



HILLINGDON
LONDON



Central & South Planning Committee

Date: WEDNESDAY, 8
FEBRUARY 2017

Time: 7.00 PM

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

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

To Councillors on the Committee

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

Published: Tuesday, 31 January 2017

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This Agenda is available online at:

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

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk

Useful information for residents and visitors

Watching & recording this meeting

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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.

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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 previous meeting 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	114 Harmondsworth Road - 52467/APP/2016/3892	West Drayton	Change of use from Use Class D1 (Non-Residential Institutions) to Use Class B1/D1 (Non-Residential Institutions/Business) to use as a training centre and ancillary video production and installation of solar panels to side roof (Retrospective) Recommendation: Refusal	11 - 20 136 - 141
7	31 Bryony Close - 72073/APP/2016/2692	Yiewsley	Erection of two storey side and single storey rear extension and demolition of existing outbuilding. Recommendation: Approval	21 - 30 142 - 144

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
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8	Land forming part of 92 Field Heath Road - 12504/APP/2016/4179	Brunel	Erection of a three storey building to create 3 x 1-bed self contained flats and 3 x studio flats with associated cycle parking Recommendation: Approval	31 - 52 145 - 152
9	Land to the rear of 54 & 56 Star Road - 70020/APP/2016/4467	Hillingdon East	1 x 2-bed, detached bungalow with associated parking and amenity space involving demolition of existing garage block Recommendation: Refusal	53 - 68 153 - 157
10	Euro Garages, Heathrow North, Shepiston Lane - 17981/APP/2016/3287	Pinkwell	Single storey side extension and chiller unit to rear Recommendation: Approval	69 - 80 158 - 161
11	17 Maylands Drive - 65665/APP/2016/3230	Uxbridge North	Erection of boundary fence, single storey outbuilding (for storage and playspace use (30sqm)), and stepped access to rear garden. Recommendation: Approval	81 - 92 162 - 166

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.

12	ENFORCEMENT REPORT	93 - 100
13	ENFORCEMENT REPORT	101 - 108
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16	ENFORCEMENT REPORT	127 - 134

PART I - Plans for Central and South Planning Committee 136 - 166

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Agenda Item 3

Minutes



CENTRAL & South Planning Committee

18 January 2017

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), Roy Chamdal, Alan Chapman, Jazz Dhillon, Janet Duncan, Raymond Graham, Manjit Khatra and Brian Stead</p> <p>Ward Councillors in Attendance Councillors Richard Mills and Jan Sweeting</p> <p>LBH Officers Present: Neil Fraser - Democratic Services Officer, Roisin Hogan - Planning Lawyer, James Rodger - Head of Planning and Enforcement, Syed Shah - Principle Highway Engineer, and Meghji Hirani - Planning Contracts and Information</p>
170.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>Apologies for absence were received from Councillor Shehryar Ahmad-Wallana, with Councillor Raymond Graham substituting.</p>
171.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Janet Duncan declared a non-pecuniary interest in respect of Item 7 - Application 24351/APP/2016/1304 - 45 Frays Avenue, in that she lived on the road. Councillor Duncan confirmed that she would leave the room when this application was considered by the Committee.</p>
172.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS (<i>Agenda Item 3</i>)</p> <p>Resolved - that the minutes of the meetings held on 24 November and 13 December be agreed as a correct record.</p>
173.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
174.	<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>

175.	<p>1 COLLINGWOOD ROAD - 57541/APP/2016/2713 (Agenda Item 6)</p> <p>Change of use from single dwelling house (Use Class C3) to 6 person House of Multiple Occupancy (Use Class C4).</p> <p>Planning permission was sought for a change of use from a single family dwelling house to a house in multiple occupation (Use Class C4) to accommodate 6 persons. The addendum sheet was highlighted. Members were informed that, subject to the imposition of conditions including limiting the occupancy to 6 persons, the development would not result in an unacceptable loss of residential amenity to occupants of neighbouring dwellings. In addition, the proposal did not raise any highway safety concerns, and a site supervision condition was imposed to ensure the proposed use did not have adverse impact on the amenity of neighbours.</p> <p>The development had been amended through discussion which had resulted in increased lounge space, further cooking and preparation facilities, and had identified sufficient on-site car parking. As a result, the proposal would deliver a standard of accommodation suitable for the purpose applied for, and the application was therefore recommended for approval, subject to an additional condition relating to the provision of a crossover to be implemented prior to occupation, and maintained thereafter.</p> <p>A petitioner spoke in objection to the application. Concerns highlighted included the potential change of character to the local, family area, the potential for antisocial behaviour due to the nature of the occupants suggested as tenants, parking problems following the proposed increase in occupants within the dwelling, and the suitability of the dwelling for disabled occupants. Antisocial behaviour had previously been seen at the site, following the occupation by a previous tenant, for which the Police had been requested to intervene. Members were informed that many local residents were unhappy with the proposed HMO at the application site.</p> <p>The applicant addressed the Committee, confirming that significant improvements had been made to the property since purchase, as outlined in the report. Since its purchase, the property had stood empty, with one exception following an approach from the NHS disabled unit to temporarily house a disabled person. Reference was made to previous criminal incidents within and outside the property, and the applicant asserted that these should have no bearing on any decision relating to the future of the property. Members were advised that the applicant would be working with the NHS upon request, potentially to house victims of domestic violence, and that mature and well behaved tenants would be sought. These could include families or students.</p> <p>Councillor Richard Mills addressed the Committee as Ward councillor for Brunel, on behalf of local residents objecting to the application. Councillor Mills highlighted the proposed increase in occupants from 3 to 6 persons, without a corresponding increase in bathroom facilities. In addition, the living area per person within the property would be significantly reduced, particularly bedroom sizes, and a lack of privacy for a ground floor occupant was cited, as the ground floor bedroom would be opening directly onto the lounge area. There was no provision outlined within the proposal that would accommodate wheelchair users, and an existing sewerage problem would likely be exacerbated by an increase in occupants. A reduction in amenity would be borne out by parking spaces and bin storage being located very close to ground floor bedroom windows, and there were also health and safety concerns for occupants leaving the property. Antisocial behaviour had been seen at the property previously, and there</p>
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were concerns that potentially volatile tenants could see such behaviour return. The increase in occupants would also cause parking issues, including the likely parking on yellow lines.

Members considered the points raised, and sought clarity on the potential change of character, antisocial behaviour, parking issues, room sizes, provision for wheelchair users, privacy of downstairs occupants, and amenity space.

Members were informed that there were no external changes to the location, and it was not considered that the application would have a detrimental impact on the area's character. With regard to amenity space, privacy, and parking, the proposal met the Council's guidance on minimum standards for a 6 person dwelling. Amenity space would likely have been calculated to exclude the parking spaces; therefore all amenity space was 'useable' space. The front garden was considered to be 'private', whilst the outbuilding seen on the plans would not have been included in the calculations, and conditions were set out to restrict the use of this space.

Gates and walls would ensure ground floor occupant privacy, and whilst parking spaces were located close to some ground floor windows, other windows opened onto the garden space. It was suggested that an extension of the existing crossover, to the adjoining property's crossover, would likely be required to better accommodate resident vehicles.

Members were unconvinced that the amenity space had been calculated correctly, and that the front garden would provide a sufficient level of privacy for occupants. For this reason it was moved that the application be deferred to allow Members to visit the site, and for the planning officers to resolve the uncertainty over the calculations of amenity space. This was seconded, put to a vote, and unanimously approved.

Resolved - That the application be deferred to a future meeting of the Committee, to allow sufficient time for Members to view the site in person, and for Planning officers to resolve uncertainty over useable amenity space.

176. **45 FRAYS AVENUE - 24351/APP/2016/1304** (*Agenda Item 7*)

Two storey, 4-bed detached dwelling with habitable roofspace (incorporating a rear dormer and front/side rooflights), parking and amenity space and installation of vehicular crossover to front, involving demolition of existing bungalow.

Officers introduced the report, confirming that the application had been presented to the Committee on the 13 October 2016, with a recommendation for approval, but was deferred to enable further details to be sought in respect of the impact to the adjoining occupiers and the proposed inset dormer windows.

Since then, the applicant had revised the development by reducing its depth, had replaced the front inset dormer window with a rooflight, and replaced the rear inset dormer window with a more traditional projecting dormer. In addition, the revised plans now accurately showed compliance with the 45 degree rule in relation to windows that serve neighbouring properties. The application was located in an area of special local character, though as there was no cohesion with the design of existing properties within the area, it was felt that the proposed application would have no detrimental impact on the character of the area and the application was therefore recommended for approval.

A petitioner addressed the Committee in objection to the proposal. It was confirmed that, since the previous Committee meeting, the applicant had worked with local residents to address their points, though concerns remained. These concerns included the potential overdominance and overshadowing in relation to neighbouring properties due to the height and size of the proposed building, as well as the potential for a precedent to be set for future applications in the area, should permission be granted. The proposed height of the building, inclusive of flood prevention foundations, would exceed that of no. 47 Frays Avenue, whilst a kitchen extractor fan would discharge directly into patio doors of no 43 Frays Avenue. The vehicle crossover arrangement to the proposed new garages on the east side of the property would bring vehicle activity close to the living quarters of no. 43, and could result in a loss of green spaces and spoilage of newly created parking zones. For these reasons, it was requested the application be deferred until such time as a site visit could be undertaken to accurately assess the scale and effect of the planning proposal on the local area.

The applicant and agent then addressed the Committee. The applicant confirmed that they understood the local resident's concerns, though these concerns were not shared by all local residents, many of whom understood the family's need for an expanded family home. The agent confirmed that significant work had been undertaken to address the concerns of residents and of the Committee since the last meeting. The footprint of the building was significantly smaller than that of the proposed development previously, in an effort to reduce any overshadowing or overdominance. Overall, it was expected that the final height of the building would be somewhat higher than adjoining properties, though this was not expected to be a material difference, and was still to be determined. The current building line was forward of no. 47, whilst the new property would be set back, into line with the neighbouring property thereby improving the street scene.

Councillor Jan Sweeting addressed the Committee as Ward councillor for West Drayton, on behalf of residents objecting to the proposal. Residents requested the Committee clarify why Members had not visited the site, why the application had been previously put forward for approval when in breach of the 45 degree rule, and what was the final maximum height of the building? Councillor Sweeting concluded by stating that previous applications in the area had been refused due to height, and requested that the application be deferred to that Members could visit the site before making a final decision.

The Chairman then read a statement on behalf of Councillor Dominic Gilham, Ward Councillor for West Drayton, in support of the application. Councillor Gilham confirmed that the applicant had worked with both planning officers and local residents to overcome their concerns. As a result, the total floor plan at the rear of the property had been reduced to minimise any shading issues. The plans showed a building no higher than the neighbouring property, without the balcony concern raised previously. The proposal was a quality build for a family home that would enhance the street scene of the road, and it was therefore requested that the Committee approve the application.

Members sought clarity on the points raised above. Officers confirmed that with regard to the proposed amendments to the building line and vehicle crossover, the setting back of the property, together with the landscaping proposed, would improve the visual amenity of the street scene. In relation to the 45 degree angle and the previous recommendation for approval, this was due to an error in assessing the impact of the first floor windows.

	<p>The size of the proposed bedrooms, and relevant parking provision, met the Council's minimum standards. With regard to the extractor, such matters were not normally subject to conditions, but if the Committee felt strongly, the extractor could be relocated to another part of the building.</p> <p>The maximum height of the building was still to be finalised, thought it was not expected to be materially different to that of the plans brought before the Committee. Officers confirmed that if material changes were proposed, then the application would need to be brought back to the Committee for further approval. However, the Committee could approve the application with the inclusion of a further condition limiting the maximum height of the building, relevant to that of neighbouring properties. It was suggested that authority be delegated to the Head of Planning to agree this height restriction.</p> <p>Members discussed the proposed site visit, but felt that this was not necessary in this instance. Members were minded to approve the application, subject to the suggested height restriction. Approval, subject to conditions, was therefore moved, seconded, and when put to a vote, unanimously approved.</p> <p>Resolved - (a) That the application be approved; and (b) That the Head of Planning be delegated authority to add a condition setting out the maximum building height, relevant to neighbouring properties.</p>
177.	<p>203 PARK ROAD - 19088/APP/2016/2395 (<i>Agenda Item 14</i>)</p> <p>Single storey detached outbuilding to rear for use as an ancillary granny annex</p> <p>The Chairman confirmed that all Committee members had received an email that had raised an issue relating to the application that was not a material planning issue, and which therefore carried no weight.</p> <p>Officers confirmed that application was deferred at the meeting of 13 October 2016 for the submission of revised plans, as the originally submitted plans showed trees on the land adjacent to the proposed building and it was not clear how these would be affected, alongside concerns around the size and height of the building and the impact this would have on neighbours.</p> <p>Revised plans had been submitted, but as these failed to address all concerns raised previously, it was recommended that the application be refused.</p> <p>The officer recommendation was moved, seconded, and when put to a vote, unanimously approved.</p> <p>Resolved - That the application be refused.</p>
178.	<p>UNIT 116, INTU UXBRIDGE, HIGH STREET - 54171/APP/2016/3897 (<i>Agenda Item 15</i>)</p> <p>Change of use of part of Unit 116 from retail (Class A1) to restaurant/Cafe (Class A3) to create four Class A3 units with High Street frontage, as well as external alterations</p> <p>Planning permission was sought for change of use of part of Unit 116, Intu, which is</p>

	<p>currently occupied by Debenhams which falls within use class A1 (retail) to use class A3 (food and drink). An informative, as set out on the addendum, was highlighted.</p> <p>As the proposed change of use would not result in demonstrable harm to the existing retail shopping provision and the benefits to the vitality of the centre would outweigh any harm, it was recommended that planning consent be granted.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.</p> <p>Resolved - That the application be approved.</p>
179.	<p>BRUNEL UNIVERSITY - 532/APP/2016/3943 (<i>Agenda Item 8</i>)</p> <p>Erection of a conservatory to Elliott Jaques Building.</p> <p>20:35 - Councillor Janet Duncan returned to the room prior to the officer introducing the report.</p> <p>Planning permission was sought for the erection of a conservatory to the Elliot Jacques Building. Officers confirmed that whilst the site was within the Green Belt area, the development would have no impact on the Green Belt.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.</p> <p>Resolved - That the application be approved.</p>
180.	<p>BRUNEL UNIVERSITY - 532/APP/2016/3946 (<i>Agenda Item 9</i>)</p> <p>Erection of a conservatory to Bishop Hall Building.</p> <p>Planning permission was sought for the erection of a conservatory to the Bishop Hall Building. Officers confirmed that whilst the site was within the Green Belt area, the development would have no impact on the Green Belt.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.</p> <p>Resolved - That the application be approved.</p>
181.	<p>SHELL SERVICE STATION, HARMONDSWORTH ROAD - 62937/ADV/2016/87 (<i>Agenda Item 10</i>)</p> <p>Installation of 5 x non illuminated fascia signs.</p> <p>Planning permission was sought for the installation of five non illuminated fascia signs at the existing Shell Service Station located on the corner of Harmondsworth Road with Holloway Lane. Officers confirmed that whilst the site was within the metropolitan Green Belt area, the development would have no impact on the Green Belt.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.</p>

	Resolved - That the application be approved.
182.	<p>SHELL SERVICE STATION, HARMONDSWORTH ROAD - 62937/APP/2016/3566 (Agenda Item 11)</p> <p>Installation of ATM unit. (Retrospective)</p> <p>Retrospective planning permission was sought for the installation of an ATM machine at the existing Shell Service Station located on the corner of Harmondsworth Road with Holloway Lane. Officers confirmed that whilst the site was within the metropolitan Green Belt area, the development would have no impact on the Green Belt, visual amenity of the application property and street scene, and would not cause a loss of residential amenity or highway safety.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.</p> <p>Resolved - That the application be approved.</p>
183.	<p>HILLINGDON ABBOTS RFC, GAINSBOROUGH ROAD - 72365/APP/2016/4158 (Agenda Item 12)</p> <p>Extension to changing rooms</p> <p>Planning permission was sought for the erection of an extension to the changing rooms. Officers confirmed that the proposed extension was acceptable in regards to size, height and design, and would not cause harm to the character and appearance of the existing building, or to the visual amenity of the surrounding Green Belt. The extension to the changing rooms would not impact on the street scene and would not impact on residential amenity.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.</p> <p>Resolved - That the application be approved.</p>
184.	<p>210 CENTRAL AVENUE - 71772/APP/2016/2019 (Agenda Item 13)</p> <p>Single storey side/rear extension, first floor rear extension, conversion of roofspace to habitable use to include a rear dormer and conversion of roof from hip to gable end and conversion of dwelling to 2 x 3-bed flats with associated amenity space.</p> <p>Officers highlighted the reasons for refusal as set out on the report.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.</p> <p>Resolved - That the application be refused.</p>
185.	<p>98 COWLEY ROAD - 8504/APP/2016/3871 (Agenda Item 16)</p> <p>Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food</p>

	<p>Takeaways) involving alterations to elevations</p> <p>Planning permission was sought for the change of use from retail (Use Class A1) to hot food takeaway (Use Class A5). It was considered that the proposal would not harm the visual amenity of the site or its wider setting, nor, subject to considerations requiring the submission and approval of details relating to the proposed flue and any plant and the restriction of operation hours, would it cause harm to the amenity of nearby residents. Accordingly, it was recommended that the application be approved.</p> <p>The officer's recommendation was moved, seconded, and unanimously agreed by the Committee upon being put to a vote.</p> <p>Resolved - That the application be approved.</p>
186.	<p>ENFORCEMENT REPORT (<i>Agenda Item 17</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>
187.	<p>ENFORCEMENT REPORT (<i>Agenda Item 18</i>)</p> <p>Councillor Jazz Dhillon confirmed that as he had reported the site for enforcement, he would not be voting on the item.</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 2. 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>

188.	<p>ENFORCEMENT REPORT (<i>Agenda Item 19</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 3. 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 8.55 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Neil Fraser on 01895 250692. 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.

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Report of the Head of Planning, Sport and Green Spaces

Address 114 HARMONDSWORTH ROAD WEST DRAYTON

Development: Change of use from doctors surgery (Use Class D1) to a mixed use comprising education/training centre and ancillary video production (Use Class B1/D1) and installation of solar panels to side roof (Retrospective)

LBH Ref Nos: 52467/APP/2016/3892

Drawing Nos: Location Plan (1:1250)
16/114/HRWD/102
4304/10
16/114/HRWD/101 Rev. B

Date Plans Received: 21/10/2016 **Date(s) of Amendment(s):** 20/10/2016

Date Application Valid: 02/12/2016 28/11/2016

1. **SUMMARY**

The application seeks retrospective planning permission for the change of use from doctors surgery (Use Class D1) to a mixed use comprising education/training centre and ancillary video production (Use Class B1/D1) and installation of solar panels to side roof. Whilst the proposal would have an acceptable impact upon the character and appearance of the property and street scene and subject to a number of conditions restricting the hours of operation, would not result in a loss of residential amenity to occupants of neighbouring properties or an increased demand for on street parking, concerns are raised about the loss of the health facility. The application does not confirm that the property has been marketed for a similar or other community use. As such, given the failure to provide justification to demonstrate that there is no requirement for the existing facility or that adequate alternative provision is available to meet the foreseeable needs of existing and potential users, the proposal is considered to result in the unacceptable loss of a health service. The proposal is therefore contrary to Policy R11 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The applicant has failed to provide sufficient information to show that the doctors surgery/community use is no longer viable or required by any other such users or where the previous occupiers have been relocated to. The proposal, therefore, results in the unacceptable loss of a health service use and important community facility, contrary to Policy CL1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.16 and 3.17 of the London Plan (2016) and the NPPF.

INFORMATIVES

1 I52 **Compulsory Informative (1)**

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The

Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

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

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.
R11	Proposals that involve the loss of land or buildings used for education, social, community and health services
LPP 3.16	(2015) Protection and enhancement of social infrastructure
NPPF1	NPPF - Delivering sustainable development
NPPF8	NPPF - Promoting healthy communities

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

4

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 comprises of a two storey building, formerly used as a doctors surgery which is located on the Western side of Harmondsworth Road which lies within a residential area within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). The building does not benefit from any off street parking. The frontage of the site has a pedestrian access over a paved yard to the front. Solar panels have been installed on the Southern roofslope. The building is being used as a training centre/video production.

3.2 Proposed Scheme

The application seeks retrospective planning permission for change of use from doctors surgery (Use Class D1) to a mixed use comprising education/training centre and ancillary video production (Use Class B1/D1) and installation of solar panels to side roof.

3.3 Relevant Planning History

Comment on Relevant Planning History

There is no recent planning history of relevance to this application site.

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.CI1 (2012) Community Infrastructure Provision

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.

R11 Proposals that involve the loss of land or buildings used for education, social, community and health services

LPP 3.16 (2015) Protection and enhancement of social infrastructure

NPPF1 NPPF - Delivering sustainable development

NPPF8 NPPF - Promoting healthy communities

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbouring properties were consulted by letter dated 6.12.16 and a site notice was displayed to the front of the site which expired on 5.1.17

1 letter of objection has been received raising an objection to the extension of this building. The letter of objection also raises concerns about occupants of the building banging the fence.

Officer note: The application does not seek permission for extensions to the property.

A petition of objection has been received raising concerns about the existing hours of operation and the impact upon parking in a residential area.

Internal Consultees

HIGHWAY OFFICER:

This (retrospective) application is for a change of use from D1 (Doctor's Surgery) to non-residential business (B1/D1) at a property in Harmondsworth Road West Drayton.

The property has been used as a doctor's surgery for some considerable time. There is no off-street parking available at the front or rear of the property so any parking will add to the existing parking stress in the locality. There is already significant existing parking stress in the surrounding roads as not all properties have off-street car parking. It is proposed to change the use from a doctor's surgery to a video production use. This section of Harmondsworth Road is the service road part and there are no on-street parking restrictions in place. There are 2 staff offices shown on the plans and in the application form the number of employees is listed as 2 full-time and 1 part-time which should not create significantly greater traffic and parking than the existing surgery use. However there are 4 training rooms shown on the plans which suggests that there is the potential for a larger number of visitors. I am concerned that the hours of operation are from 0830 am to 0830 pm Monday to Saturday in a predominantly residential area. If the times were reduced to 6:00 or 6:30 pm then this would help with on-street parking turnover. Is there anyway we can limit the number of visitors to the site as this would obviously limit the traffic and parking numbers? The application shows no provision for off-street secure covered cycle parking nor any refuse facilities but these facilities can be conditioned. There should be at least 2 secure covered cycle parking spaces provided on site. On the basis of the above comments if the number of employees/visitors and the hours of operation can be limited this would restrict the possibility of on-street parking stress being increased. If such conditions can be implemented I am not unduly concerned over the potential impacts of such a development.

EPU

No objection subject to a condition restricting the hours of use: 08:30 to 20:30 Monday to Saturday not on Sundays or bank holidays.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

THE PRINCIPLE OF THE USE

The National Planning Policy Framework emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Policy CL1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), states that:

"The Council will ensure that community and social infrastructure is provided in Hillingdon to cater for the needs of the existing community and future populations by:

1. Resisting the loss of community facilities, and where the loss of these facilities is justified it will seek to ensure that resulting development compensates these uses to ensure no net loss."

Policy R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seeks justification for the loss of community/health use, which applies to current D1 uses or sites currently vacant and previously in D1 use.

London Plan policies 3.16 and 3.17 reiterate the need to resist the loss of existing health care facilities unless alternative provision of sufficient justification for their loss can be demonstrated. Policy 3.16 states:

"Proposals which would result in a loss of social infrastructure in areas of defined need for that type of social infrastructure without realistic proposals for re-provision should be resisted."

Policy 3.17 goes on to say:

"Where local health services are being changed, the Mayor will expect to see replacement services operational before the facilities they replace are closed, unless there is adequate justification for the change."

No evidence of any marketing of the property for its authorised use, including the length of time such marketing may have taken place and the avenues that this took has been provided. It is, therefore, considered that the application has not demonstrated that there is sufficient justification for the loss of this community facility. As such, the proposal results in the loss of a health service use, but fails to provide justification to demonstrate that there is no requirement for the existing facility or that adequate alternative provision is available to meet the foreseeable needs of existing and potential users. The proposal is therefore contrary to Policy CL1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policy R11 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.16 and 3.17 of the London Plan (2016).

7.02 Density of the proposed development

Not relevant to the consideration of this application.

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

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'

The application seeks retrospective planning permission for the installation of the solar panels on the Southern roofslope. It is considered that the solar panels do not represent an incongruous addition to the property and as such the proposal does not have a negative impact upon the visual amenity of the site or the surrounding area in compliance with Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13 and BE15 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development protects the amenities of existing dwellings in terms of sunlight, outlook and privacy.

The existing building has not been extended and no additional windows are proposed. As such, the proposal would not result in additional loss of daylight and/or sunlight to adjoining residential properties. Any outlook from the new dwelling would be similar to the outlook from the existing consultation rooms. As such, it is considered to be consistent with Policy BE20 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy OE1 states permission will not normally be granted for uses and structures which are, or are likely to become, detrimental to the character or amenities of surrounding properties or the area generally due to their siting or appearance, the storage or display of items, traffic generation and congestion, and noise and vibration emissions. The application property is located in a residential area in close proximity to residential properties. The use of the property as a doctors surgery would have been previously restricted to Monday to Friday day time hours. Concerns have been raised that the current unauthorised use of the property operates 7 days a week and day time and evening hours. It is considered that the hours of operation could cause a loss of residential amenity to occupants of neighbouring properties by way of noise and disturbance. The Councils EPU Officer has recommended imposing a condition to restrict the hours of operation of the facility. The applicant has agreed to a condition restricting the hours of use to between Monday - Saturday 08.30 - 18.30. If the application were considered acceptable in all other respects, it is considered that it would be reasonable to restrict the hours of operation by condition.

7.09 Living conditions for future occupiers

Not relevant to the consideration of this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

or pedestrian safety. Policy AM14 of the Hillingdon Local Plan: Part 2 - Saved UDP Policies (November 2012) seeks to ensure that all development is in accordance with the Council's adopted Car Parking Standards.

There is no off-street parking available at the front or rear of the property so any parking will add to the existing parking stress in the locality. There is already significant existing parking stress in the surrounding roads as not all properties have off-street car parking. This section of Harmondsworth Road is the service road part and there are no on-street parking restrictions in place. There are 2 staff offices shown on the plans and in the application form the number of employees is listed as 2 full-time and 1 part-time which should not create significantly greater traffic and parking than the authorised surgery use. The Highways Officer has suggested that a condition limiting the hours of operation would limit the demand for on street parking in peak times (evenings and weekend) and that there should be at least 2 secure covered cycle parking spaces provided on site. The applicant has confirmed agreement to a condition restricting the hours of operation and has provided a revised plan to show the provision of secure cycle storage. As such it is considered that if the application proposal were considered acceptable in principle, conditions could be imposed to ensure that the proposal complied with Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.11 Urban design, access and security

No issues raised.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, landscaping and Ecology

Not relevant to the consideration of this application.

7.15 Sustainable waste management

No issues raised.

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

The issues are addressed in the section above.

