Sept 2012. £24,756 paid towards the provision of bus stop on the Prologis site. Payment to TFL for first year of operation 12/13, £33,513 further TFL costs. Payment to TfL for second year of operation 13/14. Payment to TFL for third year of operation 14/15.
PT/88/140F *46	Pinkwell	MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284	73,774.40	73,774.40	0.00	0.00	0.00	73,774.40	73,774.40	Funds received for parking management system in Bourne Avenue and surrounding streets of the new and existing estate roads utilised within the residential part of the development. There are currently no plans to consult with residents of the area on a Parking Management Scheme. However, any resident objections to increases in commuter parking on residential roads generated by the MOD development may give reason to spend these funds. Officers continue to monitor the parking situation. Funds must be spent within 7 years following date of receipt i.e. Dec 2013. No parking scheme has been requested. Time limit has now passed. Officers in contact with developer.
PT/101/170A	Botwell	11 - 21 Clayton Road, Hayes 55840/APP/2004/630	30,527.21	30,527.21	12,974.24	12,974.24	0.00	17,552.97	10,000.00	Funds received for parking management in the area. Funds held to be used in combination with those of case of PT/37/40E should any scheme be required. Funds not spent by 31 August 2014 are to be refunded. £13,000 from this contribution allocated towards the implementation of a parking management scheme in Blyth Road, Clarendon Road & Clayton Road (Cabinet Member Decision 16/03/2012). Scheme completed April 2012. £10,000 can be retained towards other schemes related to the development.
PT/102/161D	Yiewsley	Honeywell Site, Trout Road Yiewsley 335/APP/2002/2754	77,151.50	77,151.50	68,448.16	68,448.16	0.00	8,703.34	8,703.34	Funds received towards public transport and community facilities initiatives in the West Drayton area. Funds to be spent by September 2014. Funds allocated towards public transport initiatives in the West Drayton area to include bus stop accessibility and enhancement of the pedestrian link along Tavistock Road to West Drayton Station and bus interchange (Cabinet Member Decision 22/04/2014). Scheme completed September 2014. £10,000 can be retained towards other schemes related to the development.
PT/103/174A	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	100,000.00	100,000.00	97,997.19	97,997.19	0.00	2,002.81	0.00	Contribution received for the West Drayton to Heathrow Cycle Scheme. Funds not spent by 16 November 2015 are to be repaid. Funds allocated towards the implementation of a traffic calming scheme on Hatch Lane (which forms part of the route). Cabinet Member Decision 11/7/2013. Scheme completed July 2013. Funds reallocated towards the second phase of the scheme in Holloway Lane (Cabinet Member Decision 10/03/2014). Scheme substantially completed August 2014, additional works completed 2015. Outstanding invoice paid. Scheme closed.
PT/104/147H	West Drayton	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received for the installation and maintenance of CCTV cameras on the site as specified in the relevant planning permission. Cameras to be installed by the developer. Funds to be retained as security. No time constraints.
PT/110/198B *61	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge - Bond 3114/APP/2008/2497	14,240.00	14,240.00	0.00	0.00	0.00	14,240.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the Travel Plan. To be refunded after 10 years.
PT/111/204A *63	Uxbridge	106, Oxford Road, Uxbridge. 236198/APP/2008/2338	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel Plan Bond received to ensure compliance by the tenant of its monitoring and reporting obligations in accordance with the travel plan. Returnable.
PT/113/198C	Uxbridge	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge Public Transport 3114/APP/2008/2497	24,410.43	24,410.43	0.00	0.00	0.00	24,410.43	24,410.43	Contribution towards the provision of public transport improvements in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PT/114/209A *67	Yiewsley	Tesco, Trout Road, Yiewsley. 60829/APP/2007/3744	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Travel Plan Bond received to ensure compliance by the owner for monitoring and reporting in accordance with the Travel Plan. To be refunded five years following first occupation.
PT/115/209B	Yiewsley	Tesco, Trout Road, Yiewsley. 60929/APP/2007/3744	4,850.00	4,850.00	0.00	0.00	0.00	4,850.00	0.00	Contribution received for the purpose of the purpose of setting up a car club. Funds to be spent within 5 years of receipt (March 2015). Allocated towards setting up Hertz car club in Trout Road (Cabinet Member Decision 7/02/2014).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
PT/119/209D	Yewlsley	Tesco, Trout Road, Yewlsley. 60929/APP/2007/3744	31,874.14	31,874.14	7,655.00	7,655.00	0.00	24,219.14	0.00	Funds received for the purpose of the provision of 3 upgraded or replacement bus shelters within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £274.14 received as indexation payment. £7,655 allocated towards bus stop improvements in Yewlsley High Road (Cabinet Member Decision 7/02/2014). Scheme complete. Balance allocated towards provision of remaining bus shelters (Cabinet Member Decision 19/02/2016). Awaiting invoices.
PT/122/248A	Uxbridge	97 Oxford Road, Highbridge Park, Uxbridge. 38074/APP/2008/1418	54,486.29	54,486.29	0.00	0.00	0.00	54,486.29	0.00	Contribution received towards street scene improvements within the vicinity of the land. Funds to be spent within 5 years of receipt (July 2016). Funds allocated towards phase 2 of Uxbridge gateway scheme (Cabinet Member Decision 12/12/2015).
PT/124/261	West Drayton	Land at Stockley Close Estate, West Drayton. 56244/APP/2003/1437	60,000.00	60,000.00	52,855.44	45,441.10	7,414.34	7,144.56	0.00	Contribution received towards providing accessibility improvements including public transport in the vicinity of the land. Funds to be committed within 3 years of receipt (Dec 2014). Funds committed towards accessibility improvements to bus stops on Lavender Rise and towpath improvements between Stockley Road and West Drayton Station (Cabinet Member Decision 17/10/2014). £5,755.44 spent towards access to bus stops 14/15. Towpath works programmed for Sept 2015. Scheme substantially complete March 2016. Awaiting final invoice.
PT/125/242C	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	369,910.54	369,910.54	0.00	0.00	0.00	369,910.54	369,910.54	£210,000 received as the phase 2 & 3 payments towards improvements and additions to TfL bus services within vicinity of the development (see legal agreement for further details). No time limits for spend. £159,910.54 received June quarter as the Phase 4 payment.
PT/126/242D '82	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton. 5107/APP/2009/2348	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Travel plan bond received to ensure compliance by the owner of its monitoring and reporting obligations. To be refunded after 10 years.
PT/128/276A	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	22,155.20	22,155.20	0.00	0.00	0.00	22,155.20	22,155.20	Contribution received towards the provision of public transport infrastructure in the vicinity of the site. Measures considered include upgrade to bus stops, improvements to bus services and cycle ways (see agreement for further details). Funds to be spent within 7 years of receipt (9/7/2016).
PT/129/277A	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	0.00	Funds received towards co-ordinating and monitoring the green travel plan associated with the site. No time limits for spend.
PT/130/277B	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	40,965.69	40,965.69	40,965.00	0.00	40,965.00	0.69	0.00	Contribution received towards off site highway works to the Clock House Roundabout, Heathrow. No time limits for spend. Funds allocated towards a TfL scheme for footpath/cycleway improvements at the Clockhouse Roundabout. (Cabinet Member Decision 5/11/2014). TfL scheme complete March 2016. Invoice paid. Scheme closed.
PT/131/273B	Uxbridge South	Autoguild House (Lidl), 121 Cowley Rd, Uxbridge. 7008/APP/2010/2758	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Funds received as the Travel Plan bond to be used by the Council to cover the Council's expenses in monitoring compliance by the owner with the travel plan for a ten year period. Balance to be refunded after 10 years (2022).
PT/132/149J '88	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	0.00	Travel Plan bond received to ensure the completion by the owner of 3 travel surveys. £5,000 to be returned on completion of each survey.
PT/133/149K	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	62,500.00	62,500.00	0.00	0.00	0.00	62,500.00	62,500.00	Contribution received towards the establishment of parking management areas within the area no further than 800m from the boundary of the site. Funds to be spent within 7 years of receipt (Nov 2019).
PT/134/149L	Botwell	Hayes Goods Yard (High Point) 10057/APP/2005/2996 & 2999	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	0.00	Contribution received towards the maintenance of the towpath directly opposite the site (as defined in the agreement). Funds to be spent within 7 years of receipt (Nov 2019). Funds allocated towards appropriate maintenance works (Cabinet Member Decision 07/09/2015).
PT/135/198E	Uxbridge South	Fmr Gas works, Cowley Mill Road, Uxbridge (Kier Park). 3114/APP/2012/2881	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	0.00	Contribution received towards the implementation of directional signage on Cowley Mill Road and junction with St John's Road (see agreement for details). Funds to be spent within 7 years of receipt (March 2020). Funds allocated towards HGV signage as part of the Cowley Mill Area improvement scheme (Cabinet Member Decision 22/07/2016).
PT/136/297A	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson, West Drayton. 35293/APP/2008/1938	34,541.66	34,541.66	0.00	0.00	0.00	34,541.66	34,541.66	Contribution received towards the cost of upgrading the bus stops and the installation of drop kerbing/ tactile paving to enable pedestrian access over Bath Road in the vicinity of the site. Funds to be spent within 7 years of receipt (May 2020).
PT/137/300A '101	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	0.00	Funds received as the "TfL Feasibility Contribution" to be used by TfL to carry out a feasibility study into capacity and improvement options for the Parkway and Bulls Bridge Roundabout. No time limits for spend. Funds allocated towards Bulls Bridge Feasibility study (Cabinet Member Decision 28/06/2016). Funds to be transferred to TfL.
PT/138/300B '102	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Contribution received to be used by TfL to carry out required improvement works to the junction at the Parkway and Bulls Bridge Roundabout. No time limits.
PT/139/300C	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	15,000.00	15,000.00	0.00	0.00	0.00	15,000.00	15,000.00	Contribution received towards improvements to the grand Union Canal frontage within the vicinity of Bulls Bridge. No time limits.
PT/140/315A	Pinkwell	Asda Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	458,800.00	458,800.00	0.00	0.00	0.00	458,800.00	458,800.00	Contribution to be used towards (but not limited to) the provision of footway and public realm improvements between the land and Hayes Town Centre. No time limits for spend.
PT/141/315B	Pinkwell	Asda Unit 4 Westlands Estate, Millington Road, Hayes 32157/APP/2011/872	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the provision of a new bus stop outside the store and "real time" bus travel information (see agreement for details). No time limits for spend.
PT/144/198H	Uxbridge South	Former Gas Works site (Kier Park) Cowley Mill Road, Uxbridge 3114/APP/2012/2881	40,635.00	40,635.00	0.00	0.00	0.00	40,635.00	40,635.00	Funds received as the "reduced public transport contribution" to be applied towards the hopper bus service or other public transport links relating to the site (see legal agreement). Funds to be spent within 7 years of receipt (May 2021).
PT/145/198J	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	20,317.00	20,317.00	0.00	0.00	0.00	20,317.00	20,317.00	Contribution received towards the provision or improvement of cycling in the vicinity of the site in accordance with the Council's adopted cycleway strategy. Funds to be spent within 7 years of receipt (May 2021).
PT/146/198K	Uxbridge South	Former Gas Works Site (Kier Park) at Cowley Mill Road, Uxbridge 3114/APP/2008/2497	66,031.00	66,031.00	0.00	0.00	0.00	66,031.00	0.00	Funds received towards the reconstruction of the footway and kerbing on both sides of Cowley Mill Road between the site access and Cowley Road, together with minor improvements to the footway and kerbing on the eastern side of Windsor Road. Funds to be spent within 7 years of receipt (May 2021). Funds allocated towards footpath scheme (Cabinet Member Decision 01/03/2016).
PT/149/325C	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Funds to be spent within 5 years of receipt (December 2019).
PT/150/344A	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	45,000.00	45,000.00	11,855.00	11,855.00	0.00	33,145.00	0.00	Contribution to be used by the Council to offset the shortfall in energy savings and enable the Council to make annual energy carbon savings elsewhere in the Authority's area. Funds to be spent within 5 years of receipt (July 2020). £11,500 used towards Compass Theatre scheme as part of end of year financing (retrospective Cabinet Member Decision 23/06/2016).
PT/151/345A	Uxbridge South	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received towards improvement of the area from the High Street through to Windsor Street to Charter Place (see agreement for details). No time limits for spend.
PT/152/334B	Uxbridge South	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan contribution. For use by the Council to co-ordinate and monitor the Occupier Green Travel Plans (see agreement for specific terms of use). Monies to be returned at the end of the monitoring period.
PT/153/345B	South Uxbridge	Charter Place, Vine Street, Uxbridge 30675/APP/2014/1345	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Funds received as the travel plan bond, to be used to ensure that the obligations outlined in the approve travel plan are satisfactorily carried out.
PT/155/283D	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/APP/2009/2732	63,366.34	63,366.34	0.00	0.00	0.00	63,366.34	63,366.34	Contribution received as the first of two instalments towards the provision of bus stops serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (Oct 2025).
PT/156/40G	Botwell	Land at Thom EMI Complex (Old Vinyl Factory). 51588/APP/2000/1827 & 5987/APP/2012/1838	50,722.94	50,722.94	0.00	0.00	0.00	50,722.94	0.00	Contribution received towards TfL Bulls Bridge Roundabout Study, as specified in the agreement with TfL to confirm the need for the study within a year of receipt (Nov 2016). Funds allocated towards Bulls Bridge roundabout feasibility study (Cabinet Member Decision 28/06/2016). Funds to be transferred to TfL.
PT/157/355A '119	Botwell	Form EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned 10 years from occupation.
PT/158/371A '123	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/159/372A	Yewlsley	Phase 3, Stockley Park, Stockley Road. 37877/APP/2015/1004	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received to fund a flood attenuation feasibility study for packet Boat Lane (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
PT/160/354C *124	Botwell	Land on west side of Dawley Road, Hayes (EC House) 38065/APP/2014/2143	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/161/373 *125	Townfield	Airlink House, 18-22 Pump Lane, Hayes 5505/APP/2015/1546	4,000.00	4,000.00	0.00	0.00	0.00	4,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/162/249G	Townfield	Fmr Glenister Hall, 114 Minet Drive, Hayes 40169/APP/2011/243	2,500.00	2,500.00	0.00	0.00	0.00	2,500.00	2,500.00	Funds received towards the implementation of passing bays in Hunters Grove (if required). See agreement for details.
PT/163/40I	Botwell	Old Vinyl Factory, Blyth Rd, Hayes. 91588/APP/2000/1827 & 5987/APP/2012/1839	20,390.78	20,390.78	0.00	0.00	0.00	20,390.78	20,390.78	Contribution received towards the cost of upgrading the bus stops on Clarendon Road and providing Legible London signage in the vicinity of the site. Funds to be spent within 7 years of receipt (March 2023)
PT/164/374A	Botwell	Global Academy, Old Vinyl Factory, Blyth Road, Hayes. 5505/APP/2015/1546	120,000.00	120,000.00	0.00	0.00	0.00	120,000.00	120,000.00	Contribution to be used by TFL towards bus service improvements made necessary by the development, namely additional bus service provision on specified route serving the development and related infrastructure. Funds to be spent within 7 years of receipt (March 2023).
PT/165/374B *126	Botwell	Global Academy, Old Vinyl Factory, Blyth Road, Hayes. 5505/APP/2015/1546	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/166/359B	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	50,500.00	50,500.00	0.00	0.00	0.00	50,500.00	50,500.00	Contribution to be used by the Council towards the provision of CCTV, provision of lighting, closure/gating of paths and links; safety improvements to public transport interchanges; facilities and car parks, enhanced night bus networks to and from major new facilities and leisure uses within the Authority's area (see agreement for details). Spend within 7 years of receipt (Jan 2023).
PT/167/382A	West Drayton	Kichener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	5,000.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the provision of improvements to West Drayton Railway Station and its surroundings, arising from the Cross Rail development. Funds to be spent within 10 years of receipt (April 2025).
PT/168/383A *127	Uxbridge North	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	20,000.00	0.00	0.00	0.00	0.00	20,000.00	0.00	Funds received as the travel plan bond to ensure that the obligations contained in the approved travel plan are satisfactorily carried out. Any remaining funds to be returned at the end of the monitoring period (10 years from occupation).
PT/169/383B	Uxbridge North	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	20,000.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the enhancement of hard landscaping outside the entrance points of the building located on the land. Funds to be spent within 7 years of receipt (May 2023).
PT/170/383B	Uxbridge North	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	50,000.00	0.00	0.00	0.00	0.00	50,000.00	50,000.00	Contribution received towards off site carbon reduction measure, schemes and initiatives in order to mitigate the impact of the development. Funds to be spent within 7 years of receipt (May 2023).
PT/171/383C	Uxbridge North	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	200,000.00	0.00	200,000.00	0.00	200,000.00	0.00	0.00	Contribution received to be used by the Council towards improvement of the Cedars and Grainges car parks (see agreement for details). Funds to be spent within 7 years of receipt (May 2023). Funds spent towards improvements at the relevant car parks. Spend subject to formal allocation.
PT/172/384A	Yiewsley	Caxton House, Trout Road, Yiewsley. 3578/APP/2013/3637	15,304.81	0.00	0.00	0.00	0.00	15,304.81	15,304.81	Contribution received towards the cost of improvement works to the Grand Union Canal. No time limits for spend.
		PLANNING TRANSPORTATION & RECYCLING SUB - TOTAL	4,977,561.64	4,667,256.83	1,890,900.94	1,642,521.60	248,379.34	3,086,660.70	1,672,737.57	
		PLANNING TRANSPORTATION & RECYCLING TOTAL	7,168,070.57	6,857,765.76	2,863,856.19	2,615,476.85	248,379.34	4,304,214.38	1,672,737.57	
PORTFOLIO: EDUCATION AND CHILDREN'S SERVICES										
EYL/118/214B	Uxbridge	Hillingdon House Farm, 2543/APP/2005/870	1,090,166.31	1,090,166.31	741,313.09	741,313.09	0.00	348,853.22	0.00	E256,399.34 received as first instalment towards the cost of providing nursery (E64,099), primary (E110,251.72) and secondary (E82,047) school places within the London Borough of Hillingdon. First contribution to be spent before April 2017. Primary contribution (E110,251.72) allocated and spent towards expansion at Whitehall School, (part of phase 1 of the school expansion programme). Cabinet Member Decision 6/12/2011. Second instalment (E258,681.94) received. Second contribution to be spent before Oct 2018. Final instalment (E565,085) received. Final contribution to be spent before Jan 2019. E531,051 allocated and spent to expansion Hermitage Primary School (Cabinet Member Decision 24/01/2014). Remaining funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion programme (Cabinet Member Decision 29/03/2016).
EYL/119/216	Charville	119 to 137 Charville Lane, Hayes. 38290/APP/2006/2501	56,316.00	56,316.00	27,139.00	27,139.00	0.00	29,177.00	0.00	Funds received towards additional or improved education facilities within a 3 mile radius of the site to accommodate nursery, primary and secondary child yield arising from the development. No time limits. Primary and nursery components allocated and spent towards primary school expansion at Grange Park School as part of phase 1 of the school expansion programme (Cabinet Member decision 6/12/2011). Remaining funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion programme (Cabinet Member Decision 29/03/2016).
EYL/132/232	Hillingdon	23, Sweetcroft Lane, Hillingdon. 8816/APP/2004/3045	42,280.88	42,280.88	22,573.00	22,573.00	0.00	19,707.88	0.00	Funds to be used towards the costs of providing additional primary school facilities (E22,573) & secondary school facilities (E19,707) relating to the development. Funds to be spent within 7 years of receipt (October 2017). E22,573 allocated and spent towards expansion at The Hermitage Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/3/2013). Remaining funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion programme (Cabinet Member Decision 29/03/2016).
EYL/140/209G	Yiewsley	Tesco Trout Road, Yiewsley 60929/APP/2007/3744	231,454.55	231,454.55	69,612.21	69,612.21	0.00	161,842.34	0.00	A total contribution of E231,454.55 was received towards the cost of providing secondary school places and improvement of facilities within a 3 mile radius and primary places within a 2 mile radius of the site. All contributions to be spent by March 2017. E20,251.99 has been spent towards expansion at Colham Manor Primary School as part of Phase 1 of the Primary Schools Expansion Programme (Cabinet Member Decision 6/12/2011). E1,671.91 has been spent towards expansion at Rabbatsfarm Primary School (Cabinet Member Decision 24/01/2014). Further E15,047.23 allocated and spent towards expansion at Rabbats Farm Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). E194,483 allocated and E32,641 spent towards Abbotsfield School as part of the Council's Secondary School Expansion programme (Cabinet Member Decision 29/03/2016).
EYL/158/242B	West Drayton	West Drayton Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2349	4,162,355.83	4,162,355.83	4,162,355.83	4,162,355.83	0.00	0.00	0.00	Funds received as first, second third and fourth instalments towards the costs of providing educational improvements in the Authority's area (see legal agreement for details). No time limit for spend. E1,500,000 allocated and spent towards expansion at West Drayton Primary School (Cabinet Member Decision 24/01/2014). Further E1,500,000 spent towards expansion at Rabbatsfarm Primary School 2013/14 closing (Cabinet Member Approval 23/07/2014). 1,162,355 allocated and spent towards St Martin's Primary School (new school) as part of the Council's Primary Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL/165/267B	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	60,915.00	60,915.00	27,341.00	27,341.00	0.00	33,574.00	0.00	Contribution received towards the provision of education facilities and places as detailed in the agreement. Funds to be split as follows: nursery E7,185; primary E20,156; secondary E33,574. No time limits for spend. E20,156 allocated and spent towards expansion at Wood End Primary School as part of Phase 2 of the Primary Expansion Programme (Cabinet Member Decision 19/2/2013). E7,185 allocated and spent towards expansion at Rosedale Primary School as part of the Primary Expansion Programme (Cabinet Member Decision 19/03/2015). Remaining funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion programme (Cabinet Member Decision 29/03/2016).
EYL/169/276C	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	1,158,245.50	1,158,245.50	762,750.86	762,750.86	0.00	395,494.64	0.00	First instalment E375,570.86 received towards the cost of providing education improvements or facilities to accommodate extra children in the Authority's area (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). Second instalment E387,180 received towards the same purpose (spend July 2020). E375,570 allocated and spent towards expansion at Rosedale Primary School (Cabinet Member Decision 24/01/2014). E87,180 spent towards expansion at Heathrow Primary School 2013/14 closing (Cabinet Member Approval 23/07/2014). Final instalment received (Spend by February 2022). Remaining funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion programme (Cabinet Member Decision 29/03/2016).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
EYL/219/338A	Uxbridge South	37 St John's Road, Uxbridge 15811/APP/2012/2444	47,714.00	47,714.00	0.00	0.00	0.00	47,714.00	0.00	Contribution received towards providing educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion programme (Cabinet Member Decision 29/03/2016).
EYL/220/340	Uxbridge North	6 & 6a High Street, Uxbridge 1538/APP/2011/2003	9,133.00	9,133.00	0.00	0.00	0.00	9,133.00	0.00	Contribution received towards additional or improved educational facilities within a 3 mile radius of the site to accommodate the nursery and primary year arising from the development. No time limits. Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL/225/347A	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	44,835.90	44,835.90	0.00	0.00	0.00	44,835.90	0.00	Contribution received towards providing educational improvements or facilities in parts of the Authority's area south of the A40, to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent/committed within 7 years of receipt (May 2022). Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL/227/348C	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/12711	40,922.25	40,922.25	0.00	0.00	0.00	40,922.25	0.00	Contribution received towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL/228/352	Barnhill	Land lying south of Shakespeare Ave (Scout Hut), Hayes 16910/APP/2012/2612 & 16910/APP/2014/2274	66,660.00	66,660.00	0.00	0.00	0.00	66,660.00	0.00	Contribution received towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces (see agreement for details) No time limits for spend. Funds allocated towards Abbotsfield School as part of the Council's Secondary School Expansion Programme (Cabinet Member Decision 29/03/2016).
EYL/230/283C	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/APP/2009/2752	2,545,734.13	2,545,734.13	2,545,734.13	2,545,734.13	0.00	0.00	0.00	Contribution received as the first instalment towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvements and expansion of playground and external leisure spaces. Contribution to be spent within 10 years of receipt (Oct 2026). Funds spent towards Council School Expansion Programme as part of end of year financing. Subject to formal approval.
EYL/231/356A	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20549/APP/2012/2848	59,368.17	59,368.17	0.00	0.00	0.00	59,368.17	59,368.17	Contribution received to be used by the Council towards providing education, educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend.
EYL/233/359A	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	147,530.70	147,530.70	0.00	0.00	0.00	147,530.70	147,530.70	Contribution received to be used by the Council towards providing education, educational improvements or facilities, in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). Spend within 7 years of receipt (Jan 2023.)
EYL/237/282B	West Drayton	Kitchener House, Warwick Rd, West Drayton. 18219/APP/2013/2183	62,652.00	0.00	0.00	0.00	0.00	62,652.00	62,652.00	Contribution received to be used towards providing education, educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). Funds to be spent within 10 years of receipt (April 2026).
EYL/238/384B	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	163,471.66	0.00	0.00	0.00	0.00	163,471.66	163,471.66	Contribution received to be used towards providing nursery, secondary and post 16 year old education; educational improvements or facilities in the Authority's area to include new school facilities; improvements to existing school facilities to accommodate extra children; improvement and expansion of playground and external leisure spaces (see agreement for details). No time limits for spend.
		EDUCATION, YOUTH AND LEISURE SUB - TOTAL	9,989,755.88	9,763,632.22	8,358,819.12	8,358,819.12	0.00	1,630,936.76	433,022.53	
PORTFOLIO: COMMUNITY, COMMERCE AND REGENERATION										
PPR/47/26A (formerly PT/56/26A)	Botwell	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335	2,601,600.00	2,601,600.00	1,808,071.42	1,808,071.42	0.00	793,528.58	0.00	See Cabinet report 18 December 2003. Balance allocated to Hayes & Harlington Station Improvements and associated interchange initiatives. Project on-hold due to design issues. Officers investigating alternative improvements to area around the station. No time limits. Funds earmarked towards improvements to the public transport interchange and public realm improvements as part of the Crossrail/Hayes Town Centre Scheme.
PPR/49/174C	Heathrow Villages	Terminal 2, Heathrow 62360/APP/2006/2942	350,000.00	350,000.00	346,721.80	346,721.80	0.00	3,278.20	3,677.00	Contribution towards the Local Labour Strategy, as defined in the agreement. No time limits. Second instalment £100,000 received 11/2/09. £200,000 allocated to the delivery of the Strategy as outlined in Allocation report. (Cabinet Member decision 27/10/10). Third instalment of £100,000 received towards same purpose 21/3/11. £14,000 spent towards accelerate 50% match funding to support long term unemployed into work. £88,000 allocated and £42,900 spent towards support for Economic Development post within LBH 12/13 (Cabinet Member Decision 16/3/13). Final instalment (£50,000) received towards the Labour Strategy. £44,100 spent towards Economic Development post 2013/14. Further £91,223 allocated towards the continuation of the Economic Development Office Post. (Cabinet Member Decision 10/9/2014). £46,321 Spent towards Economic Development Office Post 2014/15.
PPR/49/174D	Heathrow Villages	Terminal 2, Heathrow Airport. 62360/APP/2006/2942	531,426.00	531,426.00	450,000.00	450,000.00	0.00	81,426.00	0.00	Funds received towards the Local Labour Strategy, as defined in the agreement. No time limits. A total of £450,000 due to be received under this agreement has been allocated towards the Heathrow Academy Programme (Cabinet Member decision 19/11/12). Total of £261,000 paid towards Academy Programme 2012/13. Further £270,246 received towards the Programme. Total match funding towards Heathrow Academy Programme received and spent (2014).
PPR/53/149H	Botwell	Former Hayes Goodsyard site. 10057/APP/2005/2096&299	6,000.00	6,000.00	2,000.00	2,000.00	0.00	4,000.00	0.00	£2,000 received towards the maintenance and operation by the Council of the station approach cameras. Funds spent towards operation of station cameras 09/10. Further £4,000 received as 2nd & 3rd annual instalments.
PPR/56/198D	Uxbridge	Former Gas Works site (Kier Park), Cowley Mill Road, Uxbridge 3114/APP/2008/2497	12,205.22	12,205.22	0.00	0.00	0.00	12,205.22	12,205.22	Contribution towards the employment training initiatives promoted by the Council to encourage employment in the vicinity of the land. Funds to be spent within 7 years of receipt (Nov 2016).
PPR/60/209E	Yiewsley	Tesco, Trout Road Yiewsley. 60929/APP/2007/3744	37,186.49	37,186.49	0.00	0.00	0.00	37,186.49	0.00	Contribution received for the purposes of providing additional CCTV facilities and/or additional safety measures within the vicinity of the site. Funds to be spent within 5 years of receipt (March 2016). Further £2,186.49 received as indexation payment. Intended scheme no longer feasible and time limit has now expired. Alternative schemes being investigated, with a view to approaching the developer for a DOV.
PPR/61/247	Townfield	Former Hayes Sports and Social Club, 143 Church Road, Hayes. 65797/APP/2010/1176	7,663.99	7,663.99	0.00	0.00	0.00	7,663.99	0.00	Contribution received towards the cost of providing construction training courses delivered by the provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 10 years of receipt (June 2021). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/64/262C	Charville	Former Hayes End Library, Uxbridge Road, Hayes. 9301/APP/2010/2231	9,360.44	9,360.44	0.00	0.00	0.00	9,360.44	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. No time limits. Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13).
PPR/66/265B	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	39,826.13	39,826.13	9,950.39	9,950.39	0.00	29,875.74	0.00	Funds received towards the provision of construction training courses delivered by recognised providers and the provision of a construction work placement coordinator within Hillingdon. Funds to be spent within 5 years of receipt (Nov 2016). Funds allocated towards the services of a Construction Workplace Co-ordinator within the Borough (Cabinet Member Decision 19/3/13). £9,236 spent towards work place co-ordinator post 2015/16.
PPR/67/265C	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	9,236.85	9,236.85	0.00	0.00	0.00	9,236.85	9,236.85	Contribution received to be used for the provision of approved training schemes in the hospitality & leisure industry (see legal agreement for details). Funds to be spent within 5 years of receipt (Nov 2016).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
PPR/68/265D	Heathrow Villages	Former Longford House, 420 Bath Road, Longford (Premier Inn). 2985/APP/2009/680 & 2985/APP/2010/2988	53,289.47	53,289.47	0.00	0.00	0.00	53,289.47	0.00	Contribution to be used for public realm improvements within the vicinity of the site, in accordance with the Council's SPD. Funds to be spent within 5 years of receipt (Nov 2016). Funds allocated towards public realm improvements on Old Bath Road, in the vicinity of the site (Cabinet Member Decision 2016/02/16).
PPR/69/276D	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	54,107.14	54,107.14	0.00	0.00	0.00	54,107.14	37,433.88	First instalment (£21,111,111) towards improvements to local community facilities within the Authority's area. Funds to be spent within 7 years of receipt (July 2019). £16,322 received as second instalment towards the same purpose (spend July 2020). Final instalment £16,673.28 received this quarter (spend by February 2022). Earmarked towards phase 2 of Townfield community centre.
PPR/70/267C	Botwell	Fmr Ram PH, Dawley Rd, Hayes 22769/APP/2010/1239	10,000.00	10,000.00	3,742.97	3,742.97	0.00	6,257.03	6,257.03	Funds to be used for the purpose of improving community facilities in the vicinity of the development. No time limits for spend. Funds allocated towards upgrading cinema equipment at The Beck Theatre (Cabinet Member Decision 28/08/2014). Scheme complete, contribution not required, funds to be reallocated.
PPR/71/277C	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport 50270/APP/2011/1422	20,579.41	20,579.41	0.00	0.00	0.00	20,579.41	20,579.41	Contribution received towards public realm improvements in the vicinity of the development including CCTV, footpath safety, safer town centres, public transport interchange facilities (see agreement for details). Further contribution received towards the same purpose. No time limits for spend.
PPR/72/277D	Heathrow Villages	The Portal, Scylla Rd, Heathrow Airport. 50270/APP/2011/1422	51,609.49	51,609.49	0.00	0.00	0.00	51,609.49	51,609.49	Contribution received towards training persons within the locality of the development for jobs of a nature to be carried out within the development. Further contribution received towards the same purpose. No time limits for spend.
PPR/75/291A	West Drayton	Fmr Swan PH, Swan Road, West Drayton. 68248/APP/2011/3013	13,699.22	13,699.22	0.00	0.00	0.00	13,699.22	13,699.22	Contribution to be used towards construction training courses delivered by recognised providers and the provision of a work place co-ordinator within the authority's area. No time limits.
PPR/78/198F	Uxbridge	Fmr Gasworks Site, Cowley Mill Road (Kier Park), Uxbridge. 3114/APP/2012/2881	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Contribution received towards employment and training initiatives promoted by the Council in association with Uxbridge College or any other approved provider. Funds to be spent within 7 years of receipt (March 2020).
PPR/80/297B	Heathrow Villages	Fmr Technicolor Site, 276 Bath Rd, Sipson. 35293/APP/2009/1938	46,055.55	46,055.55	0.00	0.00	0.00	46,055.55	46,055.55	Funds received towards public realm improvement works to be delivered within the vicinity of the land. Funds to be spent within 7 years of receipt (May 2020).
PPR/81/81297C	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	16,695.14	16,695.14	0.00	0.00	0.00	16,695.14	16,695.14	Contribution received towards the provision of training in the hospitality and leisure industry (see agreement for further details). Funds to be spent within 7 years of receipt (May 2020).
PPR/87/303C	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	7,731.96	7,731.96	0.00	0.00	0.00	7,731.96	7,731.96	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's Area. No time limits.
PPR/85/306B	Hillingdon East	Fmr Knights of Hillingdon, Uxbridge 15407/APP/2009/1838	7,875.62	7,875.62	0.00	0.00	0.00	7,875.62	7,875.62	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/86/309B	Uxbridge South	Former Dagenham Motors, Junction St Johns Rd & Cowley Mill Rd 188/APP/2008/3309	17,190.00	17,190.00	0.00	0.00	0.00	17,190.00	17,190.00	Contribution received towards the cost of providing construction training schemes in the Borough. Funds to be spent within 7 years of receipt (Oct 2020)
PPR/88/325A	West Drayton	Stockley Close Units 1623 & 1685 51458/APP/2013/2973	20,713.00	20,713.00	0.00	0.00	0.00	20,713.00	20,713.00	Funds received as the "construction training scheme shortfall costs" & the "co-ordinator costs" towards construction training courses delivered by recognised providers and provision of a construction work place co-ordinator within the Authority's Area. Funds to be spent within 5 years of receipt (April 2019).
PPR/89/329B	Townfield	Land at Pronto Industrial Estate, 585-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	35,813.52	35,813.52	0.00	0.00	0.00	35,813.52	35,813.52	Contribution received towards the costs of providing construction training schemes within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
PPR/92/333B	Yiewsley	39 High Road, Yiewsley 24485/APP/2013/138	22,543.13	22,543.13	0.00	0.00	0.00	22,543.13	22,543.13	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator serving the locality of the development. No time limits.
PPR/93/333C	Yiewsley	39 High Road, Yiewsley 24485/APP/2013/138	25,010.10	25,010.10	0.00	0.00	0.00	25,010.10	25,010.10	Contribution received as the "public realm contribution" towards the provision of CCTV lighting, cleansing of paths and links, safety improvements to public transport interchanges, facilities, and car parks, enhanced night bus networks to and from major new facilities and leisure uses within the authority's area. No time limits for spend.
PPR/96/347B	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	24,335.69	24,335.69	0.00	0.00	0.00	24,335.69	24,335.69	Contribution received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent/committed within 7 years of receipt (May 2022).
PPR/97/314C	Pinkwell	Hyde Park Hayes, Dawley Road, Hayes (PH4 & 5) 40652/APP/2012/2030	10,000.00	10,000.00	0.00	0.00	0.00	10,000.00	10,000.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/99/344C	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	4,800.00	4,800.00	0.00	0.00	0.00	4,800.00	4,800.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/101/348D	Uxbridge North	Lancaster & Heritage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	3,331.89	3,331.89	0.00	0.00	0.00	3,331.89	3,331.89	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
PPR/102/354A	Botwell	Land on West Side of Dawley Road, Hayes (E C House). 38065/APP/2014/2143	9,644.70	9,644.70	0.00	0.00	0.00	9,644.70	9,644.70	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (Sept 2022)
PPR/103/356B	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	31,792.72	31,792.72	0.00	0.00	0.00	31,792.72	31,792.72	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/104/355B	Botwell	Form EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	82,800.00	82,800.00	0.00	0.00	0.00	82,800.00	82,800.00	Contribution received towards investment in local energy efficiency and carbon reduction measures within the Authority's area. Spend within 7 years of receipt (Nov 2022).
PPR/105/355C	Botwell	Form EMI Site, Dawley Rd, Hayes 8294/APP/2015/1406	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the provision of a construction work place co-ordinator. Funds to be spent within 7 years of receipt (Nov 2022).
PPR/106/360A	Heathrow Villages	Fmr Unitair Centre, Great South West Rd, Feltham. 49559/APP/2014/334	9,984.00	9,984.00	0.00	0.00	0.00	9,984.00	9,984.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/108/371B	Heathrow Villages	272-276 Bath Rd, Hayes 404/APP/2014/2886	19,600.00	19,600.00	0.00	0.00	0.00	19,600.00	19,600.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limit for spend.
PPR/109/378A	Townfield	Hayes Gate House, Uxbridge Road, Hayes 2385/APP/2013/2523	138,774.29	138,774.29	0.00	0.00	0.00	138,774.29	138,774.29	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 5 years of receipt (Jan 2021).
PPR/110/372B	Yiewsley	Phase 3, Stockley Park, Stockley Road. 37977/APP/2015/1004	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received as the "Phase 1" payment towards the provision of a construction workplace coordinator within the Authority's area. Funds to be spent within 7 years of receipt (Jan 2023).
PPR/111/379A	Townfield	1-3 Uxbridge Rd, Hayes. 1911/APP/2012/3185	99,175.00	99,175.00	0.00	0.00	0.00	99,175.00	99,175.00	Funds received towards the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2023).
PPR/113/274C	Botwell	Global Academy, Old Vinyl Factory, Blyth Road, Hayes. 55055/APP/2015/1546	9,600.00	9,600.00	0.00	0.00	0.00	9,600.00	9,600.00	Funds received towards the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (March 2023).
PPR/116/382C	West Drayton	Kitchener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	16,769.78	0.00	0.00	0.00	0.00	16,769.78	16,769.78	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 10 years of receipt (April 2026).
PPR/117/283E	North Uxbridge	Pavilions Shopping Centre, Chequers Square, Uxbridge (Primark). 35214/APP/2014/2232	13,150.00	0.00	0.00	0.00	0.00	13,150.00	13,150.00	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. Funds to be spent within 7 years of receipt (May 2023).
PPR/118/384C	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	35,415.97	0.00	0.00	0.00	0.00	35,415.97	35,415.97	Funds received towards the cost of providing construction training courses delivered by recognised providers and/or the provision of a construction work place co-ordinator within the Authority's area. No time limits for spend.
COMMUNITY, COMMERCE & REGENERATION TOTAL			4,545,791.91	4,480,456.16	2,620,486.58	2,620,486.58	0.00	1,925,305.33	892,700.14	
PORTFOLIO: CENTRAL SERVICES, CULTURE & HERITAGE										

