



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 21 JUNE 2016
Time: 7.30 PM
Venue: COUNCIL CHAMBER -
CIVIC CENTRE,
HIGH STREET, UXBRIDGE
UB8 1UW

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

To Councillors on the Committee

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

Published: Monday, 13 June 2016

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListMeetings.aspx?CId=116&Year=0>

Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
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www.hillingdon.gov.uk

Useful information for residents and visitors

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A useful guide for those attending Planning Committee meetings

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Petitions and Councillors

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

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

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

About the Committee's decision

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

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the meeting held on 31 May 2016 1 - 6
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

PART I - Members, Public and Press

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

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	53 Pinn Way, Ruislip - 1244/APP/2016/342	Eastcote & East Ruislip	Two storey rear extension, part single storey rear extension and 2 single storey side extensions involving demolition of existing side structures. Recommendation: Approval	7 - 18 92 - 94
7	Land to the rear of Robins Hearne & Littlewood Ducks Hill Road, Northwood - 41674/APP/2015/2100	Northwood	4 x two storey, 4-bed detached dwellings with associated parking and amenity space (Outline planning application for access and layout with some matters reserved). Recommendation: Approval	19 - 42 95 - 103

8	68 Raisins Hill, Eastcote - 62664/APP/2016/831	Northwood Hills	Two storey side extension and single storey rear extension involving demolition of garage to side. Recommendation: Approval	43 - 56 104 - 113
9	38 Oak Avenue, Ickenham - 25891/APP/2016/409	West Ruislip	Single storey front, side and rear extensions, raising and enlargement of roof to create first floor with habitable roofspace to include 2 rear dormers, 2 side rooflights, vehicular crossover to front involving demolition of existing front, side and rear elements. Recommendation: Approval	57 - 68 114 - 124

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
10	Pembroke House, Pembroke Road, Ruislip - 38324/APP/2016/407	West Ruislip	Erection of detached building to accommodate refuse storage at ground floor and office accommodation above. Recommendation: Refusal	69 - 82 125 - 146
11	8 Windmill Hill, Ruislip - 68915/APP/2015/3776	West Ruislip	Loft conversion with two side dormers and one rear dormer. Recommendation: Approval	83 - 90 147 - 154

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Minutes



HILLINGDON
LONDON

MAJOR APPLICATIONS PLANNING COMMITTEE

31 May 2016

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

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman), Ian Edwards (Vice-Chairman), Henry Higgins, John Morgan, Brian Stead, David Yarrow, Peter Curling (Labour Lead), Janet Duncan (Labour Lead) and John Oswell</p> <p>LBH Officers Present: James Rodger, Head of Planning and Enforcement, Ed Laughton, Planning Officer, Matt Kolaszewski, Manmohan Ranger, Transportation Consultant, Nicole Cameron Legal Advisor, Joyti Mehtia, Legal Advisor (observing) Charles Francis, Democratic Services</p>
3.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
4.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
5.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>The minutes of the meeting held on 12 May 2016 were agreed as an accurate record.</p>
6.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>The Chairman confirmed that Item 11 contained in Agenda B was an urgent item for the reasons stated in the report.</p>
7.	<p>TO CONFIRM THAT THE ITEMS MARKED IN PART 1 WILL BE CONSIDERED INPUBLIC AND THOSE ITEMS MARKED IN PART 2 WILL BE HEARD IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>All items were considered in Public.</p>