7.19 Comments on Public Consultations

The comments raised within the consultation process are addressed in the sections above.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. In this case officers have no indication that this was an intentional breach of planning control. However, should members agree to the recommendation then the expediency of enforcement action will need to be considered through the provision of an additional report.

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

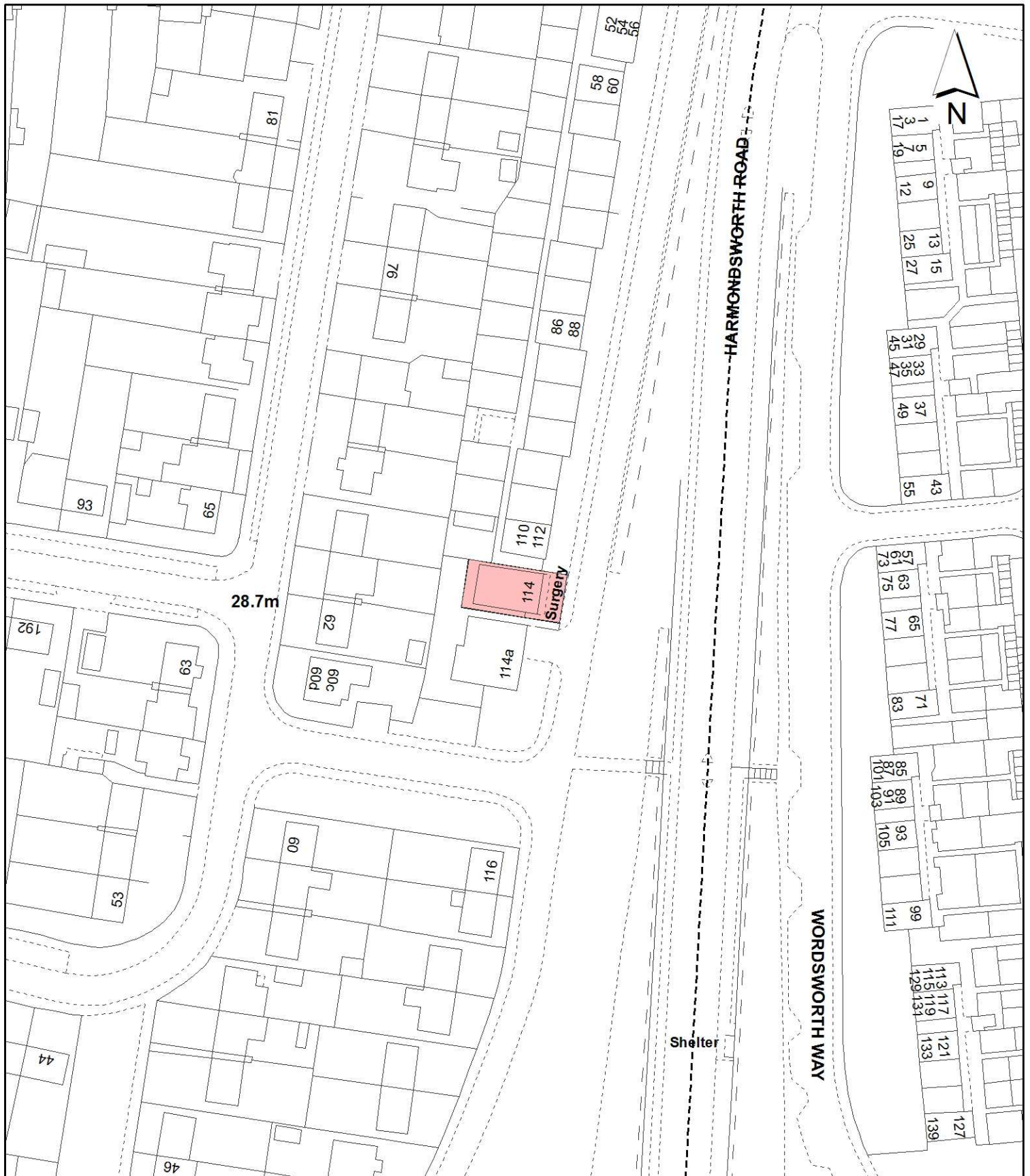
Whilst the proposal would have an acceptable impact upon the character and appearance of the property and street scene and subject to a number of conditions restricting the hours of operation, would not result in a loss of residential amenity to occupants of neighbouring properties or an increased demand for on street parking, concerns are raised about the loss of the health facility. The application does not confirm that the property has been marketed for the same or a similar community use. As such, given the failure to provide justification to demonstrate that there is no requirement for the existing facility or that adequate alternative provision is available to meet the foreseeable needs of existing and potential users, the proposal is considered to result in the unacceptable loss of a health service facility and the application 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)
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.
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Site Address:

114 Harmondsworth Road

LONDON BOROUGH OF HILLINGDON

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

Planning Application Ref:
52467/APP/2016/3892

Scale:
1:950

Planning Committee:
Central & South

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 31 BRYONY CLOSE HILLINGDON

Development: Change of use of property from House in Multiple Occupation (HMO) to a single dwelling and erection of two storey side and single storey rear extension and demolition of existing outbuilding

LBH Ref Nos: 72073/APP/2016/2692

Drawing Nos: AG/CA/31/16 Rev. AG

Date Plans Received: 12/07/2016

Date(s) of Amendment(s):

Date Application Valid: 25/10/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application property comprises of a two storey end-terraced property located in the South Western corner of Bryony Close, a residential cul-de-sac located within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). A larger detached outbuilding is located to the front/side of the property with a smaller older outbuilding to the rear. At the site visit it became apparent that the property was being occupied and used as an HMO (of up to 6 people).

1.2 Proposed Scheme

The application seeks planning permission for the erection of a two storey side extension and single storey rear extension involving demolition of the existing large outbuilding.

1.3 Relevant Planning History

Comment on Planning History

There is no planning history relating to this application site.

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 Violet Tenants and Residents Association and 11 neighbouring properties were consulted by letter dated 26.7.16 and a site notice was displayed to the front of the site which expired on 8.9.16.

A second consultation was sent out to the same consultees on 26.10.16 following the change of the description of development to include the change of use of the property from the House in Multiple Occupation (Sui Generis) to single dwelling (Use Class C3).

A petition of objection has been received with 20 signatures raising concerns relating to:

1. The unauthorised use of the property as an HMO and future concerns about the extended property being used as an HMO.
2. Increased demand for parking within the cul-de-sac.

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 (2016) Quality and design of housing developments

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 occupiers, the reduction in size of the rear garden and car parking provision.

The applicants have confirmed that the property is currently used as an HMO (C4 use). The current application seeks permission for a two storey side and single storey rear extension. The applicant has advised that it is the intention for the property to be used as a single private dwellinghouse rather than C4 use.

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 with the scale, form, architectural composition and proportions of the original building.

Paragraph 5.1 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions requires all extensions and buildings of two or more storeys to be set back a minimum of 1 m from the side boundary of the property for the full height of the building. Paragraph 5.3 of the SPD specifies that where two storey side extensions are proposed in the case where the side of the house adjoins a road, there may be some scope for flexibility on the set-in. It further specifies that where an existing return building line exists, any extension should ensure that the openness of the area is maintained and that the return building line is not exceeded. Side extensions are required to appear subordinate in scale and to not exceed two thirds the width of the original dwelling. Paragraph 5.7 states that there is no requirement for a side extension to be set back from the main front wall for end terraced dwellings.

The street scene in this locality is characterised in the main by terraced properties. The application site occupies a large corner plot located at the head of the close. The proposed extension, measuring 3.4m in width, and set back by 1m at first floor level, would appear as a subordinate addition with sufficient space being retained to the side boundary to maintain the spacious corner plot character. The demolition of the existing larger outbuilding is welcomed and would assist in maintaining the spacious character of this corner plot. The proposed side extension would not, therefore, detract from the character, appearance and symmetry of the small terrace of houses of which it forms a part or from the visual amenities of the street scene and the surrounding area.

Paragraph 3.3 of the HDAS states that single storey rear extensions proposed on semi-detached houses with a plot measuring 5 m wide or more should be no more than 3.6 m deep. Likewise paragraph 3.7 states that such extensions should be no more than 3 m in height (with a flat roof). This is to ensure that the extension appears subordinate to the main house.

The proposal includes the erection of a single storey rear extension projecting 3.6m to the rear of the original dwelling with a flat roof measuring 3m in height which complies with the SPD. As a result it is considered that the proposed extensions 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 extensions would not have an unacceptable effect on neighbouring properties by way of loss of outlook, loss of daylight, overbearing or over-shadowing. The proposed extension would not be in breach of the 45 degree line of sight from the rear elevation of either dwelling flanking the application site. It is recommended that a condition be imposed to prevent the insertion of any first floor side facing windows to ensure that the proposal would not, in the future, result in a loss of privacy to the occupants of adjacent number 30 Bryony Avenue. The proposal would therefore not constitute an un-neighbourly form of development and would be in compliance with the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) BE20, BE21 and BE24 and the SPD HDAS: Residential Extensions.

It is considered that all the proposed habitable rooms, and those altered by the proposals, would maintain an adequate outlook and source of natural light, therefore complying with Policy 3.5 of the London Plan (2016).

In terms of the garden area at least 100 sq.m of rear garden should be retained to provide

adequate amenity space for the extended dwelling. The resultant amenity space would be significantly over 100 sq. m (some 240sq.m) which would be in excess of paragraph 5.13 of the SPD HDAS: Residential Extensions requirement and comply with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The application would retain parking space for two cars on the hard-standing in front of the principal elevation. Returning the property to a single family use would probably reduce the demand for parking compared to when in multiple occupation. As such, the proposal would be in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Concerns have been about the use of the property as an HMO. The applicants have confirmed that the property has been used as a 6 Bed HMO and was licensed in April 2016. This has been confirmed by the HMO officer. The use of this property by up to 6 residents can be carried out without the need for planning permission. The resulting extended dwelling would be a large 6-bedroom property, however this does not in itself mean that the property would be used as an HMO. The applicant has confirmed that the extended dwelling would be used as a single private dwellinghouse. The use of the extended property as an HMO could give rise to additional parking demand that cannot be accommodated on site or on the local road network. It is therefore considered expedient to impose a condition to restrict the extended property to use as a single family dwellinghouse within the C3 Use Class.

The application is recommended for conditional 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, number AG/CA/31/16 Rev. AG.

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 facing 30 Bryony Close.

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 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)

6 NONSC Non Standard Condition

The outbuilding shown to be demolished on Drawing No. AG/CA/31/16 Rev. AG shall be carried out and completed prior to the occupation of the development hereby permitted.

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)

7 MRD4 Single Dwellings Occupation

The development hereby approved shall not be sub-divided to form additional dwelling units or used in multiple occupation without a further express permission from the Local Planning Authority.

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 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:

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	(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

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Site Address:

31 Bryony Close

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

Planning Application Ref:
72073/APP/2016/2692

Scale:
1:1,000

Planning Committee:
Central & South

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF 92 PIELD HEATH ROAD HILLINGDON

Development: Erection of a three storey building to create 3 x 1-bed self contained flats and 3 x studio flats with associated cycle parking

LBH Ref Nos: 12504/APP/2016/4179

Drawing Nos: PL/001 Rev. A
PL/002 Rev. B
PL/003 Rev. B
PL/004 Rev. A
PL/005 Rev. A
PL/006 Rev. A
Design and Access Statement

Date Plans Received: 15/11/2016 **Date(s) of Amendment(s):**

Date Application Valid: 15/11/2016

1. SUMMARY

This application has been submitted in response to refusal of application reference number 12504/APP/2015/3703, a decision which was upheld on appeal.

The proposal seeks planning permission for a three-storey block of flats to provide 3 x studio units and 3 x 1 bed units. This is the same proposal as considered on appeal in terms of submitted drawings and supporting material.

The proposal has been assessed against current policies and guidance for new housing development in terms of the potential effects of the design, scale and site layout on the character of the surrounding area, the potential impact on the residential amenities of adjoining and nearby occupiers, and on highways related matters including access, traffic/pedestrian safety and parking in the vicinity.

Whilst upholding the Council's refusal, the Inspector did not agree with the Council in respect of reasons for refusal numbers 1, 2 and 3 but upheld the Council's position in respect of reason for refusal number 4. These are material considerations in determination of the current application. The Inspector found the draft unilateral agreement submitted with the appeal to be flawed. However, it is also material that the Inspector was satisfied that if an appropriate legal agreement could be secured which prevents occupiers from holding a permit, (as opposed to applying for one) the development would be acceptable in this regard.

In summary, given the position adopted by the Inspector, which is an important material consideration, the proposal is considered to relate satisfactorily to the character and appearance of the locality and would comply with policies BE13, BE15, BE19, BE20 and BE21 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

It is recommended that planning permission be granted subject to conditions and on

completion of an agreement under Section 106 to prevent occupants of the development and No. 92a Field Heath Road from holding a car parking permit within the Parking Management Scheme.

2. RECOMMENDATION

That delegated powers be given to the Director of Planning and Community Services to grant planning permission, subject to the following:

1. That delegated powers be given to the Head of Planning and Enforcement to grant planning permission, subject to the following:

A) That the Council enter into a Section 106 Agreement or other appropriate legislation to ensure:

i) that restricts the use of the land by prohibiting occupation of any of the flats within the property and No.92a by anyone holding a permit.

B) That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 and any abortive work as a result of the agreement not being completed

C) That officers be authorised to negotiate and agree the detailed terms of the proposed agreement and conditions of approval.

D) That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months, or any other period deemed appropriate that delegated authority be given to the Head of Planning and Enforcement to refuse the application for the following reason:

'The proposed development fails to provide sufficient off street parking provision which meets the council's approved parking standards to service the 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.'

E) That subject to the above, the application be deferred for determination by the Head of Planning and Enforcement under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

F) That if the application is approved, the following conditions be attached:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers PL/001 Rev. A, PL/002 Rev. B, PL/003 Rev. B, PL/004 Rev. A, PL/005 Rev. A, PL/006 Rev. A and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (2016).

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

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

1. Details of Soft Landscaping

- 1.a Planting plans (at not less than a scale of 1:100),
- 1.b Written specification of planting and cultivation works to be undertaken,
- 1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

- 2.a Refuse Storage
- 2.b Cycle Storage
- 2.c Means of enclosure/boundary treatments
- 2.d Hard Surfacing Materials
- 2.e External Lighting

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13 and BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policy 5.17 (refuse storage) of the London Plan (2016).

4 RES7 Materials (Submission)

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

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

REASON

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

5 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
- ii. include a timetable for its implementation; and
- iii. provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iv. provide details of water collection facilities to capture excess rainwater;
- v. provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (2016) Policy 5.12.

6 NONSC Non Standard Condition

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON:

To ensure an appropriate standard of housing stock in accordance with London Plan policy 3.8, is achieved and maintained.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

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

AM7	Consideration of traffic generated by proposed developments.
AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
NPPF1	NPPF - Delivering sustainable development
NPPF6	NPPF - Delivering a wide choice of high quality homes
NPPF7	NPPF - Requiring good design

3 159 Councils Local Plan : Part 1 - Strategic Policies

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

4 147 Damage to Verge - For Council Roads:

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

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

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

5

The applicant is advised that the site has moderate public transport accessibility (PTAL=3). It is located within the Hillingdon Hospital Parking Management Zone. The proposal does not include provision for any car parking and the development is only be acceptable subject to a restriction on all resident's eligibility to apply for parking permits within the parking zone. The applicant is requested to draw any potential occupiers attention to the fact that they will not be able to secure a parking permit

6

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by submitting an Assumption of Liability Notice) to the Council at planning@hillington.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed. The above forms can be found on the planning portal at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

7 12 **Encroachment**

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

8 15 **Party Walls**

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing

the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Residents Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

9 16 Property Rights/Rights of Light

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

10 115 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

3. CONSIDERATIONS

3.1 Site and Locality

The site is irregular in shape and comprises a vacant/unused parcel of land located to the west of 92 Pield Heath Road, a betting office on the ground floor with residential above, known as 92A Pield Heath Road. There is a roundabout to the west with Colham Road and a residential block comprising key worker accommodation associated with Hillingdon Hospital beyond, and to the north lies 51 Colham Road, a detached two storey house. This part of Colham Road and Pield Heath Road comprises a mix of commercial and residential uses and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The site has a Public Transport Accessibility (PTAL) Level of 3 (on a scale where 6 represents the highest level of accessibility).

3.2 Proposed Scheme

The proposal involves the erection of a three storey building to provide 3 x 1-bed self contained flats and 3 x studio flats with associated cycle parking.

The proposal would be of a modern design and measure 8.6m high with a flat roof, 10m deep at its deepest x 18m at its widest. It would have an internal footprint of 104 sqm. The accommodation provided would be as follows:

Ground floor:

Flat 1 - 1 bedroom = 53 sq m
Flat 2 - studio apartment = 38 sq m

First floor:

Flat 3 - 1 bedroom = 53 sq m
Flat 4 - studio apartment = 38 sq m

Second floor:

Flat 5 - 1 bedroom = 53 sq m
Flat 6 - studio apartment = 38 sq m

The total area of usable amenity space, including balconies at first and second floor levels will be approximately 72sq m. The two ground floor properties will each have designated amenity space fronting onto Colham Road, enclosed with picket fencing. Individual balconies for the upper floor flats would each measure 3sqm

Six cycle storage units will be provided to the rear of the proposed development. There is no parking proposed for the development. The planning permission granted under Ref: 12504/APP/2010/263 provided a formal arrangement for car parking space for 92a Pield Heath Road. This will be lost as a result of the proposal (See highways comments below).

3.3 Relevant Planning History

12504/APP/2015/3703 Land Forming Part Of 92 Pield Heath Road Hillingdon

Erection of a three storey building to create 3 x 1-bed self contained flats and 3 x studio flats with associated cycle parking

Decision: 16-02-2016 Refused

Appeal: 07-11-2016 Dismissed

Comment on Relevant Planning History

Planning permission was sought under reference number 12504/APP/2015/3703 for erection of a three storey building to create 3 x 1-bed self contained flats and 3 x studio flats with associated cycle parking. This application was refused for the following reasons:

1. The development by virtue of its design, that includes a flat roof, height, bulk, proposed materials and appearance, would be fail to accord with the character of the area and would appear visually incongruous when viewed in the context of the immediately adjacent buildings. The proposal is thus contrary to Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2. The development proposed fails to provide a sufficient level of the private amenity space. This is considered to demonstrate that the proposal would represent an overdevelopment of the the site. Notwithstanding public open space that might exist within the area, the lack of suitable on-site provision of private amenity space would fail to provide a suitable living environment for future residents and is therefore contrary to Policy BE23 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3. The limited separation distance of 7 metres to the development to the eastern boundary shared with 92 Pield Heath Road, and the close proximity to the single storey element of 92 Pield Heath Road to the south, in combination with the layout of the ground floor Flat 1 (as detailed on drawing number PL/002 Rev. B) would result in a restricted outlook to Bedroom 1 and the kitchen failing to provide for an appropriate level of residential amenity for future residents. This lack of a suitable outlook to these windows is considered to demonstrate that the proposal would represent an overdevelopment of the the site and is contrary to Policies BE19 and BE21 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

4. The proposed development fails to provide sufficient off street parking provision which meets the Council's approved parking standards to service the proposed dwellings, resulting in additional pressure for on street parking in an area where there is already very high demand for on street parking and 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.

The proposal was subject of a subsequent appeal which was dismissed and the issues considered by the Inspector are covered in the relevant sections of the report below.

Planning permission was granted under Ref: 12504/APP/2010/26 for installation of 1.8m high close boarded fence with vehicular gate and hardstanding for use as parking on the Colham Road frontage and fence and a gate on the Pield Heath Road frontage. The car parking space within the site was for 92a Pield Heath Road. This will be lost as a result of the development and if approved, it is considered that the Section 106 needs to include a requirement that the occupiers of the residential unit cannot hold a car parking permit for the PMS.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
BE13	New development must harmonise with the existing street scene.
BE18	Design considerations - pedestrian security and safety
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
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LPP 3.3	(2015) Increasing housing supply
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 7.2	(2015) An inclusive environment
LPP 7.4	(2015) Local character
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

6 adjoining occupiers were consulted by letter dated 20/10/2015 a site notice was displayed on 29/10/2015. No comments were received.

Internal Consultees

Highways Officer:

- a. The site has moderate public transport accessibility (PTAL=3).
- b. The site is located within the Hillingdon Hospital Parking Management Zone.
- c. The proposal does not include provision for any car parking. This would only be acceptable subject to a restriction on all resident's eligibility to apply for parking permits within the parking zone.

Subject to the above, there are no highway objections.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is within the developed area. It is open, vacant land which currently has very limited beneficial use, specifically the formal parking of a single vehicle. The site is not considered to be garden land, for which there are policies which may prevent its development. The site is within a sustainable location. The construction of a flatted scheme on this site would increase housing supply of the Borough and make use of what is otherwise vacant brownfield site. The proposal is not considered to be an inappropriate form of development in this locality and thus accords with the objectives of the NPPF and London Plan Policy 3.5. As such, the principle of residential development in this location is considered acceptable.

7.02 Density of the proposed development

Paragraph 4.1 of the HDAS states that site densities are of only limited value when considering the suitability of smaller housing schemes, although they can provide a useful initial tool. Specific density standards are set out in the UDP/LDF and the London Plan, although the ranges set out in the London Plan are more appropriate to larger sites and will not be used in the assessment of schemes of less than 10 units. This proposal is for six units and therefore the provisions of paragraph 4.1 does not apply.

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

The site is not within an area of archaeological interest, within a Conservation Area or an Area of Special Character. There are no listed buildings on the site or in the vicinity.

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) states that all new developments should achieve a high quality of design in all new buildings and the public realm contributes to community cohesion and a sense of place. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the layout and appearance of new development should "harmonise with the existing street scene or other features of the area." The NPPF (2011) notes the importance of achieving design which is appropriate to its context stating that 'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.'

Paragraph 4.27 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts states that building lines within a scheme should relate to the street pattern, although in some instances varied building lines can achieve diversity and interest.

In this case, as a corner site, the development has to successfully address two frontages. The proposed building is set back between 2.5m and 4m from the back edge of the footpath on the Colham Road frontage and just under 2 metres on the Pield Heath Road frontage. This allows an opportunity for landscaping to soften the development at pedestrian level. On Colham Road the development is generally on the same building line as the adjoining properties. On Pield Heath Road the development is set back further than the buildings to the north, which front directly onto the back edge of the footpath. Given this, the siting of the development is considered to be acceptable.

This area is not characterised by any single design approach and contains a wide variety of buildings, in terms of their design and scale, including two storey 1920's-1930's style development adjoining the site to the east, and further along bungalows and more recent 1990's development opposite the site to the west, with 1970's flat roofed three storey flats further along. In this context the modern approach taken to the design of the building is considered acceptable, particularly given that its overall scale and height is comparable to other properties in the immediate locality. The previous application (Ref: 12504/APP/2015/3703) was refused on the grounds that the proposal, by reason of its design, flat roof, height, bulk, proposed materials and appearance, would be fail to accord with the character of the area and would appear visually incongruous when viewed in the context of the immediately adjacent buildings. In consideration of this the Inspector commented as follows:

"13. The appeal site is an irregularly shaped parcel of land, approximately 290 m² in area, located adjacent to 92 Pield Road and at the south end of Colham Road. The area is mixed in character, being predominantly residential but with a small terrace of commercial properties immediately adjoining the appeal site and the large campus of Hillingdon Hospital to the south west, on the opposite side of Pield Heath Road. The area around the appeal site is very diverse in architectural style and built form, with the buildings covering a wide age range.

14. The proposed development is a three storey, flat roofed, building of a contemporary design. Whilst this would be different in appearance from the two storey, traditionally built, commercial terrace that adjoins the appeal site to the east, it would be of a similar overall height, and the use of white render on the lower two storeys and grey metal cladding on the third storey would provide some commonality with the adjacent terrace. It would also be of a similar overall height to the red brick, modern, detached house that adjoins the appeal site to the north.

15. Immediately to the west of the appeal site on Colham Road are a number of long, modern, three storey blocks with pitched roofs and finished in brickwork and coloured render, and which differ significantly in appearance from the commercial terrace. Beyond Colham Road there are further blocks of three and four storey buildings. The building on the appeal site, having some shared characteristics with both groups of buildings, would act as a transition between the two.

16. The south side of Pield Heath Road in the vicinity of the appeal site has a markedly different character, with an older two storey building, formerly a public house, adjacent to two mid-twentieth century red brick houses and a new build block of flats in buff brickwork, standing to the east of Colham Green Road. West of Colham Green Road, the Hillingdon Hospital site contains a parking area with trees on the boundary and a number of very large blocks of buildings.

17. Whilst the proposed building would not have features such as traditional pitched roofs, bay window frontages, large window openings and exposed brickwork/render finishes, that feature on some of the nearby buildings, within the overall context of both the immediately adjacent buildings and the wider area, it would add to the existing architectural diversity of the locality and, of itself, the design of the building would be well proportioned and cohesive. The proposed development would, in addition, remove an area of currently unused and slightly unsightly land which would represent a qualitative improvement to the area.

18. The National Planning Policy Framework (the Framework) states that local planning authorities should not attempt to impose architectural styles or tastes and should not stifle innovation. Whilst the Framework does seek to promote and reinforce local distinctiveness, the surrounding area does not have a strong prevailing architectural character.

19. I therefore find that the proposed development would not cause harm to the character and appearance of the area. It would comply with the relevant requirements of Policies 3.5 and 7.6 of the London Plan; Saved Policies BE13 and BE19 of the UDP; and the guidance in the HDAS to achieve a high quality of design in new development that has regard to its context and maintains or enhances the existing local character and street scene. It would also be consistent with the requirement of the Framework, which seeks a high standard of design in all new developments."

Given the Inspectors conclusion on this issue it would now be difficult to sustain a reason for refusal on design grounds. The proposal is, therefore, considered to relate satisfactorily to the character and appearance of the locality, the development would be in scale with the surrounding buildings and the proposal would thus comply with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

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 dominance (Policy BE21) and privacy (Policy BE24) are also assessed.

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

The proposal follows a similar building line to the adjoining property 51 Colham Road and would be set 1.5 metres from the common boundary. There are no flank windows proposed and there is only a single secondary window at first floor level in that property.

In relation to 92A Field Heath Road, there are no habitable rooms from this property facing the proposed building and the proposal would not be within a 45 degree angle of sight from habitable rooms on the rear elevation of this property.

It is considered that the development will not result in a material loss of amenity for

occupiers of the adjoining flats and is appropriate under Policies BE20, BE21 and BE24.

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 intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards.

The Housing Standards Transition Statement requires a 1 person unit to be a minimum of 37 sqm if the flat has a shower room (39 sqm with a bathroom) and for 1 bed 2 person units the standard is 50 sqm. The proposal involves provision of 3 x studio flats of 38sqm and 3 x 1 bed flats of 53sqm. The proposed development accords with the standards and as such would provide the future occupants with an acceptable standard of residential amenity in accordance with Policy 3.5 of the London Plan 2015.