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
CSL/14/220	Townfield	Tresscott House, Hayes 36281/APP/2010/215	1,599.00	1,599.00	0.00	0.00	0.00	1,599.00	1,599.00	Funds received towards additional or improved library facilities in the vicinity of the site. No time limits.
CSL/24/244A	Townfield	505 to 509 Uxbridge Road, Hayes. 9912/APP/2009/1907	2,150.96	2,150.96	0.00	0.00	0.00	2,150.96	0.00	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. Funds to be spent by June 2018. Funds allocated towards the provision of additional resources at Botwell Library (Cabinet Member Decision 22/07/2016).
CSL/25/249A	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	4,167.60	4,167.60	0.00	0.00	0.00	4,167.60	4,167.60	Funds received towards the provision of or improvement to library facilities and/or library books within LBH. No time limits.
CSL/26/249B	Townfield	Fmr Glenister Hall, Minet Drive, Hayes. 40169/APP/2011/243	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	0.00	Funds received towards the provision of necessary capacity enhancements at the Townfield Community Centre. No time limit for spend.
CSL/27/210D	Botwell	Hayes Stadium, Judge Heath Lane, Hayes. 49996/APP/2008/3561	13,813.07	13,813.07	12,664.00	12,664.00	0.00	1,149.07	0.00	Contribution received towards the provision of library facilities in the borough of Hillingdon. Funds to be spent within 5 years of receipt (Sept 2016). Further £1,328.07 received as index linking payment. £12,664 from this contribution allocated to scheme to provide air conditioning to meeting rooms at Botwell Library. (Cabinet Member Decision 16/8/13). Remaining balance allocated towards the provision of additional resources at Botwell Library (Cabinet Member Decision 22/07/2016).
CSL/31/276B	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	10,771.94	10,771.94	0.00	0.00	0.00	10,771.94	10,771.94	Contribution received towards the provision of library books and/or library books within the Authority's area. Funds to be spent by July 2019
CSL/39/303D	Botwell	70 Wood End Green Rd, Hayes 5791/APP/2012/408	1,459.67	1,459.67	0.00	0.00	0.00	1,459.67	1,459.67	Contribution towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/44/242F	West Drayton	Drayton Garden Village (fmr NATS site), Porters Way, West Drayton 5107/APP/2009/2348	34,000.00	34,000.00	0.00	0.00	0.00	34,000.00	34,000.00	Contribution received towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/49/329C	Townfield	Land at Fronto Industrial Estate, 585-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	1,764.67	1,764.67	0.00	0.00	0.00	1,764.67	1,764.67	Contribution towards the cost of providing library facilities and other associated initiatives within the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
CSL/52/333D	Wiewsley	39 High Street, Wiewsley 24485/APP/2013/135	1,321.00	1,321.00	0.00	0.00	0.00	1,321.00	1,321.00	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/55/347C	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	1,291.11	1,291.11	0.00	0.00	0.00	1,291.11	1,291.11	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/57/348E	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	805.36	805.36	0.00	0.00	0.00	805.36	805.36	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/59/283E	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge. 585/APP/2009/2752	21,122.11	21,122.11	0.00	0.00	0.00	21,122.11	21,122.11	Contribution received as the first instalment. To be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. Funds to be spent within 10 years of receipt (Oct 2025).
CSL/61/356D	Wiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	1,591.97	1,591.97	0.00	0.00	0.00	1,591.97	1,591.97	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limits for spend.
CSL/62/359C	Wiewsley	26-36 Horton Rd, Wiewsley 3507/APP/2013/2327	2,694.68	2,694.68	0.00	0.00	0.00	2,694.68	2,694.68	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. Spend within 7 years of receipt (Jan 2023)
CSL/63/382D	West Drayton	Kitchener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	941.85	0.00	0.00	0.00	0.00	941.85	941.85	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. Spend within 10 years of receipt (April 2026)
CSL/64/384D	Wiewsley	Caxton House, Trout Road, Wiewsley. 3678/APP/2013/3637	1,643.89	0.00	0.00	0.00	0.00	1,643.89	1,643.89	Contribution to be used by the Council towards the provision of or improvement to library facilities and/or library books within the Authority's area. No time limit for spend.
		CENTRAL SERVICES, CULTURE & HERITAGE - TOTAL	121,138.88	118,553.14	12,664.00	12,664.00	0.00	108,474.88	85,174.85	
PORTFOLIO: FINANCE PROPERTY & BUSINESS SERVICES										
E/02/18	West Drayton	Old Mill House, Thorney Mill Road, West Drayton 41706C9/11904	59,556.42	59,556.42	52,577.45	52,577.45	0.00	6,978.97	0.00	Revenue cost (12%) spent. The balance is required for the establishment and management of a new park on nearby land. Works identified and now awaiting quotations from contractors. Officers have liaised with London Wildlife Trust and contractors with regards to phasing of the works/access and conservation improvements) required to improve the nature reserve. Works have now been scheduled by the area officer. Spend towards tree and footpath works. Further spend towards maintenance works. There are no time constraints upon the expenditure of the funds.
E/28/71 (Formerly PT40)	Botwell	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692.00	12,692.00	267.81	267.81	0.00	12,424.19	0.00	Landscaping works (12.69K). Limited to specific area of land. Delays caused by land being in Stockley Park Consortium ownership. Green Spaces team is looking into the potential for a scheme within the parameters of the legal agreement. Site overgrown preventing planting trees in preferred location. The trees officer has suggested two locations on the site where they could be planted instead. Officers currently considering feasibility. No time constraints.
E/38/153B	Heathrow Villages	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 &1437	10,000.00	10,000.00	7,764.09	7,764.09	0.00	2,235.91	0.00	Funds received towards Air Quality initiatives within the vicinity of the site. No time constraints. Funds allocated towards two monitoring stations in vicinity of the site. (Cabinet Member Decision 22/6/2010). £7,764.09 spent towards air quality monitoring.
E/49/179B	Botwell	555-559 & r/o 51-553 Uxbridge Road, Hayes planning ref. 41390/APP/2006/1346	33,912.00	33,912.00	17,755.00	17,755.00	0.00	16,157.00	0.00	Funds received towards improvement to the open space facilities at Rosedale Park adjoining the land. No time limits. Spend towards improvements to Park Pavilion. Remaining balance allocated towards a scheme of improvements at Rosedale Park (Cabinet Member Decision 08/06/2016).
E/59/155F	West Drayton	Former RAF - Porters Way, West Drayton 5107/APP/2005/2082	20,000.00	20,000.00	9,291.00	9,291.00	0.00	10,709.00	0.00	Funds received towards the maintenance of play facilities at Stockley Recreation Ground (Mulberry Parade). £10,415 allocated towards costs incurred in maintaining the playground (Cabinet Member Decision 7/11/2012). Developer has agreed that the remaining balance can be retained and spent towards the continued maintenance of the play equipment (letter received June 2015).
E/59/246B	Botwell	9618, 963 Uxbridge Road, Hayes. 63060/APP/2007/1395	20,175.83	20,175.83	0.00	0.00	0.00	20,175.83	0.00	Contribution received towards the cost of improving Rosedale Park which adjoins the land. No time limit for spend. Funds allocated towards improvements at Rosedale Park (Cabinet Member Decision 08/06/2016)
E/76/276E	Townfield	Fmr Hayes FC, Church Road, Hayes. 4327/APP/2009/2737	199,656.76	199,656.76	0.00	0.00	0.00	199,656.76	199,656.76	First instalment (£64,740) of a contribution received towards improvements to local recreation and sports facilities within the vicinity of the land. Funds to be spent within 7 years of receipt (July 2019). £66,741 received as the second instalment towards the same purpose (spend July 2020). Final instalment £68,174 received (spend by Feb 2022).
E/77/276F	Townfield	Fmr Hayes FC, Church Road, Hayes 4327/APP/2009/2737	27,018.91	27,018.91	0.00	0.00	0.00	27,018.91	27,018.91	First instalment (£3,761) of a contribution received towards air quality improvements in the Authority's area including measures to reduce emissions, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (July 2019). £3,031 received as the second instalment towards the same purpose (spend by July 2020). Final instalment received this quarter (spend Feb 2022).
E/80/249F	Townfield	Glenister Hall, 119 Minet Drive, Hayes 40169/APP/2011/243	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	0.00	Contribution received towards the provision and maintenance of junior football pitches/refreshment of cricket wicket at Grassy meadows (see agreement for details). No time limits.
E/83/198G	Uxbridge	Fmr Gasworks Site, Cowley Mill Road, Uxbridge (Kier Park). 3114/APP/2012/2981	15,000.00	15,000.00	10,145.92	5,945.92	4,200.00	4,854.08	0.00	Contribution received towards undertaking an assessment of air quality within the vicinity of the site. Funds to be spent within 7 years of receipt (March 2020). Funds allocated towards Borough Air Quality Monitoring Programme (Cabinet Member Decision 09/07/2014). £5,945 spent towards the operation of air quality monitoring stations in the Borough (2015/16). Further spend towards Monitoring programme.
E/84/297D	Heathrow Villages	Fmr Technicolor Site, 271 Bath Rd, Sipson. 35293/APP/1938	17,270.83	17,270.83	0.00	0.00	0.00	17,270.83	17,270.83	Funds received to be used by Hillingdon Council towards initiatives to improve air quality within LBH. Funds to be spent within 7 years of receipt (May 2020).
E/85/300D	Townfield	Fmr Powergen Site, North Hyde Gardens, Hayes 13226/APP/2012/2185	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Contribution received to be used towards reducing emissions, tree & other planting, vehicle restrictions, use of cleaner fuels, environmental management and air quality strategy (see legal agreement for details). No time limits.
E/87/314A	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Contribution towards initiatives to improve air quality in the Borough including: use of low fuel technology, tree planting, use of cleaner fuels and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2019).
E/88/314B	Pinkwell	Building 5, Hyde Park Hayes, Millington Road, Hayes 45753/APP/2012/2029	59,160.00	59,160.00	59,160.00	59,160.00	0.00	0.00	0.00	Funds received as the "carbon offsetting contribution" to be used by the Council to ensure the shortfall of carbon dioxide savings generated on-site is met by allowing energy efficient measure (see agreement for details). Funds to be spent within 5 years of receipt (Dec 2018). £21,945 allocated towards the installation of solar panels at Pine Community Centre (Cabinet Member Decision 10/2/2015). Scheme complete. £37,215 allocated and spent towards Compass Theatre scheme as part of end of year financing (retrospective Cabinet Member decision 23/05/2016).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
E/09/315C	Pinkwell	Asda Unit 3 Westlands Estate, Millington Rd, Hayes 32157/APP/2011/872	26,323.47	26,323.47	0.00	0.00	0.00	26,323.47	26,323.47	Contribution received as the "air quality contribution", to be used by the Council towards air quality monitoring in the Authority's area. No time limits for spend.
E/00/325B	West Drayton	Stockley Close Units 1623 & 1685 25760/APP/2013/3632	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019).
E/02/333E	Yiewsley	39 High Street, Yiewsley 24485/APP/2013/138	6,262.53	6,262.53	0.00	0.00	0.00	6,262.53	6,262.53	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (April 2019).
E/03/326	Pinkwell	Prologis Park, Stockley Road, Hayes 18399/APP/2013/3449	21,789.00	21,789.00	0.00	0.00	0.00	21,789.00	21,789.00	Contribution received as the "allowable solutions" (energy) contribution. Funds to be used towards local carbon emissions reduction initiatives in the London Borough of Hillingdon. No time limit for spend.
E/04/338B	Uxbridge South	37 St John's Road, Uxbridge 15811/APP/2012/2444	20,000.00	20,000.00	0.00	0.00	0.00	20,000.00	20,000.00	Contribution received towards the cost of environmental and ecological mitigation measure and enhancements at the Little Britain site of Metropolitan Importance for Nature Conservation as made necessary by the development. No time limits for spend.
E/05/344D	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (July 2020).
E/06/344E	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,750.00	5,750.00	0.00	0.00	0.00	5,750.00	5,750.00	Contribution received towards the maintenance of the footpath works as shown on a plan attached to the agreement. Funds to be spent within 5 years of receipt (July 2020).
E/07/344F	South Uxbridge	Building 63, Phase 500, Riverside Way, Uxbridge 56862/APP/2014/170	5,000.00	5,000.00	0.00	0.00	0.00	5,000.00	5,000.00	Contribution received towards the cost of tree works to those trees sited in the adjoining nature reserve. Funds to be spent within 5 years of receipt (July 2020).
E/08/354B	Botwell	Land on west Side of Dawley Road, Hayes (EC House), 38065/APP/2014/2143	12,558.21	12,558.21	0.00	0.00	0.00	12,558.21	12,558.21	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Sept 2022).
E/100/40H	Botwell	Land at Thom EMI Complex (Old Vinyl Factory), 51588/APP/2000/1827 & 5987/APP/2012/1838	25,361.47	25,361.47	0.00	0.00	0.00	25,361.47	25,361.47	Contribution received towards initiatives to improve air quality in the Authority's Area. Funds to be spent within 7 years of receipt (Nov 2022).
E/101/355D	Botwell	Form EMI Site, Dawley Rd, Hayes 8294/APP/2015/1405	12,500.00	12,500.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Nov 2022).
E/102/360B	Heathrow Villages	Fmr Unitair Centre, Great South West Rd, Feltham, 49559/APP/2014/334	26,000.00	26,000.00	0.00	0.00	0.00	26,000.00	26,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/103/359D	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	12,625.00	12,625.00	0.00	0.00	0.00	12,625.00	12,625.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
E/104/371C	Heathrow Villages	272-276 Bath Rd, Hayes 464/APP/2014/2886	25,000.00	25,000.00	0.00	0.00	0.00	25,000.00	25,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limit for spend.
E/105/378B	Townfield	Hayes Gate House, Uxbridge Road, Hayes 2385/APP/2013/2523	12,625.00	12,625.00	0.00	0.00	0.00	12,625.00	12,625.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 5 years of receipt (Jan 2021).
E/106/732C	Yiewsley	Phase 3, Stockley Park, Stockley Road, 37977/APP/2015/1004	50,000.00	50,000.00	0.00	0.00	0.00	50,000.00	50,000.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 7 years of receipt (Jan 2023).
E/107/356C	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	15,450.00	15,450.00	0.00	0.00	0.00	15,450.00	15,450.00	Contribution received towards the maintenance and provision of open space; the maintenance and provision of children's play spaces; the provision of off-site community facilities to be used for the benefit of residents within the Authority's area. No time limit for spend.
E/109/382E	West Drayton	Kitchener House, Warwick Rd, West Drayton, 18218/APP/2013/2183	12,500.00	0.00	0.00	0.00	0.00	12,500.00	12,500.00	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). Funds to be spent within 10 year of receipt (April 2023).
E/110/384E	Yiewsley	Caxton House, Trout Road, Yiewsley, 3678/APP/2013/3637	25,508.01	0.00	0.00	0.00	0.00	25,508.01	25,508.01	Funds to be used towards initiatives to improve air quality in the Authority's Area including (but not limited to): use of low fuel technology; tree and other planting; restrictions on certain types of vehicles; use of cleaner fuels; use of combined heat & power; environmental management and air quality strategy (see agreement for details). No time limits for spend.
		FINANCE PROPERTY & BUSINESS SERVICES SUB-TOTAL	902,195.44	864,187.43	156,961.27	152,761.27	4,200.00	745,234.17	646,699.19	
PORTFOLIO: SOCIAL SERVICES, HOUSING, HEALTH & WELLBEING										
H13/194E *59	Uxbridge	Frays Adult Education Centre, Harefield Road, Uxbridge, 18732/APP/2008/1217	12,426.75	12,426.75	0.00	0.00	0.00	12,426.75	0.00	Funds received towards the provision of healthcare facilities in the Borough. No time limits.
H/18/219C *70	Yeading	Land rear of Sydney Court, Perth Avenue, Hayes, 6593/APP/2009/2629	3,902.00	3,902.00	0.00	0.00	0.00	3,902.00	0.00	Funds received towards the cost of providing health facilities in the Authorities Area. No time limits. £1,800 earmarked towards conversion of existing office space to an additional consulting room at the Pine Surgery, Hayes, subject to formal approval.
H/27/262D *80	Charville	Former Hayes End Library, Uxbridge Road, Hayes, 9301/APP/2010/2231	5,233.36	5,233.36	0.00	0.00	0.00	5,233.36	0.00	Funds received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). No time limit for spend.
H/30/276G *85	Townfield	Fmr Hayes FC, Church Road, Hayes, 4327/APP/2009/2737	104,319.06	104,319.06	68,698.26	68,698.26	0.00	35,620.80	0.00	First instalment of a contribution (£33,826) received towards the cost of providing health facilities in the Authority's area including the expansion of health premises to provide additional facilities, new health premises or services (see legal agreement for details). Funds to be spent within 7 years of receipt (July 2019). £34,871 received as the second instalment towards the same purpose (spend July 2020). £68,698.86 allocated towards phases 2-5 of the HESA extension (Cabinet Member Decision 4/12/2014). Final instalment (£35,620.80) received this quarter (spend by Feb 2022). £68,698.86 transferred to NHS Property Services 24/02/2015.
H/32/284C *89	Yiewsley	Former Honeywell site, Trout Road, West Drayton (live/work units), 335/APP/2010/1615	5,280.23	5,280.23	0.00	0.00	0.00	5,280.23	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/33/291C *91	West Drayton	Fmr Swan PH, Swan Road, West Drayton, 68248/APP/2011/5013	5,416.75	5,416.75	0.00	0.00	0.00	5,416.75	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
H/39/304C *97	Yeading	Fmr Tasman House, 111 Maple Road, Hayes 38097/APP/2012/3168	6,448.10	6,448.10	0.00	0.00	0.00	6,448.10	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (August 2020).