8.	<p>LAND EAST OF THE FORMER EMI SITE, 120 BLYTH ROAD, HAYES 51588/APP/2016/1423 (<i>Agenda Item 6</i>)</p> <p>Variation of Conditions 2, 3, 4, 5, 6, 8, 10, 11, 12, 14, 15, 16, 17, 18, 20, 22, 24, 27, 28, 30, 31, 32, 33, 34, 36, 37, 39, 40, 42, 43, 46, 47, 48, 50, 52 and 54, plus the removal of conditions 25, 26 and 45 of planning permission ref: 51588/APP/2015/1613 (Minor amendments to design, external appearance and car parking layout through variation of condition 2 of Planning Consent reference 51588/APP/2011/2253 for the 'Demolition of warehouse extension to Apollo House and erection of a part 4, part 5, part 6 and part 7 storey building comprising 132 residential units, cafe (class A3), Community room (class D2), 5 x workshop units (class B1, B8 or a2 uses), and associated car parking and landscaping')</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>The Committee noted the consent sought had been amended under application reference 51588/APP/2015/1613 and the current application was to vary and remove a number of conditions attached to the amended consent.</p> <p>Officers explained the variation and removal of the conditions would change the trigger points for information to be submitted in relation to the discharge outstanding conditions from 'prior to commencement' to 'prior to occupation'.</p> <p>It was noted such action would allow the flexibility required by the developer but maintained the Council's ability to secure the required elements covered by the conditions. Give the application complied with the policies of the adopted Hillingdon Local Plan (2012) it was recommended for approval.</p> <p>In relation to community facilities, the Committee were advised that the Paragraph 7.01 of the addendum advised the following:</p> <p>Insert text "The original consent included the following Heads of Term - ix) Community Facilities: a contribution of the sum of £30,000 towards community facilities within the locality, or an in-kind facility located on the site and not less than 92sqm gross internal area.</p> <p>On being put to the vote, it was moved, seconded with 7 votes in favour and 1 abstention that the application be approved as per the officer report, addendum and following changes:</p> <p>Resolved -</p> <p>That the application be Approved as per officer recommendation and addendum.</p>
9.	<p>UNIT NO1, VENTURA HOUSE, BULLSBROOK ROAD, HAYES 71554/APP/2016/298 (<i>Agenda Item 7</i>)</p> <p>Erection of three storey extension to provide additional warehousing and office space.</p> <p>Officers introduced the report and provided an overview of the application.</p>

The Committee heard the proposed extension was considered to be acceptable in terms of design, size, scale and siting. Furthermore, it was not considered to be detrimental to the character and appearance of the industrial area and would support the continued employment use of the site.

The Committee noted that a number of parking spaces would be lost as a result of the proposed extension, however, the applicants had revised the parking layout of the site to comply with the Councils requirements.

Members noted the current parking scheme had not included provision for motorcycles and requested Officers to add this as a condition. It was moved, seconded and on being put to the vote agreed that the application be approved subject to delegated authority being given to the Head of Planning & Enforcement to add a condition requiring 2 motorcycle parking spaces.

Resolved -

That the application be approved as per officer recommendation

10. **UNIT A, BULLS BRIDGE CENTRE, NORTH HYDE ROAD, HAYES**
13226/APP/2015/4623 (*Agenda Item 8*)

Installation of mezzanine floors to provide an additional 4350m² of additional floorspace, demolition of ancillary structures and replacement with a car wash apparatus, triage shed and ancillary portable cabins.

Officers introduced the report and highlighted the changes set out in the addendum.

Officers explained the industrial building would be occupied a private hire vehicle company and the proposed operation was for the repair, maintenance and storage of vehicles. In addition to its primary purpose, the scheme also included the provision of some small scale structures across the site with a triage/security gatehouse located adjacent to the entrance to the site, a car wash facility located to the south-east of the existing industrial building and adjacent to the Grand Union Tow Path with two ancillary portable cabins located in the north west corner of the site.

Addressing the visual amenity and impact on the surrounding area, Officers confirmed an existing vegetation buffer along the Tow Path coupled with the railwayline located to the immediate north of the site would mitigate the proposed alterations to the site.

The Committee noted the Council's Water and Flood Management Officer had requested a Management and Maintenance Plan and TfL and the Council's Highway Engineer had both raised technical concerns related to the traffic generation assessment.

Discussing the application, the Committee raised a number of concerns including surface water drainage discharging to the Yeading Brook (given its use as a vehicle cleanant), the degree of air quality provision and the shuttle bus provision as part of the application.

In response, Officers confirmed that the surface water concerns could be addressed by condition and the exhaust fumes from the building could be met via advice and condition from the Council's Environmental Protection Unit. Officers confirmed the

shuttle bus provision mentioned in the report was for the perpetuity of the development.