Whilst the proposal is compliant with the overall space standards and the standard of accommodation, in terms of outlook, levels of light etc is generally acceptable, the outlook for the ground floor one bedroom flat, and in particular from the bedroom and kitchen could be considered to be limited as the only bedroom window would be a distance of 7m from the boundary and the only kitchen window has an outlook through a 1.1m gap between the proposed development wall and the existing wall of 92A Pield Heath Road. This element formed a reason for refusal on the previous application. On this issue the Inspector concluded:

"24. The Council's concerns in terms of outlook are restricted to Flat 1. The window in the bedroom of this flat would look towards the shared boundary with the neighbouring property on Pield Heath Road. This has a single storey outbuilding at the rear, resulting in a wall approximately 2 m high on the boundary. The window of the bedroom in Flat 1 would be located approximately 6.5 m from the boundary wall and, as the rear of the adjoining commercial buildings is predominantly open above ground floor level, the outlook from this window would not be excessively constrained.

25. The glossary of terms relating to the Saved Policies in the UDP excludes kitchens with a floor area under 13 m² from the definition of habitable rooms. The Council accept that the kitchen area of Flat 1 is less than 13 m². The window of the kitchen area would look out into a long, narrow, space formed by the wall of the proposed new building and an existing, single storey, extension to the side of 92 Pield Heath Road. Whilst this will result in a restricted outlook from this window, it does not serve a principal habitable room. I have had regard to the Council's point that the floor area of Flat 1 would only be slightly above the minimum floor area required by the Nationally Described Space Standard, however, there would be adequate outlook from the other habitable rooms of the flat. Taken as a whole, the proposed flat would not have an unduly poor outlook."

Given the Inspectors conclusion on this issue it would now be difficult to sustain a reason for refusal on this issue and it is concluded that the application is acceptable in this regard.

In relation to amenity space, the Council's Supplementary Planning Document HDAS:

Residential Layouts, at Paragraph 4.17, sets out a requirement of 20sq.m for each studio and one bed flat. The proposal would thus require the provision of a minimum of 120m² for the development. Amenity space is provided to the rear of the site, which is considered usable. Individual balconies of approximately 3sqm for each of the 4 upper floor units are also provided. The applicants also state that the two ground floor properties will each have private amenity space fronting onto Colham Road, enclosed with picket fencing. However, given the lack of privacy, its location fronting a highway and its limited size, it is not considered that this is 'usable' amenity space. The total area of amenity space for this development, including balconies at first and second floor levels will thus be some 72sq m, which is some distance short of the required 120sqm and this also formed a reason for refusal of the previous application. On this issue the Inspector concluded:

"21. Saved UDP Policy BE23 requires that new development provide sufficient external amenity space and this is elaborated on in the HDAS which provides guidelines for the amount of amenity space required for particular types of residential development. In the case of studio and 1 bedroom flats this is 20m² per unit. The appellant calculates that there is 160 m² of outdoor amenity space. The Council contend that, including the balconies on the upper floor flats, the amenity areas amount to approximately 72 m², as the garden areas for Flats 1 and 2 are adjacent to Colham Road and not private. This would be well below the 120 m² guideline. However, even if the Council's figure is the correct one, the HDAS but does allow for exceptions where the development is for small non-family housing, in town centres, that is predominantly made up of one bedroom units.

22. Although the appeal site is not located within a town centre, the proposal would consist of one bedroom and studio flats, which would be described as non-family housing. The appeal site is also within a short distance of a substantial public open space at Colham Green Recreation Ground. The Council recognise that this would provide some mitigation for a reduced level of on-site provision. Whilst I note the Council's point that the open space at Colham Green Recreation Ground is to the south of Pield Heath Road and would not be suitable for young children, given that the proposed flats are studio and 1 bedroom units, I consider that it is highly unlikely that they would be occupied by families with children.

23. The proposal would provide some useable and private outdoor amenity space and, given the non-family nature of the proposed units and the proximity to a large area of public open space, I am satisfied that this amounts to sufficiently special circumstances to warrant a level of amenity space that is below the HDAS guideline figure and that the development would provide sufficient amenity space to meet the day to day requirements of the future occupiers."

Given the Inspectors conclusion on this issue it would now be difficult to sustain a reason for refusal on this issue and it is concluded that the application is acceptable in this regard.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal does not include any provision for on-site parking and on the previous application, the applicant offered a Unilateral Agreement which restricted the use of land by prohibiting occupation of the property by anyone holding a parking permit. Members considered this to be unacceptable and the application was also refused on the basis of the lack of parking. On this issue the Inspector concluded:

"4. The proposed development does not include any provision for parking for the future residents. The appeal site is located within a controlled parking zone where parking permits are required. Pield Heath Road, Colham Green Road and the turning head at the end of Colham Road adjacent to the appeal site are subject to parking restrictions in the form of

double yellow lines. At the time of my visit the available parking spaces in the surrounding streets were well used as was the short term parking area to the front of the shops adjacent to the appeal site.

5. The public transport accessibility level (PTAL) is an accepted measure of accessibility in London. According to the officer's report, the site is located in an area that has moderate accessibility with a PTAL rating of level 3. Whilst the Council suggest that a PTAL rating of 3 does not lend itself to a car free development, the policies referred to in the reasons for refusal are silent in this regard and no other evidence has been submitted to indicate why this is not acceptable.

6. There are bus stops on Pield Road and Colham Green Road within a very short distance of the appeal site with frequent services, and whilst there are not a wide range of services within walking distance, in the group of commercial buildings immediately adjoining the appeal site there is a general dealers shop and the Council's Statement of Case notes that a larger retail unit to be occupied by Tesco has planning permission. Work on this was in progress when I visited the site.

7. On this basis, the future residents would not necessarily be solely dependent on the private car for their day to day requirements. I note that the Highway Authority had no objections to the development on highway grounds, subject to future residents not holding parking permits. However, the Council comment that use of a planning obligation to prevent future residents from acquiring parking permits has been found unlawful. I am mindful of the decision in *Westminster City Council v SSCLG & Mrs Marilyn Acons* [2013] EWHC 690 (Admin). However, whilst the obligation in that case sought to prevent the owner from applying for a parking permit and therefore did not comply with the strict terms of s106(1), nonetheless, it is possible to restrict the use of land by prohibiting occupation of the property by anyone holding a permit.

8. The appellant has submitted with the appeal a signed and dated unilateral obligation framed in these terms, which also undertakes to make any occupiers aware of the car free obligation and the need to be compliant with it. However, the obligation contains errors that would affect the ability to enforce it. In Section 1 'Definitions' the application is defined as an application for the prior approval of the Council in respect of (a) the transport and highways impacts of the proposed development; (b) contamination risks on the site; and (c) flooding risks on the site pursuant to Part J.2 of Class J of the Order. The planning application was a full planning application and not a prior approval application relating to the exercise of permitted development rights. The definitions section also incorrectly defines the proposed development as the change of use of the land to residential, when it comprises operational development. Additionally, the obligation refers to land edged red on a plan that is not attached to the obligation.

9. Whilst these are technical errors in the drafting of the obligation, nevertheless they are fatal flaws which result in the obligation not correctly relating to the proposed development and, as a consequence, not capable of being enforced should the terms be breached. I therefore cannot give any weight to the submitted unilateral obligation.

10. The area surrounding the appeal site is subject to parking stress as evidenced by the fact that it is a controlled parking zone. If car ownership and use was not restricted, the proposed development would introduce additional cars into this area, which would add severely to the existing parking stress and result in conditions that were prejudicial to road

safety. In the absence of a mechanism to prevent the future occupiers of the development from using cars, the appeal must fail on this ground."

The Inspector, in his conclusions clearly accepts that a legal obligation which restricts the use of land by prohibiting occupation of the property by anyone holding a permit would be acceptable in principle and only dismissed the appeal on the basis of the fatal flaws in the submitted obligation which resulted in the obligation not correctly relating to the proposed development and, as a consequence, not capable of being enforced. Thus a suitably worded legal agreement would be acceptable and on this basis a refusal on parking grounds could not be justified.

7.11 Urban design, access and security

See Section 7.07.

7.12 Disabled access

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 intends to adopt the new national technical standards through a minor alteration to The London Plan. This alteration is in the form of the Housing Standards Policy Transition Statement and it sets out how the existing policies relating to Housing Standards in The London Plan should be applied from October 2015. Appendix 1 of the Transition Statement sets out how the standards stemming from the policy specified in the 2012 Housing SPG should be interpreted in relation to the national standards. The issues relating to disabled access are to be addressed under the Building Regulations.

The building regulations now contains optional elements. The Government has issued guidance that for those areas where authorities have existing policies on access (like London) that planning permissions can be granted subject to conditions requiring compliance with the optional elements of the Building Regulations.

London Plan (March 2015), Policy 3.8(c), requires all new homes to be built to lifetime homes standards. From October 2015 the Mayor's Housing Standards: Transition Policy Statement confirms that this should be interpreted as homes should meet building regulation M4 (2) 'accessible and adaptable dwellings' and this is secured by condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

No trees will be lost as a result of the development. The site contains no significant landscape value. The proposal indicates landscaping to the edges of the site. This matter can be dealt with by condition.

7.15 Sustainable waste management

The location of the proposed waste storage is indicated and is acceptable. However, full details can be the subject of a condition.

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

No comments received.

7.20 Planning Obligations

It is recommended that planning permission be granted subject to conditions and on completion of an agreement under Section 106 to restrict the use of land by prohibiting occupation of the property by anyone holding a permit. (See details above).

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

The proposal would attract a CIL Liability of:

CIL £31,015.70

Mayoral CIL £12,144.22

Total CIL £43,159.92.

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 proposal seeks planning permission for a three-storey block of flats to provide 3 x studio units and 3 x 1 bed units. This is the same proposal as considered on appeal in terms of submitted drawings and supporting material.

The proposal has been assessed against current policies and guidance for new housing development in terms of the potential effects of the design, scale and site layout on the character of the surrounding area, the potential impact on the residential amenities of adjoining and nearby occupiers, and on highways related matters including access, traffic/pedestrian safety and parking in the vicinity.

Whilst upholding the Council's refusal, the Inspector did not agree with the Council in respect of reasons for refusal numbers 1, 2 and 3 but upheld the Council's position in respect of reason for refusal number 4. These are material considerations in determination of the current application. The Inspector found the draft unilateral agreement submitted with the appeal to be flawed. However, it is also material that the Inspector was satisfied that if an appropriate legal agreement could be secured which prevents occupiers from holding a permit, (as opposed to applying for one) the development would be acceptable in this regard.

In summary, given the position adopted by the Inspector, which is an important material consideration, the proposal is considered to relate satisfactorily to the character and appearance of the locality and would comply with policies BE13, BE15, BE19, BE20 and

BE21 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies, Policies 3.5 and 5.3 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

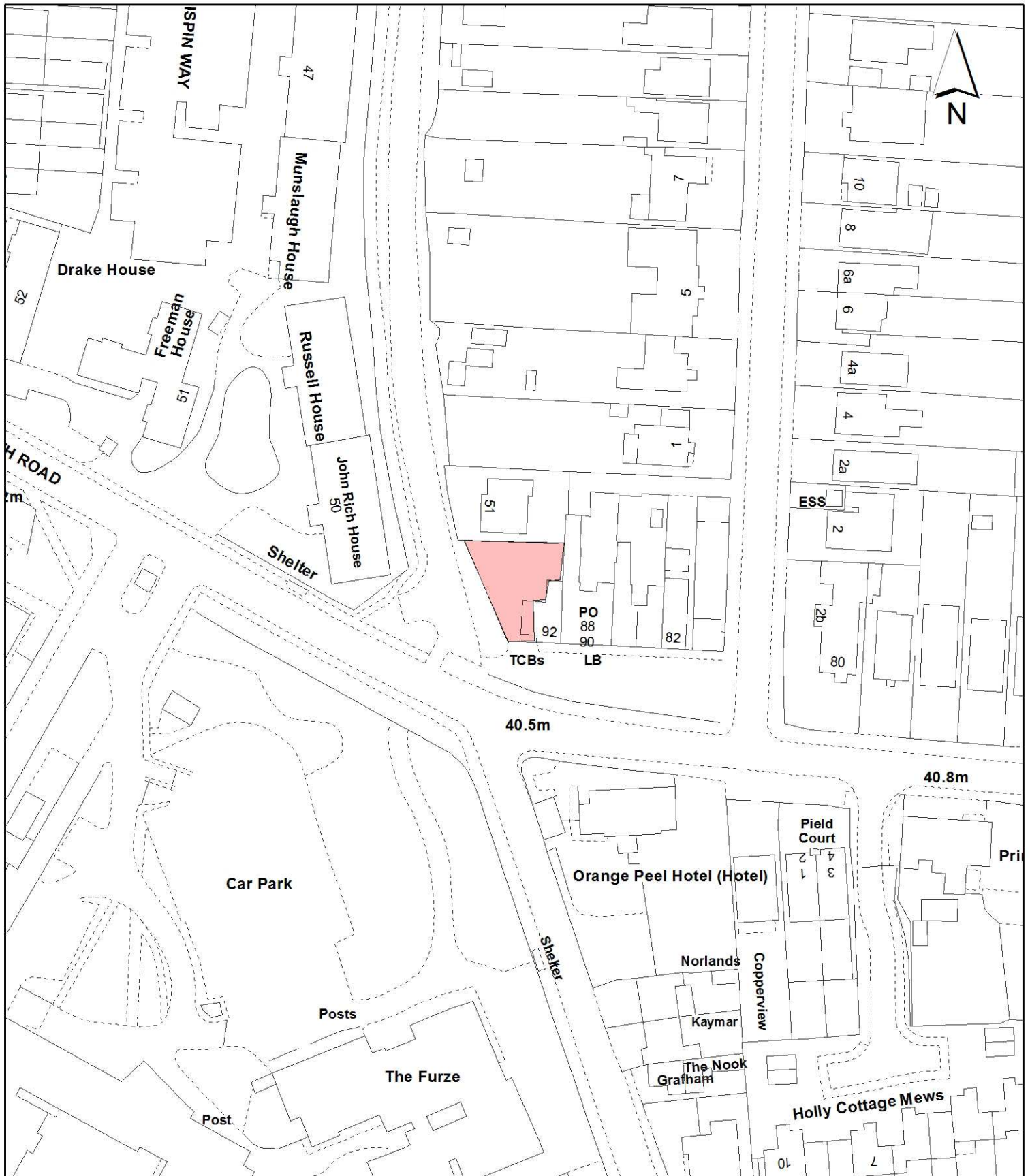
It is recommended that planning permission be granted subject to conditions and on completion of an agreement under Section 106 to prevent occupants of the development and No. 92a Field Heath Road from holding a car parking permit within the Controlled Parking Zone.

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)
Technical Housing Standards - Nationally Described Space Standard
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: Cris Lancaster

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land forming part of
 92 Field Heath Road**

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

Planning Application Ref:
12504/APP/2016/4179

Scale:
1:1,000

Planning Committee:
Central & South
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Date:
February 2017



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Report of the Head of Planning, Sport and Green Spaces

Address LAND REAR OF 54 AND 56 STAR ROAD HILLINGDON

Development: 1 x 2-bed, detached bungalow with associated parking and amenity space involving demolition of existing garage block

LBH Ref Nos: 70020/APP/2016/4467

Drawing Nos: SRM/2
Design and Access Statement
SRM/3 'D'
SRM/4 'E'
SRM/5 'D'

Date Plans Received: 13/12/2016 **Date(s) of Amendment(s):**

Date Application Valid: 22/12/2016

1. **SUMMARY**

The application seeks planning permission for the erection of a 2-bed, detached bungalow with associated parking and amenity space involving demolition of existing garage block. The application follows the dismissal of a recent appeal for two x one-bed, semi detached bungalows with associated parking and amenity space involving demolition of the existing garages. It is considered that the fundamental objection to the erection of a dwelling on this site has not been addressed. The Inspector raised concerns that the proposed development by reason of its siting (partly in a rear garden), design, layout, and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. Given that the current revised proposal is similar in layout and form, this refusal reason stands. Furthermore concerns are raised in terms of the quality of living accommodation that the future occupants would enjoy due to the proximity of the access road to neighbouring garages. The application is therefore recommended for refusal.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed development, by reason of its siting (partly in a rear garden), design, layout, and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character, appearance and local distinctiveness of the residential area as a whole. The proposal is therefore detrimental to the visual amenity and character of its surroundings and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2016) and the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016).

2 NON2 Non Standard reason for refusal

The proposal would give rise to a sub-standard unit of accommodation in terms of layout with the main outlook facing the access road to the adjacent nearby garages, lack of privacy due to the proximity of the two main windows facing directly onto the access road, lack of defensible space at the front, and the potential for future occupiers to suffer from noise nuisance and pollution due to its proximity to the service road of the existing nearby garages. The proposal is, therefore, contrary to Policies BE13, BE15, BE19, BE21, BE24 and OE1 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.

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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
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 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character

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.

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 North Eastern side of Star Road which lies within the Developed Area as identified within the Hillingdon Local Plan - Saved UDP Policies (November 2012). Star Road runs North from the Uxbridge Road and comprises of semi-detached and terraced properties.

The application site itself comprises of a longstanding block of 4 garages and the rear garden area of number 56 Star Road. Access is gained to the application site via the existing access road between numbers 52 and 54 Star Road.

3.2 Proposed Scheme

The application seeks planning permission for the erection of 1 x 2-bed, detached bungalow with associated parking and amenity space involving demolition of the existing garage block.

Officer note: It is noted that the Design and Access Statement submitted with this application pertains to the erection of a pair of semi-detached bungalows which was dismissed at appeal.

3.3 Relevant Planning History

70020/APP/2014/1808 Land Rear Of 54 And 56 Star Road Hillingdon

2 x 1-bed, semi-detached bungalows with associated parking and amenity space involving demolition of existing garage block

Decision: 23-09-2014 Refused

70020/APP/2015/3066 Land Rear Of 54 And 56 Star Road Hillingdon

Two x one-bed, semi detached bungalows with associated parking and amenity space involving demolition of existing garages

Decision: 14-10-2015 Refused

Appeal: 06-07-2016 Dismissed

Comment on Relevant Planning History

70020/APP/2015/3066 - Two x one-bed, semi detached bungalows with associated parking and amenity space involving demolition of existing garages was refused for the following reasons:

1. The proposed development, by reason of its siting (partly in a rear garden), design, layout, and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The principle of intensifying the residential use of the site to the level proposed, as well as the proposed loss of existing private rear garden area would have a detrimental impact on the character, appearance and local distinctiveness of the residential area as a whole. The proposal is therefore detrimental to the visual amenity and character of its surroundings and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, The Mayor of London's adopted Supplementary Planning Guidance - Housing (November 2012) and the NPPF (March 2012).
2. The proposed dwellings by reason of their siting, size, scale, bulk, height, proximity to the side boundaries and design, result in a cramped appearance which is considered detrimental to the visual amenities, character and appearance of the wider area. The proposal would therefore represent an overdevelopment of the site, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2015) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
3. The proposal results in the loss of existing parking provision and has not demonstrated that sufficient off street parking/manoeuvring/access arrangements would be provided for the existing and proposed dwellings, and therefore the development is considered to result in substandard car parking provision to the Council's approved car parking standards, leading to on-street parking and queuing to the detriment of public and highway safety and contrary to Policies AM7 and AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
4. In the absence of sufficient improvements to the existing access including drainage, bollards and speed control measures, the proposal would make inadequate provision for pedestrian refuge and would therefore prejudice the safety of pedestrians and vehicles using the highway. As a result it would be contrary to policy AM7 of the Hillingdon Local

Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

5. Having regard to the distance of the proposed refuse storage area to serve the proposed bungalows, from the adopted highway, the proposal would fail to meet to the Council's guidelines in terms of the collection of refuse and would therefore prejudice the safety of pedestrians and vehicles using the highway. As a result it would be contrary to policy AM7 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

6. Having regard to the siting of the proposed communal garden area to the rear of the window serving the bedroom of bungalow A, the proposal would result in a poor standard of residential amenity to the occupants of this property who would experience an unacceptable level of overlooking and loss of privacy in conflict with Policies BE19, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

An appeal was subsequently dismissed under reference APP/R5510/W/16/3142884. The Inspector concluded:

"I consider that the proposal's layout and the presence of communal garden next to the bedroom window of bungalow A would adversely affect living conditions at that property due to direct overlooking and a loss of privacy. Furthermore, the occupants of bungalow A would overlook the communal amenity space. For these reasons, I conclude that the development would not provide a satisfactory standard of living accommodation for its occupants. Of the policies referred to by the Council, policy BE24 of the London Borough of Hillingdon Unitary Development Plan ((LBHUDP) referred to by the Council as the Hillingdon Local Plan: Part Two - Saved UDP Policies) is the most relevant, together with the Hillingdon Design and Accessibility Statement Supplementary Planning Document: Residential Layouts (HDASRE).

The loss of part of the garden associated with No 56 would be out of character with the local area. As a consequence, it would create a cramped form of development in an area characterised by long linear gardens. Whilst, the scheme complies with the minimum space standards in the Council's HDASRE, I do not consider this outweighs the harm created by the scheme not reflecting or harmonising with the character of the area."

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM7 Consideration of traffic generated by proposed developments.

AM14 New development and car parking standards.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
H12	Tandem development of backland in residential areas
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 3.5	(2016) Quality and design of housing developments
LPP 3.8	(2016) Housing Choice
LPP 5.3	(2016) Sustainable design and construction
LPP 7.1	(2016) Lifetime Neighbourhoods
LPP 7.4	(2016) Local character
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

6 neighbouring properties were consulted by letter dated 5.1.17 and a site notice was displayed to the front of the site which expired on 6.2.17. One response raising no objection and two in objection have been received raising the following concerns:

1. This site is not suitable for residential development, would result in the loss of car parking and would result in a loss of privacy to the rear garden.

2. The only access to this site is by a service road opposite my drive which I have to use to back into my drive. The service road is frequently blocked by the people at No.54 by the van used by their carpet business and I am frequently at loggerheads with them to get them to move it as it's not their private drive. Building another property at the rear will only make matters worse. Star Road is already congested as it is with cars often parked on the pavement.

Ward Councillor: Requests that the application is reported to committee for consideration.

Internal Consultees

Highway Officer:

This application is for the erection of a a 1 bed detached bungalow in Star Road Hillingdon having demolished existing garages and sheds at the rear of the properties. Both 54 and 56 Star Road have off -street car parking available from vehicular crossovers. There is an existing block of garages at the rear of 54 Star Road that has an access from a narrow private road between Nos 52 and 54. The site has a PTAL value of 2 (poor) which suggests that there will be a strong reliance on private cars for trip making. The proposal involves demolishing the garage block and erecting a 1 bed bungalows with 2 car parking spaces with secure covered cycle parking (1 space for each dwelling). I am concerned that the width of the access road is insufficient to provide access for a fire engine and I would suggest the LFB are contacted for comment. The LFB Guidance Note GN29 requires 3.1 m between obstacles and this is not met by the proposals. On the basis of the above comments I have significant concerns over the width of the access road for emergency vehicles and I would like to see comments from LFB. In other aspects I do not have concerns but I would suggest that the car parking spaces are of a suitable size, the secure covered cycle parking spaces and the refuse/recycling facilities are conditioned.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

In order to establish the acceptability of the principle of developing this site for residential purposes, it is necessary to take into account currently adopted planning policy.

Paragraph 7.29 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) suggests that backland development may be acceptable in principle subject to being in accordance with all other policies, although Policy H12 does resist proposals for tandem/backland development which may cause undue disturbance or loss of privacy.

The London Plan (2016) provides guidance on how applications for development on garden land should be treated within the London Region. The thrust of the guidance is that back gardens can contribute to the objectives of a significant number of London Plan policies and these matters should be taken into account when considering the principle of such developments. Policy 3.5 of the London Plan supports development plan-led presumptions against development on back gardens where locally justified by a sound local evidence base.

The Mayor's Housing Supplementary Planning Guidance, 2016 also provides further guidance on the interpretation of existing policies within the London Plan as regards garden development. Paragraph 1.2.44 advises that when considering proposals which involve the loss of gardens, regard should be taken of the degree to which gardens contribute to a communities' sense of place and quality of life (Policy 3.5), especially in outer London where gardens are often a key component of an area's character (Policies 2.6 and 2.7). The contribution gardens make towards biodiversity also needs to be considered (Policies 7.18 and 7.19) as does their role in mitigating flood risk (Policies 5.12 and 5.13). Gardens can also address the effects of climate change (Policies 5.9 - 5.11).

The NPPF (March 2012) at paragraph 53, advises that LPAs 'should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'

The Council has adopted the Hillingdon Local Plan: Part 1 - Strategic Policies (November 2012). Policy BE1 advises that new development, in addition to achieving a high quality of

design, should enhance the local distinctiveness of the area, contribute to community cohesion and sense of place and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties. Specifically, the policy advises that development should not result in the inappropriate development of gardens and green spaces that erode the character and biodiversity of suburban areas and increase flood risk.

Thus whilst taking into account site circumstances, there has been a general strengthening of the presumption against residential development within rear gardens at national, strategic and local level.

While there is in general no objection to the principle of an intensification of use on existing residential sites it is considered that in this instance the loss of substantial proportion of back gardens in this location would be detrimental to the local and historical context of the area. The proposed redevelopment would have a detrimental impact on the character and appearance of the general area, particularly in this location, which is characterised by pairs of semi-detached and small terraces of properties with long rear gardens giving a sense of spaciousness to the setting. The proposal would give the impression of having been squeezed into a limited space and has little or no sense of space about it, given the very limited depth of the proposed amenity space and frontage and the proximity of the proposed development to the boundaries of the site. Thus, when balanced against the limited contribution the development would make toward achieving housing targets in the borough it is considered that the principle of the proposed backland residential development is contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan, guidance within The London Plan Housing Supplementary Planning Guidance (2016) and the NPPF (March 2012).

7.02 Density of the proposed development

Policy 3.4 of the London Plan (2016) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The site is located within a suburban fringe location and has a Public Transport Accessibility Level (PTAL) of 2. Taking these parameters into account, the matrix recommends a density of 35-65 units per hectare. This proposal would result in a density of 50 units per hectare.

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 (November 2012) requires that all new development achieves a 'high quality of design in all new buildings, alterations and extensions'. In addition, Policy BE13 of the Hillingdon Local Plan (November 2012) acknowledges that 'development will not be permitted if the layout and appearance fail to harmonise with the

existing street scene'. The emphasis placed on the impact of a development upon the character of the surrounding area is further emphasised under Policy BE19 of the Hillingdon Local Plan (November 2012), which recognises that 'The Local Planning Authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area'. Paragraph 4.14 of the Residential Layouts HDAS SPD specifies that developments should incorporate usable, attractively laid out and private garden space conveniently located in relation to the property or properties it serves. It should be of an appropriate size, having regard to the size of the dwelling and character of the area. Paragraph 4.27 of the HDAS SPD gives advice that building lines within a new development should relate to the street pattern of the surroundings whilst the height of the development is best determined by reference to the proportions, siting and lines of surrounding buildings.