CASE REF.	WARD	SCHEME / PLANNING REFERENCE	TOTAL INCOME	TOTAL INCOME	TOTAL EXPENDITURE	TOTAL EXPENDITURE	2016 / 2017 EXPENDITURE	BALANCE OF FUNDS	BALANCE SPENDABLE NOT ALLOCATED	COMMENTS (as at mid August 2016)
			AS AT 30/06/16	AS AT 31/03/16	AS AT 30/06/16	AS AT 31/03/16	To 30/06/16	AS AT 30/06/16	AS AT 30/06/16	
H/42/242G *100	West Drayton	West Drayton Garden Village (north site) off Porters Way, West Drayton. 5107/APP/2009/2348	337,574.00	337,574.00	0.00	0.00	0.00	337,574.00	0.00	Contribution received towards providing additional primary health care facilities in the West Drayton area including; expansion of existing premises to provide additional facilities and services to meet increased patient numbers, new health premises on the land or in the local area (see agreement for details). No time limits.
H/47/329E *106	Townfield	Land at Pronto Industrial Estate, 585-591 Uxbridge Road, Hayes 4404/APP/2013/1650 4404/APP/2008/3558	14,066.23	14,066.23	0.00	0.00	0.00	14,066.23	0.00	Contribution received towards the cost of providing healthcare facilities in the London Borough of Hillingdon. Funds to be spent within 10 years of receipt (July 2024).
H/49/283B *108	Uxbridge North	Former RAF Uxbridge, Hillingdon Road, Uxbridge 585/APP/2009/2752	624,507.94	624,507.94	177,358.31	177,358.31	0.00	447,149.63	0.00	Contribution received towards the provision of healthcare facilities serving the development, in line with the S106 Planning Obligations SPD 2008. Funds to be spent within 10 years of receipt (August 2024). £177,358 from this contribution is allocated towards capacity improvements at Uxbridge Health Centre (Cabinet Member Decision 12/06/2015). Funds transferred to HCCG (July 2015).
H/50/333F *109	Yiewsley	39 High street, Yiewsley 24485/APP/2013/138	12,444.41	12,444.41	0.00	0.00	0.00	12,444.41	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/55/347D *114	North Uxbridge	Honeycroft Day Centre, Honeycroft Hill, Uxbridge 6046/APP/2013/1834	12,162.78	12,162.78	0.00	0.00	0.00	12,162.78	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Funds to be spent within 7 years of receipt (May 2022).
H/56/348A	North Uxbridge	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	390,564.64	390,564.64	0.00	0.00	0.00	390,564.64	390,564.64	Contribution received to be used by the Council to provide subsidised housing available through a Registered Social Landlord to persons who cannot afford to rent or buy houses generally available on the open market. No time limits for spend. Index linking received.
H/58/348B *117	Uxbridge North	Lancaster & Hermitage Centre, Lancaster Road, Uxbridge. 68164/APP/2011/2711	7,587.72	7,587.72	0.00	0.00	0.00	7,587.72	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/59/356E *120	Yiewsley	Packet Boat House, Packet Boat Lane, Cowley 20545/APP/2012/2848	14,997.03	14,997.03	0.00	0.00	0.00	14,997.03	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits.
H/60/359E *121	Yiewsley	26-36 Horton Rd, Yiewsley 3507/APP/2013/2327	25,273.45	25,273.45	0.00	0.00	0.00	25,273.45	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 7 years of receipt (Jan 2023).
H/61/382F *128	West Drayton	Kitchener House, Warwick Rd, West Drayton. 18218/APP/2013/2183	8,872.64	0.00	0.00	0.00	0.00	8,872.64	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. Spend within 10 years of receipt (April 2028).
H/62/384F *129	Yiewsley	Caxton House, Trout Road, Yiewsley. 3678/APP/2013/3637	15,482.07	0.00	0.00	0.00	0.00	15,482.07	0.00	Funds received towards the cost of providing health facilities in the Authority's area including expansion of health premises to meet increased patient numbers, new health services at local level, any new facilities required to compensate for the loss of a health facility caused by the development. No time limits for spend.
		SOCIAL SERVICES HEALTH & HOUSING SUB-TOTAL	1,606,559.16	1,582,204.45	246,056.57	246,056.57	0.00	1,360,502.59	390,564.64	
		SECTION 106 SUB - TOTAL	22,143,002.91	21,476,290.23	13,285,888.48	13,033,309.14	252,579.34	8,857,114.43	4,120,888.92	
		GRAND TOTAL ALL SCHEMES	24,333,511.84	23,666,799.16	14,258,843.73	14,066,264.38	252,579.34	10,074,688.41	4,120,888.92	

NOTES

The balance of funds remaining must be spent on works as set out in each individual agreement.

Solid and strike-through font indicates key changes since the cabinet report for the previous quarter's figures.

Bold figures indicate changes in income and expenditure.

Income figures for schemes within shaded cells indicate where funds are held in interest bearing accounts.

* Denotes funds the Council is unable to spend currently (total £2,851,696.95)

* 2- PT105 £291,173.30 is restricted to public transport serving London Heathrow and subject to approval from BAA and bus operators.

* 16- PT27827 £901,441.14 is to be held as a returnable security deposit for the highway works (to be later refunded).

* 18- PT27834 £194,016.65 includes a returnable security deposit for the highway works (to be later refunded) plus interest.

* 20- PT27844 £20,938.04 includes a returnable security deposit for the highway works (to be later refunded) plus interest.

* 22- PT27930 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

* 23- PT27849 £22,158.65 includes a returnable security deposit for the highway works (to be later refunded) plus interest and funds for TIL costs.

* 28- PT24 £15,620.67 'reasonable period' for spend has elapsed. Awa Agreement with developer being sought.

* 38-PT38140C £176,471.86 funds have been received to provide a specific bus service through TIL, therefore implementation is not within control of the Council.

* 46-PT38140F £73,774.40 there has not been any petitions for parking schemes in the area.

* 47-PT3746E £32,856.42 there has not been any petitions for parking schemes in the area.

* 51-PT27862/149A £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

* 52-PT27865 £5,000.00 is to be held as a returnable security deposit for the highway works (to be later refunded).

* 59-H/194E £12,426.75 funds have been received to provide health care services in the borough.

* 60-PT27876 £5,000.00 is to be held as a returnable security deposit for highway works (to be later refunded).

* 61-PT110198B £14,240.00 is to be held as a returnable deposit for the implementation of the travel plan (to be later refunded).

* 63-PT111205A £20,000.00 is to be held as a returnable deposit for the implementation of the travel plan (later to be refunded).

* 67-PT114209A £25,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded).

* 70-H/19219C £3,902.00 funds have been received to provide Health Care services in the borough.

* 80-H/2782D £5,233.23 funds have been received to provide Health Care services in the borough.

* 82-PT112624D £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (later to be refunded).

* 84-PT27881/249E £4,000.00 funds received as a security deposit to ensure proper execution of works (to be refunded).

* 85-H/202765 £35,620.80 funds received to provide health care facilities in the borough.

* 91-PT27882/273A £72,000.00 funds received as a security deposit to ensure proper execution of works (to be refunded).

* 88-PT132/146J £15,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded).

* 89-H/32294C £5,280.23 funds received to provide health care facilities in the borough.

* 90-PT27883/292 £21,500.00 funds to be held as a returnable deposit for highway works (to be later refunded).

* 91-H/33291C £5,416.75 funds received to provide health care facilities in the borough.

* 93-PT27885 £5,000.00 funds to be held as a returnable deposit for highways works (to be later refunded).

* 97- H/39304C £6,448.10 funds received to provide health care facilities in the borough.

* 100-H/42242C £337,574.00 funds received to provide health care facilities in the borough.

* 101- PT/137300A £10,000.00 funds to be used by TIL for traffic study at Bulls Bridge roundabout.

* 102- PT/138300B £20,000.00 funds to be used towards TIL scheme at Bulls Bridge roundabout.

* 108- H/47329E £14,066.23 funds received to provide health care facilities in the borough.

* 108- H/49/283B £447,149.63 funds received to provide health care facilities in the borough.

* 109- H/50/333F £12,444.41 funds received to provide health care facilities in the borough.

* 111-PT27898/339 £20,000.00 funds to be held as a returnable deposit for highway works (to be later refunded).

* 114- H/55/347D £12,162.78 funds received to provide health care facilities in the borough.

* 117- H/58/348B £7,587.72 funds received to provide health care facilities in the borough.

* 118- PT/278103/370A £51,234.85 is to be held as a returnable security deposit for the highway works (to be later refunded).

* 119- PT/157355A £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded).

* 120- H/59/356E £14,997.03 funds received to provide health care facilities in the borough.

* 121- H/60/359E £25,273.45 funds received to provide health care facilities in the borough.

* 123- PT/168371A £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded).

* 124- PT/160354C £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded).

* 126- PT/161073 £4,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded).

* 126- PT/165574B £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded).

* 127- PT/168383A £20,000.00 funds to be held as a returnable deposit for the implementation of the travel plan (to be later refunded).

* 128- H/61/382F £8,872.64 funds received to provide health care facilities in the borough.

* 129- H/62/384F £15,482.07 funds received to provide health care facilities in the borough.

* £2,831,696.95

	total bal	spendable unalloc:	unspendable	allocated (live/not live)
Mar figs	12,639,764.21	5,081,637.43	4,033,938.86	3,524,187.92

income 30 Jun 16	income 31 Mar 16	
28,042,956.03	27,299,654.40	743,301.63
		743,301.63

exp 30 Jun 16	exp 31 Mar 16	
14,958,114.39	14,621,456.03	336,658.36
		336,658.36

total bal	spendable unalloc:	unspendable	allocated (live/not live)
13,086,572.84	5,420,804.79	4,088,488.86	3,577,279.19
			3,577,279.19

446,808.63	339,167.36	54,550.00	53,091.27
------------	------------	-----------	-----------

406,643.27

		Dec report		
		Total Income		
		at 31/12/07	at 30/9/07	new income q3
PT278/26/127	664 Victoria Rd S.Ruislip / 27060/APP/2003/1105	58,827	58,827	
PT278/27/09	(Includes Former PT/29)			
*16	Stockley Park Phase 3 "Trident Site" 37977/W/96/1447	572,732	572,732	
	Terminal 5, Land at Longford			
PT278/30/115	Roundabout, Heathrow s278 10 Jan 02			
*22	47853/93/246	10,500	10,500	
	Brunel site3 532/SPP/2001/1858 - Highways Works at Junction Hillingdon			
PT278/34/86A	Hill / Kingston Lane & Pelican Crossing			
*18	on Kingston Lane	385,827	385,827	
	Brunel s278 16 April 04			
	532/SPP/2002/2237 - Traffic Calming on			
PT278/44/87A	Cleveland Road & New Entrance on			
*20	Kingston Lane	278,673	278,673	
PT278/46/135	10A Sandy Lodge Way Northwood			
*32	54671/APP/2002/54	7,458	7,458	
PT278/47	Refunds Various		12,339	(12,339)
PT278/48	No Legal Agreement Various	74,984	74,984	
PT278/49/117	Grand Union Village Southall			
*23	327/APP/2000/2106	63,873	63,873	
	Land at Rockingham Road, Riverside			
PT278/50/132	Way Uxbridge / 56862/APP/2001/2595	33,510	33,510	
	Harlington Community School Sports			
PT278/51/128	Centre, Pinkwell Lane, Hayes /			
*36	18948/APP/2000/2427	4,847	4,847	
PT278/55/10A				
*14	(Formerly Land at Sanderson Site and Braybourn /			
PT/31)	35347/APP/2000/1294 & 1296	161,499	161,499	
PT278/57/140	MOD Records Office Stockley Road			
A	Hayes 18399/APP/2004/2284	381,642	381,642	
	The Dairy Farm, Breakspear Road North, Harefield			
PT278/58/143	27314/APP/2005/844	1,000	1,000	
PT278/60/147A				
*42	Former DERA site, Kingston Lane West Drayton 45658/APP/2002/3012	16,500	16,500	
	DERA Site, Kingston Lane, West Drayton - Highways			
PT278/60/147B	45658/APP/2002/3012	55,126	55,126	
	Former RAF - Porters Way, West			
PT278/61/148A	Drayton 5107/APP/2005/2082	2,000	2,000	
	Hayes Goods Yard			
PT278/62/149	10057/APP/2004/2996&2999	2,000	2,000	
PT278/63				
*49	White House Gate, R.A.F Northolt	25,000	25,000	
PT/278	R.A.F. Eastcote	2,000		2,000

	SECTION 278 SUB - TOTAL	2,137,998	2,148,337	(10,339)
PT/05/04a *2	BA World Cargo / 50045A/95/1043	328,915	328,915	
PT/05/04b *2	BA World Cargo / 50045A/95/1043	399,335	399,335	
PT/08/68A&B (See also PT/66) PT/11/45	Land at Hayes Park, Hayes End Road, Hayes 12853/APP/2000/675	12,418	12,418	
	Springwell Lane - Cycle Way / 6679/AZ/98/0897	3,248	3,248	
PT/18/38B (See also E/25/38A) *33 PT/20/70	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	135,981	135,981	
	Wimpey Site, Beaconsfield Road / 582/BX/98/0882	19,915	19,915	
PT/21/39A	The Chimes - Supervision & TTS / 42966/AH/961862	113,485	113,485	
PT/24/55 (see E/08) *28	Former Arlington Hotel, Shepiston Lane, Harlington - Highway Works 382/BH/97/0714	22,935	22,935	
PT/25/56 *24	J Sainsbury, 11 Long Drive, Ruislip 33667/T/97/0684	36,310	36,310	
PT/37/40B-C (see: PPR/29) PT37/40E	Land at Thorn EMI Complex - Highways Works & Environmental Improvements 51588/APP/2000/366&1418	553,808	553,808	
*47	Land at Thorn EMI Complex - Parking 51588/APP/2000/366&1418	31,819	31,819	
PT/41/94A (See also E/29)	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424			
*19	(outline)	9,506	9,506	
PT/41/94B	Land to the West of Stone Close, Horton Road, Yiewsley 54822/APP/2003/718			
*19	(full)	4,777	4,777	
PT/41/94C	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424			
*19	(outline)	5,703	5,703	
PT/42/41 *31	Temp Stockpiling at Bedfont Court. 47853/SPP/2003/113	50,000	50,000	
PT/44/03	S278 Surplus North Point, Horton Rd, Yiewsley (Independent Industrial Estate) / 2664/AA/98/2349	157,292	157,292	
PT/45/58 PT/50/15B		13,689	13,689	
(see also: PPR/07)	Land at Barnsfield Place, Uxbridge - Lighting / 43562/F/99/2018	30,000	30,000	

	County Court Site Management	Traffic	35,757	35,757	
PT/52/73	Former Magnatex Site, Bath Road - Residents Parking Scheme				
*45 PT/54/21C	10850/5/97/2005		3,520	3,520	
	Former EMI Site, Dawley Road - Landscaping 6198/BS/98/1343		57,000	57,000	
PT/54/21D					
	Former EMI Site, Dawley Road - HG Signage 6198/BS/98/1343		39,739	39,739	
PT/56/26A					
(see: PPR/18 & E/17)	Trident Site, Phase 3 Stockley Park - Hayes Hub/H50 & Botwell Common Road Zebra Crossing 37977/P/94/335		2,676,600	2,601,600	75,000
PT/57/27C					
(see: EYL/35 & E/18)	Carmichael Close, Ruislip - Highway Works / 55898/APP/2000/2736		13,882	13,882	
*34 PT/61/89B					
(see: E/35)	LHR Training Centre, Stockley Close / 51458/97/1537		25,000	25,000	
PT/65/74A					
(see EYL/40, E/20 & E/21)	Land at Johnson's Yard (former garage site), Redford Way, Uxbridge - Street Lighting 53936/APP/2002/1357		18,863	18,863	
PT/66/51					
(See also PT/08)	White Hart Public House, 1186 Uxbridge Road, Hayes 10852/APP/2003/2196		5,261	5,261	
PT/67/95A					
(Formerly E/30/95A)	Land At Royal Lane Hillingdon 56265/APP/2001/1103 - Landscaping		3,440	3,440	
	Land at Sanderson Site and Braybourn - Tramway feasibility, resident parking scheme / 35347/APP/2000/1294 & 1296		42,925	42,925	
PT/68/96A					
PT/69/97A	Land at West Drayton Depot Stockley Road West Drayton - Landscaping 2760/APP/2003/2816		5,463	5,463	
(see: E/22)					
PT/70/98A					
(see: EYL/46 & E/23)	Land at Toolmasters site Hillingdon - Traffic Calming 3048/APP/2003/552 UB1 Vine Street Uxbridge 11005/AG/97/360		25,590	25,590	
PT/71/99			250,000	250,000	
PT/72/88B					
(see: PT/73 & EYL/47)	Land at Hales Yard Springwell Lane, Harefield 21895/APP/2003/763&764 - Highways		41,720	41,720	
PT/73/88C					
(see: PT/72 & EYL/47)	Land at Hales Yard, Springwell Lane, Harefield 21895/APP/2003/763&764 - Towpath		9,840	9,840	
PT/76/119	Land at 64 Ducks Hill Road Northwood/ 26900L/99/1077		34,213	34,213	
PT/77/123	Grand Union Village, Ruislip Road, Southall/ 327/APP/2000/2106		49,588	49,588	
PT/78/10B					
(See also PT/278/55)	Land at Sanderson Site and Braybourn / 35347/APP/2000/1294 & 1296		27,201	27,201	

PT/79/108A (formerly PT278/41) PT/80/112 (formerly PT278/05) PT/82/114 (formerly PT278/23) PT84/87B-D (Formerly part of PT278/44)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203 Grand Union Park, Packet Boat Lane, site ref: 1197 (various applications) Waterloo Road, Uxbridge - Highway Works / 332BD/99/2069 Brunel s106 16 April 04 532/SPP/2002/2237 MOD Records Office, Stockley Road, Hayes - Offsite Footpath	74,594 46,418 12,785 14,396	74,594 46,418 12,785 14,396
PT/88/140 B	18399/APP/2004/2284 MOD Records Office, Stockley Road,	3,127	3,127
PT/88/140C *38 PT/88/140F *46	18399/APP/2004/2284 Hayes - Public Transport 18399/APP/2004/2284 MOD Records Office, Stockley Road, Hayes - Parking 18399/APP/2004/2284 3 Reginald Road, Northwood	488,717 70,516	488,717 70,516
PT/91/142A	58866/APP/2005/1087 5, 7, 7a & 10 Westlands Industrial Estate	1,018	1,018
PT/92/154	1902/APP/2005/2370 DERA Site, Kingston Lane, West Drayton - Traffic Calming	40,290	40,290
PT/93/147C	45658/APP/2002/3012 DERA Site, Kingston Lane, West Drayton - Cycle Network	20,046	20,046
PT/93/147D	45658/APP/2002/3012 Former Honeywell Site, Trout Road, West Drayton - Footpath	32,073	32,073
PT/95/161A	335/APP/2002/2754 26-38 Windsor Street (Westcombe House), Uxbridge 13544/APP/2005/31	15,010	15,010
PT/96/164	Colham House Taxi Rank Relocation 27298/APP/2006/875	10,500	10,500
PT/97	Colham House Footpath Re-Paving 27298/APP/2006/875	15,000	15,000
PT/98	Colham House Kerb Alignment 27298/APP/2006/875	40,000	40,000
PT/99	Colham House Side Alley Re-surfacing 27298/APP/2006/875	5,000	5,000
PT/100	11 - 21 Clayton Road, Hayes 27298/APP/2006/875	10,000	10,000
PT/101	56840/APP/2004/630 Honeywell Site, Trout Road Yiewsley	30,066	30,066
PT/102	335/APP/2002/2754 West Drayton to Heathrow Cycle	151,948	151,948
PT/103	Scheme	100,000	100,000
PT/104	DRA Site at Kingston Lane	10,000	10,000
		6,486,241	6,301,241
			185,000

CSL/1/13			
(formerly EYL/15/13)	Sainsbury-Minet D. / 40601H/91/1970 DERA Site, Kingston Lane, West Drayton - Community Facility	1,433,000	1,433,000
CSL/2/147E	45658/APP/2002/3012 MOD Records Office Stockley Road/Bourne Avenue, Hayes	243,005	243,005
CSL/3/140I CSL/4/152A	18399/APP/2004/2284	66,134	66,134
(Formerly: PPR/35)	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791 CULTURE, SPORT AND LEISURE SUB - TOTAL	19,839	19,839
		1,761,977	1,761,977
EYL/03 /12B	Hillingdon Hospital - North Site / 4058/99/1568	668,174	668,174
EYL/14/75	Land at 78-84 The Crescent, Harlington / 46970/APP/1999/2169	21,640	21,640
EYL/19/44	The Springs, Springwell Lane, Rickmansworth / 6679/AZ/98/0897	31,620	31,620
EYL/28/79	Former Elec S/S, Kingston Lane, West Drayton 55015/APP/2001/2590	20,318	20,318
EYL/29/54	Hyde House, Newhaven Close, Hillingdon 2306/SPP/2002/238	36,836	36,836
EYL/30/30	Former Bridge Works, Bentinck Road W/D/ 20610/APP/2002/2407	161,898	161,898
EYL/31/19A			
(see: PT/51, PPR/13 & E/12)	County Court Site, 114 High Street, Uxbridge / 5067/APP/00/1149 & 1385	194,922	194,922
EYL/38/104	Defence Research Agency, West Drayton - New Nursery & W Drayton Primary School Improvements /		
see: PT278/22 EYL/39/65A	49542F/98/1509 Land at North Works, Summerhouse Lane, Harefield 201AJ/98/2472	394,733	394,733
EYL/40/74D		121,107	121,107
(see: PT/65, E/20 & E/21)	Land at Johnson's Yard 53936/APP/2002/1357	18,900	18,900
EYL/43/67	Herne House, Church Walk, Hayes 15405/APP/2003/188	66,514	66,514
EYL/44/81	339-353 High Street, Harlington 53740/APP/99/310	18,680	18,680
EYL/45/82	113 Belmont Road & 2-4 Fairfield Road, Uxbridge 55741/APP/2003/1467	18,610	18,610
EYL/49/106	Land at 9 Orchard Drive Cowley 11972/APP/2003/1546	11,465	11,465
EYL/55/110	2 - 6 Swan Road West Drayton/ 5722/APP/2004/589	69,984	69,984

EYL/56/108B& C (See also PT278/41)	Larchmont, Ladygate Lane, Ruislip. 14633/APP/2002/203	22,865	22,865
EYL/57/118 (See also E/31)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	167,440	167,440
EYL/59/129A	Land at Buchan Close Cowley 58254/APP/2003/783	13,565	13,565
EYL/60/131	5 - 19 Botwell Lane Hayes 53799/APP/2003/360	19,427	19,427
EYL/62/137	St Vincent's Hospital Northwood 138/APP/2001/1240	371,818	371,818
EYL/63/138	Land at Dalegarth & Rydall Orchard View Cowley 56481/APP/2003/2735	8,417	8,417
EYL/65/142B	3 Reginald Road, Northwood 58866/APP/2004/274	28,460	28,460
EYL/66/144	68 Ducks Hill Road 11900/APP/2005/1087	179,174	179,174
EYL/67/145	6A Swan Road West Drayton 9037/APP/2005/2945	21,276	21,276
EYL/68/146	91 Cowley Road Uxbridge 263/APP/2003/1769	68,663	68,663
EYL/69/150	The Retreat, 26 Field End Road, Eastcote 2011/APP/2002/876	30,346	30,346
EYL/70/151	35 The Drive, Ickenham 32381/APP/2004/282	14,256	14,256
EYL/71/155B	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	471,253	471,253
EYL/72/156	18-24 Hercies Road, Uxbridge 60045/APP/2005/1997	13,120	13,120
EYL/73/157	23b Green Lane, Northwood 38244/APP/2005/2654	21,063	21,063
EYL/74/158	29 Dawley Road, Hayes 11280/APP/2005/678	14,543	14,543
EYL/75/162	23-26 Queens Road Uxbridge 53248/APP/2005/680	19,129	19,129
EYL/76/163	18a Colham Ave, West Drayton 29679/APP/2006/1048	18,939	18,939
EYL/77/147F	DERA Site, Kingston Lane, West Drayton 45658/APP/2002/3012	328,366	328,366
EYL/78/161B	Former Honeywell Site, Trout Road, West Drayton 335/APP/2002/2754	238,153	238,153
EYL/79/140G	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	768,003	768,003
EYL/80/165	Land Rear of 4-20 Acacia Avenue, Yiewsley 39054/APP/2004/2894	77,511	77,511
EYL/81/166	Land at Dell Court, Green Lane, Northwood 59117/APP/2006/872	29,087	29,087
EYL/82	367-371, High St, Harlington 19758/APP/2005/371	45,214	45,214

EYL/87	Dairy Farm Breakspear Rd 27314/APP/2005/844	73,803	73,803	
EYL/83	37, Watford Rd., Northwood 35199/APP/2006/884	7,722	7,722	
EYL/84	Hayes Goods Yard 10057/APP/2005/ 2996 & 2999	262,182	252,606	9,576
EYL/85	11-21, Clayton Rd, Hayes 56840/APP/2004/630	98,853	98,853	
EYL/86	Honeywell Site, Trout Rd., Yeiewsley 335/APP/2002/2754	765,637	765,637	
EYL/88	former True Lovers' Knot Public House, EDUCATION, YOUTH AND LEISURE	66,591		66,591
	SUB - TOTAL	6,120,274	6,044,107	76,167
PPR/02/39C	The Chimes - Uxbridge Initiative / 42966/AH/96/1862	100,000	100,000	
PPR/05/33 PPR/07/15A	Blunts Field Training Programme, Bath Road / 45486/G/98/2296	66,778	66,778	
(see: PT/50)				
PPR/09/42	Land at Barnsfield Place, Uxbridge - Small Business Units / 43562/F/99/2018	150,570	150,570	
*8	Abbess Warehouse, Hayes / 49614B/96/110	30,000	30,000	
PPR/10/16	Land At Masterdrive Unit, Printing House Lane, Hayes / 45736/APP/2000/2577	86,195	86,195	
PPR/13/19C				
(see: PT/51, EYL/31 & E/12) PPR/15/21B	County Court Site, 114 High Street, Uxbridge - Uxbridge TC Improvements / 5067/APP/00/1149 & 1385	15,803	15,803	
(see: PT/54 & E/13) PPR/24/05 *35	Former EMI Site, Dawley Road - Hayes TC Partnership / 6198/BS/98/1343 Denbridge Industrial Estate, Oxford Road/4551CL/98/435	131,081 200,000	131,081 200,000	
PPR/26/84	Land at Former Sadia Works, High St, Yiewsley / 41515/B/93/606	10,000	10,000	
PPR/32/50 (Formerly PT/02)	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Specific Environmental Works - former Uxbridge College Access) / 40601H/91/1970	47,466	47,466	
PPR/33/139	Former SKM House Springfield Road Hayes 35515/APP/2005/516	5,000	5,000	
PPR/34/140D	MOD Records Office Stockley Road, Hayes 18399/APP/2004/2284	78,171	78,171	
PPR/36/153A	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 & 1437	13,250	13,250	

PPR/37/159	Horton Close, West Drayton 46871/APP/2006/1037 DERA Site, Kingston Lane, West Drayton - Town Centre	4,200	4,200
PPR/40/147G	45658/APP/2002/3012 9-15, Harefield Road, Uxbridge	67,153	67,153
PPR/41/167	59532/APP/2005/2401 Hayes Goods Yard	8,500	8,500
PPR/42	10057/APP/2004/2996 & 2999 Colham House, Uxbridge, Training	78,939	78,939
PPR/43	27298/APP/2006/875 Honeywell Site, Trout Rd., Yiewsley	10,000	10,000
PPR/44	335/APP/2002/2754	18,229	18,229
	PERFORMANCE, PARTNERSHIPS & REGENERATION SUB - TOTAL	1,121,336	1,121,336
E/02/18	Old Mill House, Thorney Mill Road, West Drayton / 41706C/91/1904	59,556	59,556
E/06/2A E/09/11B	BT Site, Willow Tree Lane, Yeading - Play Ground Works	100,000	100,000
(see: PT/48 & EYL/01)	Little London Nurseries, Harlington Road - Morello Avenue Play Area / 3408/APP/2000/703	38,021	38,021
E/10/85	A4 Heathrow Corridor scheme - Match Funding for Heathrow Villages Chrysalis Projects	25,000	25,000
(see: PT/36) E/13/21A			
(formerly PT/54/21A) E/17/26D	Former EMI Site, Dawley Road / 6198/BS/98/1343	25,000	25,000
(see: PT/56 & PPR/18) E/18/27B	Trident Site, Phase 3 Stockley Park - Lake Farm & Botwell Green Play Area 37977/P/94/335	1,323,400	1,323,400
(see: PT/57 & EYL/35) E/19/36 (see: PPR/21) E/21/74C	Carmichael Close, Ruislip - Sidmouth Open Space / 55898/APP/2000/2736 Land adj. Eastern Perimeter Rd. H'row. - Air Quality 53546/APP/98/2307	125,274 43,999	125,274 43,999
(see: PT/65, EYL/40 & E/20)	Land at Johnson's Yard - Uxbridge TC CCTV 53936/APP/2002/1357	5,370	5,370
E/22/97B (see: PT/69)	Land at West Drayton Depot Stockley Road West Drayton - Monitoring of Noise & Dust Emissions 2760/APP/2003/2816	5,463	5,463

E/24/62 (See also PT/60 & PPR/23) E/25/38A (See also PT/18/38B) E/26/93 (Formerly PT/33) E/27/92 (Formerly PT/36) E/28/71 (Formerly PT/40)	Land at Lyon Industrial Estate, High Rd, Cowley - Uxbridge Cowley Initiative (Employment Training, Air Quality & Highway Works) 51095/APP/2000/1004	13,940	13,940	
	Former Airspeed House, Stanwell Road, Heathrow / 50395/A97/1297	39,015	39,015	
	H.S.A Land, Bath Road 41687S/98/16	12,204	12,204	
	A4 Heathrow Corridor scheme - Oxford Avenue Green	50,000	50,000	
	Land at Hendrick Lovell, S.W of Dawley Road, Hayes 43554/C/92/787	12,692	12,692	
E29/94D	Land to the West of Stone Close, Horton Road, Yiewsley / 54822/APP/2000/424 (outline) & 54822/APP/2003/718 (full)	2,852	2,852	
E/31/124 (see also EYL/57) E/32/01 (Formerly PT/43/01)	Land at the Chestnuts, Barra Hall, Hayes 8134/APP/2003/2838 & 8134/APP/2003/2831	42,172	42,172	
E36/140E	Sainsbury Minet Site - Grapes Junction / 40601/H/91/1970	1,008,500	1,008,500	
	MOD Records Office, Stockley Road, Hayes 18399/APP/2004/ 2284	52,114	52,114	
E/37/152B	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,607	8,607	
E/38/153B	Polar Park, Bath Road, Harmondsworth 2964/APP/2002/1436 &1437	10,000	10,000	
E/39/160	9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401	8,532	8,532	
E/40/155C E/41/49 (Formerly PPR/31/49)	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082	20,147	20,147	
	Land at junction of Hayes Bypass, Uxbridge Road & Coldharbour Lane (Maintenance of Environmental Work) / 40601H/91/1970	453,000	453,000	
E/42/140J	MOD Records Office Stockley Road/Bourne Avenue, Hayes 18399/APP/2004/2284	100,737	100,737	
E/43/1B	Lombardy Retail Park, Coldharbour Lane, Hayes 40601/APP/2002/1710	11,544	11,544	
E/44	Air Quality Action Plan	25,000		25,000
E/45	Porters Way Play Area	125,000		125,000
E/46	Former True Lovers Knot P.H Green Spaces provision	21,195		21,195
	ENVIRONMENT SUB -TOTAL	3,768,333	3,597,138	171,195
H/1/152C				
*40	Middlesex Lodge, 189 Harlington Road, Hillingdon 12484/APP/2005/1791	8,562	8,562	