With regards to transport concerns, the Committee highlighted they were aware of a long standing issue about no left turns on Northside Bridge. In response, the Council's Highways Engineer confirmed that the Head of Terms of the s106 monies could be used to investigate the matter further.

The Committee noted that no provision had been made for motorcycles spaces and the diagrams before Committee did not confirm whether or not any electrical charging provision had been made on the site. Subject to these concerns being addressed by condition and delegated authority being given to the Head of Planning & Enforcement to address the issues above the application was recommended for approval.

It was moved, seconded and agreed that the application be approved.

Resolved -

That the application be Approved as per officer recommendation and addendum and the following conditions listed below:

Soft Landscaping

Protection of existing towpath landscaping

Condition on staff bus being provided for lifetime of development

2 Electric vehicle charging points

Air Quality/ventilation inside the building

11. **ST ANDREW'S PARK, HILLINGDON ROAD, UXBRIDGE 585/APP/2016/1018**
(Agenda Item 9)

Reserved matters (appearance, landscaping, layout and scale) in compliance with conditions 2 and 3 for Phase 4 of planning permission ref: 585/APP/2009/2752 (Outline application (all matters reserved, except for access) including demolition of some existing buildings and mixed use redevelopment of the Former RAF Uxbridge site).

Officers introduced the report and highlighted the changes set out in the addendum.

The Committee heard the Reserved Matters application related to Phase 4, an area of land located centrally within the site. Providing further details, Officers explained that the site was bounded by Phase 3A and the 'pocket park' to the south, the spine road and future Phase 3C to west and the new district park to the north and east.

Describing the main elements, Officers highlighted the proposed scheme provided 85 residential units (41 flats and 44 houses). In terms of amenity space, the Committee were informed that individual gardens would be provided to the houses and the flats would be provided with private and communal external amenity spaces and 135 parking spaces for residents and visitors.

Officers confirmed no objections had been received and on this basis the application was recommended for approval.

It was moved, seconded and on being put to the vote agreed that the application be approved.

	<p>Resolved -</p> <p>That the application be approved as per the Officer recommendation and addendum report.</p>
12.	<p>21 HIGH STREET, YIEWSLEY 26628/APP/2016/462 (<i>Agenda Item 10</i>)</p> <p>Variation of condition 2 (Approved Plans) of planning permission ref: 26628/APP/2014/675, dated 31/07/2014 (Erection of part 4, part 5 storey building to provide 51 self-contained residential units (22 x 1 bedroom and 29 x 2 bedroom) and two retail units Use Class A1 and one restaurant/cafe Use Class A3 with 53 car parking spaces, 3 motorcycle spaces and 51 cycle parking spaces, communal and private amenity areas and landscaping works) for the subdivision of approved Unit 51 to create two studio units together with the extension of the floorplate at Unit 51 only.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Officers confirmed that the extension and subdivision of Unit 51 to create an additional unit was considered acceptable in principle and would not cause harm to the character and appearance of the building, the street scene or the surrounding area. The proposal would also not cause harm to residential amenity with adequate levels of internal floor space and external amenity space.</p> <p>During the course of discussions, the topic of overlooking was raised and the Committee requested that a further condition be added to safeguard the privacy of both subdivided units of Unit 51.</p> <p>On being put to the vote, it was moved, seconded and agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be approved as per officer recommendation and addendum and subject to:</p> <p>confirmation of appropriate balcony screen details. Delegated to Head of Planning and Enforcement to resolve.</p>
13.	<p>LAND AT CESSNA ROAD HEATHROW AIRPORT, HOUNSLOW - 62360/APP/2015/4277 (<i>Agenda Item 11</i>)</p> <p>Outline application for the erection of a 298 room hotel (Matters reserved: Landscaping) at Terminal 2 Heathrow Airport.</p> <p>Officers introduced the report and highlighted the changes set out in the addendum.</p> <p>Officers explained the principle of the proposed development was deemed acceptable. Addressing the details of the application, the Committee were informed the size and scale of the proposed buildings were considered appropriate for the location, and the proposed amendments to the development would enhance the visual amenity of the design.</p>