The previously refused application raised concerns about the single storey nature of the development being out of keeping with the locality. The current proposal is similar in scale to that previously refused. However the Inspector stated:

"9. Star Road is characterised by two storey detached, semi-detached and terraced dwellings fronting the highway. There are intermittent examples of bungalows, which create a varied street scene. Long rear gardens serving the rows of terraces lie either side of the vehicular access to the site. Nearby garages are sited around the access to the rear. They are of a mixed style, finish and size.

10. The dwellings would be sited in a similar location to the garage block, albeit drawn slightly inwards either side and closer to the access. The dwellings would be higher and of a different appearance to the existing garage. However the proposal would not be readily visible from Star Lane due to the terraces and the boundary treatments either side of the access. Their role within the Star Road street scene would therefore be limited.

11. Whilst the Council are concerned with the introduction of bungalows, I consider they would reflect the general mixture of dwellings found on Star Road."

The Inspector did however raise concerns in relation to the site layout and pattern of development. He stated:

"11. The proposed development would be set back and detached from the Star Road. Accordingly, it would be at odds with the character of Star Road, where properties tend to relate more closely to the road.

12. Moreover, whilst, the communal garden would retain a garden use, the proposal would still sub-divide the garden of No 56. As a result of roughly halving the garden of No 56, it would be smaller than the garden of no 54, which is already uncharacteristically small due to the garages on the appeal site. The loss of part of the garden associated with No 56 would be out of character with the local area. As a consequence, it would create a cramped form of development in an area characterised by long linear gardens. Whilst, the scheme complies with the minimum space standards in the Council's HDASRE, I do not consider this outweighs the harm created by the scheme not reflecting or harmonising with the character of the area.

15. For these reasons, I conclude that the development would harm the character and appearance of the area. Consequently, there would be conflict with Policy BE1 of the Hillingdon Local Plan: Part 1 - Strategic Policies, Policies BE13 and BE19 of the LBHUDP

along with Policies 3.5, 7.1 and 7.4 of the London Plan. These together seek to secure high quality design that positively contributes to the local area and enhances local distinctiveness. Furthermore, for the same reasons, I conclude the development would conflict with the HDASRE and The Mayor of London's Supplementary Planning Guidance - Housing."

Thus, it is considered that the current proposal does not overcome the Inspector's fundamental objection to the erection of a new dwelling in this backland location which would be at odds with the established layout and character of the locality and would result in the loss of the long linear garden to number 56. The proposed development therefore, by reason of its siting (partly in a rear garden), design, layout, and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and historic context of the surrounding area. The proposal is therefore detrimental to the visual amenity and character of its surroundings and contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13, BE19 and H12 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5, 7.1 and 7.4 of the London Plan (2016).

7.08 Impact on neighbours

Policies BE20, BE21 and BE22 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) give advice that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them, and the amenities of existing houses are safeguarded.

Policies BE23 and BE24 of the Hillingdon Local Plan (Part Two) stress the importance of new buildings and extensions providing adequate amount of external amenity space, that not only protects the amenity of the occupants of the proposed development, but also of those of the surrounding buildings, as well as protecting both parties privacy.

The Council's adopted HDAS SPD: Residential Layouts (July 2006) specifies in paragraph 4.9 that where a two or more storey building abuts a property or its garden, a minimum acceptable distance of 15 m should be maintained, so as to overcome possible over-domination, overbearing and overshadowing. Paragraph 4.11 of the HDAS SPD specifies that 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 principle involves drawing a line from the mid-point of an existing/new window that is potentially affected by a new dwelling at an angle of 45 degrees towards the new building. Paragraph 4.12 of the HDAS SPD specifies that new residential development should be designed so as to ensure adequate privacy for its occupants and that of the adjoining residential property. It gives advice that the distance should not be less than 21 m between facing habitable room windows.

The proposed building is oriented to the front of the site facing the access road and to the rear, towards the rear gardens of properties in Star Road. The proposal would be sited at least 15m from the main rear elevations of adjoining properties thereby complying with the guidance contained within HDAS: Residential Layouts. No first floor windows are proposed which would ensure that the proposed dwelling would not result in a loss of privacy to occupants of nearby dwellings. Therefore, it is considered that the proposed development would not constitute an un-neighbourly form of development.

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 (3 person) dwelling is required to provide an internal floor area of 61 square metres which, at an internal floor area of 63 square metres, the proposal complies with.

The proposed building is located within the entrance of the access driveway to garages in both Star Road and Heath Road. Thus, there would be on average 15 residents using the garages on a daily basis. This could potentially add up to over 30 vehicle movements a day which would pass directly in front of the front windows of the proposed bungalow causing unacceptable noise, smell, emissions of pollutants and general disturbance to future occupiers which are likely to result in a sub-standard quality of living accommodation.

Policy BE23 of the Hillingdon Local Plan (November 2012) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'. The Council's guidance HDAS Residential Layouts (2008) requires a 2 bedroom property to provide 60 square metres. The submitted plans indicate that the retained dwellings at numbers 54 and 56 would retain over 60 square metres of garden space and the proposed dwelling would achieve 67 square metres thereby complying with the requirements of the Council's guidance HDAS Residential Layouts (2008).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

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

The site has a PTAL value of 2 (poor) which suggests that there will be a strong reliance on private cars for trip making. The submitted plans confirm that 2 parking spaces would be provided within the application site. Secure cycle storage is also shown on the submitted plans.

Concerns have been raised by the highways officer in respect of the width of the access road and its potential future use by the fire service. This concern was previously raised in respect of the refused application. However the Inspector concluded in the recent appeal:

"16. Access to the garages is via a shared unmade track from Star Road, routed between 52 and 54 Star Road. It provides access to a number of detached garages. The access is relatively narrow, but wide enough for a single vehicle. It widens adjacent to the site. Either side of the access between Star Road and the garage is a brick boundary wall and timber fence, respectively providing a solid boundary to the gardens of Nos 52 and 54.

17. Refuse storage is proposed in front of each dwelling. This is 31 and 38 metres respectively away from Star Road. This exceeds the distance in paragraph 4.41 of the HDASRE, which seeks facilities that are easy and safely accessed and not further than 23

metres from the highway.

18. The appellant cites an example on Heath Road, in which refuse requirements are minimised by the use of a 'food grinder' and rubbish bags are taken out of wheelie bins and placed by the kerb on collection day.

19. Adopting the same approach in this case would ensure wheelie bins are not transferred along the access, which could create obstacles and conflicts for pedestrians and vehicles seeking to use the access at its narrowest point. However, occupants of either bungalow would still be required to transfer their rubbish over a significant distance. Whilst this is not an ideal arrangement, given the use of the access, in this instance I am not persuaded that harm to highway and pedestrian safety would occur as a result of the distance alone.

20. Concerns have been raised that if the proposal was allowed it would displace vehicles onto the highway. The garage block is set back slightly from the access and provides 3 single spaces and 1 double space. If the appeal was allowed, a single space for each house would be formed. Whilst there is dispute about the size of the proposed parking spaces, it is agreed that this is an acceptable level of provision. The spaces are shown tight up to the boundary with No. 58, but there would be enough room for 2 vehicles to park behind bungalow B without adversely hindering the passage of pedestrians.

21. I accept that manoeuvring would be required to enable vehicles to enter and leave each parking space, due to the uneven nature of the access and landscaping abutting the access. A low provision of lighting would also make matters more difficult during evening hours. However the effects would not be severe and would not affect the wider highway network.

22. Occupants of the dwellings would use the shared relatively narrow access. The proposed improvements would enhance the access's safety. Extending the paviers would assist with the smooth movement of traffic, however in the absence of evidence from the Council demonstrating why further improvements are necessary, I consider the access would not harm safety of vehicular or pedestrian traffic.

23. For these reasons, I conclude that the development would not compromise the safety of vehicular and pedestrian traffic. Although the proposal is contrary to HDASRE, in this instance, I do not consider harm would arise as a consequence. Accordingly, the proposal complies with Policy AM7 of the LBHUDP, which seeks to ensure highway safety."

Given that the current proposal seeks a reduction in the number of units from 2 x 1 bedroom bungalows to 1 x 2 bedroom bungalow, and the recent comments of the Appeal Inspector which is a strong material consideration, subject to a condition to retain the car parking and secure cycle storage, it is considered that a refusal on parking or highway safety grounds could not be justified.

7.11 Urban design, access and security

The Council's adopted Supplementary Planning Document, HDAS: Residential Layouts sets out, in Chapter 4, the site specific and general design guidance for new residential development. These issues have been considered elsewhere in this report, in terms of their effect on the amenity and character of the surrounding residential area and the potential impacts on the neighbouring occupiers.

7.12 Disabled access

No issues raised.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible. No trees would be lost due to the proposal. Should the application be considered acceptable in all other respects, a condition requiring landscaping could be imposed.

7.15 Sustainable waste management

Refuse collection arrangements are shown to be located to the side of the proposed bungalow. The distance to the highway in Star Road would be approximately 30m. The comments of the Inspector in respect of refuse collection are cited above in Section 7. where he considers the arrangements to be acceptable.

Given the comments of the Inspector, if the application were considered acceptable in all other respects, it is considered that it would be reasonable to impose a condition to secure the refuse storage.

7.16 Renewable energy / Sustainability

No issues raised.

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

The comments are addressed in the report above.

7.20 Planning obligations

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

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

No other issues raised.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

The application seeks planning permission for the erection of 1 x 2-bed, detached bungalow with associated parking and amenity space involving demolition of existing garage block. The application follows the dismissal of a recent appeal for two x one-bed, semi detached bungalows with associated parking and amenity space involving demolition of the existing garages. It is considered that the fundamental objection to the erection of a dwelling on this site has not been addressed. The Inspector raised concerns that the proposed development by reason of its siting (partly in a rear garden), design, layout, and site coverage, would result in a cramped development of the site, which is visually incongruous (given the setting) and would fail to harmonise with the existing local and

historic context of the surrounding area. Given that the current revised proposal is similar in layout and form, this refusal reason stands. Furthermore concerns are raised in terms of the quality of living accommodation that the future occupants would enjoy due to the proximity of the access road to neighbouring garages. 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)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Nicola Taplin

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Land at rear of
 54 & 56 Star Road**

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

Planning Application Ref:
70020/APP/2016/4467

Scale:
1:1,000

Planning Committee:
Central & South

Date:
February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address EURO GARAGES HEATHROW NORTH SHEPISTON LANE HAYES

Development: Single storey side extension and chiller unit to rear

LBH Ref Nos: 17981/APP/2016/3287

Drawing Nos: pln041.02.A1.B Rev. C
Planning Statement
pln041.01.A3
CS/090816-CAP-HGN-00-DR-C-0002 Rev. PO1
CS/090816-CAP-HGN-00-DR-C-0001 Rev. PO1

Date Plans Received: 31/08/2016 **Date(s) of Amendment(s):** 25/10/2016

Date Application Valid: 15/09/2016 15/09/2016

DEFERRED ON 24th November 2016 FOR FURTHER INFORMATION .

This application was deferred at the committee of the 24th November 2016 to enable officers to reconsult on the change to the red line site plan and for the Highway Officer to consider the implications for the servicing of the site.

The applicant has submitted two additional plans to show vehicle tracking, which clearly indicate that the proposal would not impact unduly on the servicing of the site. The Highway Officer has commented as follows on these plans:

"The auto tracks are acceptable. There are no alterations to the existing accesses, lorries will enter and leave the site as at present. Within the site, with the proposed extension, the tracking diagrams show lorries can manoeuvre satisfactorily."

1. SUMMARY

The proposal involves the erection of a single storey side extension to a petrol filling station in order to enhance its retail offer and ancillary customer facilities. The proposal includes the installation of chiller units to the rear of the building. No additional uses are introduced.

The site is within the Green Belt. The development is considered not to be a disproportionate addition over and above the size of the original building and does not materially reduce the openness of the Green Belt or harm its visual amenities. No other harm arises from the development and it is recommended that planning permission be granted.

2. RECOMMENDATION

APPROVAL subject to the following:

1 COM4 Accordance with Approved Plans

The development hereby permitted shall be retained in complete accordance with the details shown on the submitted plans, numbers pln041.02.A1.B, CS/090816-CAP-HGN-00-DR-C-0002 Rev. PO1 and CS/090816-CAP-HGN-00-DR-C-0001 Rev. PO1.

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 RES9 Landscaping (car parking & refuse/cycle storage)

Within three months of the date of this decision, a landscape scheme shall be submitted to and be approved in writing by the Local Planning Authority. The scheme shall include:

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Means of enclosure/boundary treatments

2.b Hard Surfacing Materials

2.c Pedestrian link to the relocated ATM

2.d External Lighting

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM7 Consideration of traffic generated by proposed developments.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 7.16	(2016) Green Belt
NPPF1	NPPF - Delivering sustainable development
NPPF7	NPPF - Requiring good design
NPPF9	NPPF - Protecting Green Belt land

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. None took place in this case

However, the Council considers that the issues are straightforward and no negotiation was required.

3. CONSIDERATIONS

3.1 Site and Locality

The site lies on the southern side of Shepiston Lane opposite Cherry Lane Cemetery and just to the North of the M4 motorway and comprises a petrol filling station and ancillary facilities. The site is within the Green Belt.

3.2 Proposed Scheme

The proposal involves the erection of a single storey side flat roofed extension and chiller unit to the rear. The existing ATM will be relocated to the front of the new building. It was noted from the site visit that the development is currently under construction. The existing building is 336 sqm and constructed in brick facing panels.

The extension to the shop floor will be 109 sqm resulting in an enlarged building of 445 sqm together with a chiller unit to be located to the rear. The purpose of the extension is to improve the customer facilities and the use of the extended building will remain ancillary to the use of the site as a petrol filling station.

3.3 Relevant Planning History

17981/ADV/2016/46 Euro Garages Heathrow North Shepiston Lane Hayes
Installation of 1 internally illuminated ATM sign

Decision: 20-07-2016 Approved

17981/APP/2006/1405 Heathrow North Service Station Shepiston Lane Hayes
ERECTION OF PETROL SERVICE STATION COMPRISING SALES BUILDING, 6 ISLAND FORECOURTS WITH CANOPY OVER, AUTOMATIC CAR WASH AND PLANT ROOM, 2 JET WASHES, 2 VACUUM MACHINES, LIQUID PETROLEUM GAS (LPG) STORAGE COMPOUND AND CLOSURE OF ONE EXISTING AND WIDENING OF REMAINING VEHICULAR CROSSOVER.

Decision: 04-07-2007 Approved

17981/APP/2016/1404 Euro Garages Heathrow North Shepiston Lane Hayes
Installation of ATM (Retrospective)

Decision: 20-07-2016 Approved

Comment on Relevant Planning History

The filling station was granted planning permission in 2006. It has not been subject to any significant extension since that time. (Reference No. 17981/APP/2006/1405)

Planning permission was granted in 2016 for installation of an ATM (retrospective). (Reference No. 17981/APP/2016/1404)

A concurrent application for an illuminated advertisement for the ATM received consent in 2016 (Reference No. 17981/ADV/2016/46).

The ATM is sited just to the left of the main pedestrian access to the current shop and this will be relocated to the front of the extension as part of the current proposals.

4. Planning Policies and Standards

The site is within the Green Belt. The issues associated with this designation are discussed elsewhere in the report.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

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

Part 2 Policies:

- AM7 Consideration of traffic generated by proposed developments.
- AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes
- AM14 New development and car parking standards.
- OL1 Green Belt - acceptable open land uses and restrictions on new development
- OL4 Green Belt - replacement or extension of buildings
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- LPP 7.16 (2016) Green Belt
- NPPF1 NPPF - Delivering sustainable development
- NPPF7 NPPF - Requiring good design
- NPPF9 NPPF - Protecting Green Belt land

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

1 adjoining neighbour (The Premier Inn) was consulted via letter dated 19/09/2016 and a site notice was displayed on 23/09/2016.

No comments or objections were received.

Heathrow Aerodrome Safeguarding: No comments received.

Internal Consultees

Trees and Landscape Officer:

This site has a large apron of concrete hard-standing which accommodates covered petrol pumps, a shop, ancillary structures and space for parking and circulation. There is a swale with soft landscape to the West of the main area and soft landscape including trees, immediately to the East of the site. Views from the motorway, to the South, are partly obscured by an earth bund which has a few scattered trees on it.

If the application is recommended for approval and the special circumstances prevail, landscape

conditions should be imposed to reinforce the existing (weak) landscape structure to the site edges. This should include new tree/woodland planting.

Highways:

No objections but notes that the submitted block plan indicates a footpath to the extension but the plans do not.

Officers comment: Clearly pedestrian access to the relocated ATM will be required. The applicant's attention has been alerted to the discrepancy and an amended plan has now been submitted showing the buildings existing raised pedestrian footpath extended around the proposed addition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The principle of extending existing buildings in the Green Belt is acceptable providing the extensions do not result in a disproportionate increase over the original building and subject to their impact on the openness of the Green Belt and its visual amenities.

Para 89 of the NPPF states that the extension or alteration of a building would not be considered inappropriate development provided that it does not result in a disproportionate increase in the size of the building. If a proposal is considered to be inappropriate it is necessary to consider whether very special circumstances exist to justify the development.

These issues are discussed in Section 7.05.

The applicant has submitted a supporting statement to justify the proposals. In this the issue of retail impact is discussed. The document states:

"4.1 The Proposed Development comprises the extension of the shop within an established existing petrol station and as such it is considered the principle of this form of development is established in this location.

4.2 The proposed development will enhance the current offer with associated economic benefits in terms of jobs creation and increased spend locally. The redevelopment will include a larger convenience offer together with Starbucks counter within the main sales building, as existing. These elements are inextricably linked and form part of the modern petrol station offer.

4.3 The forecourt and sales building are used in conjunction, principally by the motoring public, relying largely on the interception of pass-by trade, but also in this locality by local motorists. Typically, in excess of 90% of customer visits to sites of this nature are undertaken for the purpose of fuel, either exclusively or in conjunction with the use of other site facilities.

4.4 The Proposed Development will be used by motorists using the highway network as well as local motorists seeking a modern and efficient facility within an easy reach of their home or workplace. Based on the nature and operation of such facilities, the proposal will not undermine the vitality and viability of any existing identified centre, as trade will be drawn from a wide geographical area with, to a lesser extent, local concentration in the immediate locality. As such, the Proposed Development is unlikely to result in any significant increase in the number and length of car journeys to the site at present, due to the combined use of forecourt and sales buildings.

4.5 In light of the above, we consider that the operation and trading characteristics of the Proposed Development will be entirely acceptable. Further, on the basis that the use is established on the site it should be considered acceptable in principle."

In this regard, the proposed use is considered to be ancillary to the sites use as a petrol station. Whilst there will be some journeys where the primary purpose will be to use the shop, these are likely to be a relatively low in number and unlikely to have any significant or harmful impact on local shopping facilities or town centres.

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

No issues arise

7.05 Impact on the green belt

The site within the Metropolitan Green Belt as identified within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Paragraphs 79-92 of the NPPF give clear policy guidance on the functions the Green Belt performs, its key characteristics, acceptable uses and how its boundaries should be altered. Paragraph 89 of the NPPF states, inter-alia, that the extension or alteration of a building is not inappropriate provided that it does not result disproportionate additions over and above the size of the original building. If a proposal is deemed to be inappropriate it is necessary to consider whether any very special circumstances exist to justify the development.

Policy 7.16 of the London Plan states that the Mayor supports the current extent of London's Green Belt and, inter-alia, its protection from inappropriate development. The strongest protection should be given to London's Green Belt, in accordance with national guidance.

Policy EM2 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) states that the Council will seek to maintain the current extent, hierarchy and strategic functions of the Green Belt. Any proposals for development in the Green Belt will be assessed against national and London Plan policies.

Policy OL4 of the Hillingdon Local Plan: Part Two states that:

The local planning authority will only permit the replacement or extension of buildings within the green belt if:

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

The essential characteristics of Green Belts are their openness and their permanence. Therefore the provision of new buildings in the Green Belt is inappropriate except in very special circumstances. These can include limited infilling, extending or partial redevelopment of previously developed sites. The extension of an existing building would not be considered inappropriate provided that it does not result in a disproportionate

increase in the bulk and character of the original building, does not significantly increase the built up appearance of the site and does not injure the visual amenities of the Green Belt.

The existing building is approximately 336 sqm and the extension will add 109 sqm or just under 30% additional floorspace. The proposed extension is small in scale in comparison with the existing commercial operation. From most public viewpoints it sits behind the visually dominant pump canopy. From the side and rear is well screened by the existing shop and mature landscaping along Shepiston Lane. It is functionally designed to fit in with the character and appearance of the existing building and will be relatively inconspicuous in its setting. This is already a busy commercial site and the proposal will have little effect on either openness or character and appearance.

It is generally well-screened from public view and the condition to secure improved landscaping recommended by the Trees and Landscape Officer would supplement this. The development is thus, not considered to be a disproportionate addition over and above the size of the original building and does not materially reduce the openness of the Green Belt or harm its visual amenities. As it is considered that the development is appropriate there is no need to consider very special circumstances.

7.07 Impact on the character & appearance of the area

The proposal is a small addition to the building which does not spread the built form beyond the existing developed area of the site. It has very low visual impact when viewed from outside of the site. From most public viewpoints the existing building and large canopy over the pumps is likely to absorb the impact of this subordinate extension.

7.08 Impact on neighbours

There are no residential neighbours. There is a hotel to the West, the M4 motorway to the South, open land to the East and a cemetery to the North. The extension and chiller unit are considered to have a low visual impact and as there are no dwellings in close proximity no adverse impact on residential neighbours will arise.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

Policy AM7 of the Hillingdon Local Plan: Part Two considers traffic generation of new development particularly with regard to highway and pedestrian safety. The extension is part of the overall complex of petrol filling station and facilities. There is a substantial area of off-street parking and the use is unlikely to have any material impact on local traffic. In terms of pedestrian safety, the extension is within a part of the site associated with pedestrian activity. The extension is accessed via the shop which has level access and which allows for use by people with disabilities. No adverse traffic or pedestrian safety issues arise and the development is considered to comply with policy AM7.

Policy AM14 of the Hillingdon Local Plan: Part Two states the need for all development to comply with the Council's adopted parking standards. The extension is within the body of the site which includes extensive off-street parking. The proposal is not considered to require additional car parking. No adverse issues arise and the proposal is considered to comply with Policy AM14.

7.11 Urban design, access and security

The extension is located adjoining the existing main building on the site. It is a simple brick-panel clad structure with a flat roof. The existing main building is a modern pitched-roofed structure and the proposed cladding is the same material. Its size is limited in relation to

the overall scale of development on site and thus its visual impact is considered to be low. The issues of access and security have been considered in other parts of this report.

7.12 Disabled access

There is level access to extension via the main shop which is designed to be accessible to wheelchair users. The extension is accessed internally and will be level. A condition is recommended which seeks details of pedestrian access to the relocated ATM. In determining these details, access for people with disabilities will be part of the consideration.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

No trees are affected by the proposal. The Trees and Landscape Officer recommends a condition to secure additional planting to reduce the visual impact.

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

No consultation responses were received.

7.20 Planning obligations

Not applicable to this application.

7.21 Expediency of enforcement action

This is a retrospective application.

Since the end of August 2015 applications which are for development which was not authorised need to be assessed as to whether the unauthorised development was intentional. If so, then this is a material planning consideration. In this case officers have no indication that this was an intentional breach of planning control.

In the event of refusal enforcement action would need to be considered.

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 proposal is a retrospective application for installation for an extension and a chiller unit to the rear. The site is within the Green Belt. The development is considered not to be a disproportionate addition over and above the size of the original building and does not materially reduce the openness of the Green Belt or harm its visual amenities. No other

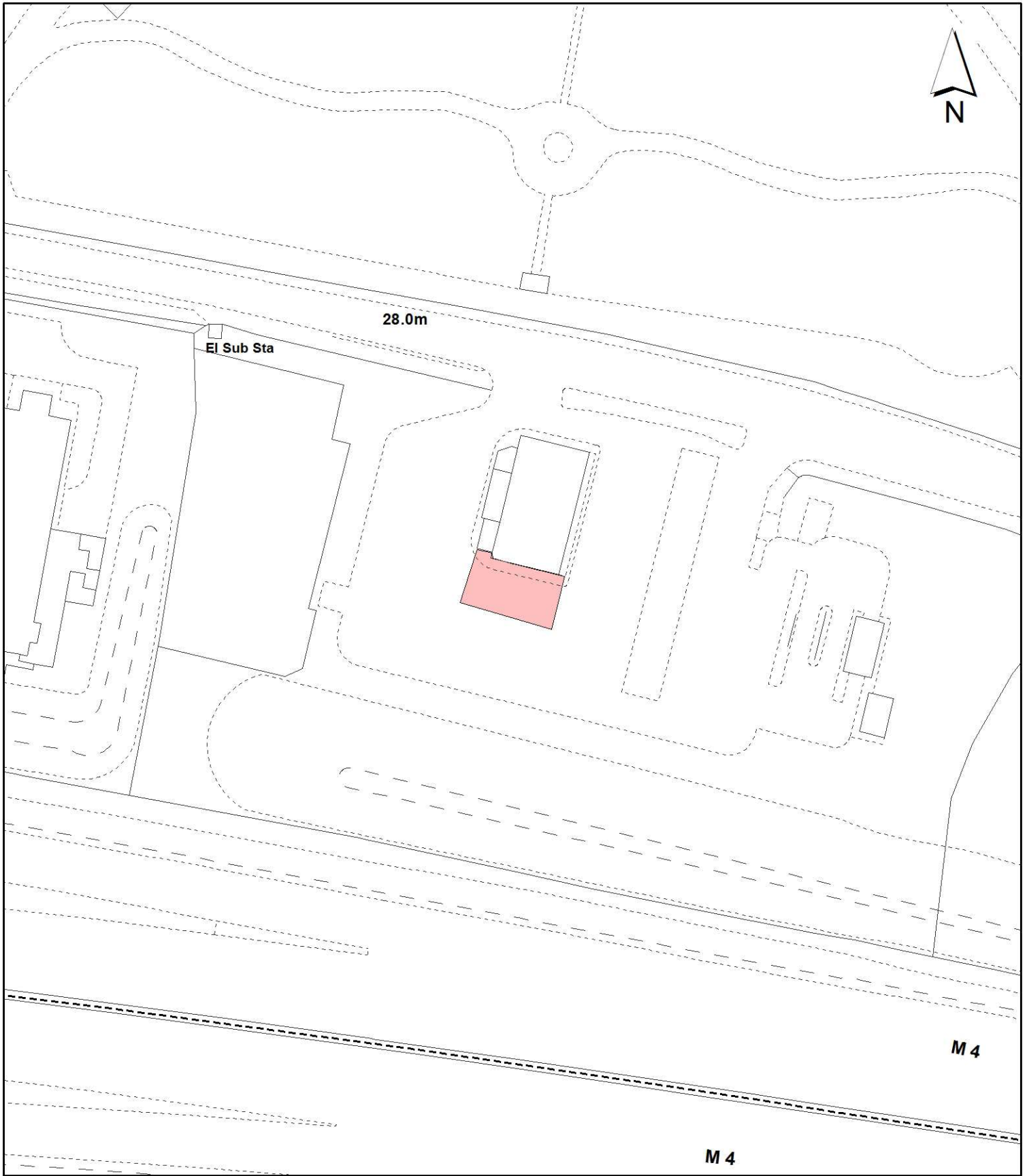
harm arises from the development and it is recommended that planning permission be granted.