H/2/160B H/3/155A	9-15 Harefield Rd, Uxbridge 59532/APP/2005/2401	300,000	300,000	
*41 H/4/140H	Fmr RAF West Drayton, Porters Way, West Drayton 5107/APP/2005/2082 MOD Records Office Stockley Road/Bourne Avenue, Hayes	74,041	74,041	
*43 H/5/161C	18399/APP/2004/2284 Former Honeywell Site, Trout Road, West Drayton	51,133	51,133	
*44 H/6	335/APP/2002/2754 11-21, Clayton Rd., Hayes	50,032	50,032	
*48 H/7	56840/APP2004/630 Hayes and Harlington Scrapyard. Health Provision	30,066	30,066	2,908
		2,908		2,908
		516,742	513,834	2,908
		21,912,902	21,487,970	424,931

Sept rpt		S106 unspendable			not allocated		
Total Income		Dec rpt	Sept rpt	Variance	Dec rpt	Sept rpt	Variance
at 30/9/07	Sept v Dec						
58,827		5,000	5,000			0	
572,732		558,232	558,232			0	
10,500		5,000	5,000			0	
385,827		188,379	188,379			0	
278,673		197,592	197,592			0	
7,458		5,000	5,000			0	
12,339						0	
74,984						0	
63,873		63,873	63,873			0	
33,510						0	
4,847						0	
161,499		161,036	161,036			0	
381,642						0	
1,000						0	
16,500		15,000	15,000			0	
55,126						0	
2,000						0	
2,000						0	
55,000	(30,000)				20,000	20000	

2,178,337	(30,000)	1,199,112	1,199,112		20,000	20,000
328,915		328,915	328,915			0
399,335		136,690	136,690			0
12,418						0
3,248						0
135,981		59,068	59,068			0
19,915						0
113,485			893	(893)		0
22,935		22,935	22,935			0
36,310		36,310	36,310			0
553,808						0
31,819		31,819	31,819			0
9,506		9,506	9,506			0
4,777		4,777	4,777			0
5,703		5,703	5,703			0
50,000		50,000	50,000			0
157,292						0
13,689						0
30,000						0

	35,757			
3,520				0
57,000				0
39,739				0
2,601,600				0
13,882	12,511	12,511		0
25,000				0
18,863				0
5,261				0
3,440				0
42,925				0
5,463				0
25,590				0
250,000				0
41,720		695	(695)	0
9,840				0
34,213				0
49,588				0
27,201				0

74,594						0
46,418						0
12,785						0
14,396						0
3,127						0
488,717		488,717	488,717			0
70,516		70,516	70,516			0
1,018						0
40,290						0
20,046						0
32,073						0
15,010						0
10,500						0
15,000				15,000		15000
40,000				40,000		40000
5,000				5,000		5000
10,000				10,000		10000
30,066				30,066		30065.7
151,948				151,948		151947.8
6,265,484	35,757	1,257,467	1,259,055	(1,588)	252,014	252,014

1,433,000			0	
243,005		243,005	243004.77	
66,134		66,134	66133.52	
19,839		19,839	19839.13	
1,761,977		328,977	328,977	
668,174			0	
21,640			0	
31,620			0	
20,318			0	
36,836			0	
161,898			0	
194,922			0	
394,733			0	
121,107			0	
18,900		18,900	0	18,900
66,514			0	
18,680			0	
18,610			0	
11,465			0	
69,984			0	

22,865			0	
167,440		167,440	167440.09	
13,565		13,565	0	13,565
19,427			0	
371,818		197,818	197817.94	
8,417		8,417	0	8,417
28,460		15,321	15321.45	
179,174		86,922	86921.50824	
21,276			0	
68,663			0	
30,346		16,205	16204.98828	
14,256			0	
471,253			0	
13,120			0	
21,063		11,248	11247.642	
14,543			0	
19,129		19,129	0	19,129
18,939		8,826	0	8,826
328,366			0	
238,153			0	
768,003		357,890	0	357,890
77,511			0	
29,087		15,532	15532.458	
45,214			0	

73,803		73,803	73802.65	
7,722		7,722	7721.63	
252,606			0	
98,853		98,853	98852.87	
765,637		405,787	529545.08	(123,758)
6,044,107		1,523,377	1,220,408	302,969
100,000			0	
66,778			0	
150,570			0	
30,000			0	
86,195			0	
15,803			0	
131,081			0	
200,000			0	
10,000			0	
47,466			0	
5,000			0	
78,171			0	
13,250			0	

4,200			0
67,153	30,000	30,000	0
8,500			0
78,939			0
10,000			0
18,229			0
1,121,336	30,000	30,000	
59,556			0
100,000			0
38,021			0
25,000			0
25,000			0
1,323,400			0
125,274			0
43,999			0
5,370			0
5,463			0

13,940				0
39,015				0
12,204				0
50,000				0
12,692				0
2,852				0
42,172				0
1,008,500				0
52,114			52,114	52114.04
8,607				0
10,000			10,000	10000
8,532				0
20,147			20,147	20147.3
453,000				0
100,737				0
11,544			11,544	11543.73
3,597,138			93,805	93,805
8,562	8,562	8,562		0

300,000					300,000	300000	
74,041		74,041	74,041				0
51,133		51,133	51,133				0
50,032		50,032	50,032				0
30,066		30,066	30,066				0
513,834		213,834	213,834		300,000	300,000	
21,482,213	5,757	2,700,413	2,702,001	(1,588)	2,518,173	2,215,204	302,969
					0	0	0

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

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

Document is Restricted

This page is intentionally left blank

Plans for Central & South Applications Planning Committee

Tuesday 1st November
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 175

Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY

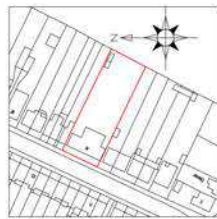
Development: Conversion of existing dwelling into 2 x 2-bed self contained dwellings with associated amenity space

LBH Ref Nos: 69313/APP/2016/1283

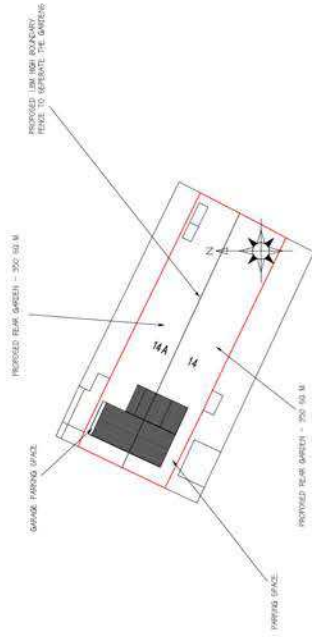
Date Plans Received: 01/04/2016

Date(s) of Amendment(s): 01/04/2016

Date Application Valid: 05/04/2016



LOCATION PLAN - 1:1250



SITE PLAN - 1:500



BY THE SALE AND THIS PLAN ALL DIMENSIONS GIVEN ARE TO BE TAKEN ON THE CENTER LINE UNLESS OTHERWISE STATED. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND NOT TO BE USED FOR CONSTRUCTION.

No.	Date	By	Contents
Revisions			

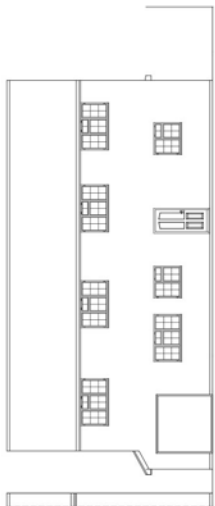
Drawing Title
Location Plan & Site Plan

Project
 Conversion of existing building into two self-contained dwellings

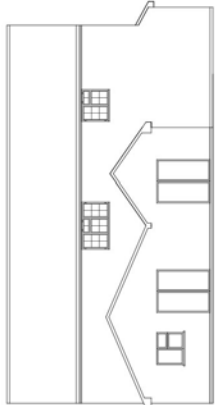
Scale	Date	Drawn by	SD
1:100	March 2016		

Client Details
 Mr. Aniraj Singh
 14, Moorfield Road
 Lutteridge
 LE88 3SL

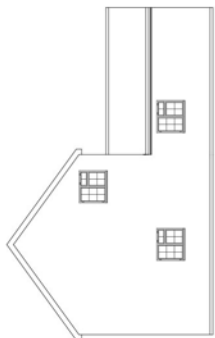
Drawn by: **M PA 06** Rev: **A**



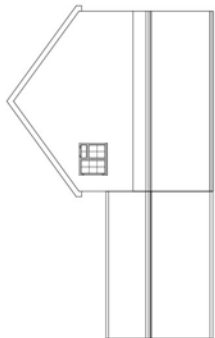
EXISTING FRONT ELEVATION - 1:100



EXISTING REAR ELEVATION - 1:100



EXISTING FLANK ELEVATION - 1:100



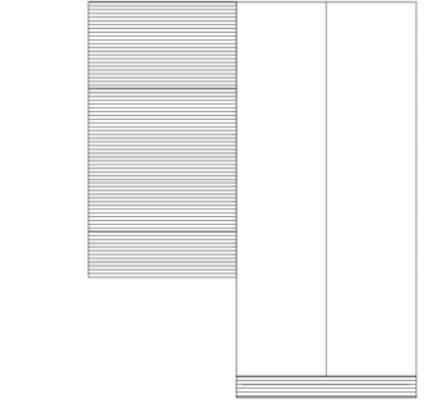
EXISTING FLANK ELEVATION - 1:100



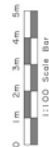
EXISTING GROUND FLOOR - 1:100



EXISTING FIRST FLOOR - 1:100



EXISTING ROOF PLAN - 1:100



DO NOT SCALE FROM THIS PLAN. ALL DIMENSIONS & LEVELS ARE TO BE OBTAINED ON THE DRAWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

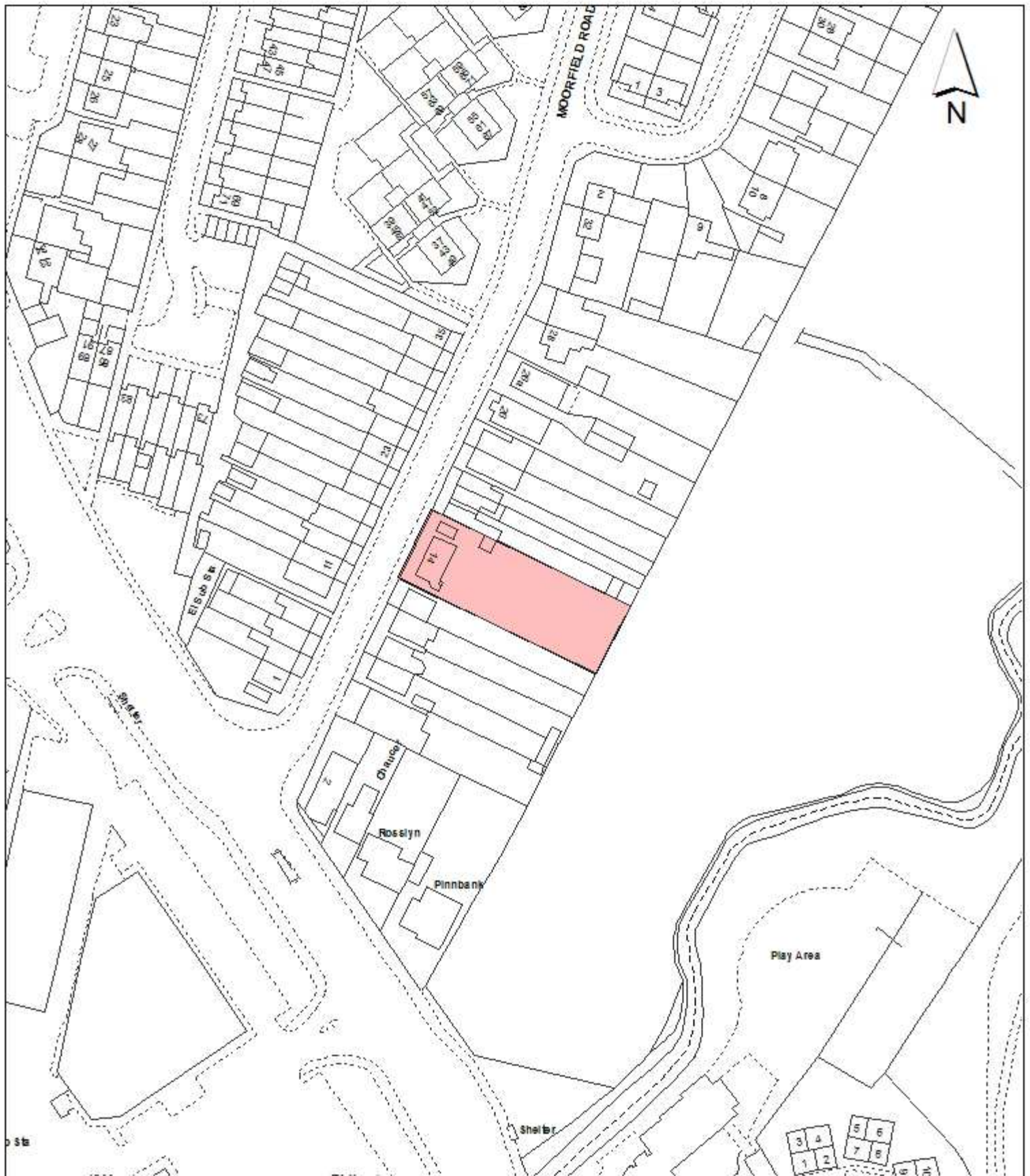
No.	Date	By	Contents
Revisions			

Existing Floor Plans & Elevations

Project: Conversion of existing building into two self-contained dwellings
 Scale: 1:100 Date: March 2016 Drawn by: SD

Client Details:
 Mr Anirik Singh
 14 Moorfield Road
 Uxbridge
 UB8 3SL

Drawn: M PA 04 Rev: A



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**14 Moorfield Road,
Cowley**

Planning Application Ref:

69313/APP/2016/1283

Planning Committee:

Central & South

Scale:

1:1,250

Date:

November 2016

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

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



HILLINGDON
LONDON

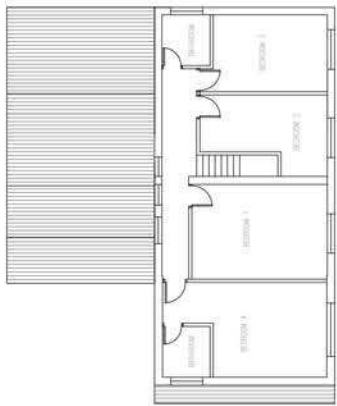
Report of the Head of Planning, Sport and Green Spaces

Address 14 MOORFIELD ROAD COWLEY
Development: First floor rear extension and single storey rear extension
LBH Ref Nos: 69313/APP/2016/2731

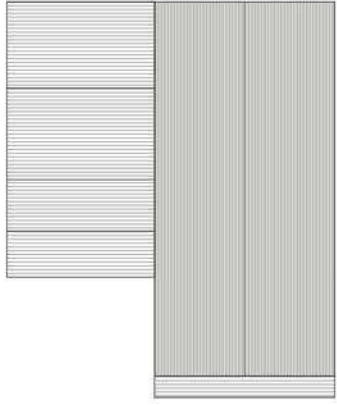
Date Plans Received: 14/07/2016 **Date(s) of Amendment(s):** 14/07/2016
Date Application Valid: 15/07/2016



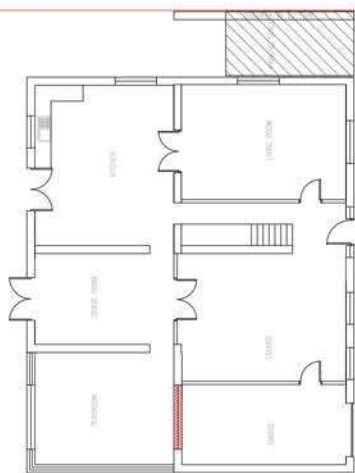
EXISTING FLOOR PLAN (1:100 SCALE) (A1)



PROPOSED FIRST FLOOR REAR EXTENSION (1:100 SCALE) (A2)



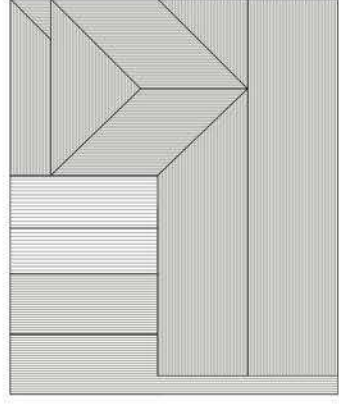
ELEVATION (1:100 SCALE) (A3)



PROPOSED FIRST FLOOR PLAN (1:100 SCALE) (A4)



PROPOSED FIRST FLOOR PLAN (1:100 SCALE) (A5)



ELEVATION (1:100 SCALE) (A6)

DESCRIPTION:
 PROPOSED FIRST FLOOR REAR
 EXTENSION AND GROUND FLOOR REAR
 EXTENSION

CLIENT: MR SINGH
SITE ADDRESS:
 14 MOOREFIELD ROAD
 URBIDGE
 WBS 35L

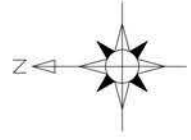
SCALE: 1:100 @A1
DRAWING NUMBER: P15ASB2402
DATE: 15/01/2015
REVISIONS:

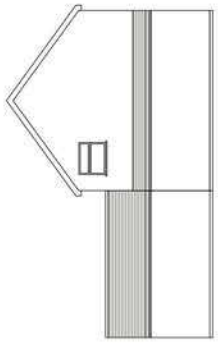


e-mail: ab@urbanplanning@gmail.com
 Tel: 0770 2167000

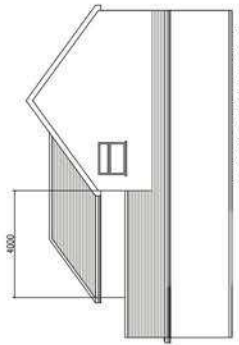
DISCLAIMER:
 THESE DRAWINGS SHOULD BE APPROVED
 BY A QUALIFIED ARCHITECT OR SURVEYOR
 BEFORE WORK CAN START

DO NOT SCALE FROM DRAWING
 MEASUREMENTS TO BE TAKEN ON SITE
 PARTY WALL/CT ACT 1997 TO BE
 APPLIED TO ALL WORKS BY
 CLIENT BEFORE COMMENCING WORKS.
 ALL WORKS INCLUDING FOUNDATIONS
 TO BE WITHIN
 BOUNDARY LINES OF SITE.

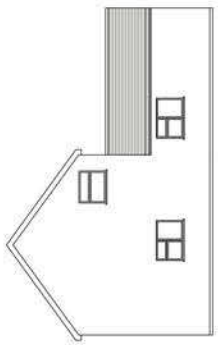




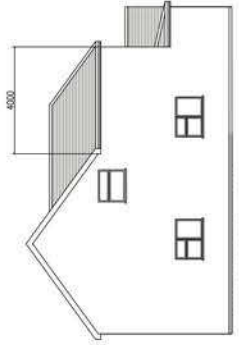
EXISTING SIDE ELEVATION 1:100 SCALE



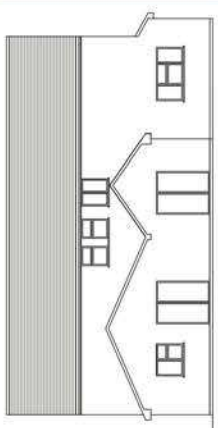
PROPOSED SIDE ELEVATION 1:100 SCALE



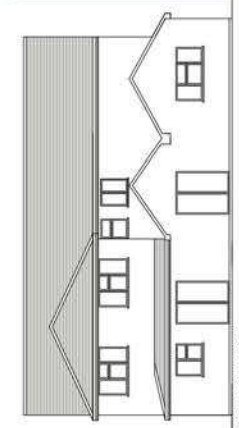
EXISTING SIDE ELEVATION 1:100 SCALE



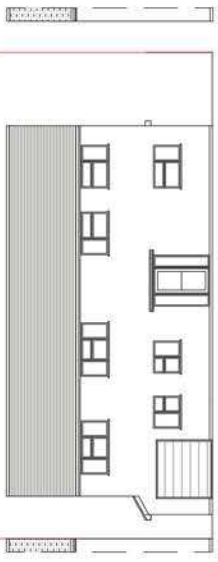
PROPOSED SIDE ELEVATION 1:100 SCALE



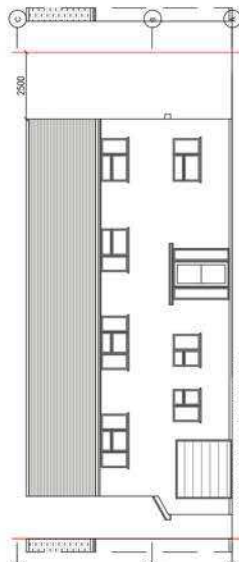
EXISTING REAR ELEVATION 1:100 SCALE



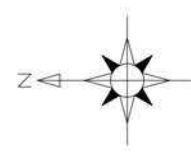
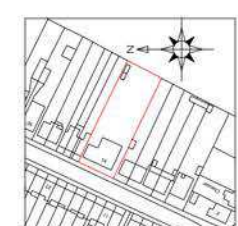
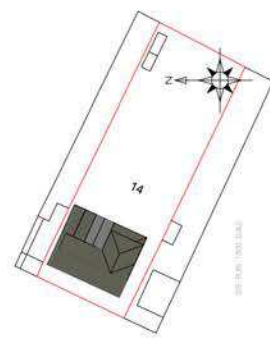
PROPOSED REAR ELEVATION 1:100 SCALE



EXISTING FRONT ELEVATION 1:100 SCALE



PROPOSED FRONT ELEVATION 1:100 SCALE



DESCRIPTION:
 PROPOSED FIRST FLOOR REAR
 EXTENSION AND GROUND FLOOR REAR
 EXTENSION

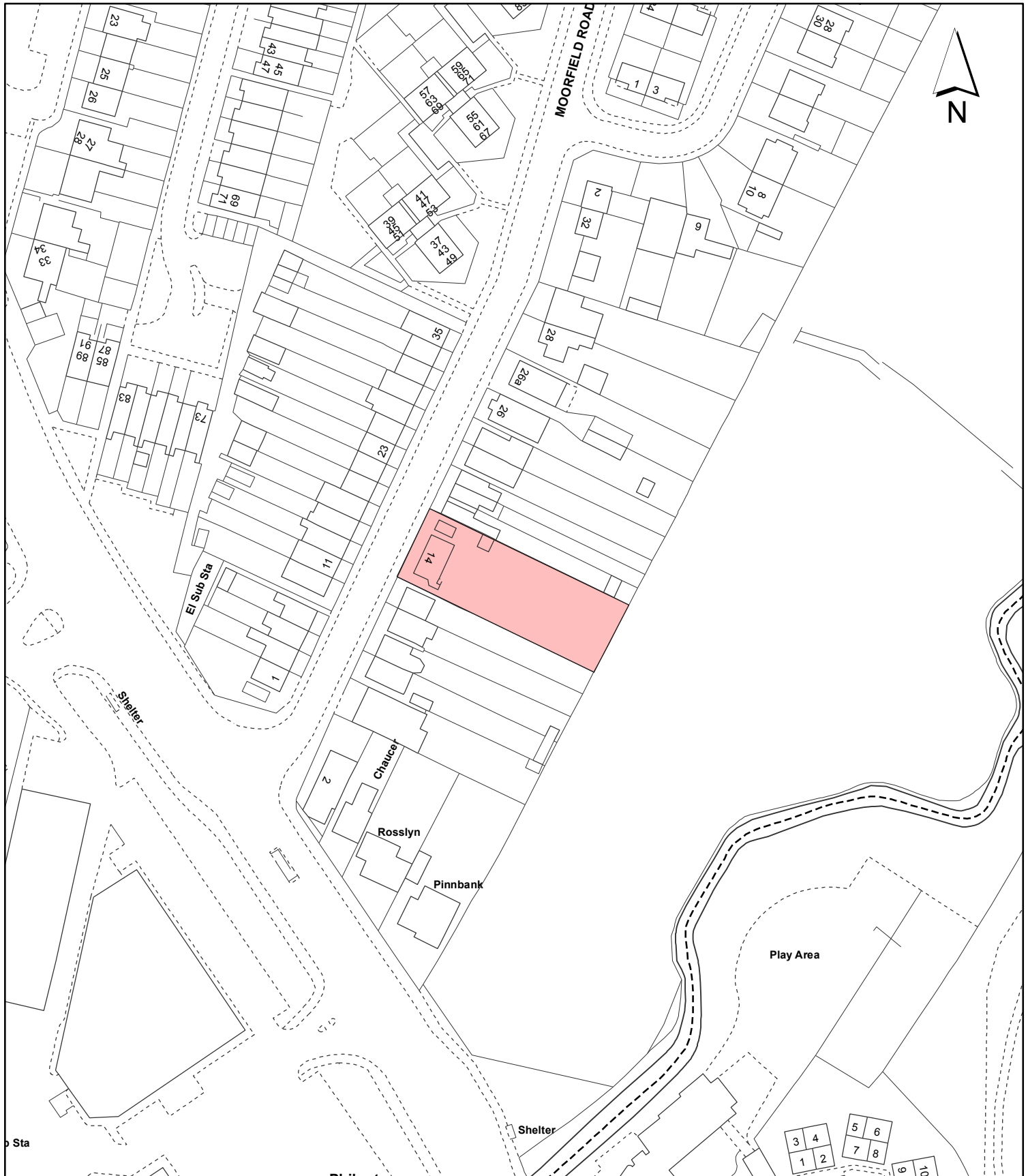
CLIENT: MR SINGH
SITE ADDRESS:
 14 MOOREFIELD ROAD
 UXBIDGE
 UB8 3SL

SCALE: 1:100 @A1
DRAWING NUMBER: P13AS/04/20
DATE: 14/05/2015
REVISIONS:

DISCLAIMER:
 THESE DRAWINGS SHOULD BE APPROVED
 BY A QUALIFIED ARCHITECT OR ARCHITECTURAL
 INSPECTOR BEFORE WORK CAN START.
 DO NOT SCALE FROM DRAWING
 MEASUREMENTS TO BE TAKEN ON SITE
 PARTY WALL/CTY ACT 1997 TO BE
 APPLIED TO ANY WORKS BY
 CLIENT BEFORE COMMENCING WORKS.
 ALL WORKS INCLUDING FOUNDATIONS,
 EXCAVATIONS AND RETAINING WALLS TO BE WITHIN
 BOUNDARY LINES OF SITE.