	<p>Officers highlighted the application was a car free development and hotel guests would use either taxis or public transport links to and from the site.</p> <p>Members welcomed the design and agreed it represented a good use of space within the airport site.</p> <p>On being put to the vote, it was moved, seconded and agreed that the application be approved.</p> <p>Resolved -</p> <p>That the application be approved as per officer recommendation and addendum.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.50 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Charles Francis on 01895 556454. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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

Report of the Head of Planning, Sport and Green Spaces

Address 53 PINN WAY RUISLIP

Development: Two storey rear extension, part single storey rear extension and 2 single storey side extensions involving demolition of existing side structures

LBH Ref Nos: 1244/APP/2016/342

Drawing Nos: 15.911 03

Date Plans Received: 28/01/2016 **Date(s) of Amendment(s):**

Date Application Valid: 10/02/2016

DEFERRED ON 31st May 2016 FOR SITE VISIT ON

This application was deferred at the meeting of the 31st May 2016 for site visit. The site visit is to take place on the 17th June 2016.

1. CONSIDERATIONS

1.1 Site and Locality

This application is being referred to the Planning Committee due to a call-in request from a Ward Councillor and the receipt of a petition expressing objection to the application from local residents.

The application site is located on the eastern side of Pinn Way and comprises a two storey detached dwelling.

The dwelling has a main hipped roof with crown section, a central two-storey front gable projection, a front porch and a more forward single storey pitch-roof projection to the northern end (comprising a study). There are single storey glazed lean-to and canopy structures to the northern and southern sides of the dwelling.

To the south of the application dwelling lies No. 55 Pinn Way and to the north lies No. 51 Pinn Way, which are both detached dwellings. The eastern side of the road has a staggered building line and as such, the dwelling at No.51 projects forward of, and the dwelling at No.55 is set back from the front building line of the application dwelling. The spaciouly sized rear garden is enclosed by tall tree and hedge screens, and the site is within a Tree Preservation Area covered by TPO reference 160. There is a driveway in the front garden, which forms spaces for off-street car parking.

The streetscene is primarily residential in character and mainly comprises two storey detached dwellings with varying designs. The application site lies within the 'Developed Area' as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). The application site also lies within an Archaeological Priority Area.

1.2 Proposed Scheme

This application seeks permission for the erection of a two storey rear extension and two

single storey extensions to the northern and southern sides, which would link with a part single storey rear extension across the full width of the existing dwelling. The existing structures to the sides of the dwelling would be demolished to allow for the proposed extensions.

The first floor of the proposed two storey rear extension would have a width of 11m across the entire rear elevation of the dwelling and depth of 4m. The main hipped roof would be extended rearwards over the two storey rear extension with crown section and arranged in two sections over the rear elevation in a 'valley style' formation.

The proposed single storey side extension to the northern elevation would be set back from the projecting frontage of the dwelling by 4.4m. The side extension would be set away from the northern boundary with the dwelling at No.51 by 1m and it would have a total depth of 11.2m with the linked proposed part single storey rear extension. The northern side extension would be 1.9m wide and it would have a pitched roof to maximum height of 3.4m. The proposed single storey side extension to the southern elevation would line up with the recessed frontage of the dwelling and it would be set away from the southern boundary with the dwelling at No.55 by 1m. The southern side extension, which would also be 1.9m wide and have a pitched roof to maximum height of 3.4m, would also have a total depth of 11.2m with the proposed part single storey rear extension.

The proposed part single storey rear extension would have a width of 15m wide, a part pitch/part flat roof to maximum height of 3.4m, and project beyond the original rear wall of the dwelling at a depth of 5.5m.

1.3 Relevant Planning History

1244/APP/2009/1132 53 Pinn Way Ruislip

Two storey rear and single storey side extensions, involving part demolition of existing dwelling and outbuildings.

Decision Date: 22-10-2009 **Withdrawn** **Appeal:**

1244/APP/2009/2425 53 Pinn Way Ruislip

Erection of a two storey rear extension and single storey side extensions.