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)
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Meghji Hirani

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address: **Euro Garages
 Heathrow North
 Shepiston Lane**

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

Planning Application Ref:
17981/APP/2016/3287

Scale:
1:1,000

Planning Committee:
Central & South

Date:
February 2017



Report of the Head of Planning, Sport and Green Spaces

Address	17 MAYLANDS DRIVE UXBRIDGE		
Development:	Erection of boundary fence, single storey outbuilding for use as storage and playspace and stepped access to rear garden		
LBH Ref Nos:	65665/APP/2016/3230		
Drawing Nos:	Location Plan (1:1250) Proposed Side Elevation Supporting Photographs 36/P/1A		
Date Plans Received:	25/08/2016	Date(s) of Amendment(s):	04/01/2017
Date Application Valid:	25/08/2016		

1. CONSIDERATIONS

1.1 Site and Locality

The application site comprises a detached four bedroom dwelling, one of six arranged around the turning head of a residential close in north Uxbridge. The area is characterised by mainly modern detached and semi-detached houses with garages. The building is not listed, nor located within a conservation area. However, the site is located within the North Uxbridge Area of Special Local Character.

Nos. 17 and 19 Maylands Drive originally formed a pair of similarly designed detached dwellings with the subject property set marginally in front of No. 19. The pair of dwellings are located on the northern side of the turning head with No. 19 on a slightly elevated position.

No. 21 Maylands Drive, the property on the left side of the pair of detached dwellings comprising Nos. 21 and 32 facing the turning head, has been extended two storeys to the side and rear.

The front and rear elevations of the application property were originally aligned 4 metres behind the main front and rear elevations of No.15 Maylands Drive which is situated closer to the public highway. The ground level at this neighbouring property ranges from 0.5-1m lower than ground level at No. 17.

The application property has a large rear garden (some 10 metres x 30 metres). The rear garden had contained two unauthorised outbuildings and a raised platform which have been completely demolished and the resultant debris removed from the site.

1.2 Proposed Scheme

The proposal consists of the erection of boundary fence, single storey outbuilding for use as storage and playspace and stepped access to rear garden.

The single storey outbuilding would measure 7.5m x 4m with a height of 2.5m.

The steps would measure a maximum height of 0.65m and maximum depth of 2.4m.

The boundary fence would comprise of the installation of 4 fence panels measuring a height of 1.8m from ground level at No. 17 Maylands Drive.

1.3 Relevant Planning History

65665/APP/2013/1348 17 Maylands Drive Uxbridge

Conversion of garage to habitable use, single storey detached outbuilding to rear for use as a motorbike store/ workshop, alterations to rear patio and alterations to elevations (Part Retrospective)

Decision Date: 12-09-2013 Refused **Appeal:**

65665/APP/2013/1349 17 Maylands Drive Uxbridge

Single storey detached outbuilding to rear for use as a gym and store (Retrospective)

Decision Date: 13-08-2013 Refused **Appeal:**

65665/APP/2016/468 17 Maylands Drive Uxbridge

Erection of part two storey, part single storey side and rear extension; erection of single storey front porch extension; and installation of one side rooflight.

Decision Date: 19-04-2016 Refused **Appeal:**27-SEP-16 Dismissed

65665/APP/2016/821 17 Maylands Drive Uxbridge

Erection of part two storey, part single storey rear extension and single storey side extension; single storey front porch extension; and installation of one rooflight

Decision Date: 19-04-2016 Approved **Appeal:**

65665/APP/2016/822 17 Maylands Drive Uxbridge

Erection of single storey rear and side extension; single storey front porch extension; and installation of one rooflight

Decision Date: 19-04-2016 Approved **Appeal:**

Comment on Planning History

Planning permission was granted for the erection of a part two storey, part single storey rear extension and single storey side extension, single storey front porch extension and installation of one rooflight (Ref. 65665/APP/2016/821) in April 2016.

Since then, all unauthorised development on the site has been regularised in accordance with this consent.

This application seeks external steps for access from the approved and built rear extension to the garden, the construction of a new outbuilding, and the erection of a boundary fence.

In 2013, planning permission ref. 65665/APP/2013/1349 for a 'single storey detached outbuilding to rear for use as a gym and store (Retrospective)' was sought at this site and was refused.

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**

7 neighbouring properties were consulted the 25th October 2016 and a site notice erected the 27th October 2016. The statutory consultation period expired on the 24th November 2016. 2 objections have been received which raise the following summarised concerns:

1. Previous outbuilding was used for habitation. Therefore, this may also be used for habitation.
2. The proposed outbuilding has a footprint which is substantially larger than that previously built (now demolished), which was refused retrospective permission under 65665/APP/2013/1349, and subject to enforcement action. At 40 square metres, it is significantly in excess of the maximum 30 square metres referenced in the decision report for that refusal, as being the largest that might be reasonably required for purposes ancillary to the residential use of the house.
3. The effective height of the outbuilding will be much greater than 2500mm, due to the fact that the originally sloping garden has been raised substantially and levelled.
4. The large size will result in a visual impact out of keeping with a garden building, and have a detrimental effect on the amenity of no. 19 and no. 15. Although the plans state the construction will be in wood, this could take many forms, from a simple uninsulated 'garden shed' style, to a much more substantial construction with insulation to a standard suitable for habitation.

CONSERVATION AND URBAN DESIGN OFFICER:

No objection.

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

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

Part 1 Policies:

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

Part 2 Policies:

- | | |
|------|---|
| BE5 | New development within areas of special local character |
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to |

	neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.14	(2015) Existing Housing - Efficient use of stock
LPP 7.4	(2015) Local character
NPPF7	NPPF - Requiring good design

5. MAIN PLANNING ISSUES

Planning permission was refused in August 2013 for a single storey detached outbuilding to rear for use as a gym and store (Ref: 65665/APP/2013/1349). It was refused for the following reasons:

1. The proposal is for a detached structure which 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 due to increased noise and disturbance impacting on the amenity of neighbouring occupiers, a lack of amenity space for future occupiers, overlooking between the main dwelling and the outbuilding, it is therefore contrary to policy BE1 of the Hillingdon Local Plan Part 1 adopted in November 2012 and policies OE1, BE19, BE23 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012) and the Hillingdon Design and Accessibility Statement - Residential Extensions.

2. The outbuilding which is the subject of this application, when considered in conjunction with other works carried out on the site (and clearly shown on the proposed plans) results in a significant increase in the built up appearance of this site and loss of amenity to the occupiers of number 17 and number 19. The development is therefore contrary to policy BE1 of the Hillingdon Local Plan Part 1 adopted in November 2012 and policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

3. The outbuilding which is the subject of this application, when considered in conjunction with other works carried out on the site (and clearly shown on the proposed plans) is considered to result in a development which fails to harmonise with the design features and architectural style predominant in the area. The development therefore detracts from the appearance and quality of the North Uxbridge Area of Special Local Character and is contrary to Policy BE5 of the Hillingdon Local Plan: Part Two - Unitary Development Plan Saved Policies (November 2012).

The proposed outbuilding does not include a W/C or any internal partitioning, which formed part of the earlier scheme. It is therefore considered that, subject to a condition restricting the use of the building, the proposal would not be considered to be capable of providing self contained living. Therefore, the proposal has overcome the first reason for refusal above.

The proposed outbuilding is smaller than that previously refused (although not significantly smaller). However, all of the other outbuildings that were previously on the site have been removed and the extensions to the main building have been reduced in size. As such, the cumulative impact on neighbours and the visual amenity of the area is much less than when the earlier application was assessed.

The outbuilding would have a width of 7.5m, a depth of 4m, and a height of 2.5m. It would be positioned approximately 25m from the rear elevation of No. 19, and 26m from No. 15. The neighbouring properties to the rear are much further back. In addition, the outbuilding is set in from the boundaries of the site by at least 1m, which also reduces its impact on neighbours, and is in compliance with the 0.5m separation requirement stipulated in the Supplementary Planning Document (SPD) HDAS: Residential Extensions. Furthermore, the proposed height of 2.5m is lower than the maximum height stipulated in the SPD. Overall, given its scale and separation from neighbouring properties, the proposed outbuilding is not considered to result in loss of privacy, outlook, daylight, or a detrimental sense of enclosure to neighbouring properties.

In terms of impact on the character and appearance of the area, it is important to consider the context of the proposal in relation to the size of the existing garden. The rear garden measures 260sqm and the proposal would have a footprint of 30sqm. Therefore, the outbuilding would occupy less than 12% of the rear garden. In addition, the outbuilding would be situated approximately 21m from the rear wall of the house. Given the outbuilding would occupy a small proportion of the overall garden and as there are examples of large outbuildings in the area, the scale and design of the proposal is not considered to harm the visual amenity of the North Uxbridge Area of Special Local Character.

The proposed steps/small terrace would measure a maximum depth of 2.4m, and maximum height of 0.65m. The top step extends across the entire width of the property. Due to ground level differences there is the potential for overlooking of No. 15. However, as it would be 0.6m in depth, it is not particularly usable for sitting out or recreational purposes. It would realistically be used for functional purposes to enable access to the garden. As such, in this instance, the proposed patio is not considered to result in loss of privacy to No. 15. The existing boundary fence is considered to safeguard the privacy of No. 19. As such, the steps are considered acceptable in design, and not considered to harm the residential amenity of neighbouring properties.

With regards to the boundary fence, this element of the proposal seeks to install 4 fence panels. It is understood that the posts are already in place. The fence panels would measure 1.8m in height from ground level at the application property, but, would measure up to approximately 2.8m in height from ground level at No. 15. This neighbour does have windows that face the location of the fence. However, all, but, one, serve non habitable rooms. The window that serves the habitable room is a secondary window to a rear living area that also benefits from daylight/outlook from openings on the rear elevation of the property. As such, the impact from these fence panels are not considered to justify a reason for refusal. The fencing proposed is not considered unreasonable in its design and would be of a relatively standard residential appearance. Overall, the fence is considered to be acceptable in terms of its impact on neighbouring properties and the visual amenity of the area.

To conclude, the development is considered to be satisfactory in design and amenity terms, in accordance with local, regional, and national planning policies and 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 be carried out in complete accordance with the details shown on the submitted plans, 36/P/1A and Proposed Side Elevation.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan (November 2012) and the London Plan (2016).

3 NONSC Fencing Completion

Prior to implementation of the steps hereby approved, the fencing shall be implemented and completed in accordance with the plans set out in condition 2.

REASON

To prevent overlooking to adjoining properties, in accordance with policy BE24 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 2012).

4 NONSC Ancillary residential use

The outbuilding hereby approved shall only be used for the purpose(s) stated on the application form and approved drawings and shall not be used for purposes such as a living room, bedroom, kitchen, as a separate unit of accommodation or for any business purposes.

REASON

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

5 NONSC Siting

Notwithstanding the approved plans, the proposed outbuilding hereby approved shall not measure more than 7.5m in width, 4m in depth, and 2.5m in height. Its footprint shall be no greater than 30sqm and it shall be sited no closer than 20m from the rear wall of the main dwellinghouse.

REASON

To safeguard the amenity of adjoining properties, in accordance with policies BE20 and BE21 of the Hillingdon Local Plan: Part 2 Saved UDP Policies (Nov 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).

- 3 You are advised that there are discrepancies in the site layout plan provided. Condition 5 would ensure appropriate siting of the outbuilding as to safeguard the amenity of neighbours and the visual amenity of the area.

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

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.

BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.14	(2015) Existing Housing - Efficient use of stock
LPP 7.4	(2015) Local character
NPPF7	NPPF - Requiring good design

- 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.

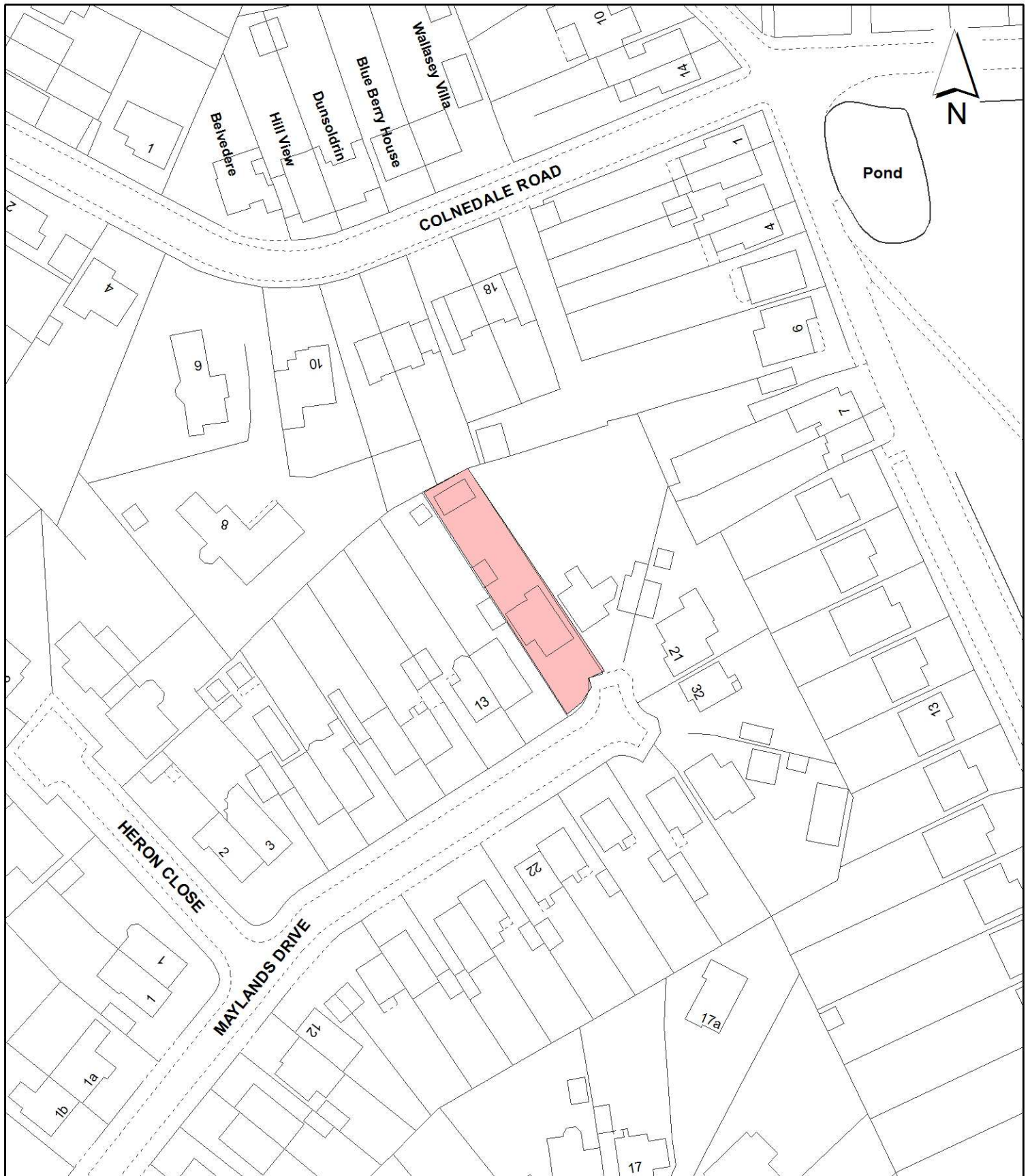
D) No bonfires that create dark smoke or nuisance to local residents.

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: Richard Conroy

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

17 Maylands Drive

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

Planning Application Ref:
65665/APP/2016/3230

Scale:
1:1,000

Planning Committee:
Central & South

Date:
February 2017



HILLINGDON
 LONDON

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Plans for Central & South Applications Planning Committee

Wednesday 8th February
2017



HILLINGDON
LONDON



INVESTOR IN PEOPLE

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Report of the Head of Planning, Sport and Green Spaces

Address 114 HARMONDSWORTH ROAD WEST DRAYTON

Development: Change of use from Use Class D1 (Non-Residential Institutions) to Use Class B1/D1 (Non-Residential Institutions/Business) to use as a training centre and ancillary video production and installation of solar panels to side roof (Retrospective)

LBH Ref Nos: 52467/APP/2016/3892

Date Plans Received:	21/10/2016	Date(s) of Amendment(s):	20/10/2016
Date Application Valid:	02/12/2016		28/11/2016

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 506347 , 178676



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
21:48:13 20/10/2016



1:100 0 1 2 3 4 5 6 7 8 Metres
1:50 0 1 2 3 4 Metres

TRAINING ROOM 3/IN HOUSE VIDEO PRODUCTION ROOM
Training in this room consists of - videography - set making (backgrounds)
The in-house element in this room takes place as per the following typical scenario: An Astrologer attends the room to have an astrology programme produced. The background is set up and they film the show and edit it and then email the file to the client. It is to be noted that the noise levels are those that would be found in any domestic setting e.g. no raised voices, no machinery etc.

PLANNING OFFICER TO NOTE:
The premises has an extant D1 use, being used from before 1950 as a Doctor's Surgery. On 04/04/2001 consent was granted for an enlarged Doctor's Surgery. The current occupiers Harvard Educational and Welfare Association took on the property in 2013. 'Harvard' is a firm that provides educational/vocational training, primarily videography training. There is a small, ancillary element of in-house video production.

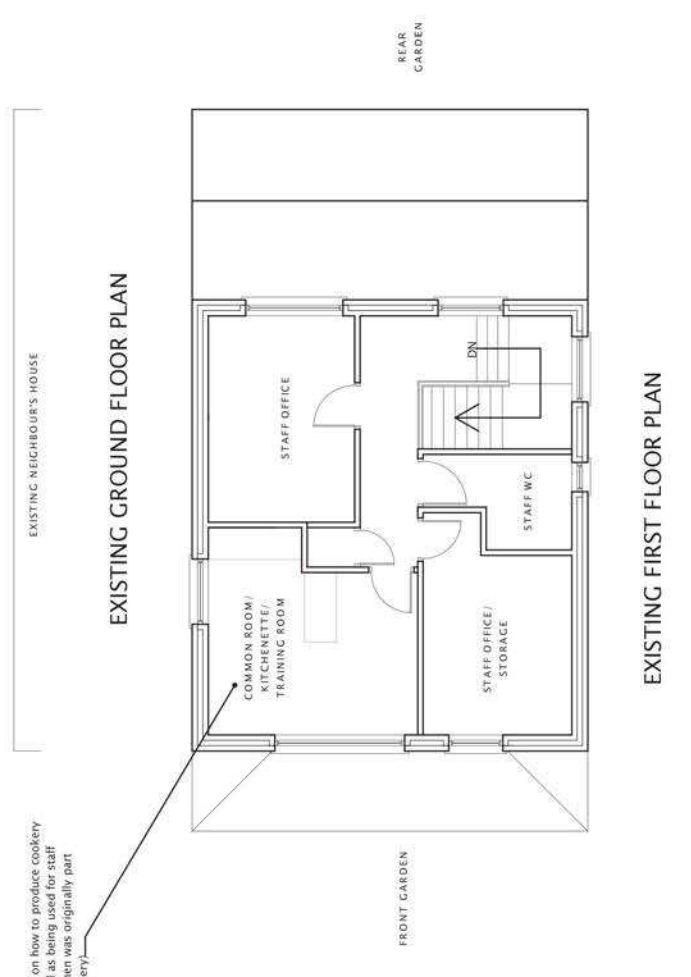
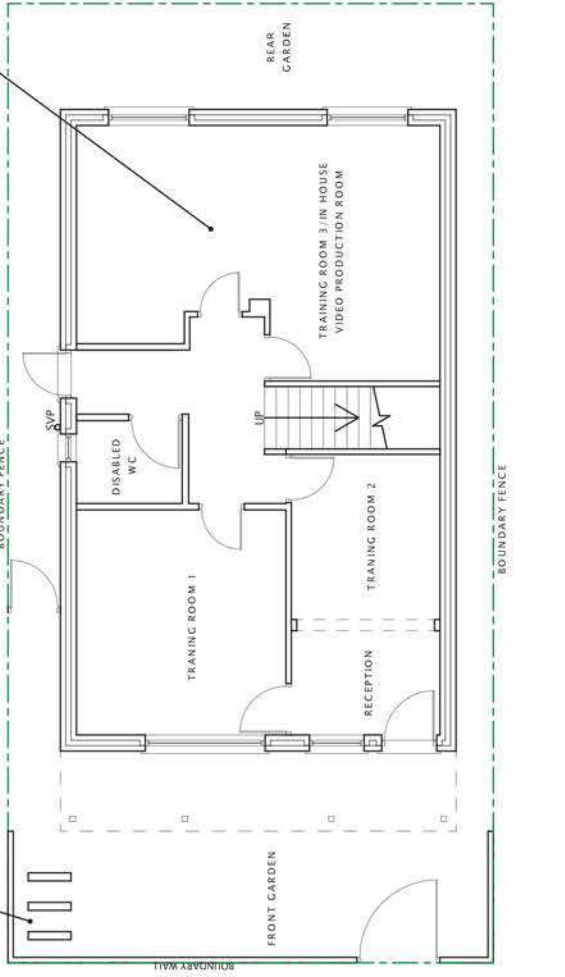
Hence, the use is D1 (Non-residential institutions and training centre) with ancillary B1 element

The extant use falls within the D1 use class also.

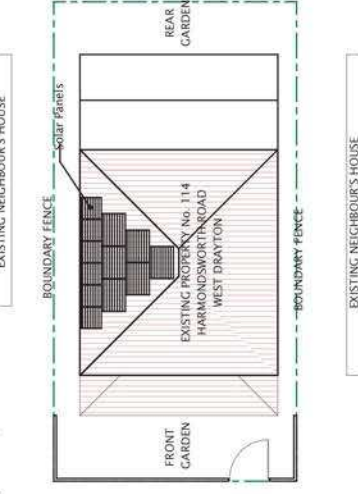
It is to be noted that the intensity of the use (i.e. number of persons attending) is significantly less than the previous Doctor's Surgery usage.

Hence, there is a reduced neighbour amenity impact.

It is to be noted that no complaints have been raised by members of the public regarding the use (the only complaint relates to one neighbour complaining about the banging of the external gate, which is currently being remedied)



Training persons on how to produce cookery programmes as well as being used for staff lunch etc. This kitchen was originally part of the Doctor's surgery.



EXISTING BLOCK PLAN (SCALE 1:200)

All dimensions verified on site.
All work to comply with British Standards. Code of practice.
All internal works to be in accordance with client instructions.
All external surfaces to match existing.
All work to be to the satisfaction of the local authority building surveyor.
Builder to serve building notices and comply fully in all respects.
Owner responsible for compliance with 1 Party Wall etc. Act 1996 2, Thames water Build Over Agreement.
Builder to ensure all work in compliance with Build Over agreement as approved by Thames Water.
All proprietary materials to manufacturers recommendations.
Works to materials to be carried out by Gas Safe registered installer and to Gas Safe recommendations.
All wiring and electrical work will be designed, installed, inspected and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme. (BRE, EBS, ELECSA, ADOTT, or NICEIC), authorized by the Secretary of State.
The responsible person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the electrical works. The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION

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PLANS 4 U LTD
15 NORTH PARADE
NORTH ROAD MIDDX
SOUTHALL UBT 2LF
TEL. 07775 806555
E-MAIL: planningpermissions@hotmail.com

JOB TITLE:
114 HARMONDSWORTH ROAD
WEST DRAYTON

DRAWING TITLE:
EXISTING PLANS

SCALE: 1:100

DATE: 19/01/2016 DRAWN BY:

DWG NO: 16/114/HRWD/101	REV. B
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AT ORIGINAL SHEET SIZE

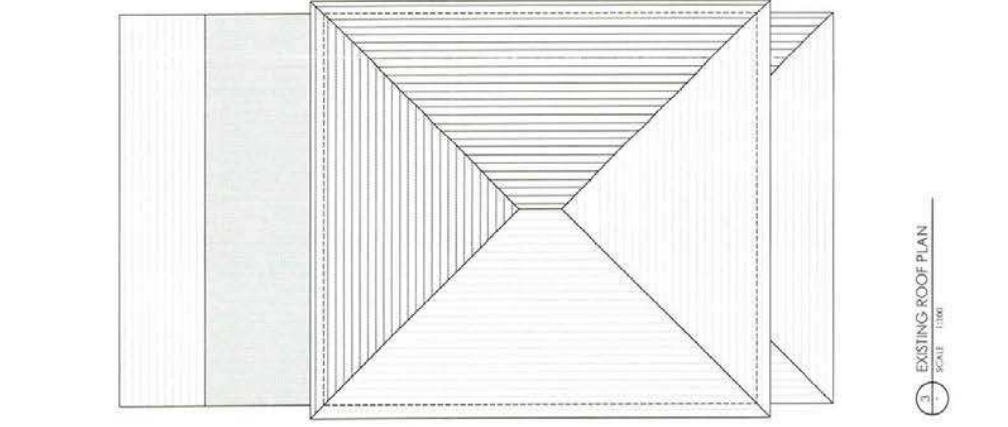
LCN BOARD OF HILLINGDON
 RECEIVED
 13 JAN 2012
 PLANNING & TRANSPORTATION
 GROUP

1. Check the drawings for correct dimensions.
 2. All dimensions are given in millimetres, unless otherwise stated.
 3. All elevations and sections shall be worked out to the nearest millimetre.
 4. This drawing shall be read in conjunction with all other drawings and specifications.
 5. All work shall comply with the current Building Regulations and the current Codes of Practice and British Standards.