AB

e-mail: abdesigns@abdesigns.co.uk
 Tel: 01753 216700



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**14 Moorfield Road,
Cowley**

Planning Application Ref:

69313/APP/2016/2731

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 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

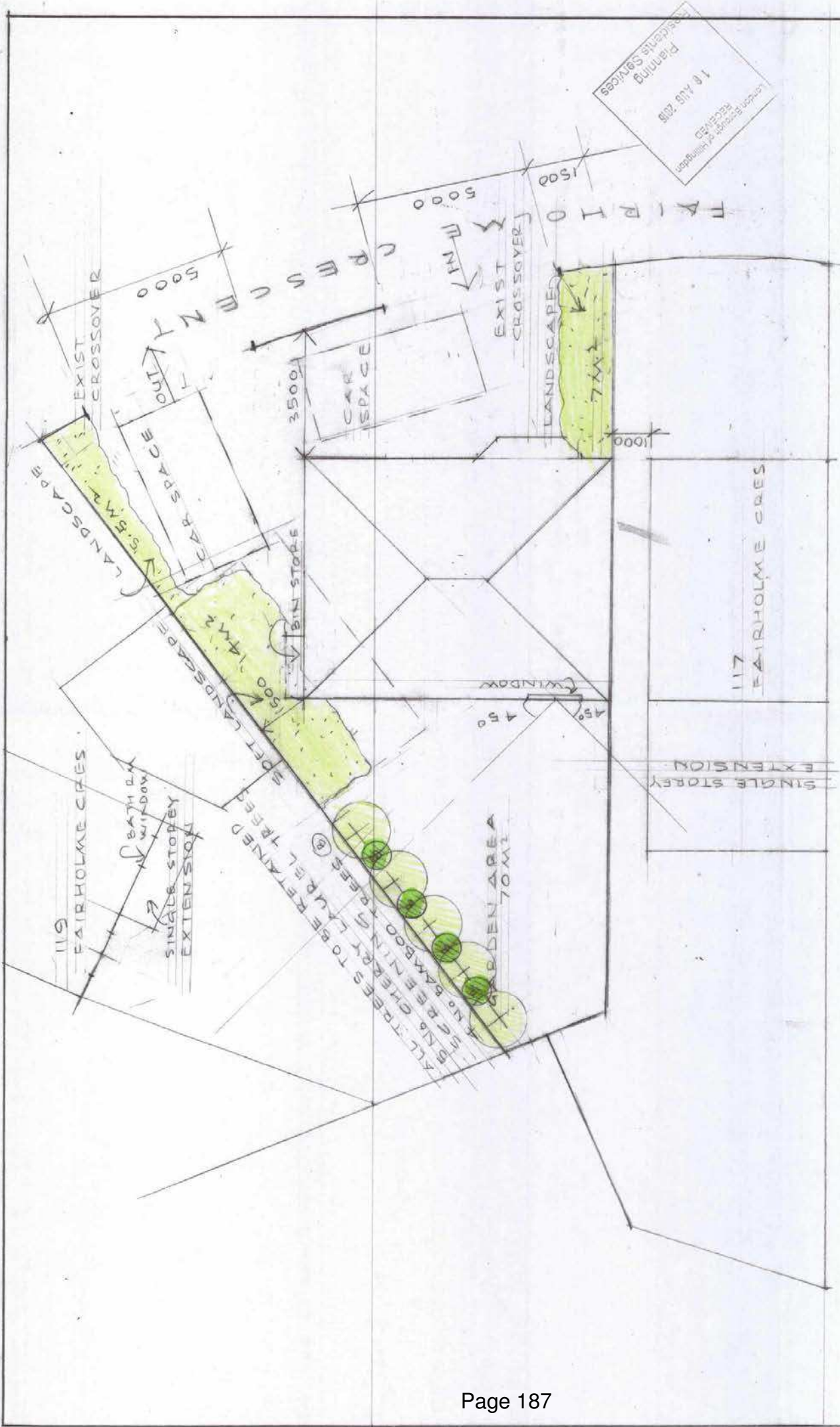
Address LAND FORMING PART OF 117 FAIRHOLME CRESCENT HAYES
Development: Two storey, 3-bedroom dwelling with associated parking and amenity space
LBH Ref Nos: 56502/APP/2016/3136

Date Plans Received: 18/08/2016 **Date(s) of Amendment(s):**
Date Application Valid: 02/09/2016



London Borough of Hillingdon
 RECEIVED
 18 AUG 2016
 Planning
 Residents Services

117 Fairholme Crescent, Hayes
 scale 1:1250 @A4



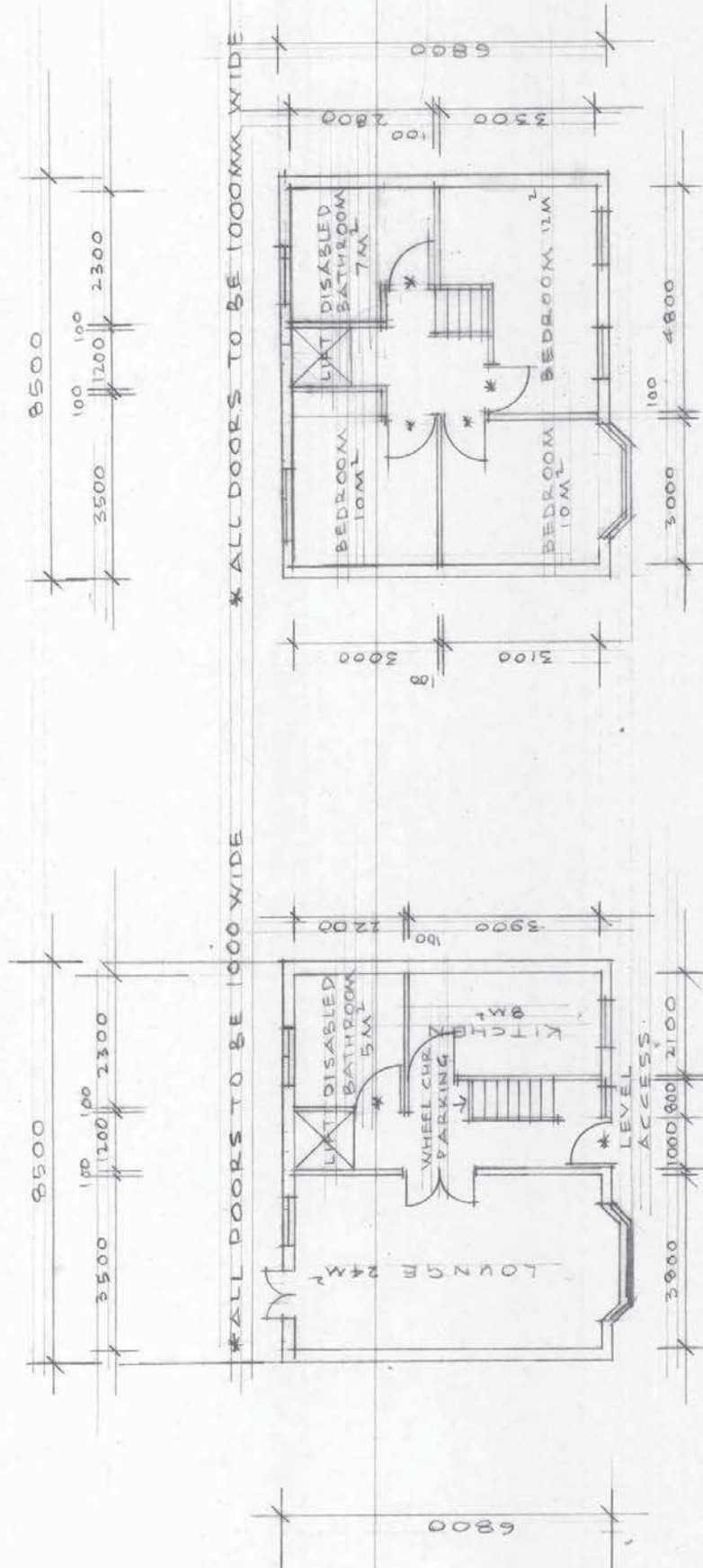
Landscaping & Site Services
 18 Aug 2016
 Planning Services
 Residential Services

BLOCK PLAN 1:100



PROPOSED HOUSE AT LAND ADJACENT TO:
 117 FAIRHOLME CRESCENT, HAYES.

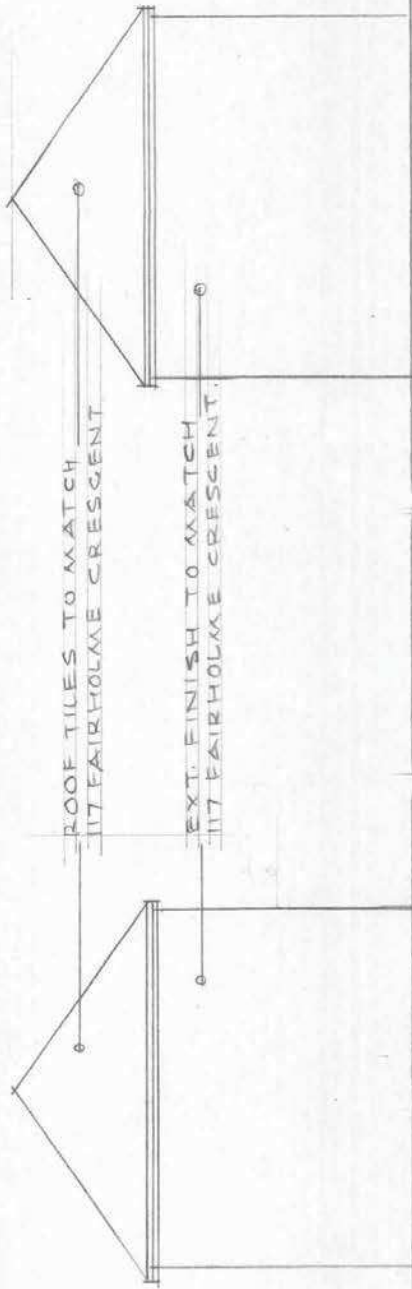
SCALE: 1:100 DATE: JAN, 16
 2015/177/03



Kuldip Sira
Building Designs
Mob: 07956234848

PROPOSED HOUSE AT LAND ADJACENT TO
117 FAIRHOLME CRESCENT, HAYES

SCALE 1:100
2016/177/01

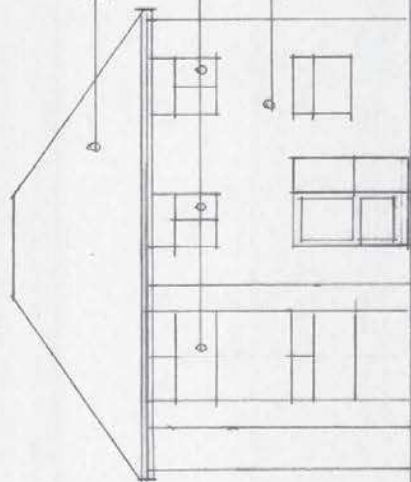


ROOF TILES TO MATCH
117 FAIRHOLME CRESCENT

EXT. FINISH TO MATCH
117 FAIRHOLME CRESCENT.

SIDE ELEVATION

SIDE ELEVATION

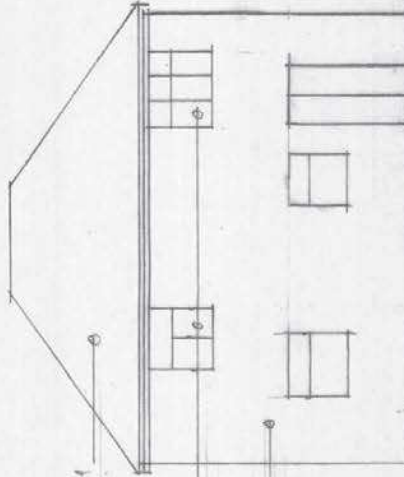


ROOF TILES TO MATCH
117 FAIRHOLME CRESC.

WINDOWS TO MATCH
117 FAIRHOLME CRES.

EXT FINISH TO MATCH
117 FAIRHOLME CRESC.

FRONT ELEVATION



ROOF TILES TO MATCH
117 FAIRHOLME CRESC.

WINDOWS TO MATCH
117 FAIRHOLME CRES.

EXT FINISH TO MATCH
117 FAIRHOLME CRESC.

REAR ELEVATION



Kulip Sira
Building Designs
Mob: 07956234848

London Building Agency
18 Full Time
Planning Services
Residents Services

PROPOSED HOUSE AT LAND ADJACENT TO
117 FAIRHOLME CRESCENT, HAYES

SCALE: 1:100
2016/177/02



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Land forming
117 Fairholme Crescent**

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

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

Planning Application Ref:

56502/APP/2016/3136

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 12 GROVE WAY UXBRIDGE

Development: Two storey side/rear extension, single storey rear infill extension and single storey front infill extension.

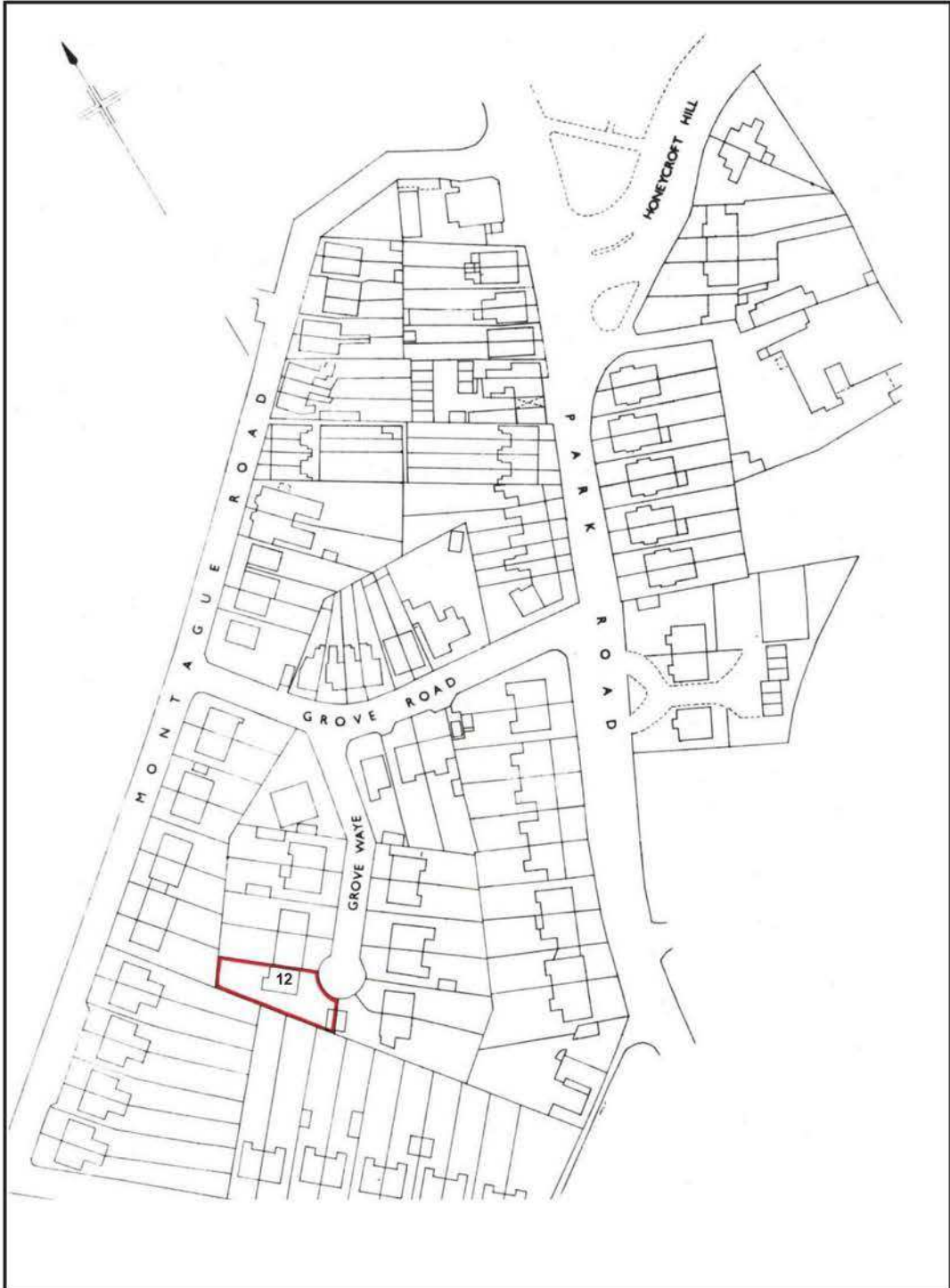
LBH Ref Nos: 71844/APP/2016/1589

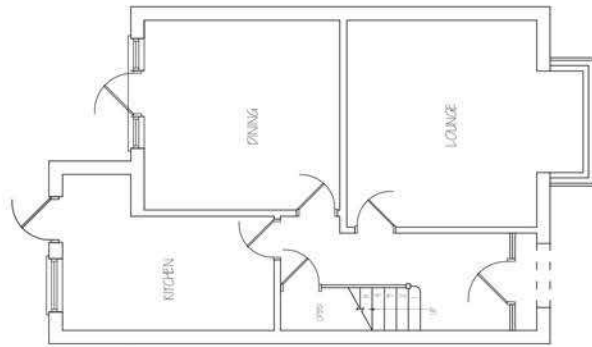
Date Plans Received: 25/04/2016

Date(s) of Amendment(s): 13/06/2016

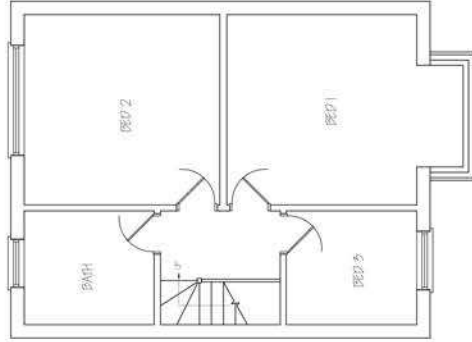
Date Application Valid: 13/06/2016

LOCATION MAP
SCALE 1:1250
12, GROVE WAY, UB8 1QP





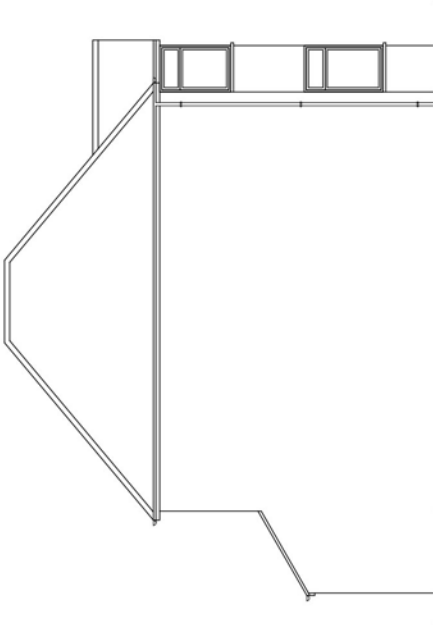
EXISTING GROUND FLOOR PLAN



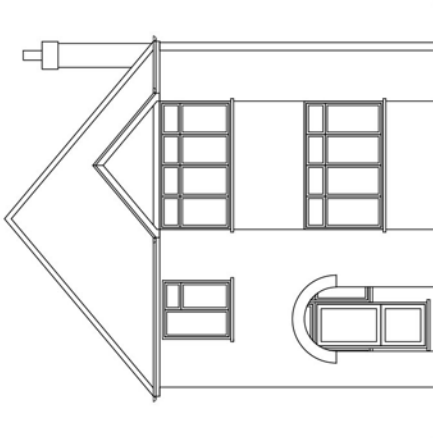
EXISTING FIRST FLOOR PLAN

Nigel Fallon, B.Sc. (Hons) MBEng. 07768-408325 Planning & Development Consultant, Building Engineer.		ADDRESS 17, GARDEN WAY, WIMBORNE, DORSET, BH21 3JF
5, Kingswood Avenue, Hounslow, TW3 4LL.		NO. - 01 REV. - PREPARED BY: AS
DRAWING TITLE: EXISTING FLOOR PLANS SCALE: 1:100 DATE: 19/02/2016		





EXISTING SIDE ELEVATION



EXISTING FRONT ELEVATION

Nigel Fallon, B.Sc. (Hons)MBEng. 07768-408525
Planning & Development Consultant, Building Engineer.

5, Kingswood Avenue,
 Hounslow, TW3 4LL.

ADDRESS:
 17, GROVE WAY
 WINDRICE, LB8 3LP.

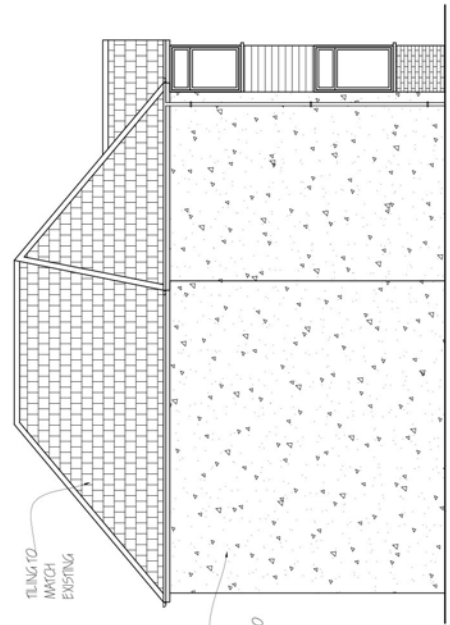
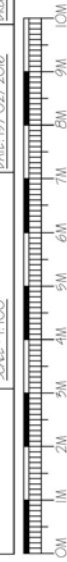
NO. - 02
 ORIG. PAPER SIZE: A5

PREPARED FOR: EXISTING/ PROPOSED ELEVATIONS
 DATE: 19/02/2016

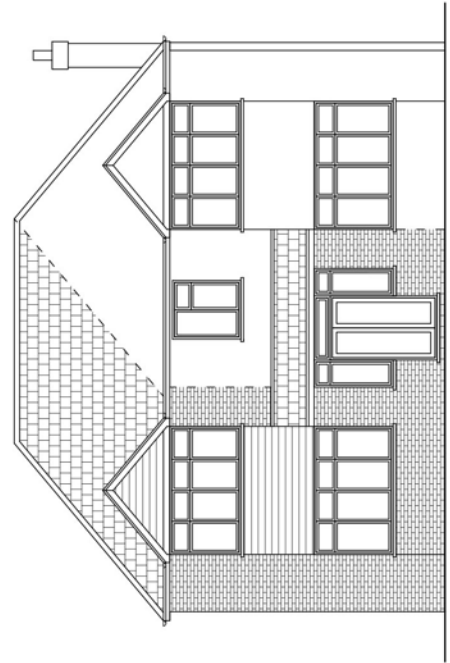
SCALE: 1:100

REV.

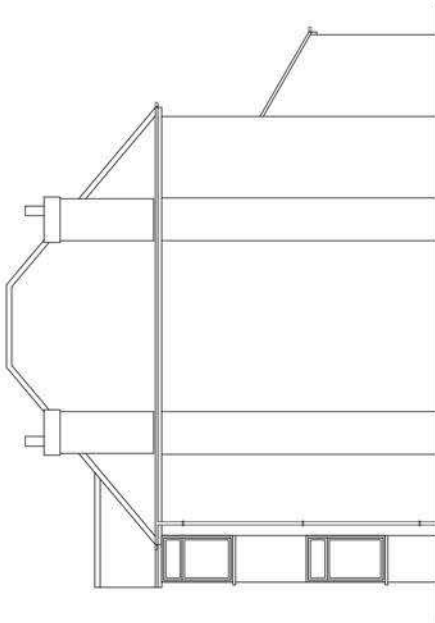
DATE: 19/02/2016



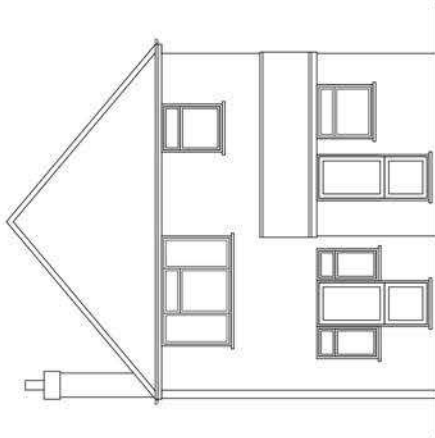
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



EXISTING SIDE ELEVATION



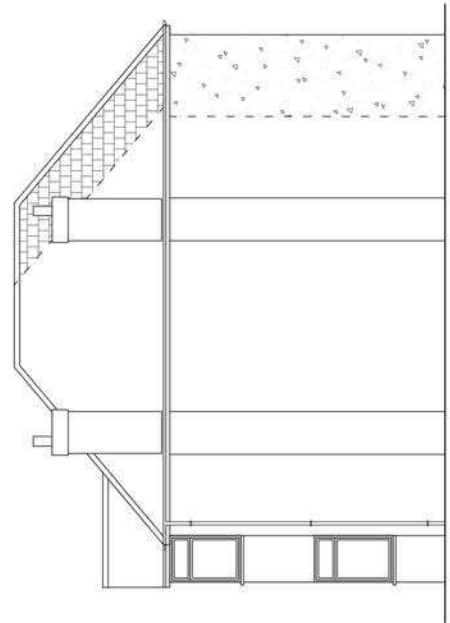
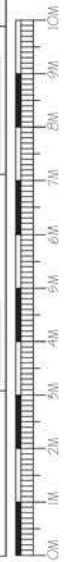
EXISTING REAR ELEVATION

Nigel Fallon, B.Sc. (Hons)MBEng. 07768-408325

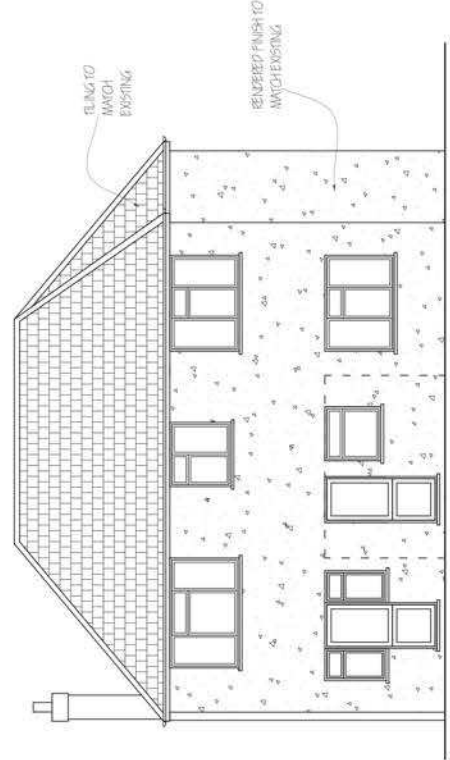
Planning & Development Consultant, Building Engineer.

5, Kingswood Avenue, Hounslow, TW3 4LL.