Decision Date: 16-08-2010 **Refused** **Appeal:** 17-DEC-10 **Dismissed**

1244/APP/2015/2108 53 Pinn Way Ruislip

Single storey side and rear extensions involving demolition of existing side structures

Decision Date: 13-08-2015 **Approved** **Appeal:**

Comment on Planning History

An application with reference 1244/APP/2015/2108, and which proposed the erection of single storey side and rear extensions (involving demolition of existing side structures) was granted permission on 13/08/2015. This permission has not yet been implemented on the site.

An application with reference 1244/APP/2009/2425, and which proposed the erection of a two storey rear extension and single storey side extensions was refused permission on 16/08/2010. An appeal that was lodged against that refusal was subsequently dismissed on appeal on 17/12/2010.

Reasons for refusal:

i). The proposed two storey rear extension, by reason of its overall size, siting, design, appearance and length of projection, would represent a disproportionate and incongruous addition that would fail to appear subordinate to the appearance of the original house. It would be detrimental to the appearance of the original house and would detract from the character and appearance of the surrounding area generally, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

ii). The proposed crown roof design would represent an incongruous form of development which would fail to harmonise with the architectural composition of the original house. It would be detrimental to the character and appearance of the original house and the street scene and surrounding area generally, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

iii). The proposed single storey side extensions, by reason of their alignment with the front wall of the original house, would fail to appear subordinate to the appearance of the original house. They would be detrimental to the appearance of the original house and would detract from the character and appearance of the street scene generally, contrary to Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies 2007) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

EXTERNAL CONSULTTEES

6 neighbouring properties (Nos. 50, 51, 55, 58 and 60 and No. 55 Eastcote Road) were consulted by letter dated 12/02/2016. A site notice was also displayed in the area on 23/02/2016.

Two letters of objection and a petition containing 25 signatories and expressing objection to the application proposal have been received.

The grounds of objection in the letters received are summarised below:

- (i) The bulk of the proposal is out of keeping with the surrounding area.
- (ii) The proposal would not fit in with the scale of neighbouring properties in the area.

The grounds of objection in the petition are outlined below:

- 'The bulk of the two storey rear extension is out of keeping with the surrounding area and because of its similarity to an application submitted in 2009 and refused on appeal (reference 1244/APP/2009/2425)'.

Case Officer Comments:

The points raised are addressed in the 'Main Planning Issues' section of this report below.

INTERNAL CONSULTEE

Trees Officer:

This site is covered by Tree Preservation Order (TPO) reference 106. However, no significant trees, protected or otherwise, will be affected. There are no recommendations and the conclusion (in terms of Saved Policy BE38) is acceptable.

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14 New development and car parking standards.

BE1 Development within archaeological priority areas

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

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

LPP 3.5 (2015) Quality and design of housing developments

5. **MAIN PLANNING ISSUES**

The main issues for consideration in determining this application relate to the effect of the proposal on the impact on the Archaeological Priority Zone, the character and appearance of the existing dwelling, the impact on the visual amenities of the surrounding area, the impact on residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application dwelling and provision of adequate off-street parking.

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

providing high quality urban design.

Policy BE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires all new development within archaeological priority areas to safeguard, record and monitor assets of archaeological and historic importance, where they may be found in-situ following investigations.

Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) resist any development which would fail to preserve the character/appearance of the area, harmonise with the existing streetscene or would fail to safeguard the design of existing and adjoining sites.

As stated in the 'Site and Locality' section above, the application site lies within an Archaeological Priority Area. However, it is considered that the scale and size of the proposed extensions are such that the proposed development would not adversely impact on any archaeological remains or artefacts that may be subterraneanly in-situ on the site. As such, the proposal does not have any conflict with Policy BE1 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The combined width of 3.8m for the two single storey side extensions would be less than half of the existing width of 11m for the existing dwelling. This would comply with the guidance contained in paragraph 4.5 of the adopted HDAS SPD: Residential Extensions (December 2008), which specifies that 'in order for a single storey side extension to appear subordinate, the width of the extension should be considerably less than that of the main house and be between half and two thirds of the original house width'. The proposed maximum height of 3.4m for the side extensions would comply with the maximum height of 3.4m specified for side extensions with pitched roofs in paragraph 4.2 of the HDAS SPD. It is therefore considered that the side extensions would not be excessive in scale, width and height, and that they would constitute subordinate additions to the existing dwelling. The dimensions and scale of the side extensions are the same as those approved in permission reference 1244/APP/2015/2108.