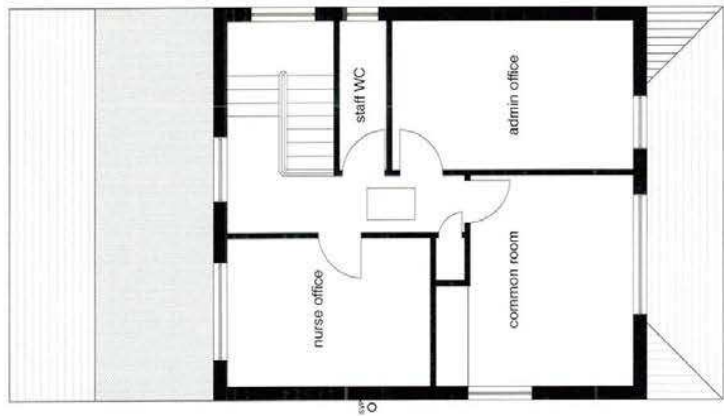
No.	Rev.	Description	Date

Project Title: Lloyds Bank
 114 Hammondswoth Road
 Drawing Title: Existing Floor Plans
 Designer: BREWER SMITH & BREWER
 5, 31-41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

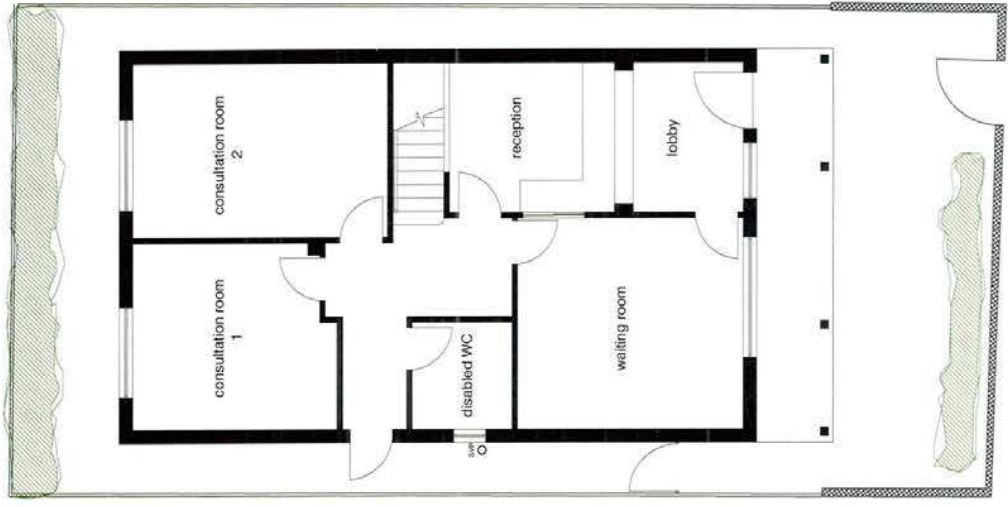
4304/10



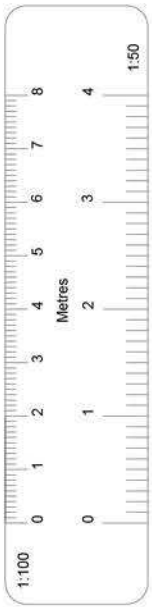
3 EXISTING ROOF PLAN
 SCALE 1:100



2 EXISTING FIRST FLOOR PLAN
 SCALE 1:100

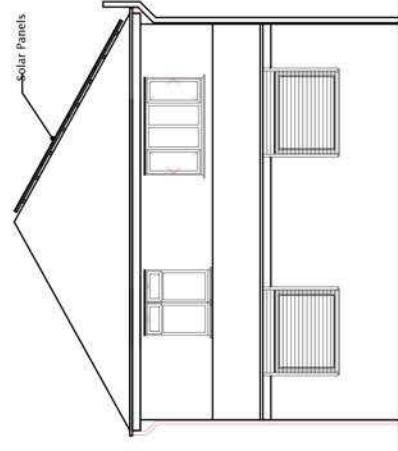


1 EXISTING GROUND FLOOR PLAN
 SCALE 1:100



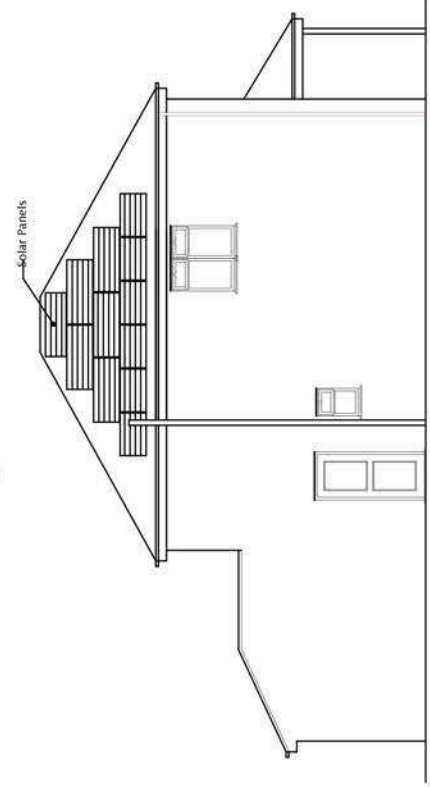
All dimensions verified on site.
 All work to comply with British Standards, Code of practice instructions.
 All internal works to be in accordance with client instructions.
 All external surfaces to match existing.
 All work to be to the satisfaction of the local authority-building surveyor.
 Builder to serve building notice and comply fully in all respects.
 Owner responsible for compliance with 1 Party Wall etc Act 1996 and Party Wall Agreement.
 Builder to ensure all work is completed by Thames Water.
 All proprietary materials to manufacturers recommendations.
 Works to boiler/Gas to be carried out by Gas Safe registered installer and to Gas Safe recommendations.
 All wiring and electrical work will be designed, installed and tested in accordance with the requirements of BS 7671:2001 (2004), the 17th edition Wiring Guidance and Building Regulation Part P (Electrical Safety) by a competent person registered with an electrical self-certification scheme, (BRE, BSI, ELECSA, NAPIT, or NICEIC), authorized by the Secretary of State.
 The competent person is to send a self-certification certificate to the Local Authority Building Control Department within 30 days of completion of the work.
 The client must receive both a copy of the self-certification certificate and a BS 7671:2001 (2004) Electrical Installation Test Certificate and forward copies to the Local Authority Building Control Dept.

DATE	REVISION
COPYRIGHT: PLANS 4 LTD 141 HARRISON NORTH ROAD SOUTHALL UBI 21F TEL: 07775 900555 E-MAIL: planning@plans4.com	
JOB TITLE: 114 HARRISON NORTH ROAD WEST BRAYTON	
DRAWING TITLE: EXISTING ELEVATIONS	
SCALE: 1:100	
DATE: 16 SEP 2010	DRAWN BY:
DRG NO: 16/114/PRWD/102	REV

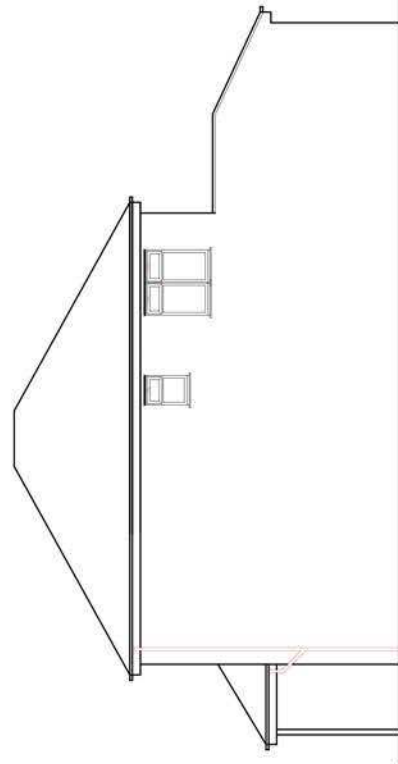


EXISTING REAR ELEVATION
 (PROPOSED NO CHANGE)

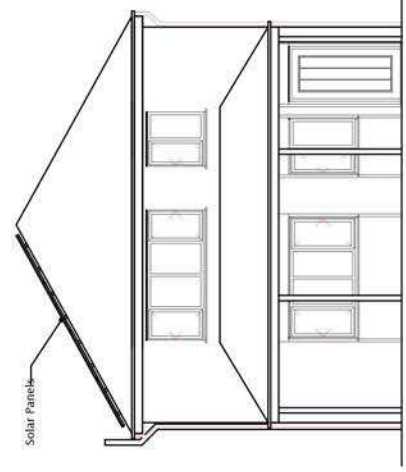
PLANNING OFFICER TO NOTE:
 Solar panels are located to the left side elevation (roof slope) and as such are not readily visible from the street frontage



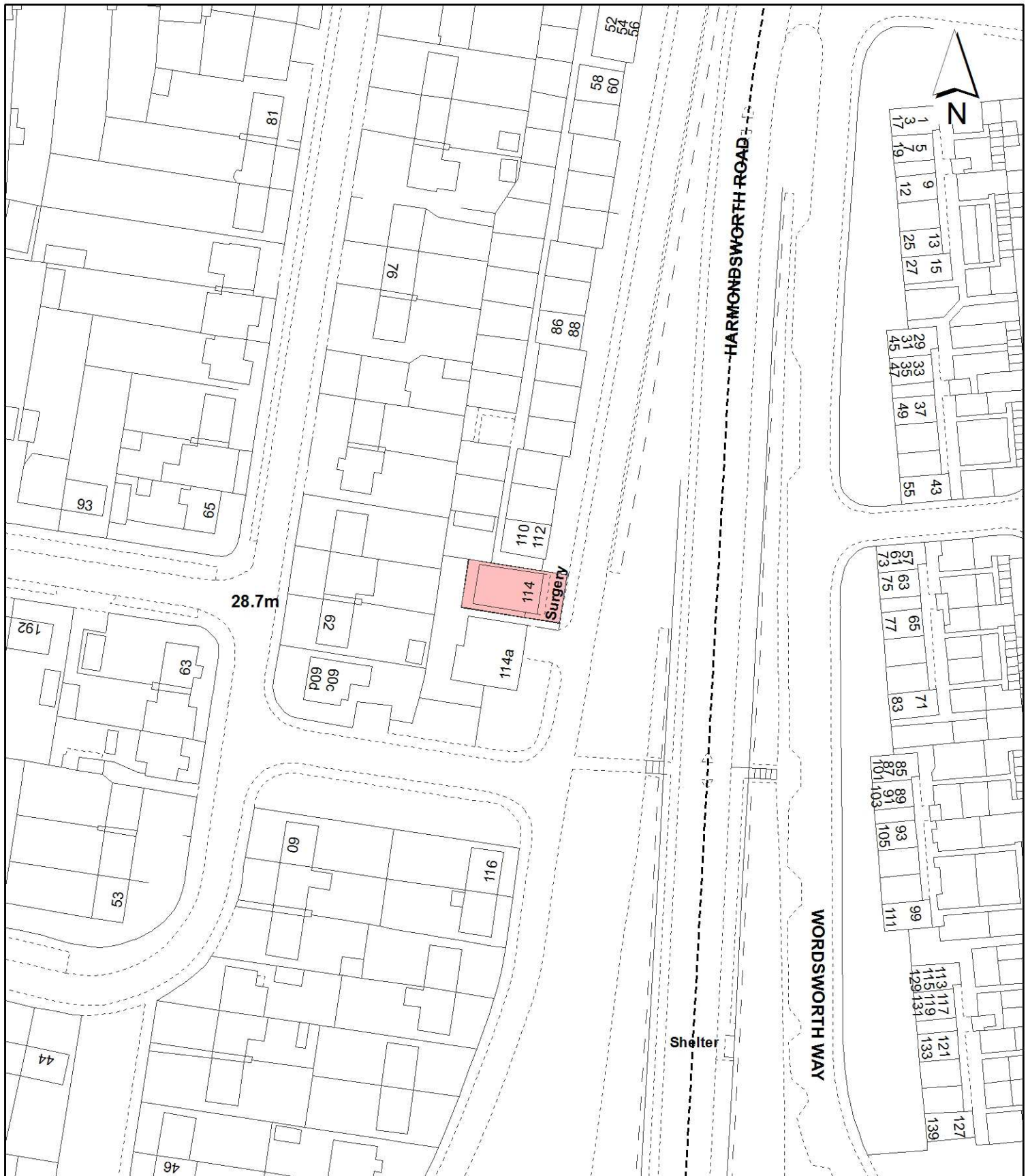
EXISTING LEFT SIDE ELEVATION
 (PROPOSED NO CHANGE)



EXISTING RIGHT SIDE ELEVATION
 (PROPOSED NO CHANGE)



EXISTING FRONT ELEVATION
 (PROPOSED NO CHANGE)



Notes:

Site boundary

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Site Address:

114 Harmondsworth Road

Planning Application Ref:

52467/APP/2016/3892

Scale:

1:950

Planning Committee:

Central & South

Date:

February 2017

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 31 BRYONY CLOSE HILLINGDON

Development: Erection of two storey side and single storey rear extension and demolition of existing outbuilding.

LBH Ref Nos: 72073/APP/2016/2692

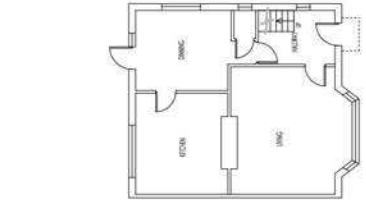
Date Plans Received: 12/07/2016

Date(s) of Amendment(s):

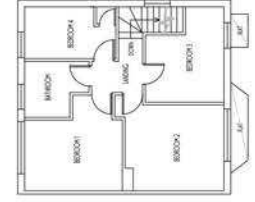
Date Application Valid: 25/10/2016

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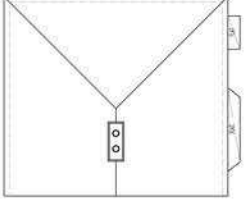
SCALE BAR 1:100 0 2M 4 6 8 10 12 14 16 18 20M



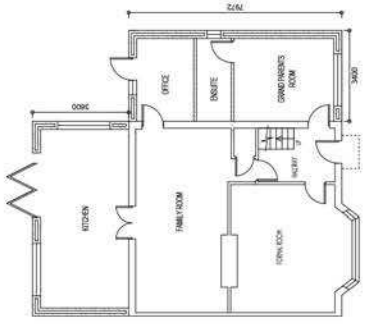
EXISTING GROUND FLOOR PLAN 1:100



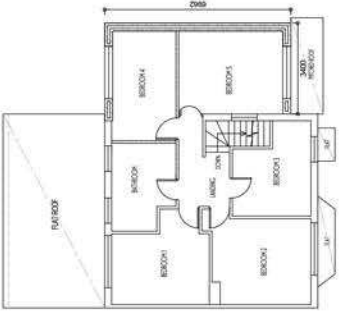
EXISTING FIRST FLOOR PLAN 1:100



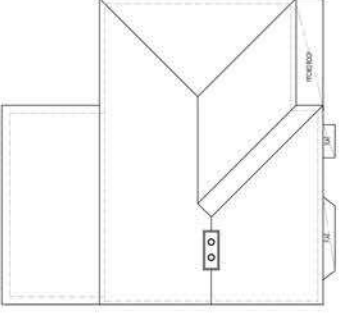
EXISTING ROOF PLAN 1:100



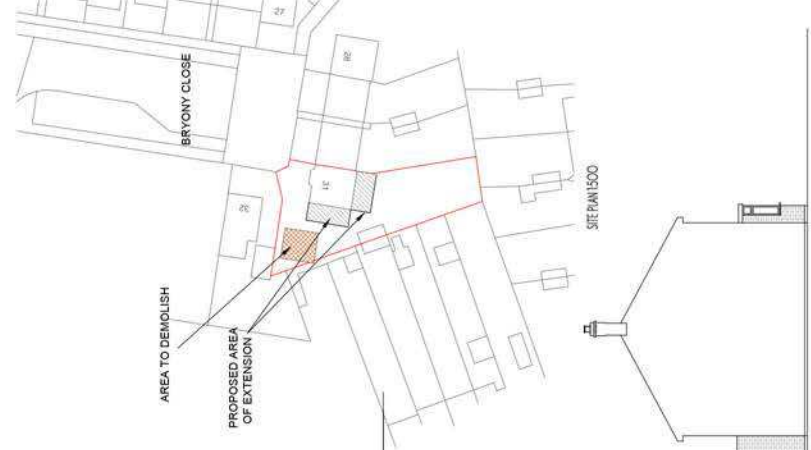
PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED FIRST FLOOR PLAN 1:100



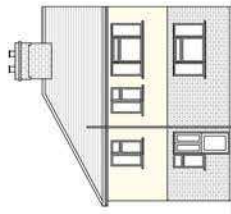
PROPOSED ROOF PLAN 1:100



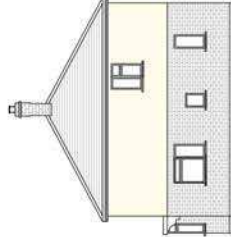
LOCATION PLAN 1:500



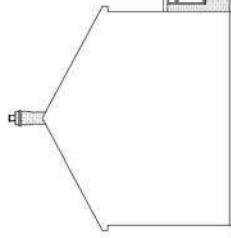
EXISTING FRONT ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



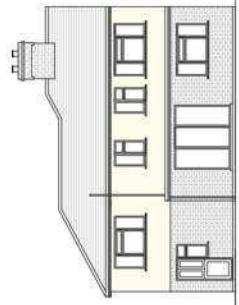
EXISTING SIDE ELEVATION 1:100



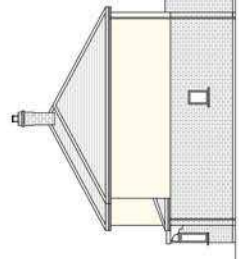
EXISTING SIDE ELEVATION 1:100



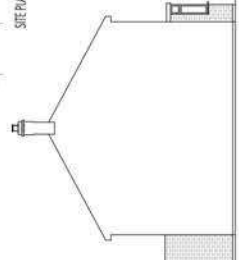
PROPOSED FRONT ELEVATION 1:100



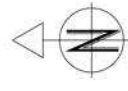
PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100



THE BUILDING
 SURVEYORS
 100, GERRARD CROSS
 BIRMINGHAM, B3 7YU
 TEL: 0121 634 5500
 FAX: 0121 634 5505
 WWW.BUILDINGSURVEYORS.CO.UK

LANDMARK
 DESIGNS
 100, GERRARD CROSS, BIRMINGHAM, B3 7YU

CLIENT: GSA ADDRESS
 100, GERRARD CROSS
 BIRMINGHAM, B3 7YU
 ARCHITECT: GSA
 DATE: 10/07/2016

DRAWING TITLE / DESCRIPTION
 DOUBLE STOREY SIDE EXTENSION

DRAWING NO.
 AG/CA/3176

DRAWN BY: CA
 DATE: 10/07/2016
 CHECKED BY: JHM

REVISION / DESCRIPTION / DATE
 AG / SIZE OF THE SIDE EXTENSION / 10/07/2016

SUBMISSION / REF.
 PLANNING

SCALE: 1:100 / 1:500 / 1:500
 DRAWN BY: CA
 DATE: 10/07/2016
 CHECKED BY: JHM

NOTE: ALL MEASUREMENTS ARE TO FACE UNLESS OTHERWISE STATED. THIS DRAWING IS THE PROPERTY OF LANDMARK DESIGNS AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF LANDMARK DESIGNS.

NOTE: THE PLANNING PERMISSIONS AND CONDITIONS ARE SUBJECT TO THE REQUIREMENTS OF THE LOCAL PLANNING AUTHORITY. ALL CONDITIONS AND REQUIREMENTS OF THE LOCAL PLANNING AUTHORITY SHALL BE OBSERVED.



Notes:

 Site boundary

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Site Address:

31 Bryony Close

Planning Application Ref:

72073/APP/2016/2692

Planning Committee:

Central & South

Scale:

1:1,000

Date:

February 2017

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 92 PIELD HEATH ROAD HILLINGDON

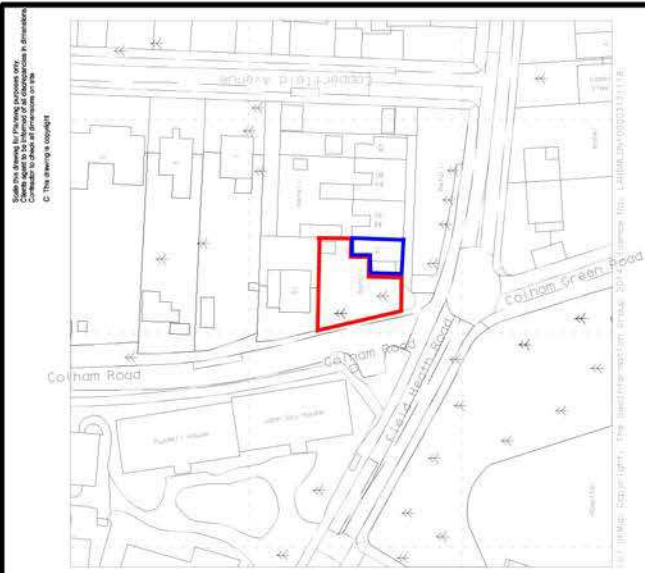
Development: Erection of a three storey building to create 3 x 1-bed self contained flats and 3 x studio flats with associated cycle parking

LBH Ref Nos: 12504/APP/2016/4179

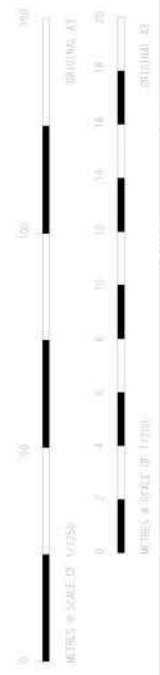
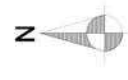
Date Plans Received: 15/11/2016

Date(s) of Amendment(s):

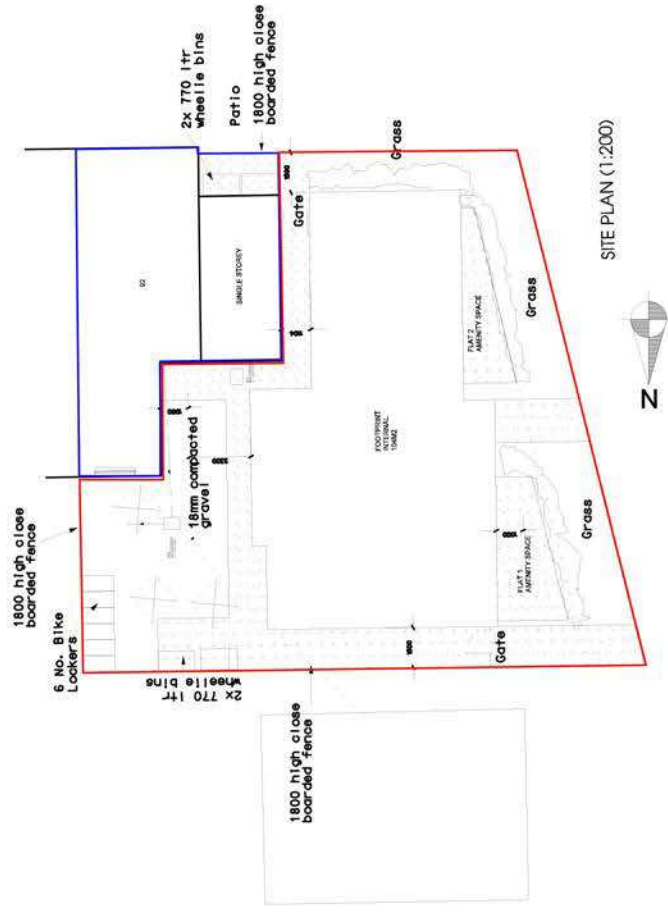
Date Application Valid: 15/11/2016



LOCATION PLAN (1:1250)



Prestige Projects Management Ltd 3, Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888		CLIENT: Mr & Mrs Poppat PROJECT: Land forming part of 92 Pield Heath Road Hillingdon UB8 3NJ		DATE: 05/10/15 DRAWING NO.: 603	SCALE: Various DRAWING TITLE: PL/001
PROJECT DESCRIPTION: Erection of 3 storey building to create 3x1 bed self contained flats and 3 Studios flats with associated cycle parking				DRAWING TITLE: Location & Site Plan	



SITE PLAN (1:200)





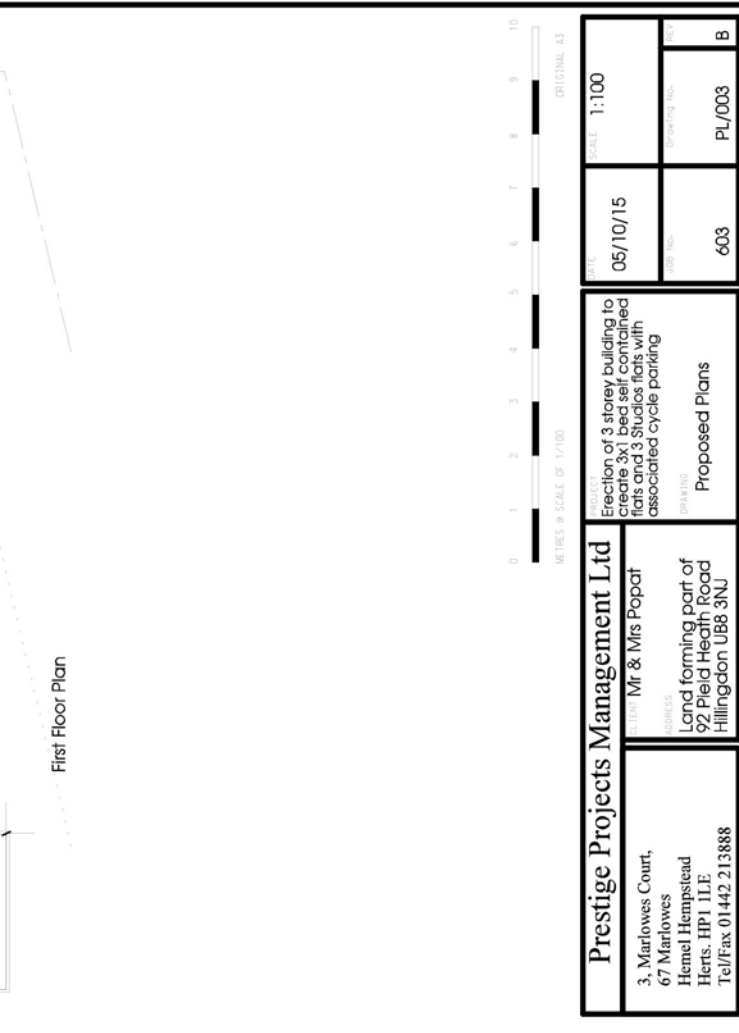
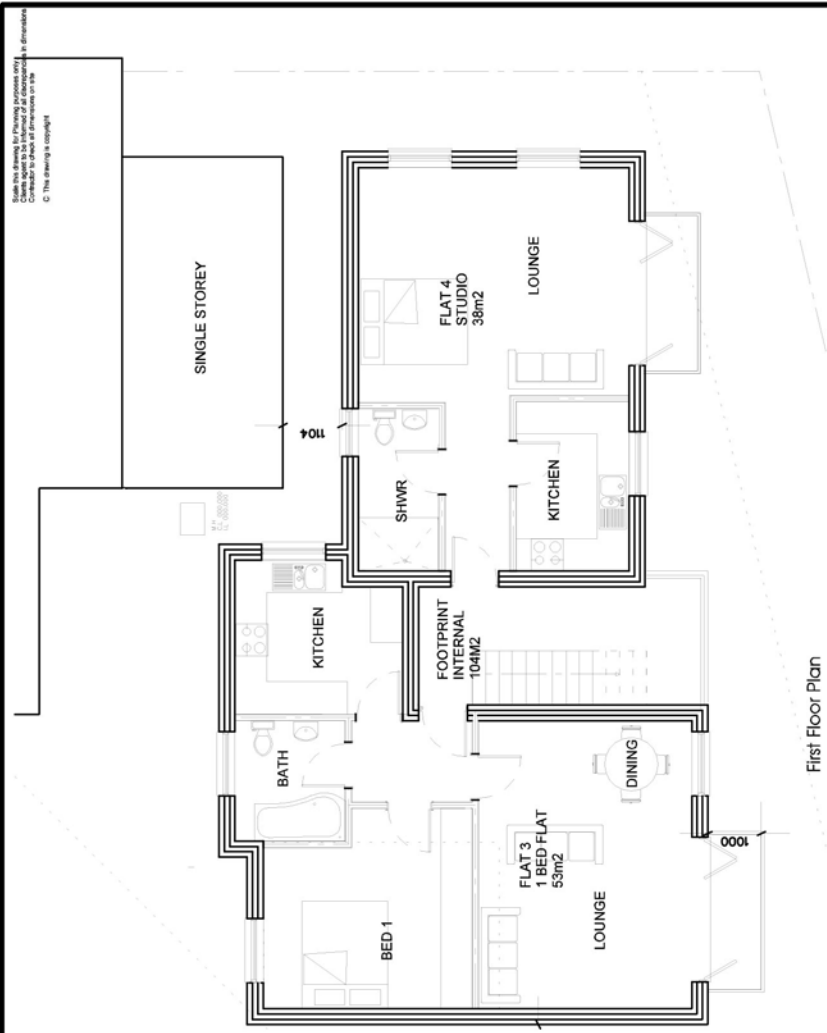
Ground Floor Plan