ADDRESS: 17 GROVE WAY LARBORNE, LB3 0P.	NO. 02	REV.
DATE: 19/02/2016		
SCALE: 1:100		
DRAWN: PAPER SIZE: A5		

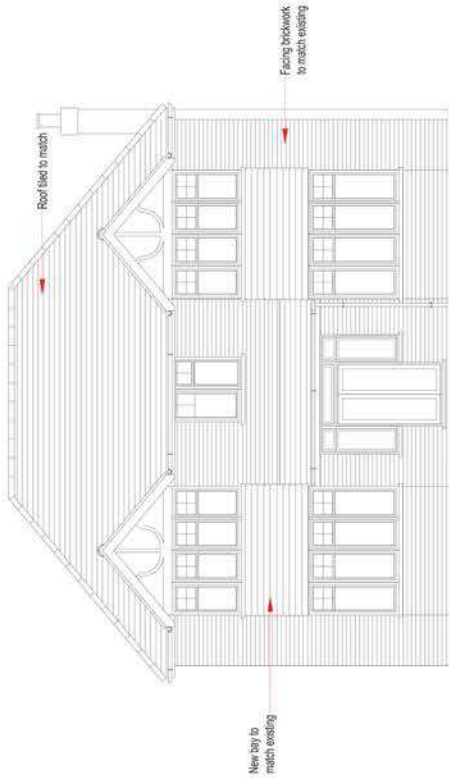


PROPOSED SIDE ELEVATION

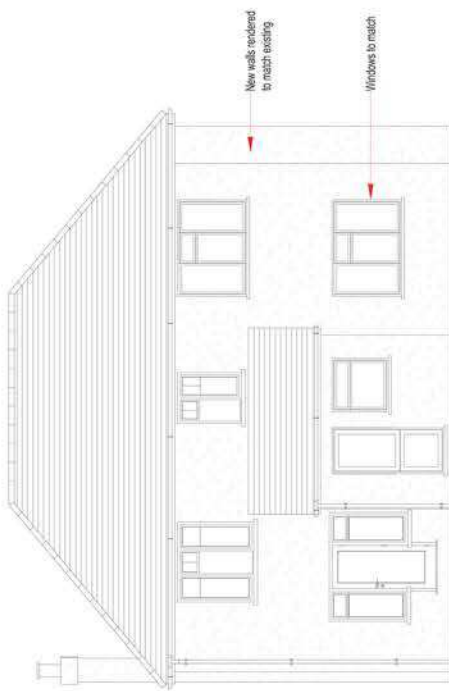


PROPOSED REAR ELEVATION

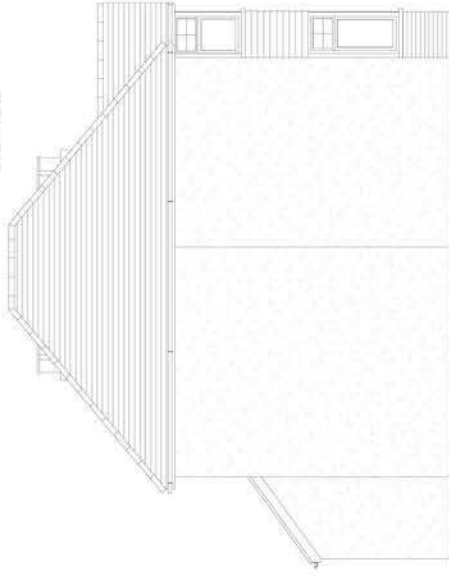
PROPOSED



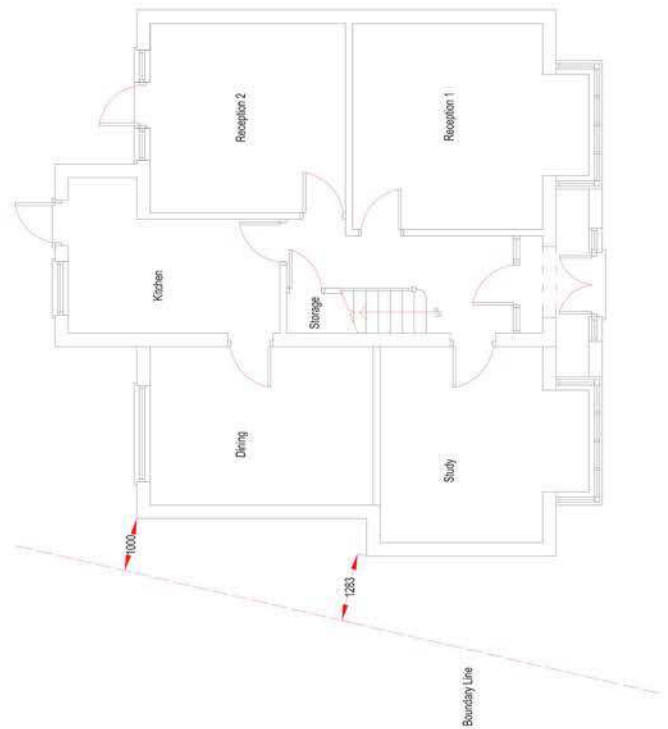
FRONT ELEVATION



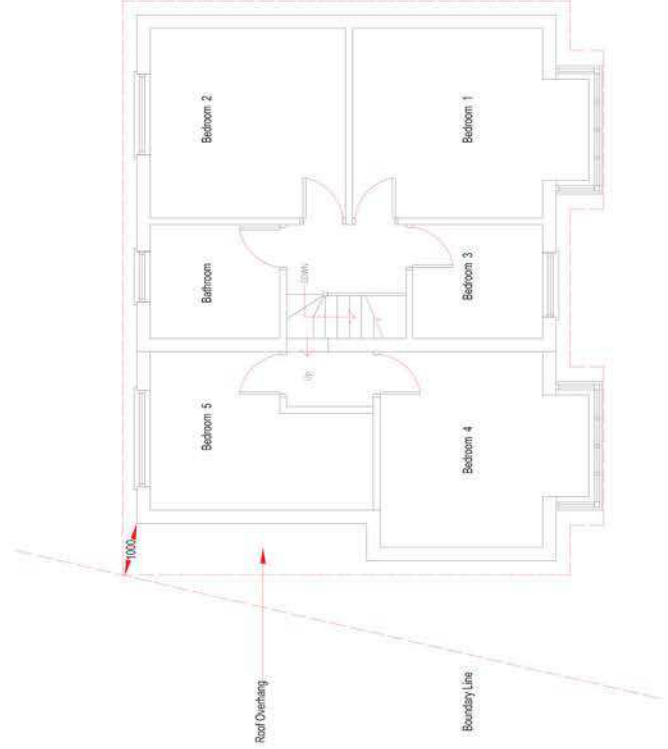
REAR ELEVATION



SIDE ELEVATION



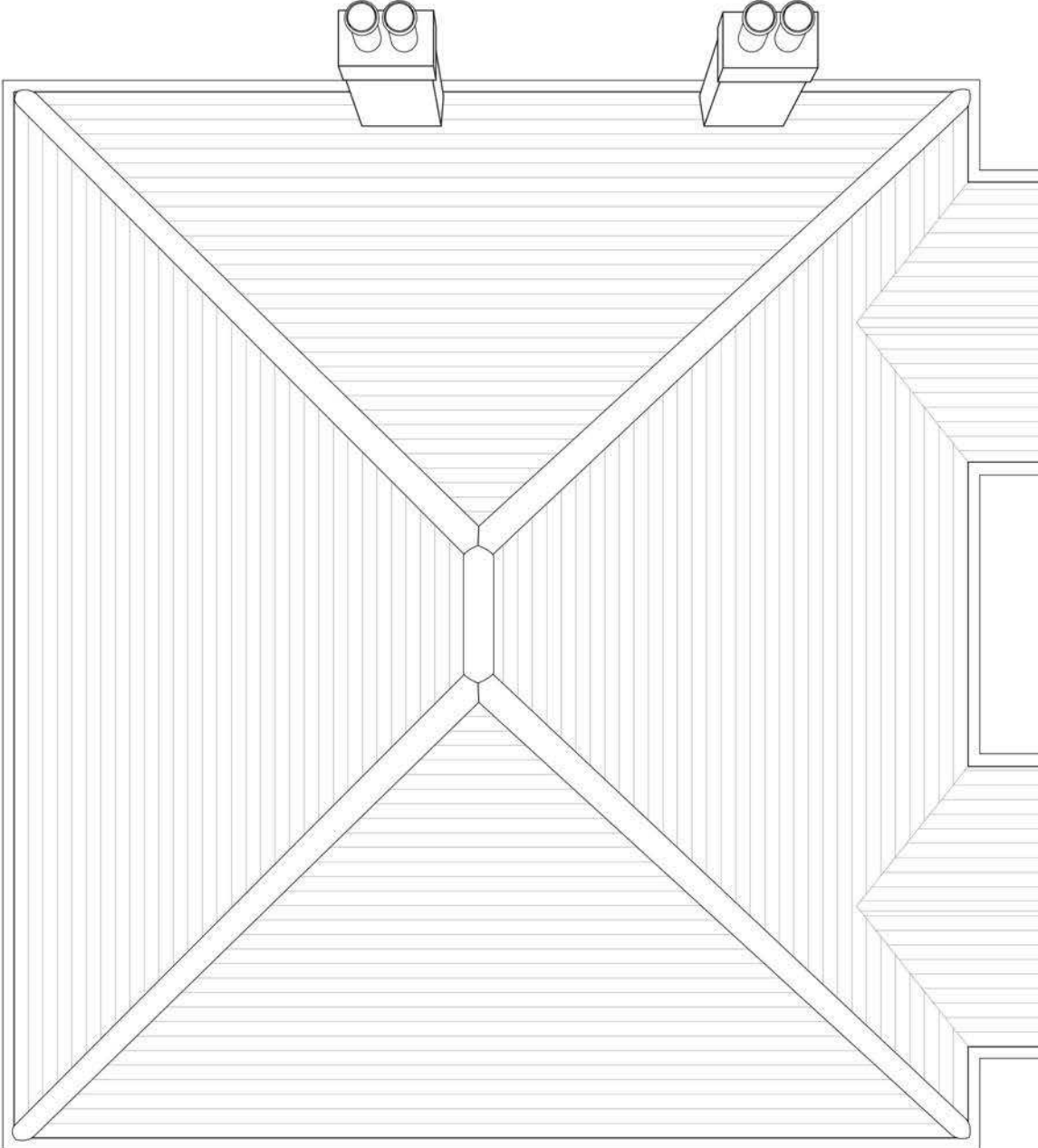
GROUND FLOOR



FIRST FLOOR

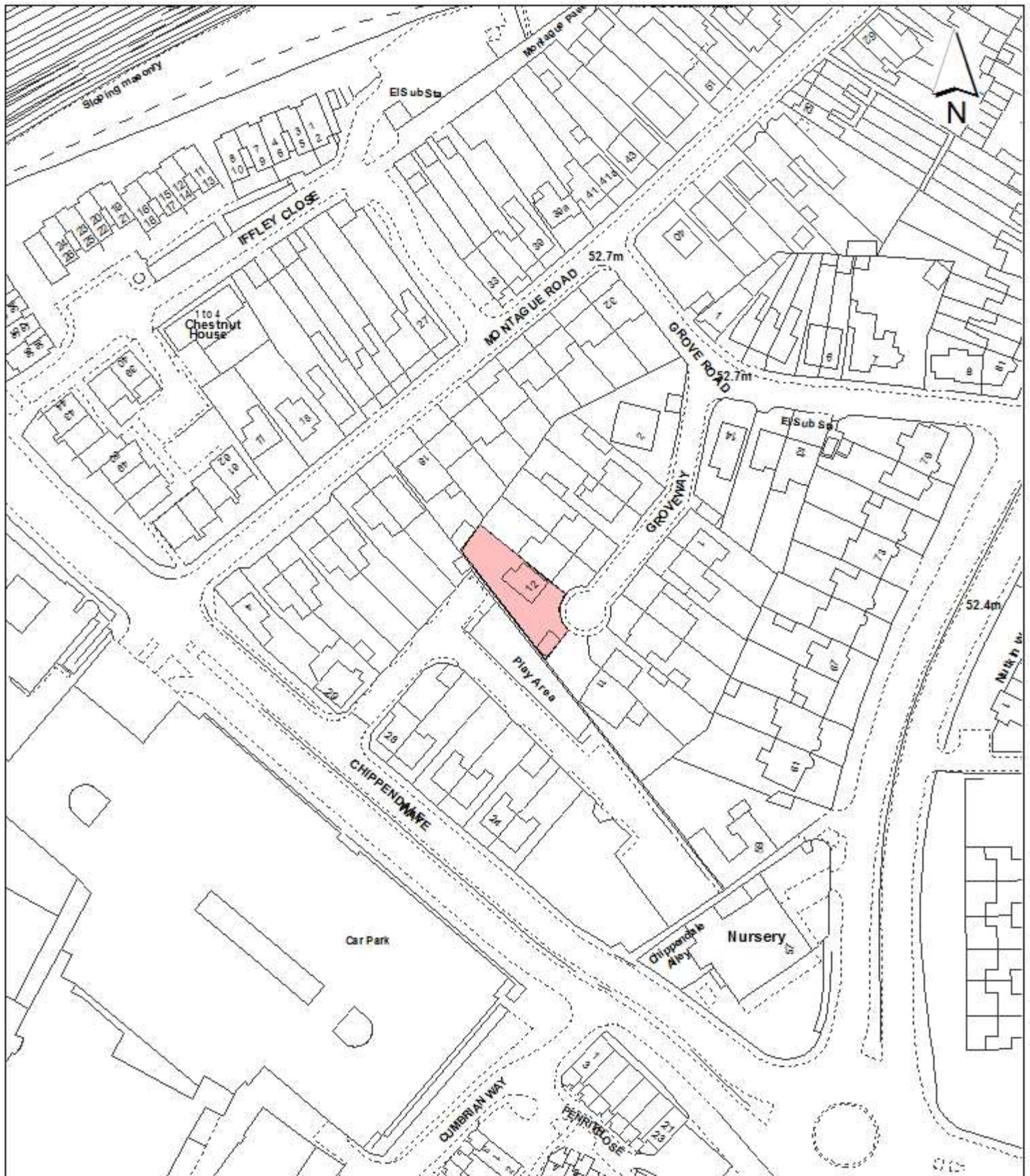
ALL DIMENSIONS TO BE VERIFIED ON SITE
PRIOR TO COMMENCEMENT OF WORK. USE
WRITTEN DIMENSIONS IN PREFERENCE TO
SCALED DIMENSIONS.

LOCATION	12 GROVE WAY UXBRIDGE MIDDXX UB8 1QP
CLIENT	MR J J CORCORAN
DRAWING	PROPOSED PLANS
SCALE for printing at A1	1:50
SCALE for printing at A3	1:100
DRAWING NO.	1217-2
<small> NAME: LAUREL ROSE LOOSE QUALIFICATION: ARCHITECT E-MAIL: laurel.rose@lrcm.co.uk TEL: 01753 651520 </small>	



PROPOSED ROOF PLAN

LOCATION	12 GROVE WAY UXRIDGE MIDDX UB8 1QP
CLIENT	MR J. CORCORAN
DRAWING	PROPOSED ROOF PLAN
SCALE for printing at A1	N/A
SCALE for printing at A3	1:50
DRAWING NO.	1217-1
	MODEL 1 LAUREL HOUSE LODGE WINDMILL ROAD EALING W5 4EG e-mail: model1drawing@hotmail.co.uk Tel: 07769 831553



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

12 Grove Way

Planning Application Ref:

71844/APP/2016/1589

Planning Committee:

Central & South

Scale:

1:1,250

Date:

November 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 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

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



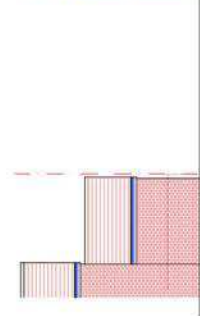
LOCATION PLAN

57 MONEY LANE
WEST DRAYTON
UB7 7NX

DWG NO: 2978-SK1
SCALE : 1: 1250



FRONT ELEVATION

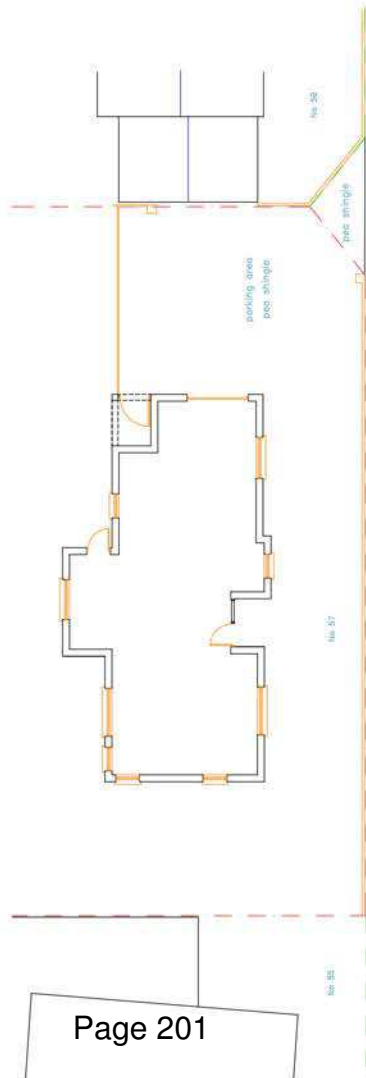


SIDE ELEVATION



REAR ELEVATION

- Do not scale from this drawing.
- All dimensions to be achieved by the contractor unless otherwise stated.
- In case of discrepancies in drawings, the drawings shall prevail over the specifications. TOWERS DRAWING SERVICES is not responsible for any errors or omissions.
- The site information not covered by these drawings shall be obtained by the contractor. TOWERS DRAWING SERVICES is not responsible for any errors or omissions.
- The contractor shall ensure that all work is carried out in the strictest accordance with the building regulations.
- The contractor shall ensure that all work is carried out in the strictest accordance with the building regulations.
- The contractor shall ensure that all work is carried out in the strictest accordance with the building regulations.
- The contractor shall ensure that all work is carried out in the strictest accordance with the building regulations.
- The contractor shall ensure that all work is carried out in the strictest accordance with the building regulations.
- The contractor shall ensure that all work is carried out in the strictest accordance with the building regulations.



GROUND FLOOR LAYOUT



BLOCK PLAN
Scale 1:200

REV.	DATE	DESCRIPTION
1/01		57 MONEY LANE WEST DRAYTON
TITLE EXISTING LAYOUT		
DRG. No. 2978-01		REV.
SCALE 1:100	DATE 02/18	CHK BY SK
	CHECKED	DATE

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



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

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:

November 2016



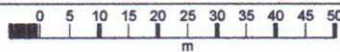
HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 85 FALLING LANE YIEWSLEY MIDDLESEX
Development: Proposed granny annex studio using existing detached permitted building
LBH Ref Nos: 56688/APP/2016/3270

Date Plans Received: 02/09/2016 **Date(s) of Amendment(s):**
Date Application Valid: 02/09/2016

85 Falling Lane




OS MasterMap 1250/2500/10000 scale
23 May 2016, ID: BLJT-00530906
www.planningapplicationmaps.co.uk

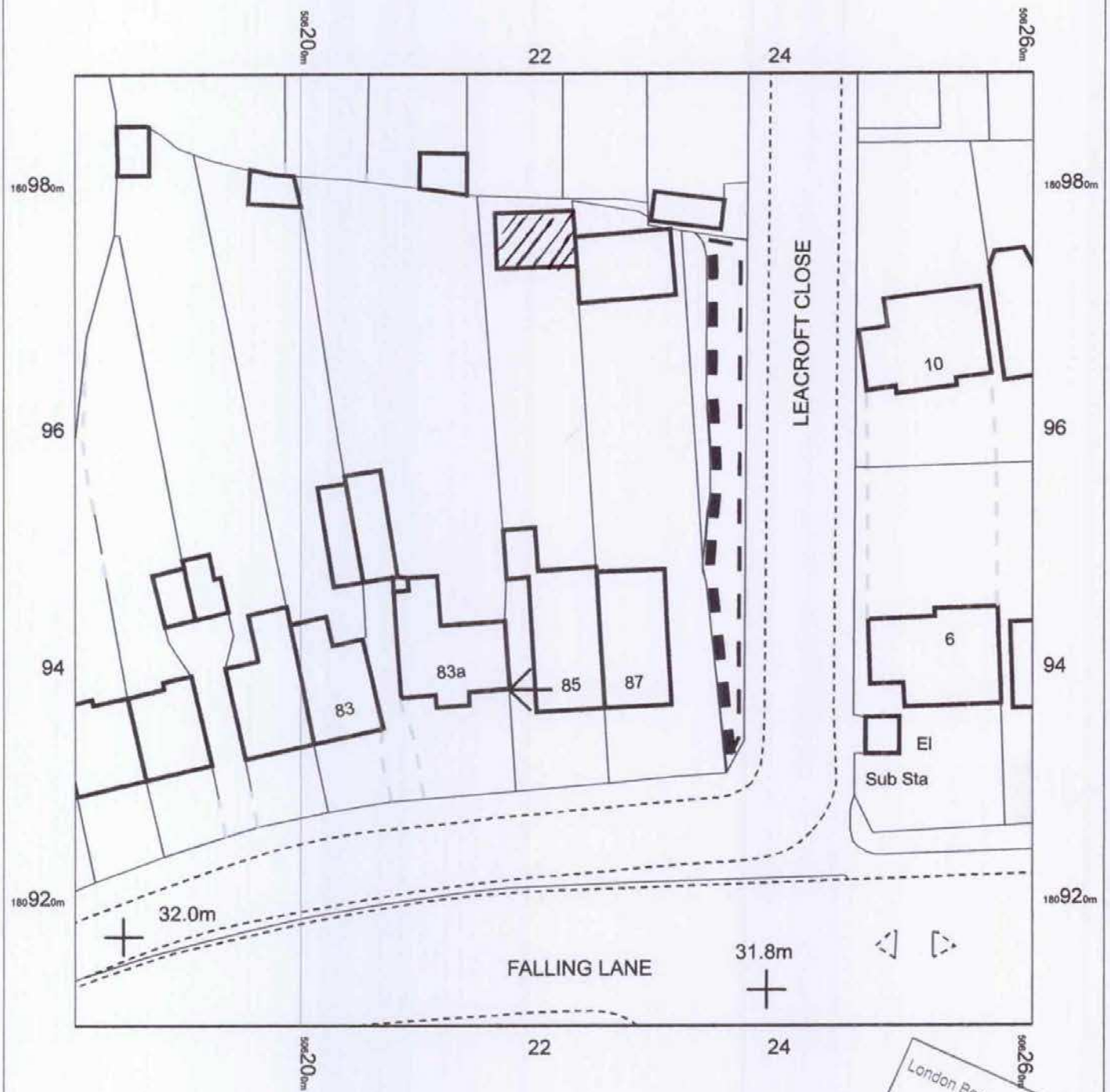
1:1250 scale print at A4, Centre: 506221 E, 180950 N

©Crown Copyright and database rights 2016 OS
100019980



85 Falling Lane

CONVERSION OF DETACHED OUTBUILDING TO GRANNY ANNEXE
STUDIO SHOWN THUS 



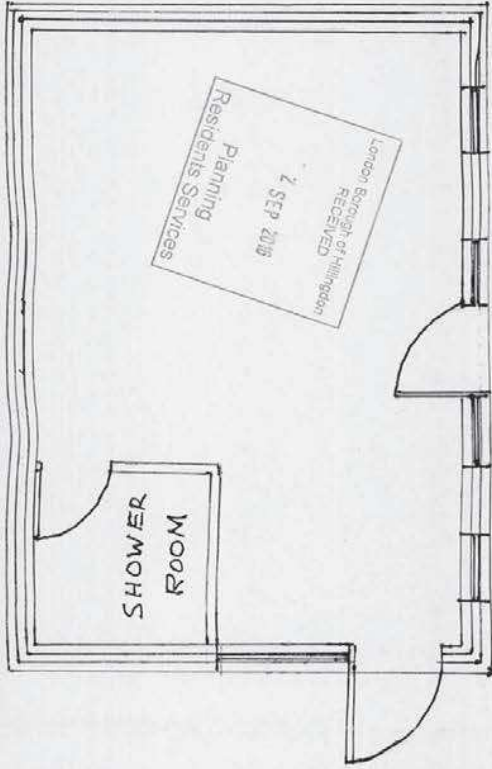
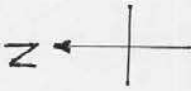
London Borough of Hillingdon
RECEIVED
2 SEP 2016
Planning
Residents Services

OS MasterMap 1250/2500/10000 scale
23 May 2016, ID: BLJT-00530907
www.planningapplicationmaps.co.uk

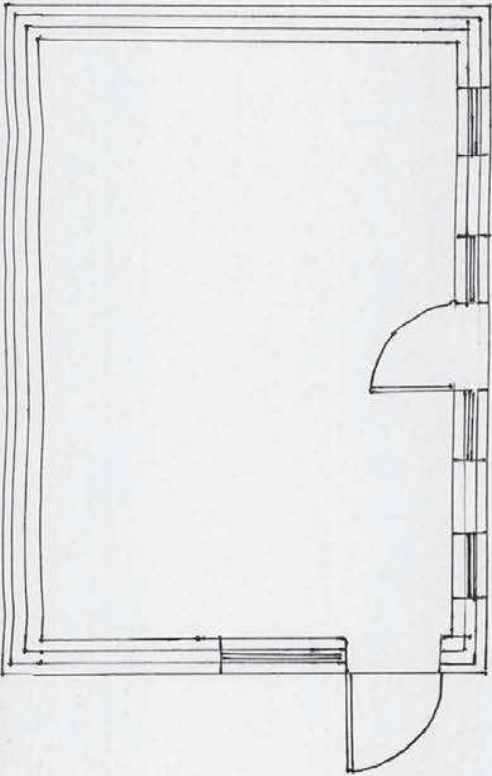
1:500 scale print at A4, Centre: 506221 E, 180950 N

©Crown Copyright and database rights 2016 OS
100019980

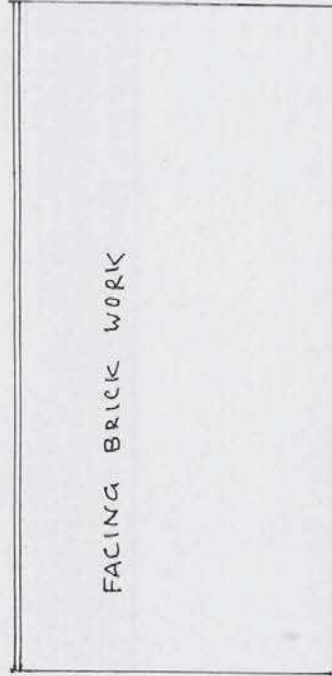




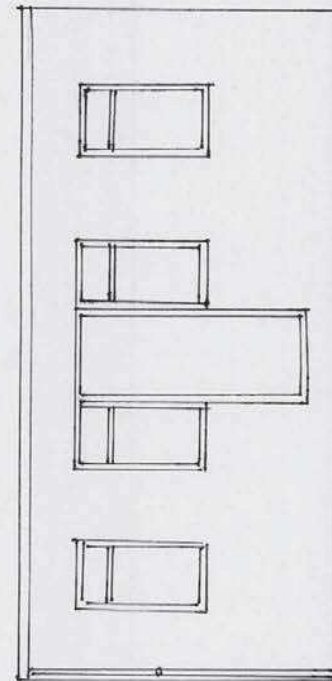
PROPOSED GRANNY ANNEXE STUDIO PLAN



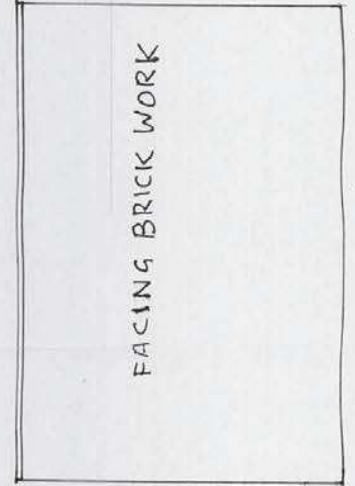
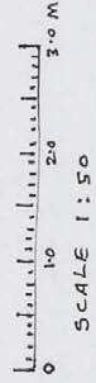
EXISTING OUT BUILDING PLAN



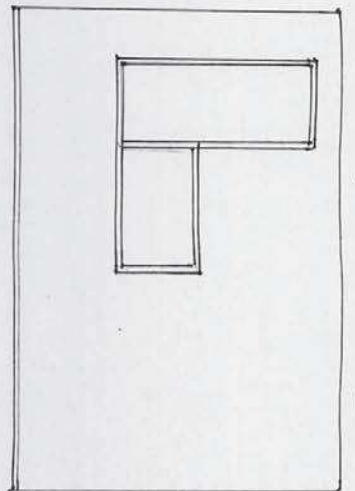
EXISTING REAR ELEVATION (NO CHANGE)



EXISTING FRONT ELEVATION (NO CHANGE)

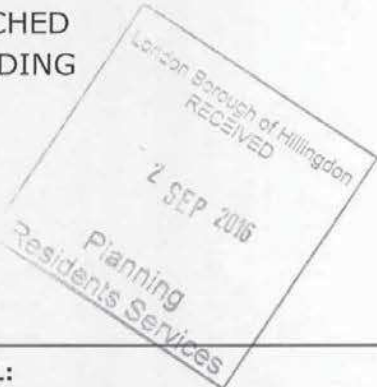
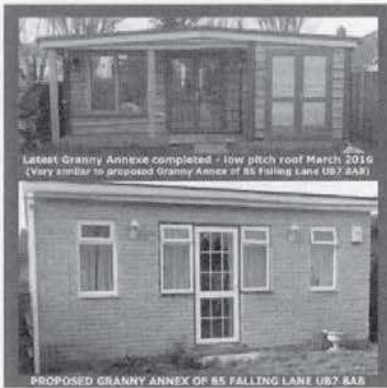
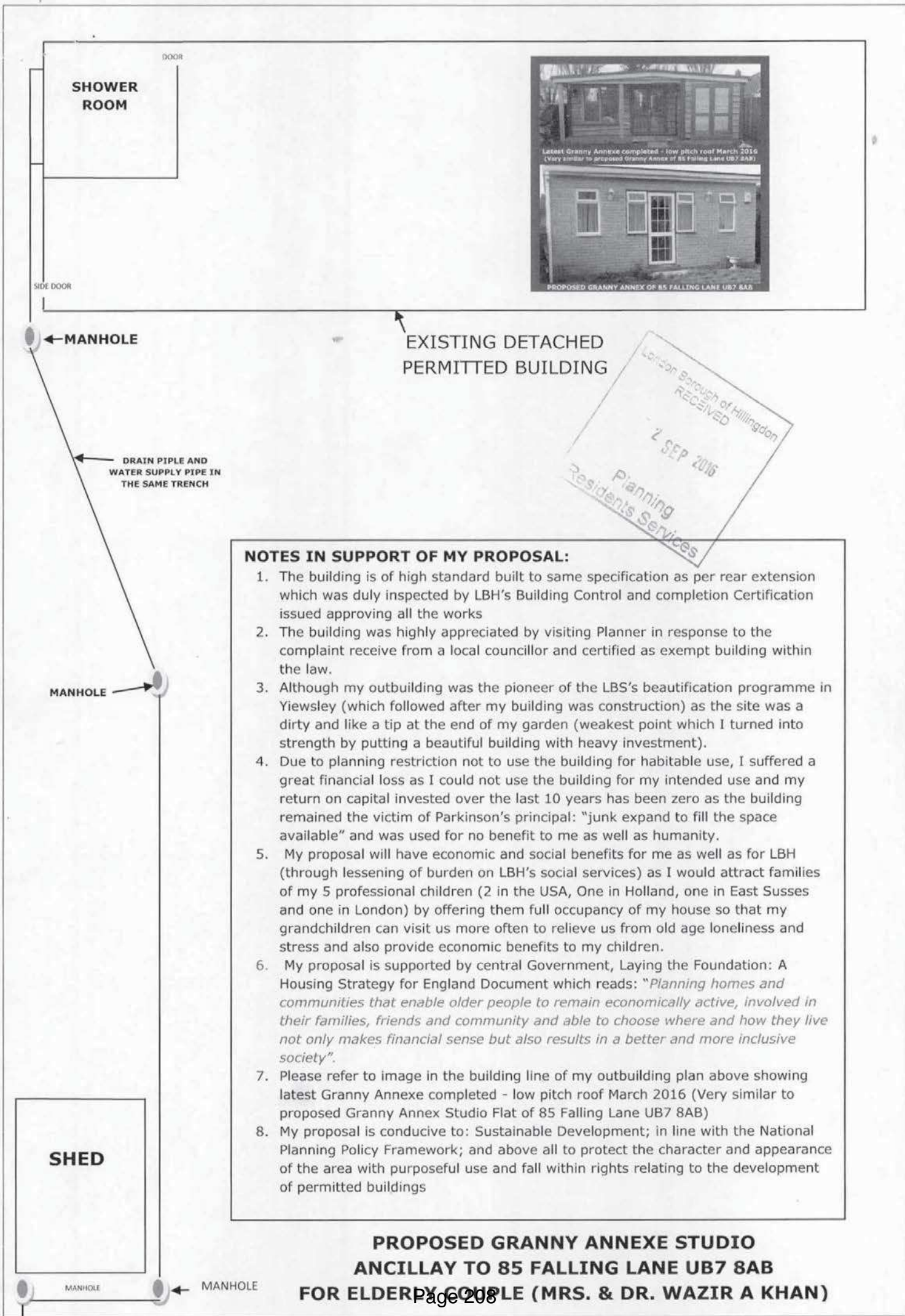


EAST ELEVATION (NO CHANGE)



WEST ELEVATION (NO CHANGE)