The 3.4m roof height of the proposed part single storey rear extension is compliant with the guidance in paragraph 3.7 of the HDAS SPD, which specifies a maximum height of 3.4m for extensions with pitch roofs. The proposed depth of 5.5m exceeds the maximum depth of 4m for single storey rear extensions at detached dwellings as specified in paragraph 3.4 of the HDAS SPD. However, the site specific circumstances are such that the proposed rear extension would project 4m beyond the original rear elevation of the dwelling to the north at No.51 whilst maintaining a gap of 1m to that boundary, and it would be set forward of the rear elevation of the dwelling to the south at No.55 by approximately 5.5m whilst also maintaining a gap of 1m to that boundary. It is therefore considered that the part single storey rear extension would constitute a subordinate addition and integrate well visually with the existing dwelling. It should be noted that the dimensions and scale of the rear extension are the same as those approved in permission reference 1244/APP/2015/2108.

The objection from local residents as expressed in the letter and petition in respect of the two storey rear extension is noted. Pinn Way is characterised by detached dwellings of varying styles and designs, some of which include two storey extensions. Given the character of the immediate locality, the principle of a two storey rear extension is considered to be acceptable. The proposed two storey rear extension would project 4m beyond the original rear wall of the dwelling, and maintain the eaves and ridge heights of the existing main roof. Paragraphs 6.2 and 6.3 of the HDAS SPD specify that two storey

rear extensions will only be allowed where there is no significant over-dominance, over-shadowing, loss of outlook and daylight. They also specify that two storey rear extensions will only be considered on detached properties where they do not extend beyond a 45 degree line of sight taken from the nearest of the first floor window of any room of the neighbouring properties. Paragraph 6.4 of the HDAS SPD specifies that where the 45 degree line of sight criteria can be met, then two storey rear extensions at detached dwellings should not exceed a maximum depth of 4m.

The proposed two storey rear extension would be set away from the boundaries with the adjacent dwellings at Nos. 51 and 55 by 2.9m, and given that it would be set forward of the rear building line at No.55, it is considered that any 45 degree lines drawn from the nearest edges of the closest first floor rear windows in the adjacent dwellings at Nos. 51 and 55 would not intersect the proposed two storey rear extension. As a result, it is considered that the two storey rear extension would not constitute a dominating and obtrusive addition in relation to the context of the site and the closest adjacent dwellings. Furthermore, the maximum 4m depth of the proposed two storey rear extension is significantly less than the maximum 6m depth proposed along the boundary with No.55 in the previous refused application (reference 1244/APP/2009/2425). The resultant roof design of the two storey rear extension incorporates a two-section arrangement in a 'valley style' formation across the rear elevation, and it is considered that this design is such that it would break up the massing of the resultant bulk of the extended roof.

Overall, it is considered that only a small section of the two storey rear extension would be visible from most public vantage points on the streetscene, and it is therefore considered that the overall bulk of the proposed extensions is such that they would constitute subordinate additions and integrate well visually with the main existing dwelling, consistent with the guidance of the HDAS SPD: Residential extensions (December 2008), Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The adjacent dwelling at No.51 Pinn Way would be separated from the proposed single storey northern side extension by an attached garage at that dwelling. The dwelling at No.51 has habitable and non-habitable windows in the side elevation facing the application dwelling. However, it is noted that there would be no windows in the side elevations of the proposed side and rear extensions facing No.51 and there would be a gap of 4.5m between the side walls of both dwellings at the nearest point. As stated above, the proposed two storey rear extension would not intersect any 45 degree line of sight from the nearest edge of the closest first floor rear window at that dwelling, and even though the rear extension would likely result in some overshadowing of the rear garden at No.51 during the afternoon hours, this is not considered to be so significant as to justify a refusal of planning permission. The single and two storey rear extensions would project beyond the original rear elevation of the dwelling of No.51 by 4m, which would be consistent with the guidance contained in paragraphs 3.4 and 6.4 of the HDAS SPD. The projection beyond the dwelling at No.51 would be further offset by the set-in distances of 1m (for the single storey element) and 2.9m (for the two storey element) of the rear extension from that boundary, and the development would be partly screened off from views at No.51 by a tall tree/hedge screen. As such, it is considered that the proposed development would not adversely harm the residential amenities of the occupiers of the dwelling at No.51.