METRES & SCALE OF 1/100 ORIGINAL A3

Prestige Projects Management Ltd 3, Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888		CLIENT: Mr & Mrs Popad ADDRESS: Land forming part of 92 Pield Heath Road Hillingdon UB8 3NJ
PROJECT: Erection of 3 storey building to create 3x1 bed self contained flats and 3 Studios flats with associated cycle parking DRAWING NO.: 603 SHEET: PL/002 REV: B		DATE: 05/10/15 SCALE: 1:100

B 12/01/16 Studio bath amended to shower room
 A 15/05/15 amended for location

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Prestige Projects Management Ltd 3, Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888		PROJECT Erection of 3 storey building to create 3x1 bed self contained flats and 3 studios flats with associated cycle parking		DATE 05/10/15		SCALE 1:100	
CLIENTS Mr & Mrs Popat		ADDRESS Land forming part of 92 Pield Heath Road Hillingdon UBB8 3NJ		UBB NO. 603		REV PL/003 B	

B 12/01/16 Studio bath amended to shower room
 A 15/10/15 amended floor slab layout

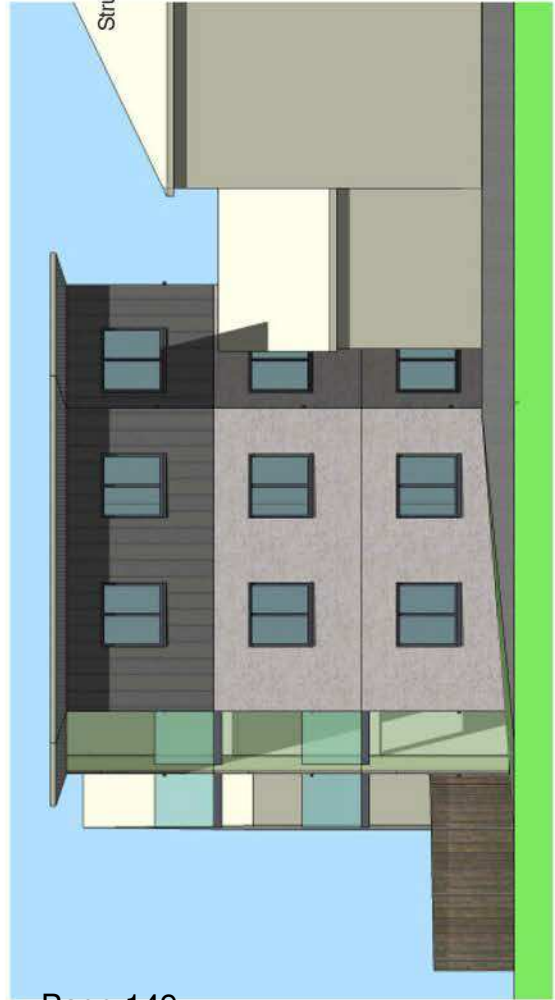
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- Liquid fibreglass flat roof
- Dark grey composite sheeting to simulate dark grey lead
- Glazed balconies on structural metal framework painted to match windows
- White rendered walls
- Grey doors and windows

Structural glass atrium

FRONT ELEVATION COLHAM ROAD



Structural glass atrium

SIDE ELEVATION FIELD HEATH ROAD

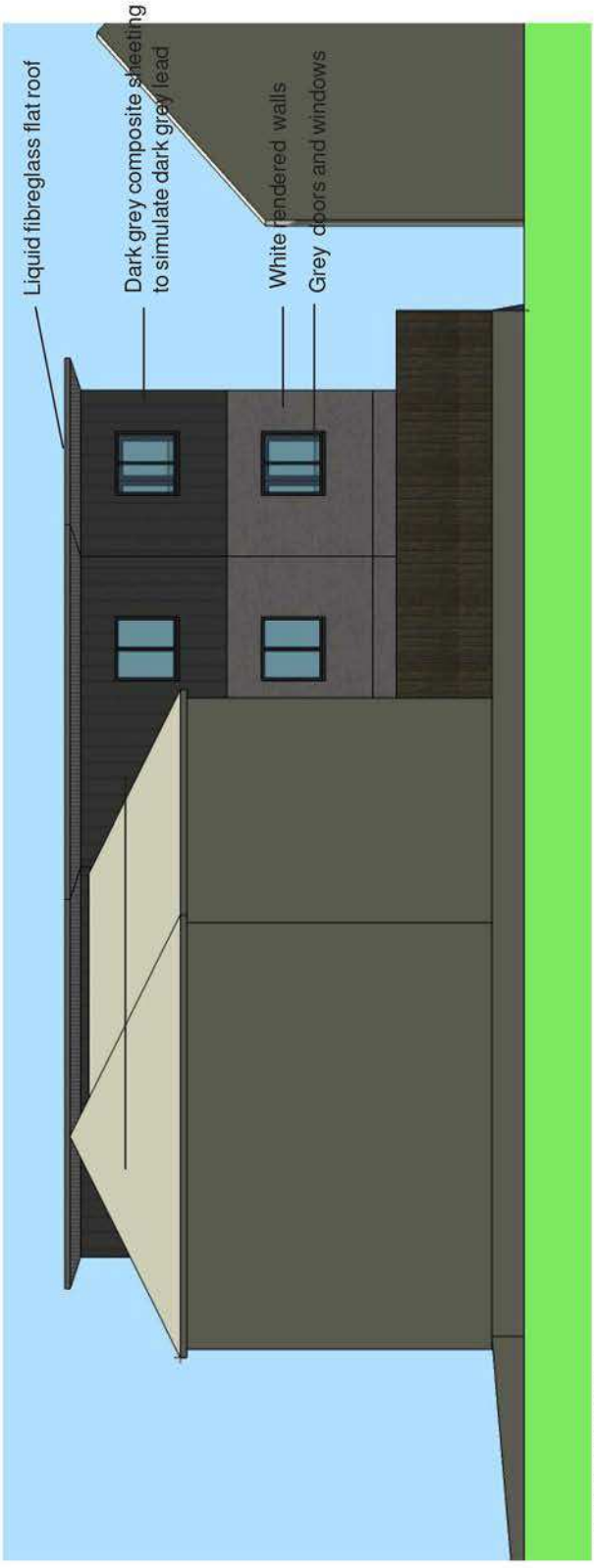


SIDE ELEVATION FIELD HEATH ROAD, EXTG BUILDINGS REMOVED FOR CLARITY

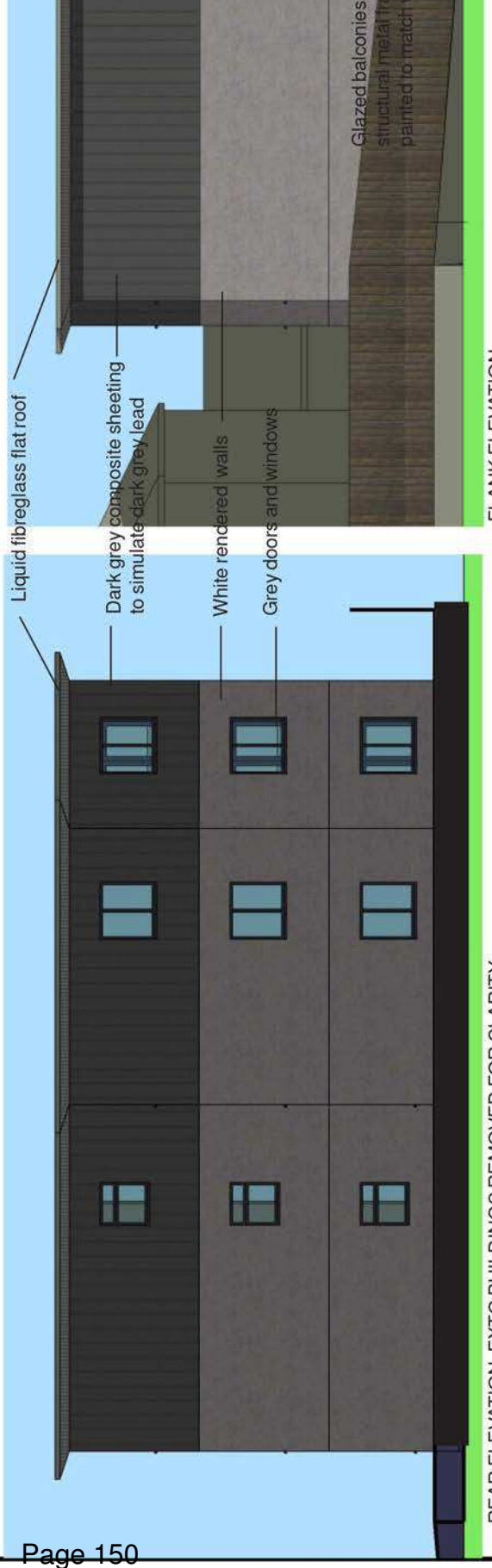


Prestige Projects Management Ltd 3, Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888		PROJECT Erection of 3 storey building create 3x1 bed self contained flats and 3 Studios flats with associated cycle parking PROPOSAL Proposed Elevations		DATE 05/10/15	SCALE 1:100
CLIENT Mr & Mrs Popat ADDRESS Land Forming part of 92 Field Heath Road Hillingdon UB8 3NJ		JOB NO. 603	DRAWING NO. PL/004	REV A	

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REAR ELEVATION



FLANK ELEVATION

REAR ELEVATION, EXTG BUILDINGS REMOVED FOR CLARITY



Prestige Projects Management Ltd		PROJECT		SCALE	
3, Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888		Erection of 3 storey building to create 3x1 bed self contained flats and 3 Studios flats with associated cycle parking		1:100	
CLIENT Mr & Mrs Popat		DATE 05/10/15		DRAWING No.	
ADDRESS Land Forming part of 92 Field Heath Road Hillingdon UB8 3NU		DATE No. 603		REV	
				PL/005	
				A	

A. 15/10/15 Amended for validation



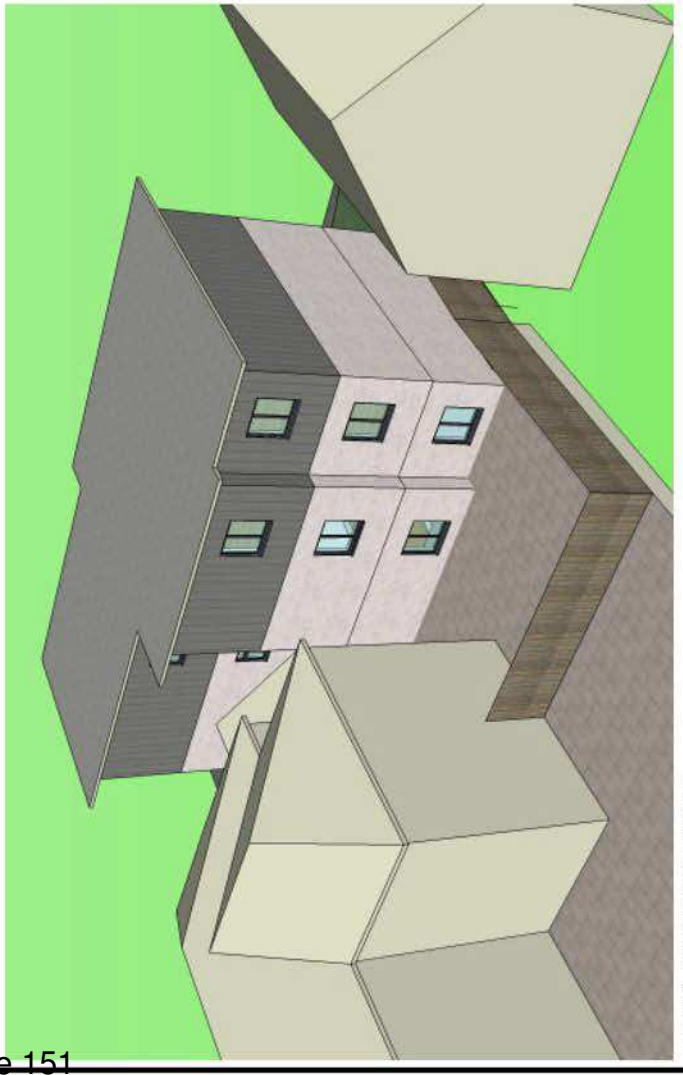
FRONT PERSPECTIVE COLHAM ROAD



AERIAL VIEW FROM FRONT



FRONT PERSPECTIVE FIELD HEATH ROAD

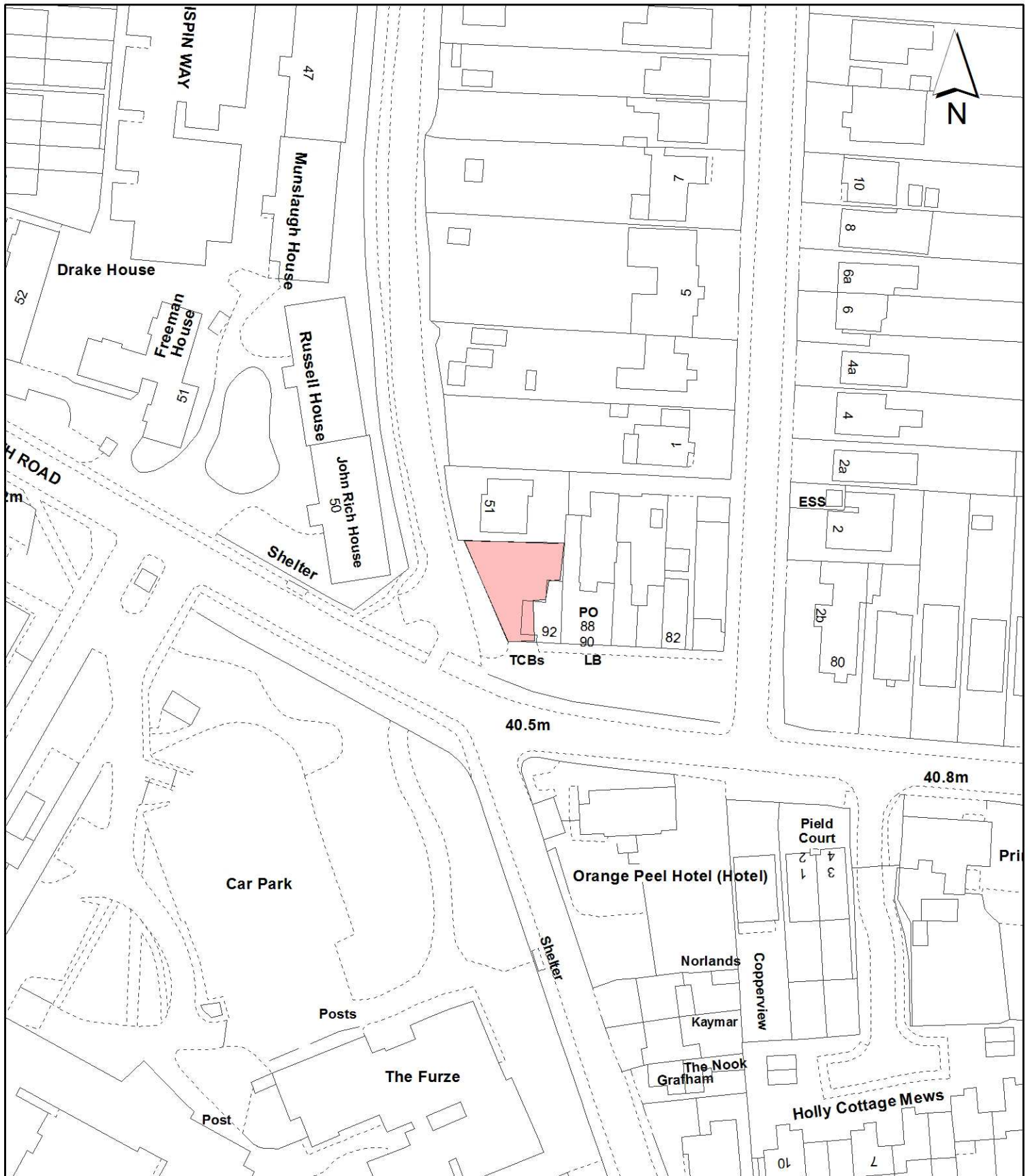


AERIAL VIEW FROM REAR

Scale for viewing for planning purposes only.

PROJECT Erection of 3 storey building Create 3x1 Bed self contained flats and 3 Studios flats with associated cycle parking		DATE 05/10/15	SCALE 1:100	REV A
CLIENT Mr & Mrs Popat		JOB NO. 603	APP/PLG. NO. PL/006	
ADDRESS Land Forming part of 92 Field Heath Road Hillingdon UB8 3NU		PROPOSED PERSPECTIVES		
3. Marlowes Court, 67 Marlowes Hemel Hempstead Herts. HP1 1LE Tel/Fax 01442 213888				

A 15/10/15 Amended for validation



Notes:

 Site boundary

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Site Address:

**Land forming part of
 92 Field Heath Road**

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

Planning Application Ref:
12504/APP/2016/4179

Scale:
1:1,000

Planning Committee:
Central & South

Date:
February 2017



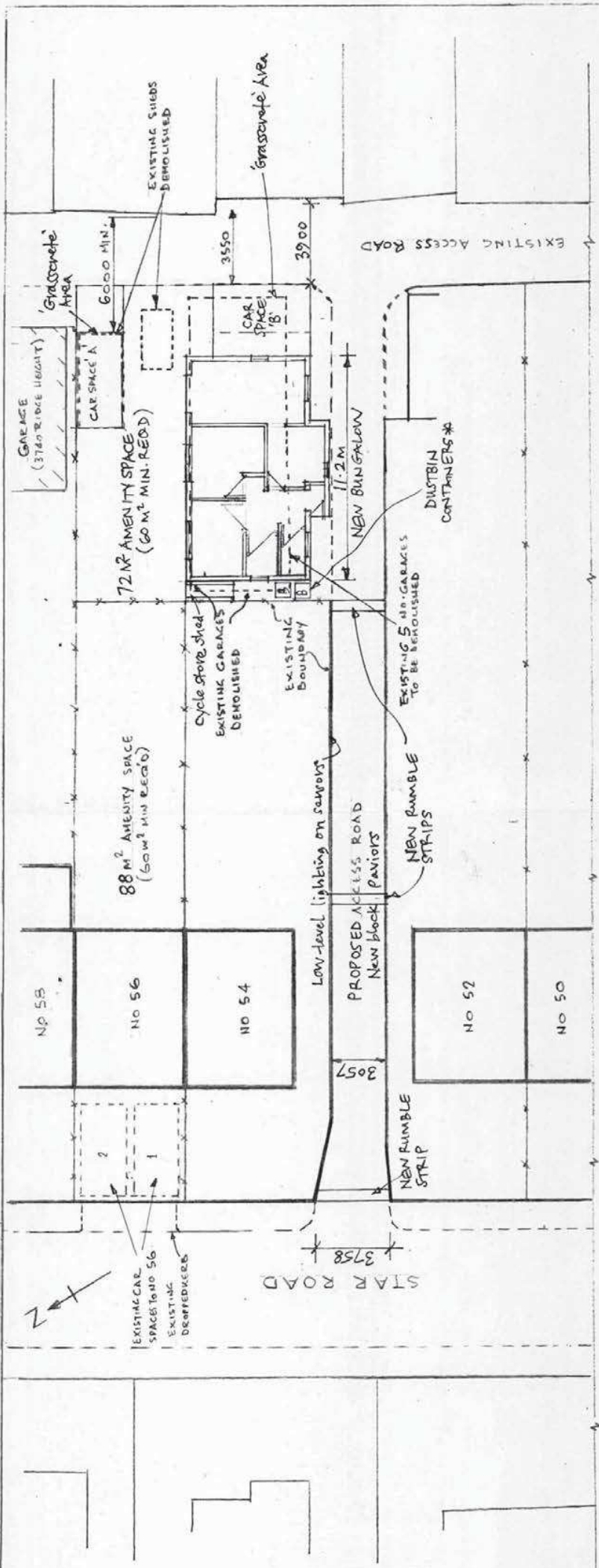
HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address LAND REAR OF 54 AND 56 STAR ROAD HILLINGDON
Development: 1 x 2-bed, detached bungalow with associated parking and amenity space involving demolition of existing garage block.
LBH Ref Nos: 70020/APP/2016/4467

Date Plans Received: 13/12/2016
Date Application Valid: 22/12/2016

Date(s) of Amendment(s):



PROPOSED BLOCK PLAN
SCALE 1:200

GROUND IS LEVEL

London Borough of Hillingdon
RECEIVED
15 DEC 2008
Planning
Residents Services

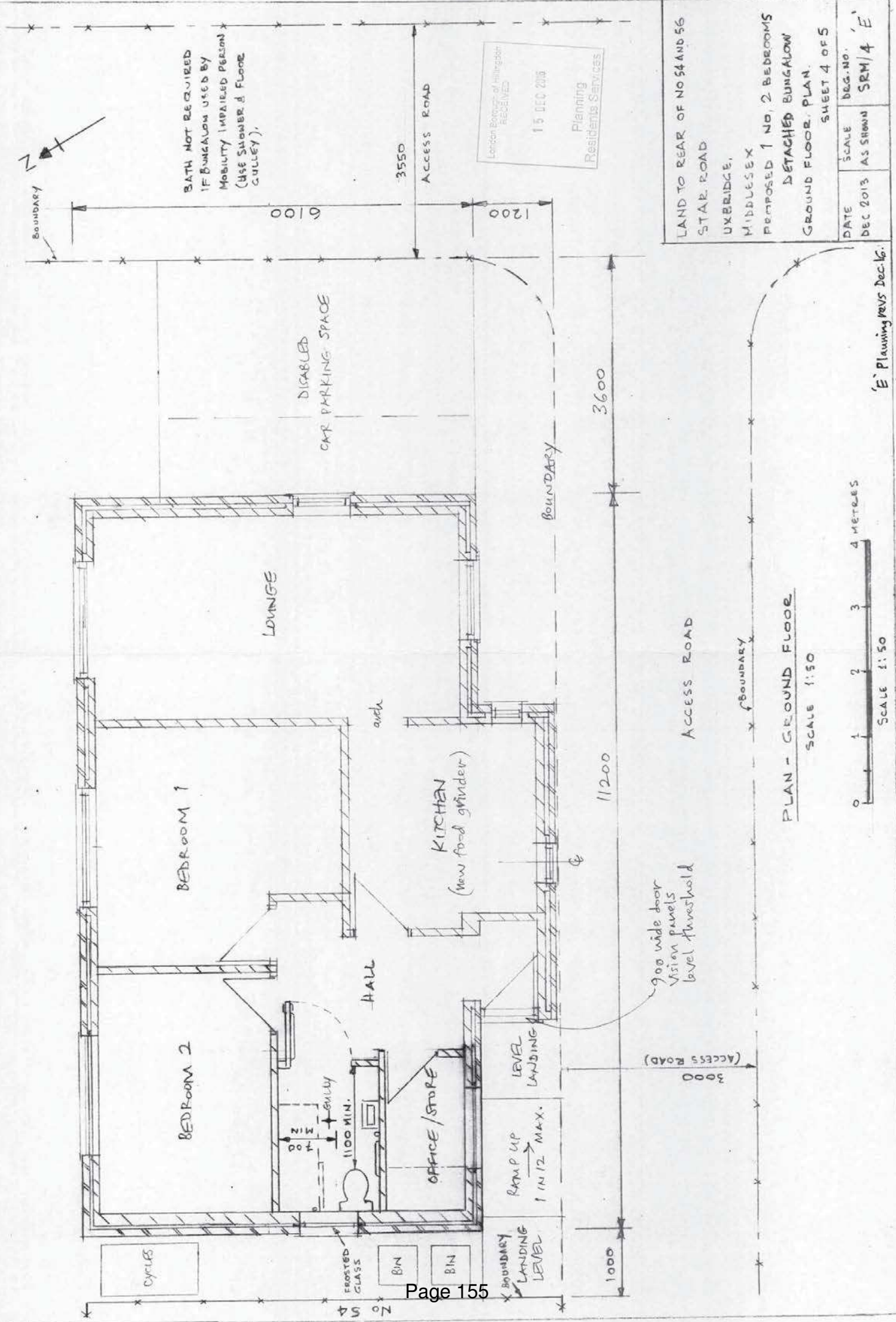


DATE	SCALE	DRG. NO.
MARCH 2014	AS SHOWN	SRM / 3 'D'

LAND AT REAR OF NO 54 AND NO 56
STAR ROAD
UXBRIDGE, MIDDLESEX,
PROPOSED 1 NO, 2 BEDROOMS
DETACHED BUNGALOW
BLOCK PLAN PROPOSED SHEET 3 OF 5

* Bungalow occupants are to put rubbish bags from their bins roadside on day of collection.
Food grinder in Kitchen.

'D' Planning Revs: Dec.16.



BATH NOT REQUIRED
IF BUNGALOW USED BY
MOBILITY IMPAIRED PERSON
(USE SHOWER & FLOOR
GULLY).

Local Authority of Hillgrove
RECEIVED
15 DEC 2016
Planning
Residents Services

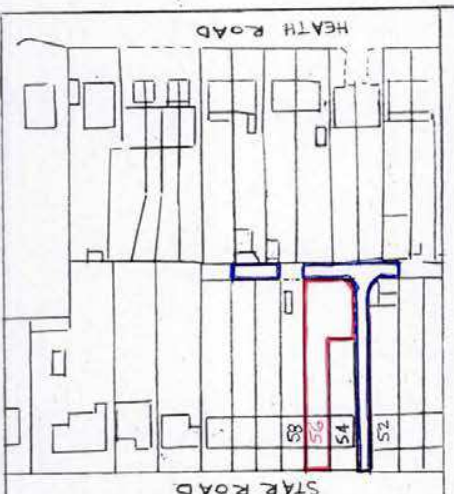
LAND TO REAR OF NO 54 AND 56 STAR ROAD UXBRIDGE, MIDDLESEX PROPOSED 1 NO, 2 BEDROOMS DETACHED BUNGALOW GROUND FLOOR PLAN. SHEET 4 OF 5	
DATE DEC 2013 AS SHOWN	SCALE AS SHOWN
	DRG. NO. SRM/4 'E'

PLAN - GROUND FLOOR

SCALE 1:50



'E' Planning REV 5 DEC 16.