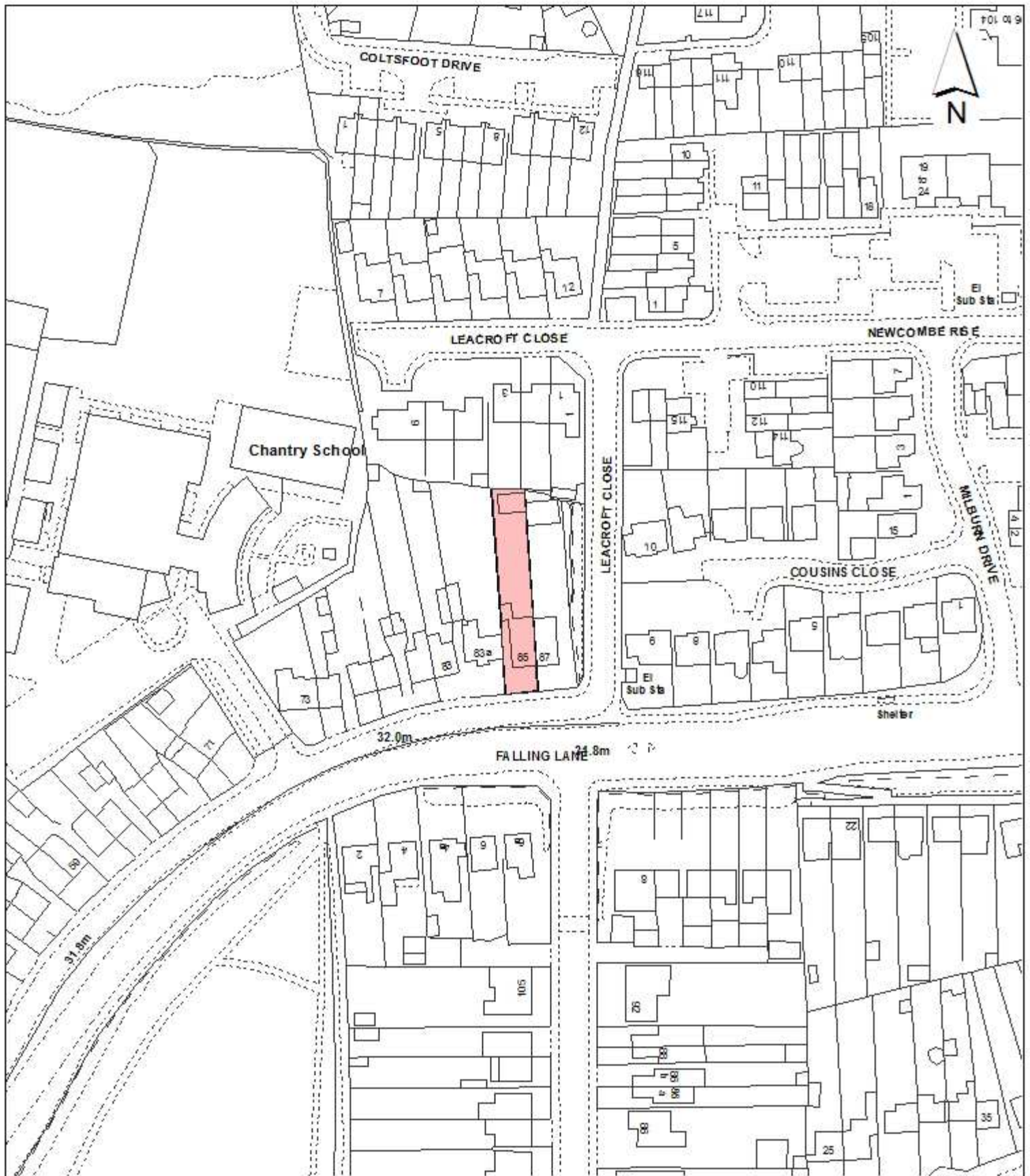
PROPOSED GRANNY ANNEXE STUDIO
AT THE END REAR GARDEN
ANCILLARY TO 85 FALLING LANE
YIEWSLEY WEST DRAYTON UB78AB



NOTES IN SUPPORT OF MY PROPOSAL:

1. The building is of high standard built to same specification as per rear extension which was duly inspected by LBH's Building Control and completion Certification issued approving all the works
2. The building was highly appreciated by visiting Planner in response to the complaint receive from a local councillor and certified as exempt building within the law.
3. Although my outbuilding was the pioneer of the LBS's beautification programme in Yiewsley (which followed after my building was construction) as the site was a dirty and like a tip at the end of my garden (weakest point which I turned into strength by putting a beautiful building with heavy investment).
4. Due to planning restriction not to use the building for habitable use, I suffered a great financial loss as I could not use the building for my intended use and my return on capital invested over the last 10 years has been zero as the building remained the victim of Parkinson's principal: "junk expand to fill the space available" and was used for no benefit to me as well as humanity.
5. My proposal will have economic and social benefits for me as well as for LBH (through lessening of burden on LBH's social services) as I would attract families of my 5 professional children (2 in the USA, One in Holland, one in East Susses and one in London) by offering them full occupancy of my house so that my grandchildren can visit us more often to relieve us from old age loneliness and stress and also provide economic benefits to my children.
6. My proposal is supported by central Government, Laying the Foundation: A Housing Strategy for England Document which reads: "*Planning homes and communities that enable older people to remain economically active, involved in their families, friends and community and able to choose where and how they live not only makes financial sense but also results in a better and more inclusive society.*"
7. Please refer to image in the building line of my outbuilding plan above showing latest Granny Annexe completed - low pitch roof March 2016 (Very similar to proposed Granny Annex Studio Flat of 85 Falling Lane UB7 8AB)
8. My proposal is conducive to: Sustainable Development; in line with the National Planning Policy Framework; and above all to protect the character and appearance of the area with purposeful use and fall within rights relating to the development of permitted buildings

**PROPOSED GRANNY ANNEXE STUDIO
 ANCILLAY TO 85 FALLING LANE UB7 8AB
 FOR ELDERLY COUPLE (MRS. & DR. WAZIR A KHAN)**



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

85 Falling Lane

Planning Application Ref:

56688/APP/2016/3270

Planning Committee:

Central & South

Scale:

1:1,250

Date:

November 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 6 BROWNGRAVES ROAD HARLINGTON

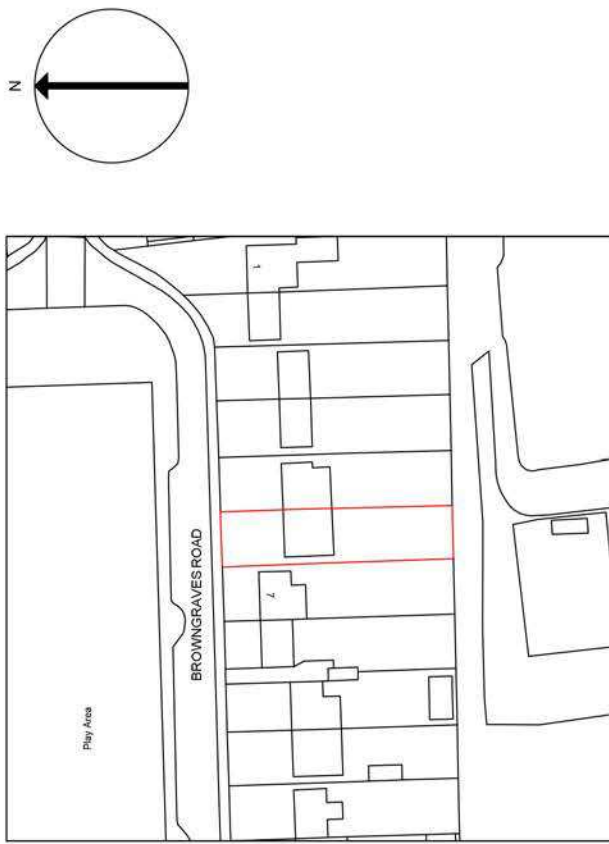
Development: Ground floor rear conservatory

LBH Ref Nos: 36832/APP/2016/2590

Date Plans Received: 04/07/2016

Date(s) of Amendment(s):

Date Application Valid: 04/07/2016

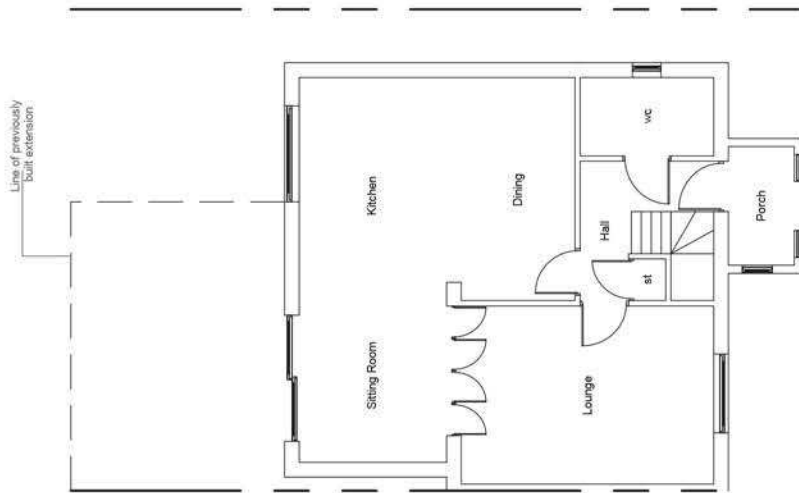


LOCATION PLAN
SCALE 1:1250

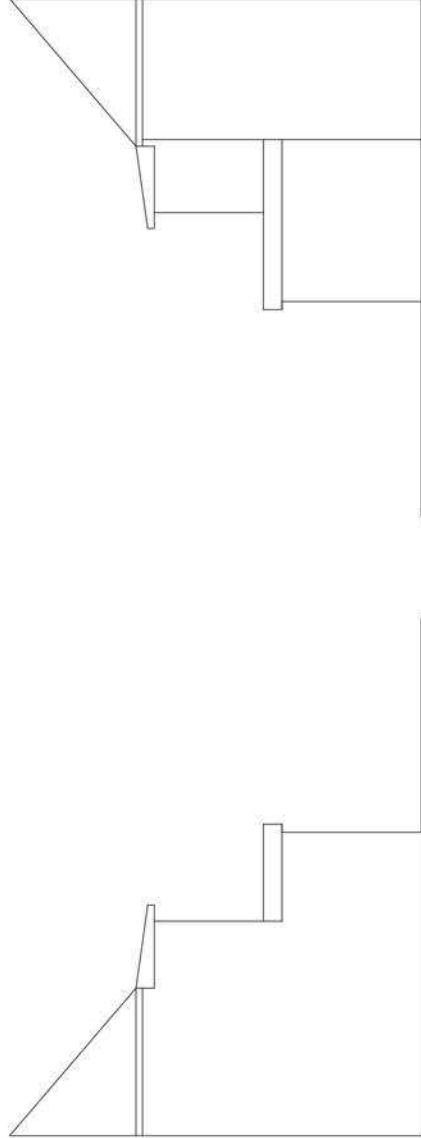
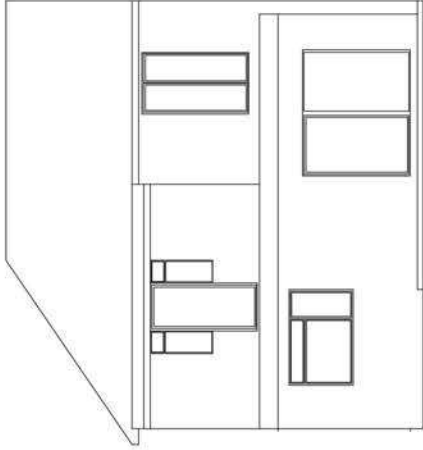
Metres



SCALE 1 : 100



EXISTING GF LAYOUT
Scale 1:100



EXISTING REAR & SIDE ELEVATIONS
Scale 1:100

REVNOTES:

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 served notice under section 65 of the Town & Country Planning Act 1990.

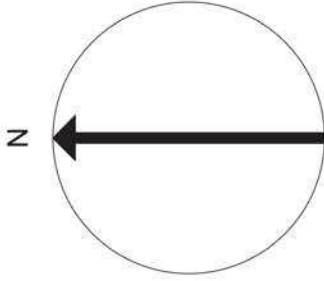
© This drawing and the works depicted are the copyright of GT Designz LTD and may not be reproduced or amended except by written permission of GT Designz LTD.

Application: **HPA – GF Rear conservatory**
 Client: Mr R Ahmed
 Date: 16th March 2016
 Site: 6 Browninges Road, Hayes, UB3 5EN
 Drawn By: Gurpa Benning
 Scale: Refer to Drawing @ A3
 Dwg No: GTD610 – D1HPA

G T 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@gtdesignzld.com

Copyright © 2016 GT Designz LTD
 (All rights reserved)



Application: **HPA – GF Rear conservatory**
 Client: Mr R Ahmed Date: 16th March 2016
 Site: 6 Browngraves Road, Hayek, UB8 5BN Drawn By: Gurps Bening
 Scale: Refer to Drawing @ A3 Dwg No: GTD610 – 03HPA

GT DESIGNZ LTD
Building Designs & Technical services

GT Designz Ltd, 5th Floor,
 Hyde Park Hayes 3,
 11 Millington Road,
 Hayes,
 UB8 4AZ

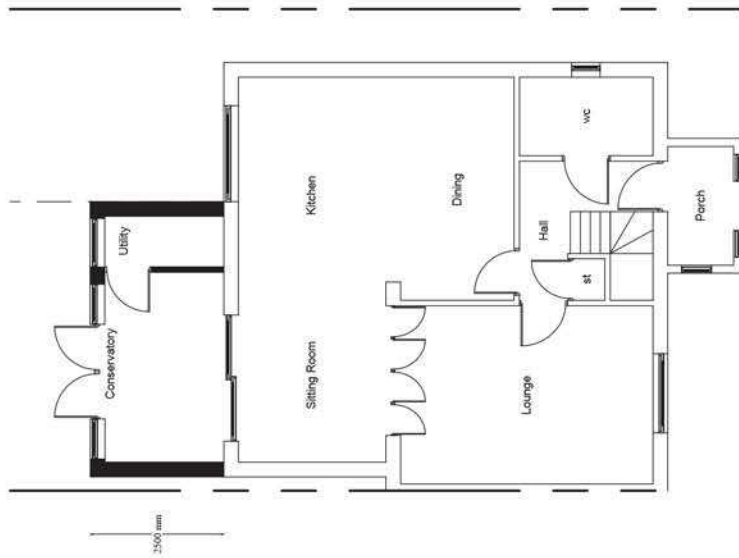
Tel : 0208 212 7881
 Mob : 07854 351 934
 Email : enquiries@gtdesignztd.com

BLOCK PLAN
SCALE 1:500

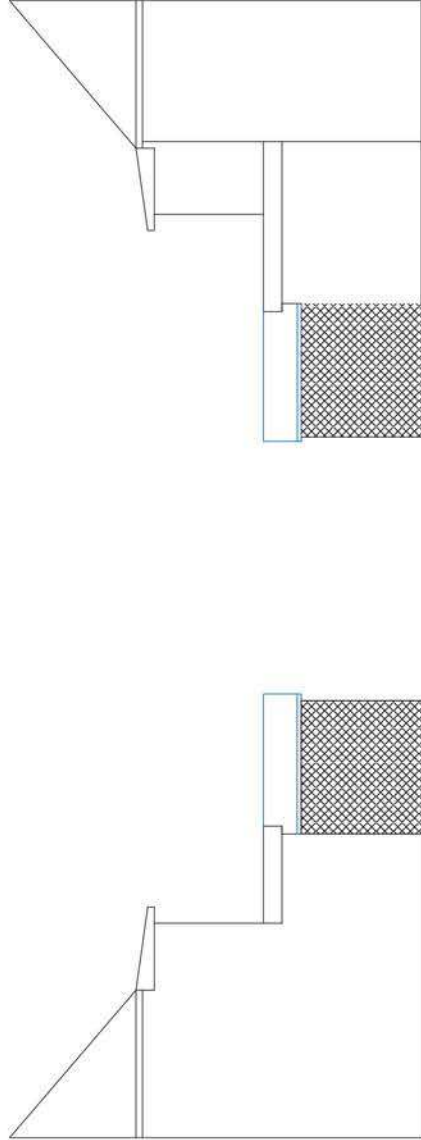
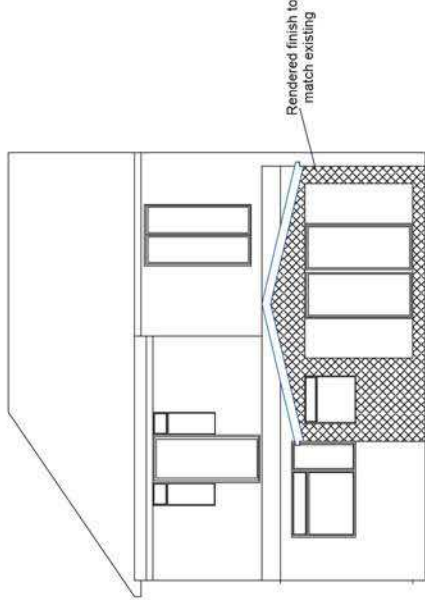
Metres



SCALE 1 : 100



PROPOSED GF LAYOUT
Scale 1:100



PROPOSED REAR & SIDE ELEVATIONS
Scale 1:100

REVNOTES:

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 served notice under section 65 of the Town & Country Planning Act 1990.

© This drawing and the works depicted are the copyright of GT Designz LTD and may not be reproduced or amended except by written permission of GT Designz LTD.

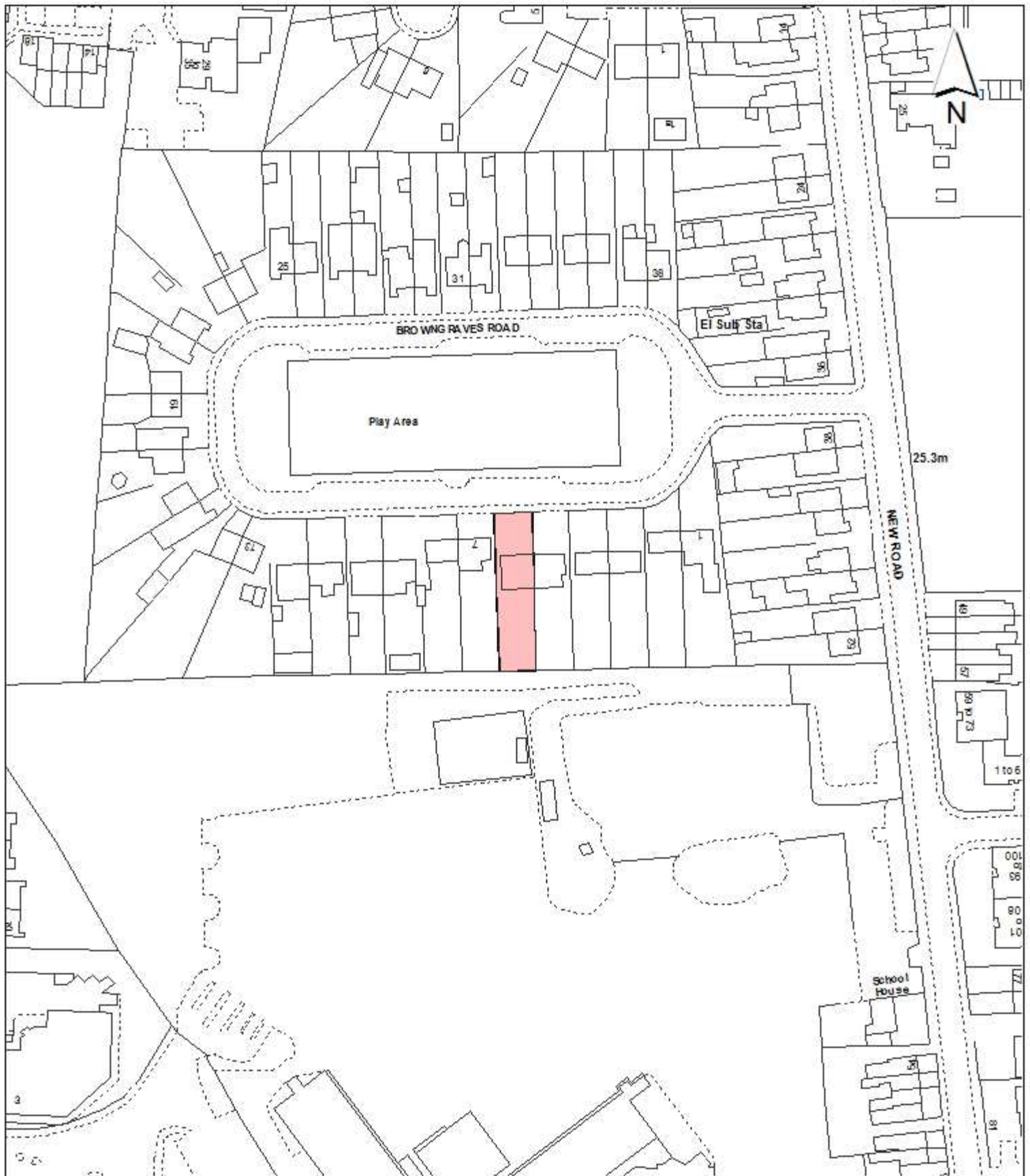
Application: **HPA – GF Rear conservatory**
 Client: Mr R Ahmed
 Site: 6 Browngraves Road, Hayes, UB3 5BN
 Scale: Refer to Drawing @ A3

Date: 16th March 2016
 Drawn By: Gurpa Banning
 Dwg No: GTD610 – 02HPA

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 : 07954 351 934
 Email : enquiries@gtdesignztd.com

Copyright © 2016 GT Designz LTD
 (All rights reserved)



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

6 Browngraves Road

Planning Application Ref:

36832/APP/2016/2590

Planning Committee:

Central & South

Scale:

1:1,250

Date:

November 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 TAMARA LOUNGE, BYRON PARADE UXBRIDGE ROAD HILLINGDON

Development: Proposed side timber canopy

LBH Ref Nos: 61362/APP/2016/3466

Date Plans Received: 16/09/2016

Date(s) of Amendment(s):

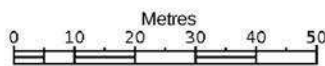
Date Application Valid: 16/09/2016



Produced 17 Sep 2012 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown Copyright 2012.

Ordnance Survey and the OS Symbol are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain.

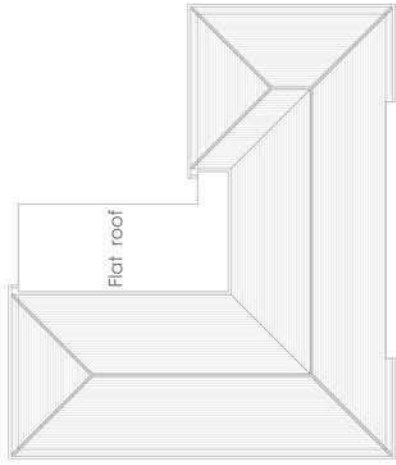
The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.



1:1250

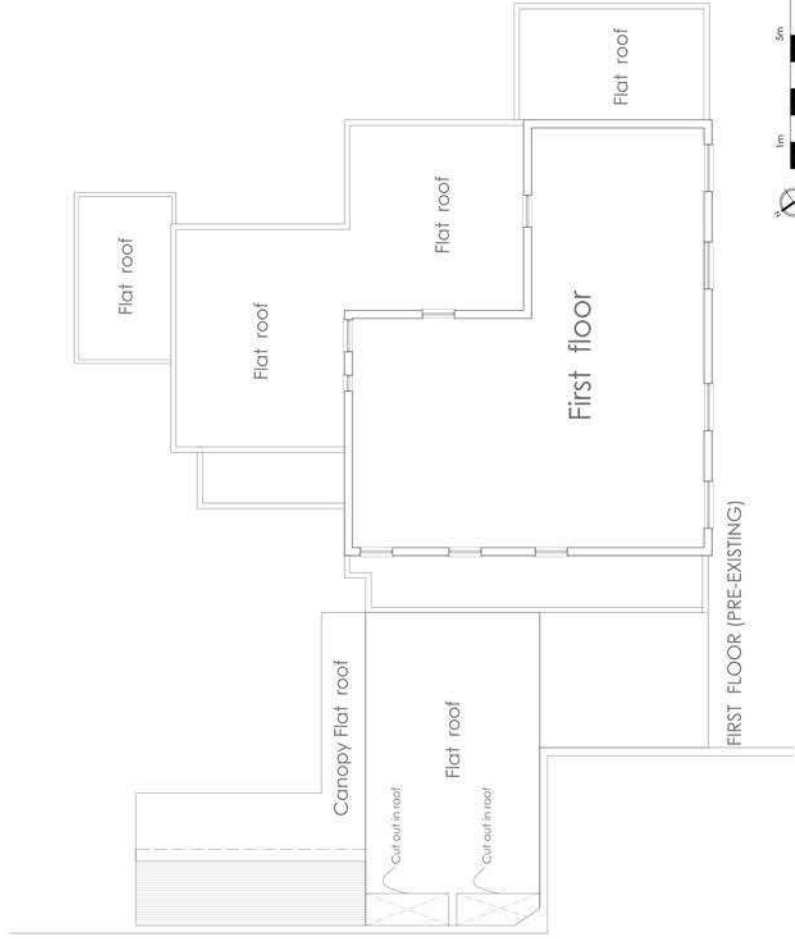
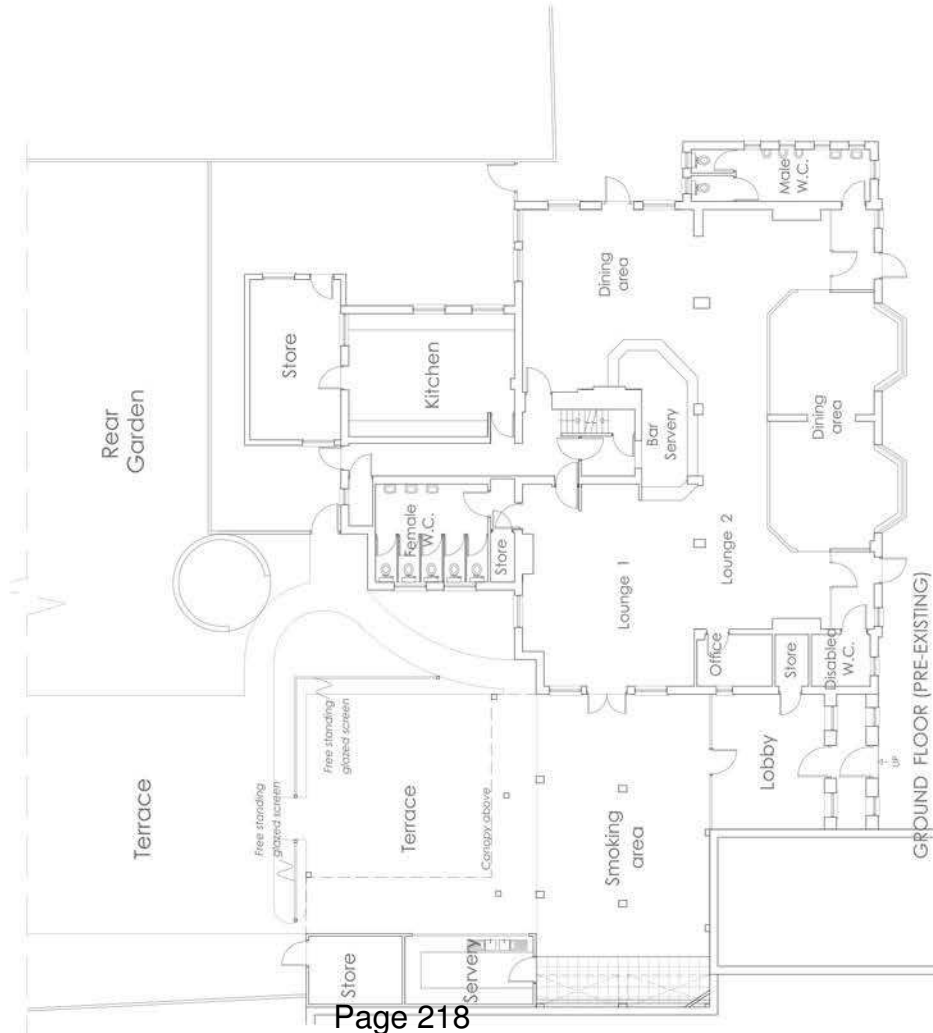


Supplied by: **Stanfords**
Reference: OI473899
Centre coordinates: 507995 182276



Flat roof

ROOF PLAN



PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD EXISTING BUILDING	DWG NO. SCALE	02 1:100 @ A1	DETAIL	EXISTING FLOOR PLANS	15.09.2016	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304
						SUBMITTED TO RETROSPECTIVE DEPT. HILLINGDON			



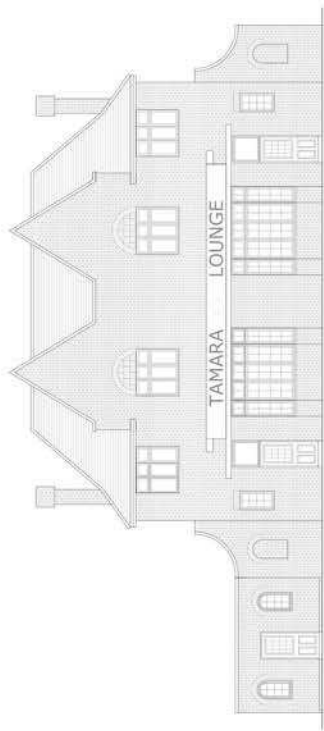
Existing Site Plan



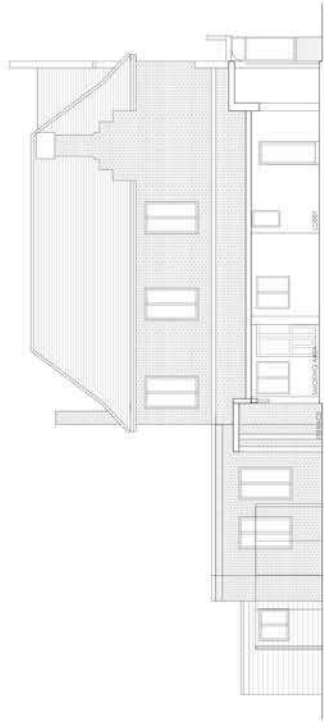
As built Site Plan



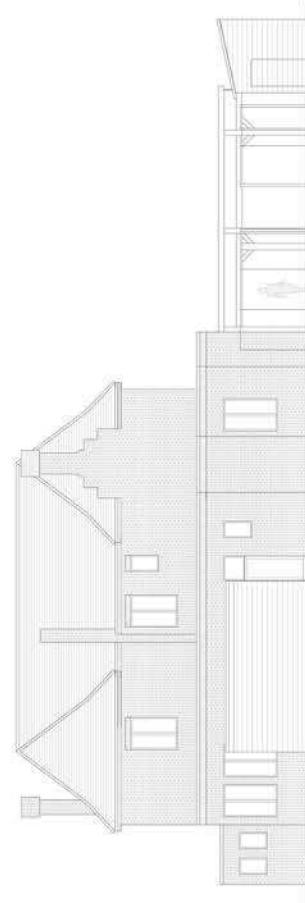
PROJECT	DWG NO.	SCALE	DETAIL	15.09.2016	PROJECT NO.
TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD	01	1:500 @ A3	EXISTING AND AS BUILT SITE PLANS	SUBMITTED TO RETROSPECTIVE DEPT. HILLINGDON	15.53
PROPOSED TIMBER CANOPY					
PR Architecture Ltd. Chartered Architect 120, Pinedale Road, Harlow, HA1 4JD. Tel: 0208 337 2834					



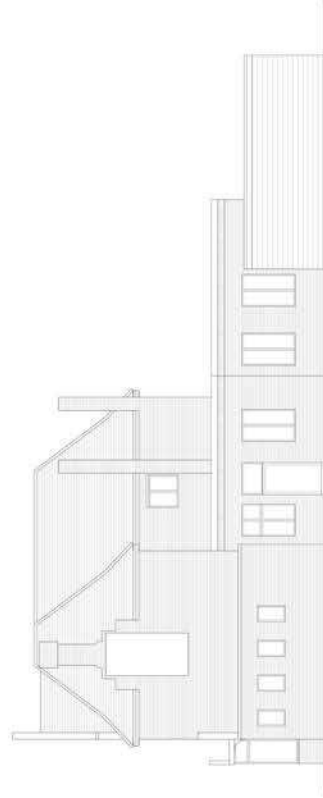
FRONT ELEVATION 2



SIDE ELEVATION 1 / SECTION A-A



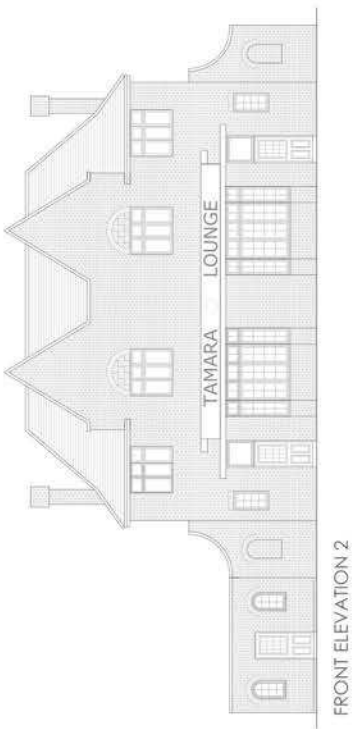
REAR ELEVATION



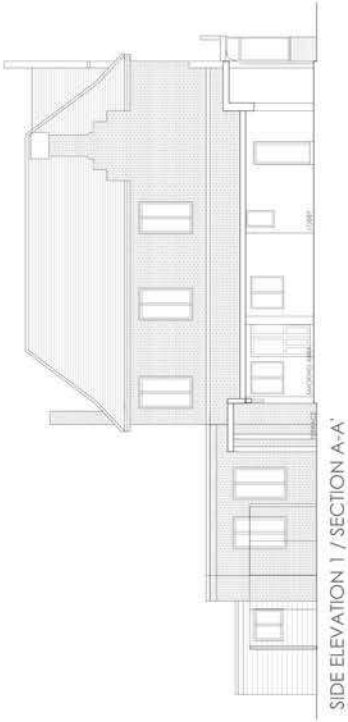
SIDE ELEVATION 2 (PRE-EXISTING)



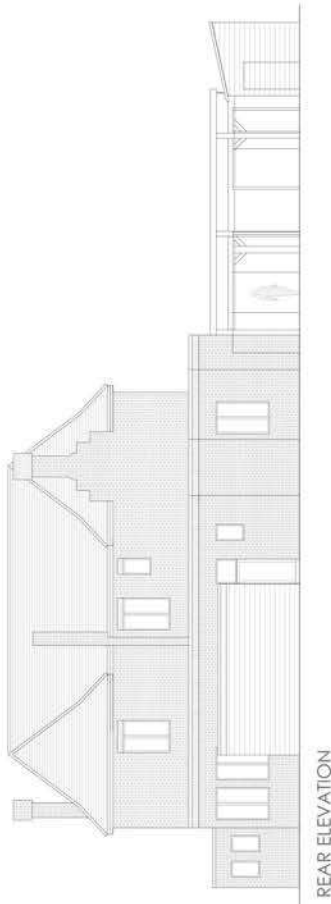
PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD EXISTING BUILDING	DWG NO. SCALE	03 1:100 @ A1	DETAIL	EXISTING ELEVATIONS	15.09.2016	SUBMITTED TO RETROSPECTIVE DEPT. HILLINGDON	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, MA1 4JD. Tel: 0208 357 2304
---------	---	---------------	---------------------	--------	---------------------	------------	--	-------------	-------	---



FRONT ELEVATION 2



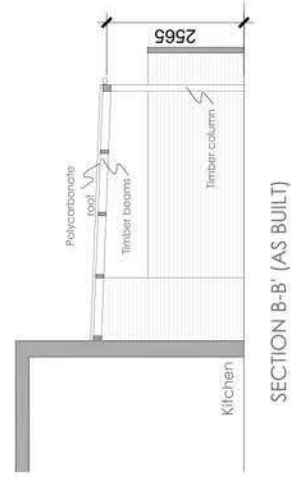
SIDE ELEVATION 1 / SECTION A-A



REAR ELEVATION

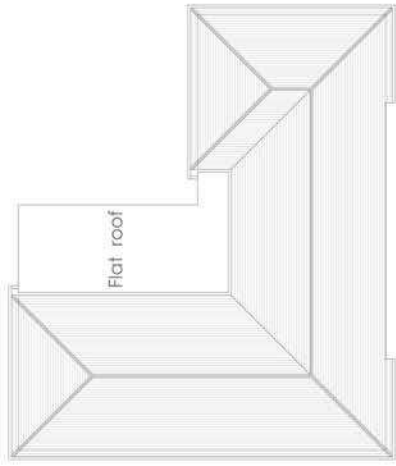


SIDE ELEVATION 2 (AS BUILT)

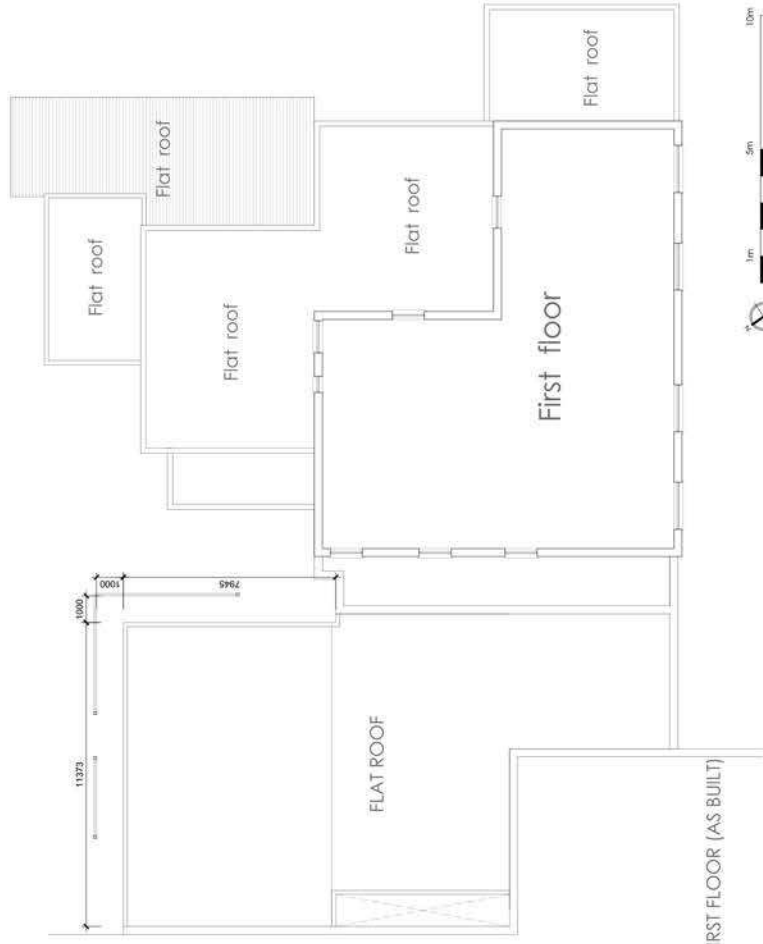
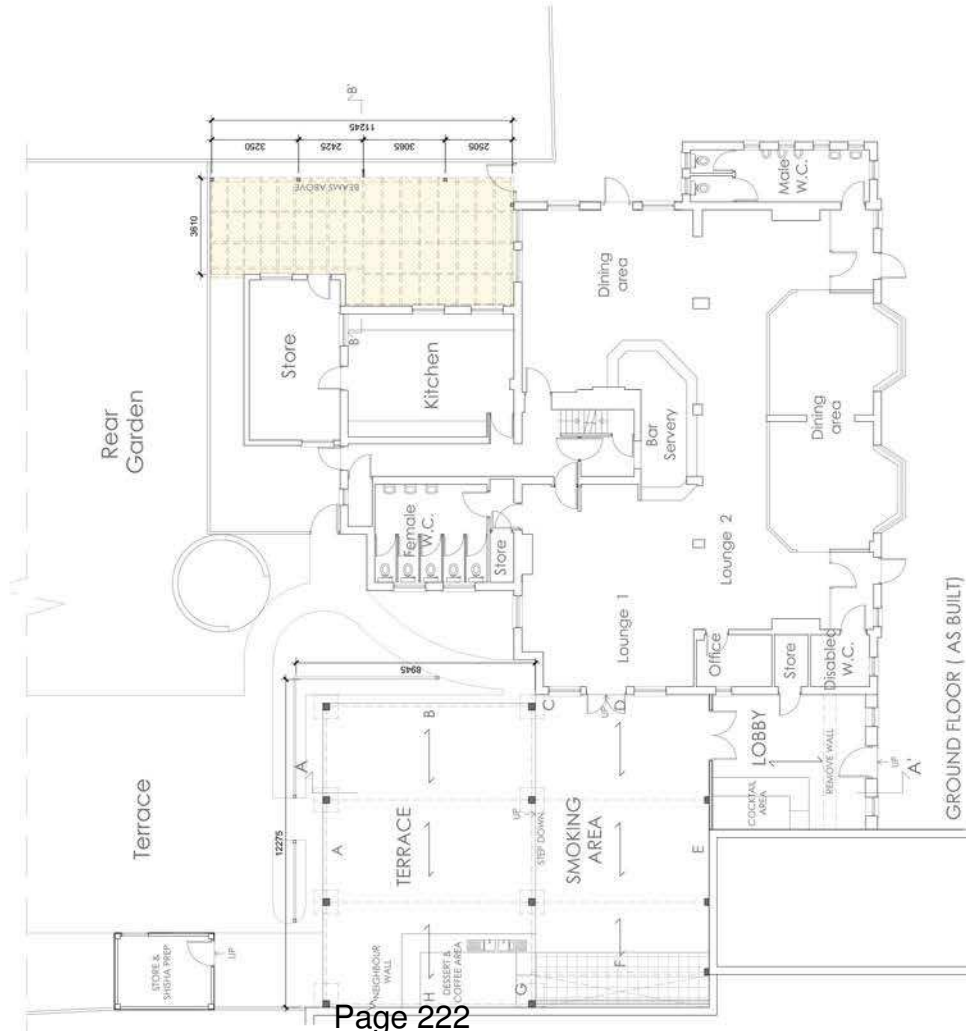


SECTION B-B' (AS BUILT)

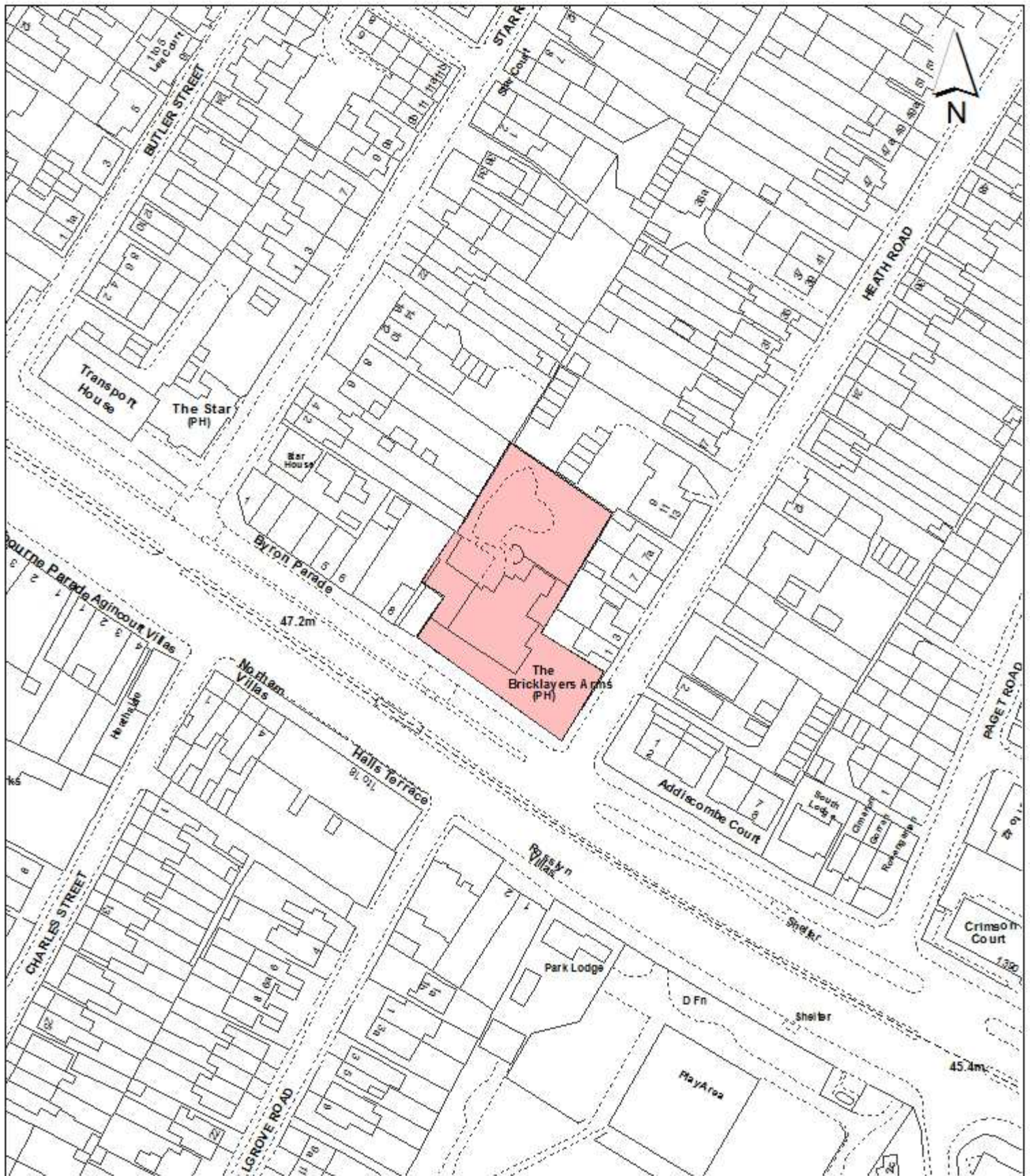
PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD PROPOSED TIMBER CANOPY	DWG NO. SCALE	05 1:100/ 1:50 @ A1	DETAIL	AS BUILT ELEVATIONS AND SECTION	15.09.2016	SUBMITTED TO RETROSPECTIVE DEPT. HILLINGDON	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, MA1 4JD. Tel: 0208 357 2304
---------	--	---------------	------------------------------	--------	---------------------------------	------------	--	-------------	-------	---



ROOF PLAN



PROJECT	TAMARA LOUNGE, 4 BYRON PARADE, UXBRIDGE ROAD PROPOSED TIMBER CANOPY	DWG NO. SCALE	04 1:100 @ A1	DETAIL	AS BUILT FLOOR PLANS	15.09.2016	PROJECT NO.	15.53	PR Architecture Ltd. Chartered Architect 120, Pinner Road, Harrow, HA1 4JD. Tel: 0208 357 2304
						SUBMITTED TO RETROSPECTIVE DEPT. HILLINGDON			



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

**Tamara Lounge
Byron Parade
Uxbridge Road**

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

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

Planning Application Ref:

61362/APP/2016/3466

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 7 HUGHES ROAD HAYES MIDDLESEX
Development: Single storey detached outbuilding to rear for use as an annex involving demolition of existing outbuilding
LBH Ref Nos: 56119/APP/2016/2558

Date Plans Received: 01/07/2016 **Date(s) of Amendment(s):** 01/07/2016
Date Application Valid: 05/07/2016

Notes:

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to. London Residential Architects is the trading name of London Residential Architects Limited.

Revisions:

Client:
Mr and Mrs Bhangu

Project:
7 Hughes Road, Hayes, UB3 3AN

Drawing:
Block Plan Location Plan

Scale:
1:1250 :500@A3

Date:
June 2016

Drawn By:
PR

Checked By:
PR

Drawing No:
104-100

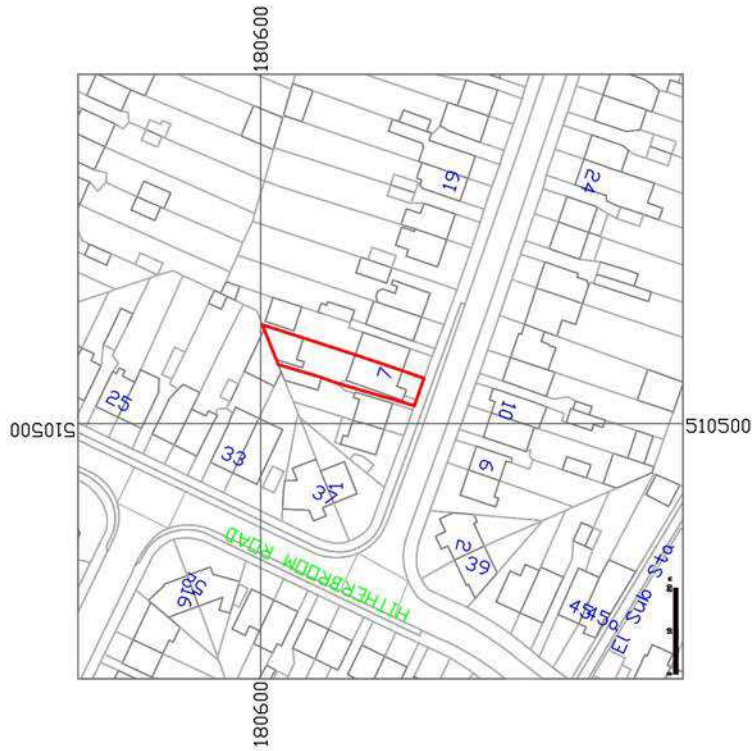
Revision

London Residential Architects

A: SBIC, Howard Road, Stanmore, London HA7 1BT

T: 07759 058084

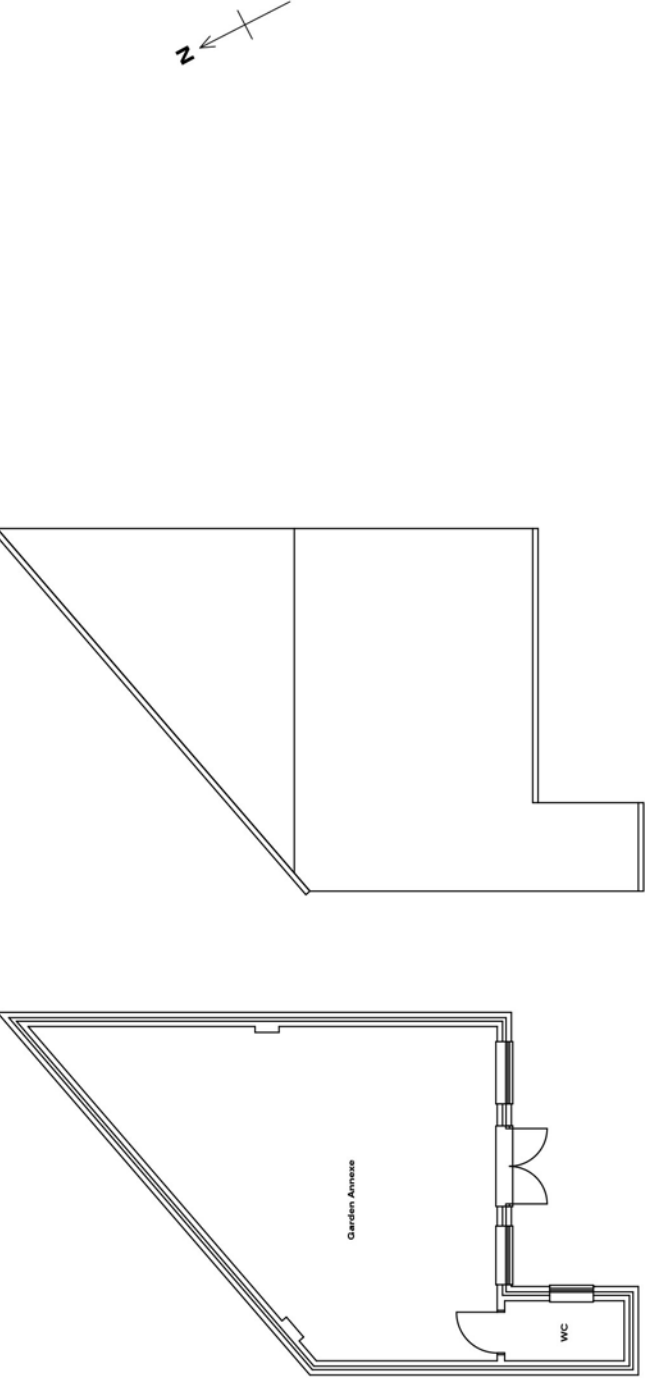
E: philipmyder@yahoo.co.uk



Notes:

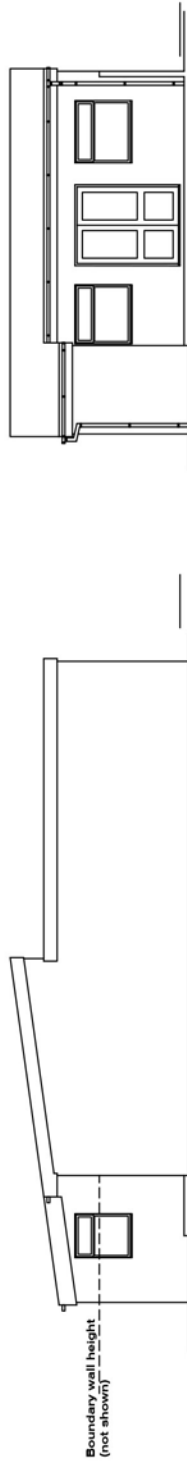
The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to. London Residential Architects is the trading name of London Residential Architects Limited



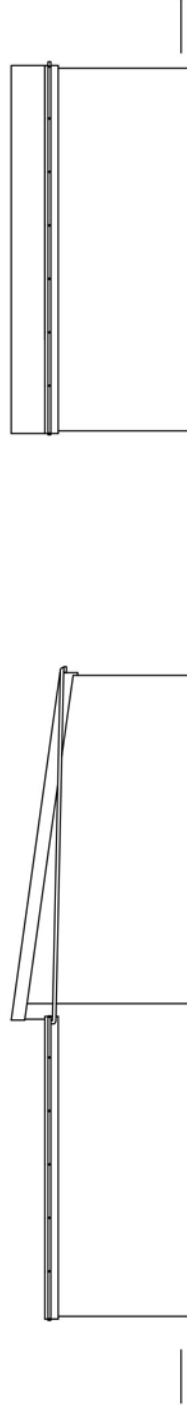
EXISTING GROUND FLOOR PLAN

EXISTING ROOF PLAN



EXISTING SIDE ELEVATION

EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION

EXISTING REAR ELEVATION



Revisions:

Client: Mr and Mrs Bhangu

Project: 7 Hughes Road, Hayes, UB3 3AN

Drawing: Existing Plans and Elevations

Scale: 1:100@A3

Date: June 2016

Drawn By: PR

Checked By: PR

Drawing No: 104-101

Revision

London Residential Architects

A: SBIC, Howard Road, Stanmore, London HA71BT

T: 07759 668084

E: philipmyder@yahoo.co.uk

Notes:

The contractor is responsible for checking dimensions, tolerances and references. Any discrepancy to be verified with the architect before proceeding with the work.

Where an item is covered by drawings to different scales the larger scale drawing is to be worked to. London Residential Architects is the trading name of London Residential Architects Limited

Revisions:
Revision A PR 300816 Kitchen omitted

Client:
Mr and Mrs Bhangu

Project:
7 Hughes Road, Hayes, UB3 3AN

Drawing:
Proposed Plans and Elevations

Scale:
1:100@A3

Date:
June 2016

Drawn By:
PR

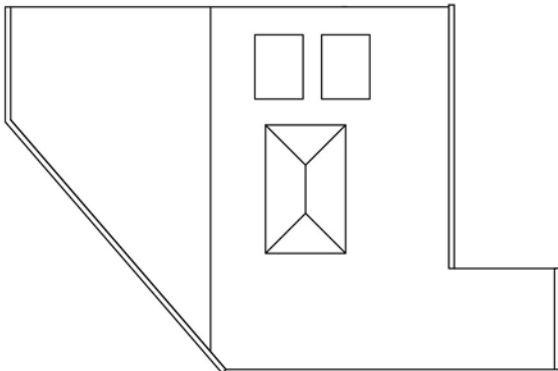
Checked By:
PR

Drawing No:
104-102

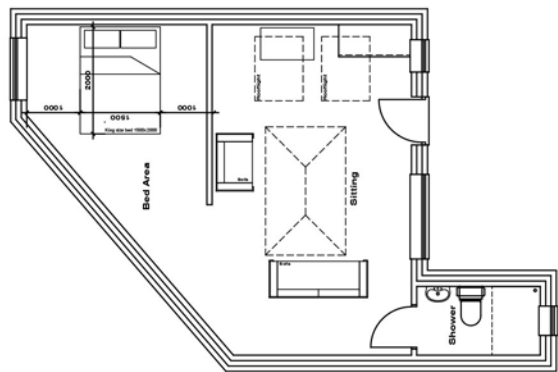
Revision:
B

London Residential Architects

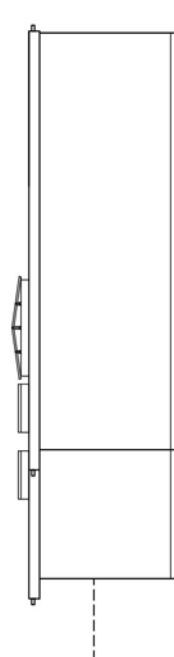
A: SBIC, Howard Road, Stanmore, London HA71BT
T: 07759 658084
E: philipmyder@yahoo.co.uk



PROPOSED ROOF PLAN

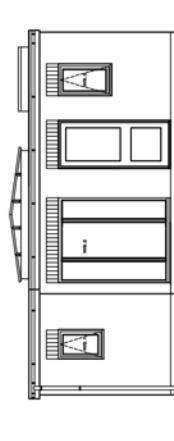


PROPOSED GROUND FLOOR PLAN

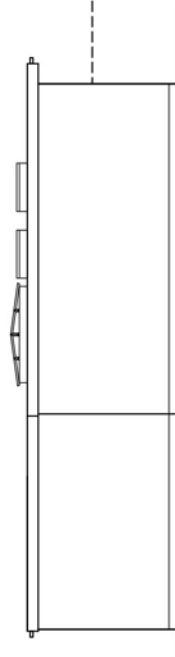


Boundary wall height (not shown)

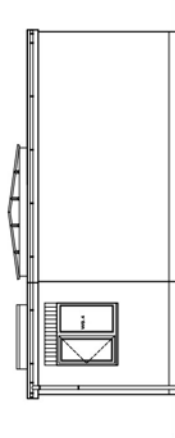
PROPOSED SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

0m 2m



Notes:

 Site boundary

For identification purposes only.

This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act).

Unless the Act provides a relevant exception to copyright.

© Crown copyright and database rights 2016 Ordnance Survey 100019283

Site Address:

7 Hughes Road

Planning Application Ref:

56119/APP/2016/2558

Scale:

1:1,250

Planning Committee:

Central & South

Date:

November 2016

LONDON BOROUGH OF HILLINGDON

Residents Services Planning Section

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



HILLINGDON
LONDON