SITE PLAN
SCALE 1:1050

London Borough of Haringey
RECEIVED
15 DEC 2014
Planning
Residents Section

'D' Planning revs. Dec.16.

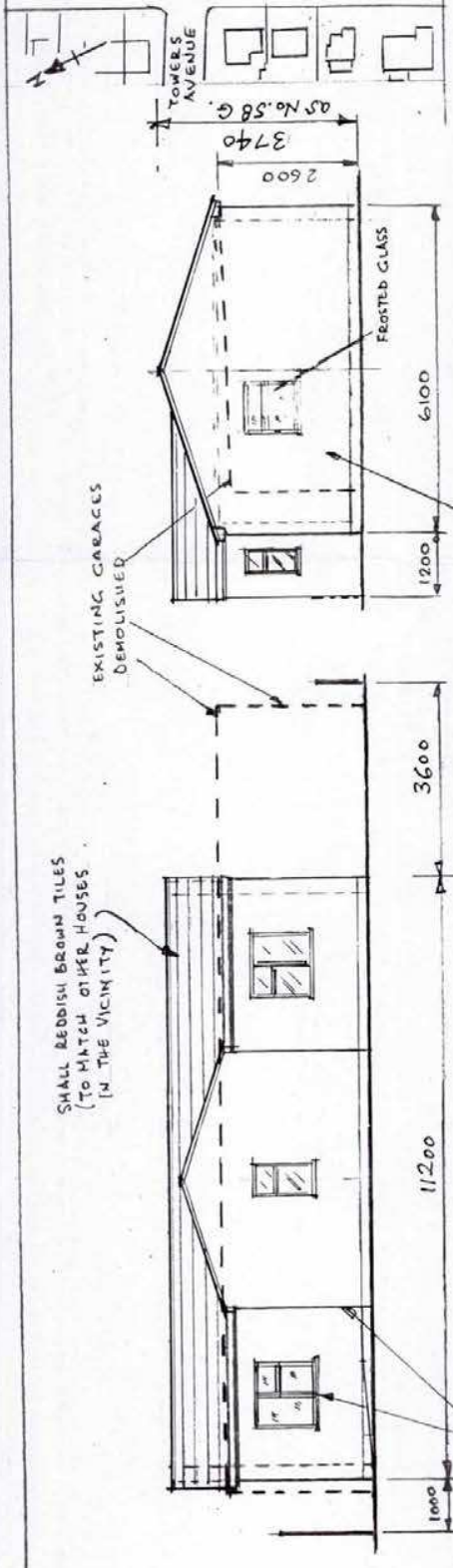
LAND TO REAR OF 54 AND 56
STAR ROAD

UK BRIDGE, MIDDLESEX.

PROPOSED 1 NO. 2 BEDROOMS
DETACHED BUNGALOW

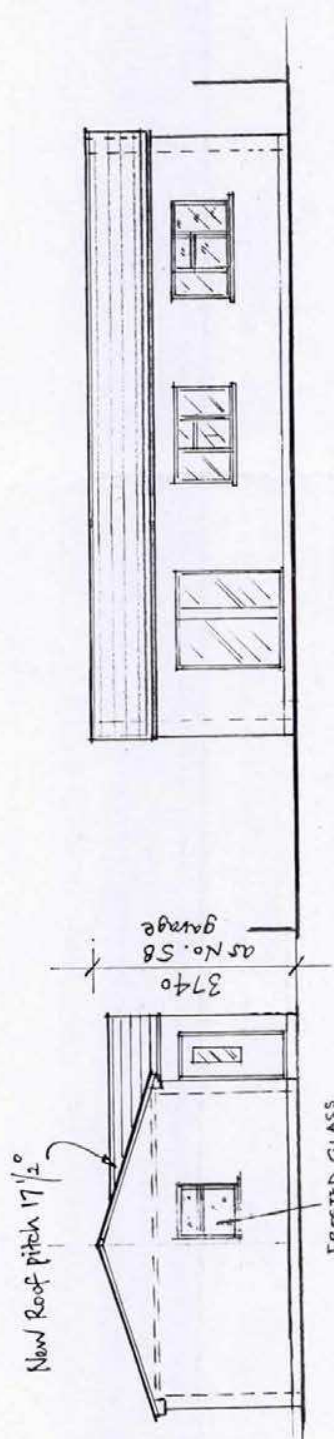
ELEVATIONS PROP. SHEET 5 OF 5

DATE	SCALE	DRG NO.
15/01/2014	AS SHOWN	SRM / 5 'D'



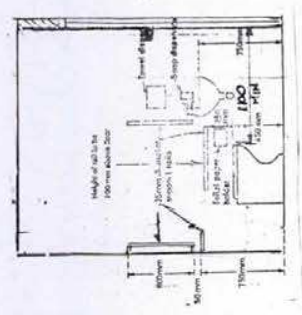
END ELEVATION
SCALE 1:100

FRONT ELEVATION
SCALE 1:100

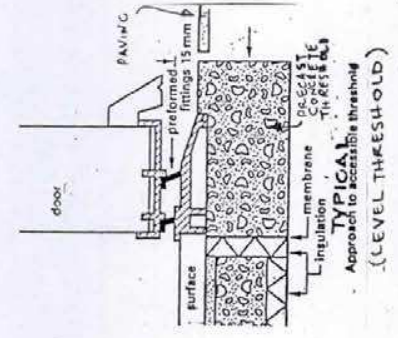


BACK ELEVATION
SCALE 1:100

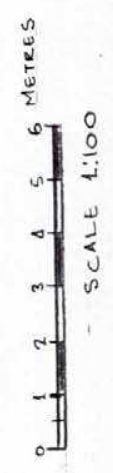
END ELEVATION
SCALE 1:100



TYPICAL SECTION OF TOILET



TYPICAL
Approach to accessible threshold
(LEVEL THRESHOLD)





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Site Address:

**Land at rear of
 54 & 56 Star Road**

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

Planning Application Ref:
70020/APP/2016/4467

Scale:
1:1,000

Planning Committee:
Central & South

Date:
February 2017

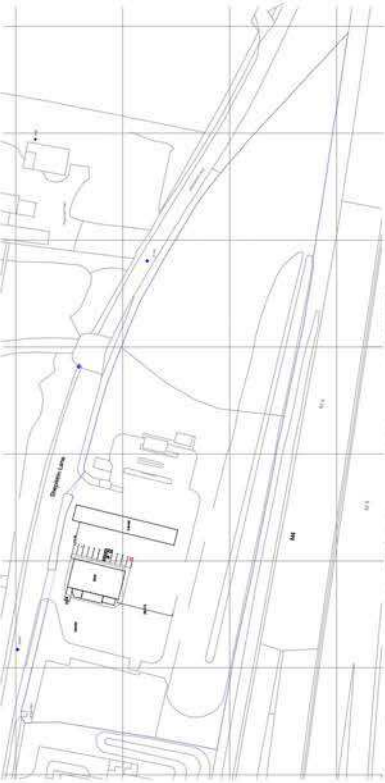


HILLINGDON
 LONDON

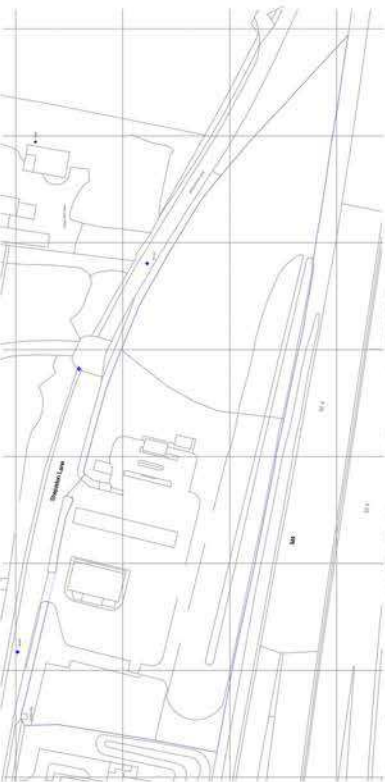
Report of the Head of Planning, Sport and Green Spaces

Address EURO GARAGES HEATHROW NORTH SHEPISTON LANE HAYES
Development: Single storey side extension and chiller unit to rear
LBH Ref Nos: 17981/APP/2016/3287

Date Plans Received:	31/08/2016	Date(s) of Amendment(s):	25/10/2016
Date Application Valid:	15/09/2016		15/09/2016

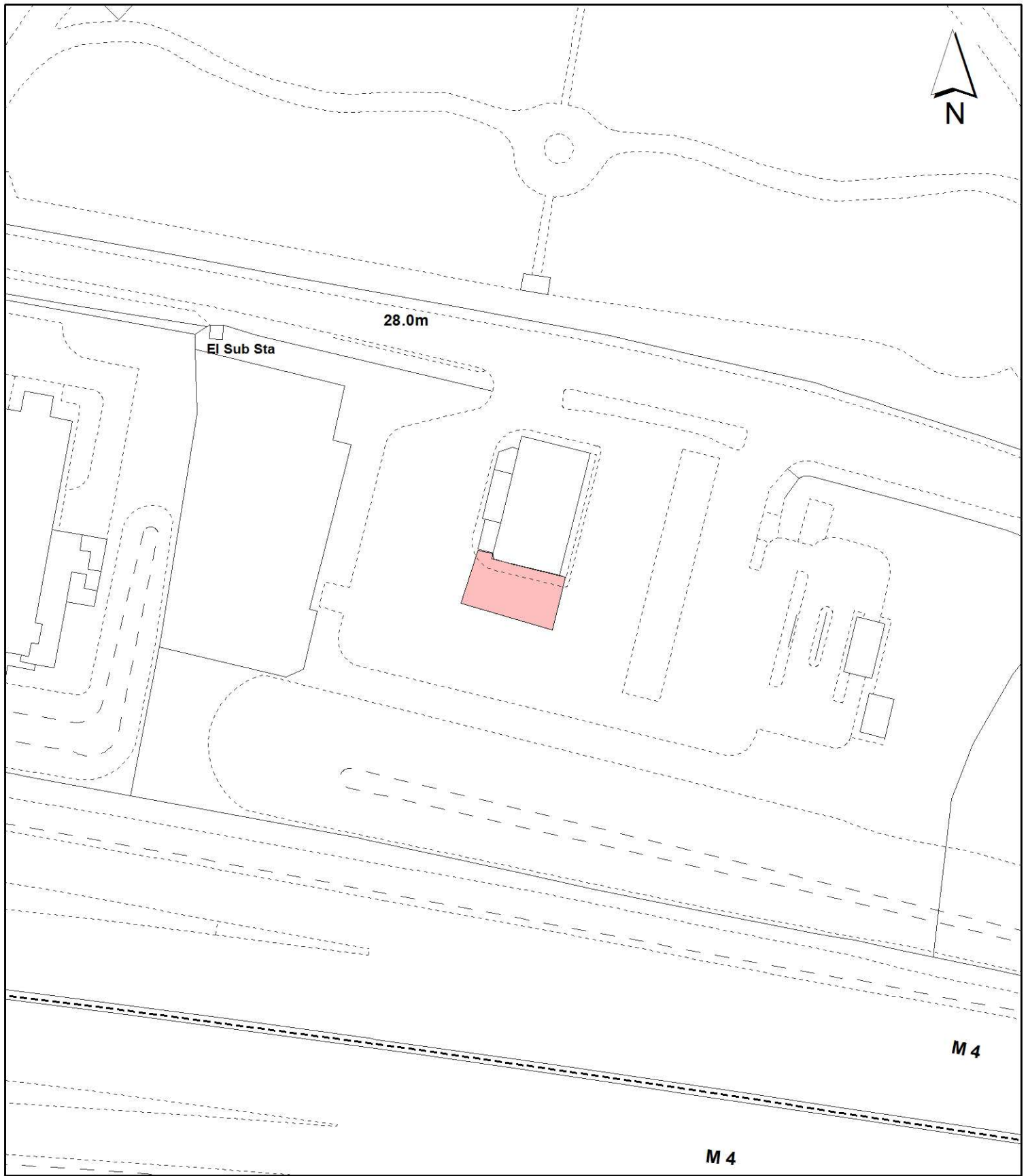


EXISTING SITE PLAN
 SCALE 1:1250 @ A3



PROPOSED BLOCK PLAN
 SCALE 1:1000 @ A2





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Site Address:

**Euro Garages
 Heathrow North
 Shepiston Lane**

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

Planning Application Ref:

17981/APP/2016/3287

Scale:

1:1,000

Planning Committee:

Central & South

Date:

February 2017



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 17 MAYLANDS DRIVE UXBRIDGE

Development: Erection of boundary fence, single storey outbuilding (for storage and playspace use (30sqm)), and stepped access to rear garden.

LBH Ref Nos: 65665/APP/2016/3230

Date Plans Received:	25/08/2016	Date(s) of Amendment(s):	25/08/2016
Date Application Valid:	25/08/2016		04/01/2017

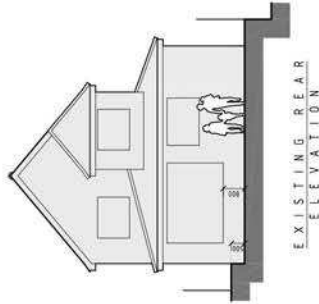
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 505814, 184968
ADDRESS: 17 MAYLANDS DRIVE, UXBRIDGE, UB8 1BH



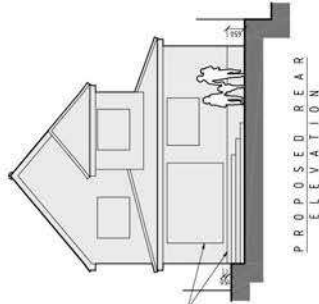
Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
18/08/2016 11:32

LAND AT 17 MAYLANDS DRIVE, UXBRIDGE, MIDDLESEX, UB8 1BH,
 PLANNING PROPOSALS FOR A SINGLE STOREY OUTBUILDING & EXTERNAL STEPS TO REAR OF HOUSE

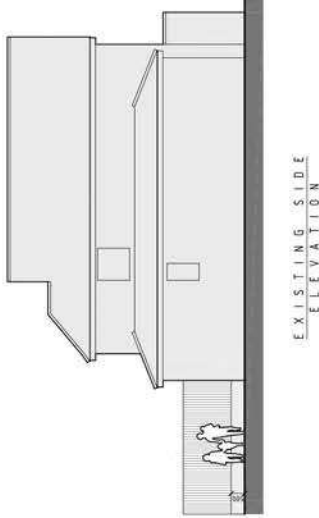
- 1. All drawings are to be printed on A3.
- 2. All drawings are to be printed on the front side.
- 3. All drawings are to be printed in black ink.
- 4. All drawings are to be printed on a white background.
- 5. All drawings are to be printed on a standard weight paper.
- 6. All drawings are to be printed on a standard size paper.
- 7. All drawings are to be printed on a standard scale.
- 8. All drawings are to be printed on a standard font.
- 9. All drawings are to be printed on a standard line weight.
- 10. All drawings are to be printed on a standard color.



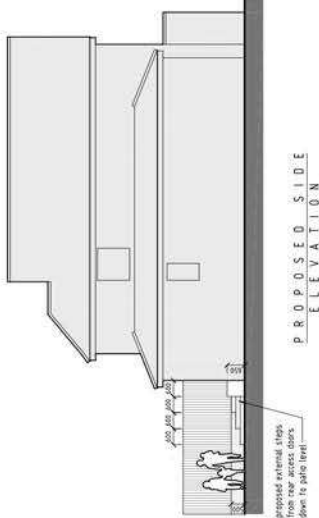
EXISTING REAR ELEVATION



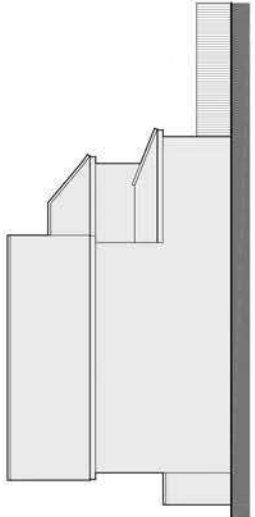
PROPOSED REAR ELEVATION



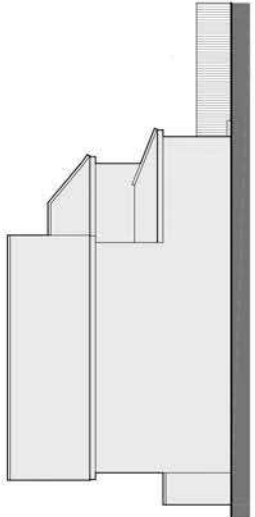
EXISTING SIDE ELEVATION



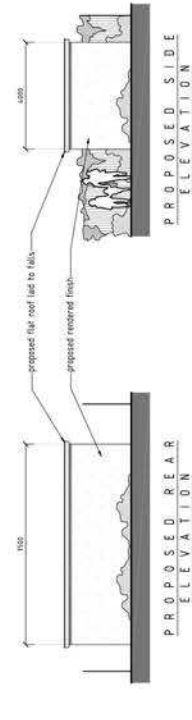
PROPOSED SIDE ELEVATION



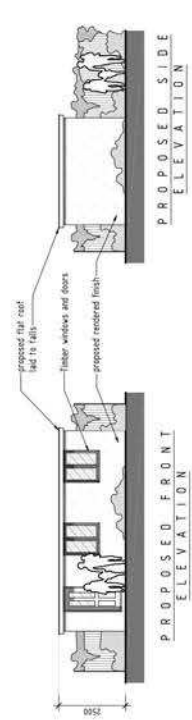
EXISTING SIDE ELEVATION



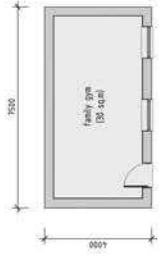
PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION



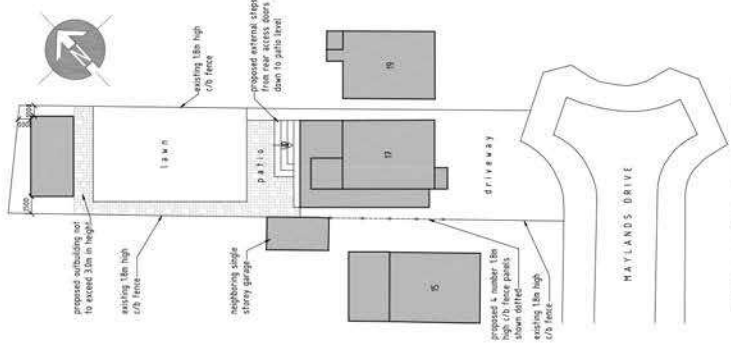
PROPOSED GROUND FLOOR PLAN



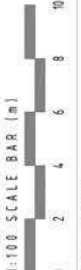
PROPOSED ROOF PLAN



LOCATION PLAN - 1:1250

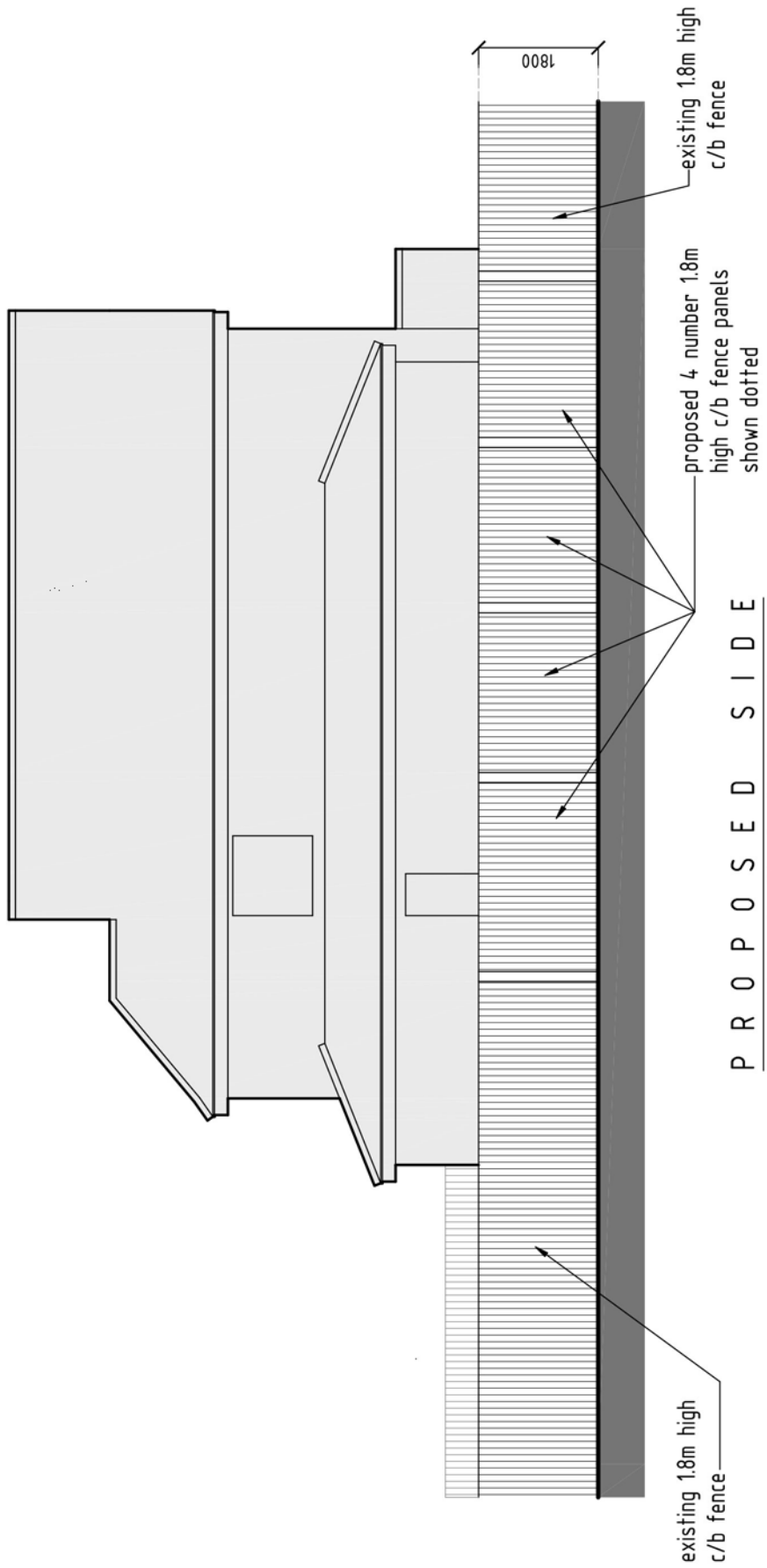


SITE LAYOUT PLAN - 1:250



1:100 SCALE BAR (m)

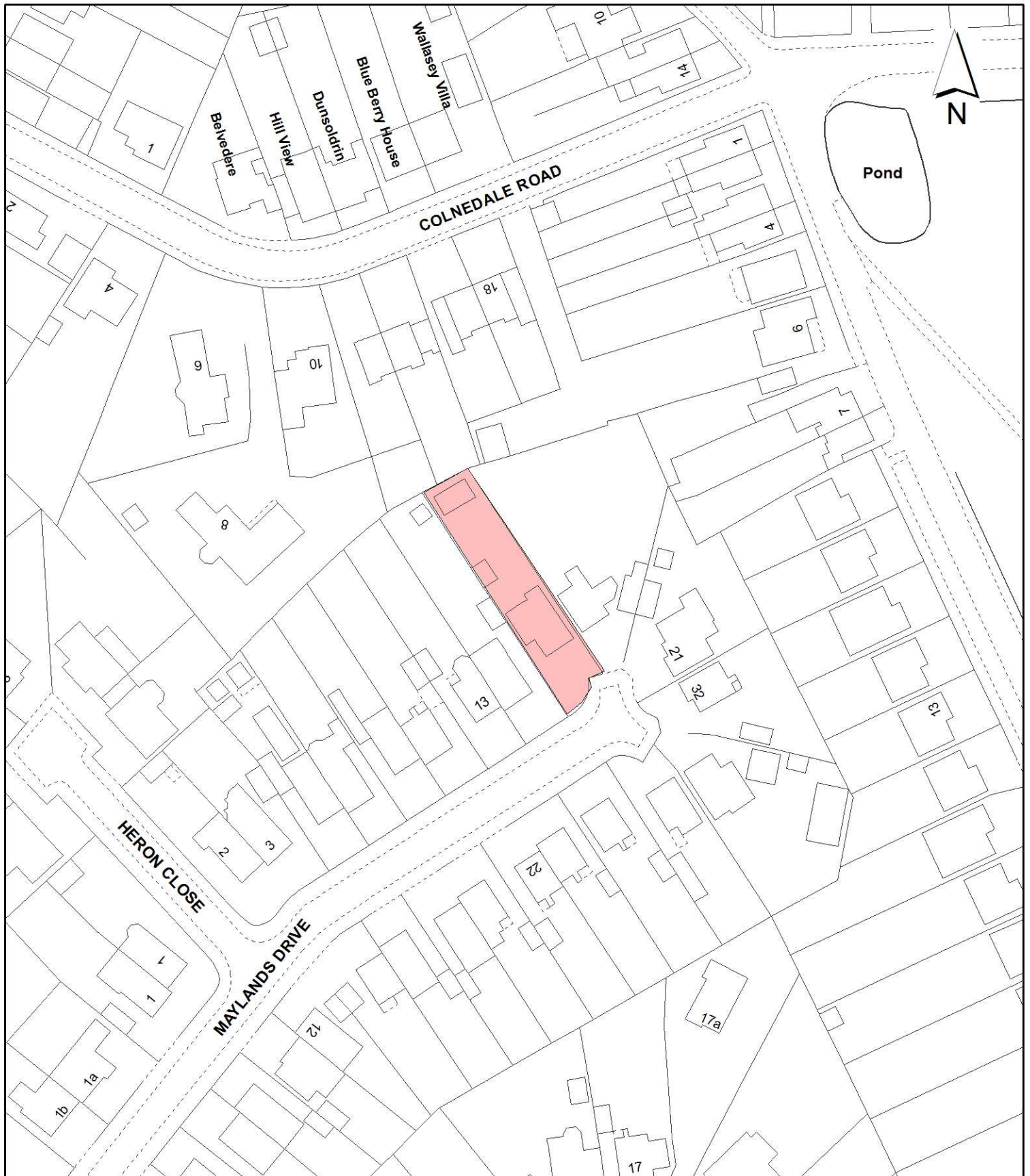
Scale	1:100 A1	Date	01/12/2016
Client	A. STUBBS E. PEARCE HOUSE		
Drawing No	36 / P / 1/A	Drawn	FRJ
Drawn	24 PERMOORE ROAD BUSLIP - MIDDLESEX GREATER LONDON W4 3BP		
Project	LAND AT 17 MAYLANDS DRIVE, UXBRIDGE, MIDDLESEX, UB8 1BH		
Client	MR. S. SHANKA		



P R O P O S E D S I D E

E L E V A T I O N

S C A L E 1 : 1 0 0



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Site Address:

17 Maylands Drive

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

Planning Application Ref:
65665/APP/2016/3230

Scale:
1:1,000

Planning Committee:
Central & South

Date:
February 2017



HILLINGDON
 LONDON