With regards to the impact on the occupiers of the adjacent dwelling to the south at No.55, the proposed single storey and two storey rear extensions would not project beyond the

original rear wall of that adjacent dwelling. Furthermore, the dwelling at No.55 does not have any windows in the side elevation facing the application dwelling. The proposed single storey side extension along the southern side boundary would not project beyond the front wall of the dwelling at No.55. Given that the dwelling at No.55 lies to the south of the application dwelling, it is considered that no adverse overshadowing will occur. It is therefore considered that the proposal would not harm the residential amenities of the neighbouring occupiers from increased overshadowing, loss of sunlight, visual intrusion and over-dominance. As such, the proposal is in compliance with Policies BE20, BE21, BE22 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

It is considered that all the proposed habitable rooms, and those altered by the proposed development would have adequate outlook and entry of light from sufficiently sized window openings, therefore complying with the Housing Standards in the Minor Alterations to The London Plan (March 2016).

Paragraphs 3.13 and 5.13 of the HDAS SPD require sufficient garden space to be retained as a consequence of an extension. The proposal would result in the creation of a four-bedroom dwelling, which would require the provision of a minimum garden area of 100 sq.m. The proposal would result in the retention of approximately 310 sq.m of usable area, which significantly exceeds the minimum required. Adequate garden/amenity space would be therefore be retained for the occupiers, in compliance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal would not affect the present off-parking provision in the site, which is in the form of two spaces on the driveway in the front garden. The two spaces are adequate for a dwelling of this size and as such, the proposal would therefore comply with paragraph 9.8 of the HDAS SPD and Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

For the reasons given above, the proposal is recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan, number 03.

REASON

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

3 HO4 Materials

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

REASON

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

INFORMATIVES

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

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

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

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

AM14	New development and car parking standards.
BE1	Development within archaeological priority areas
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

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

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

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

British Standard Code of Practice BS 5228: 1984.

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

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

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

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

Contact Officer: Victor Unuigbo

Telephone No: 01895 250230

Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE REAR OF ROBINS HEARNE AND LITTLEWOOD DUCKS HILL ROAD NORTHWOOD

Development: 4 x two storey, 4-bed detached dwellings with associated parking and amenity space (Outline planning application for access and layout with some matters reserved)

LBH Ref Nos: 41674/APP/2015/2100

Drawing Nos: Tree Protection Measure
Arboricultural Survey
Tree Protection Plan
DHR/FC/07 Rev. A
Location Plan (1:1250)
15.17.1
DHR/FC/04
DHR/FC/05
DHR/FC/06
Extended Phase 1 Habitat Survey Feb 2016

Date Plans Received:	08/06/2015	Date(s) of Amendment(s):	28/08/2015
Date Application Valid:	22/06/2015		26/02/2016
			08/06/2015

1. SUMMARY

This application seeks outline permission for the erection of 4 detached houses on this site. Means of access and layout only are to be determined at this stage and the plans showing the siting and floor plans of the houses are only indicative. Appearance, landscaping and scale are reserved for subsequent approval.

The extension of Fringewood Close forms part of application 41674/APP/2009/2651 and 41674/APP/2009/2643. The current application has combined the two applications together. The only difference is the conservatory from Plot 4 has been removed from the scheme and the applicant has addressed tree issues from the previously refused schemes in 2013.

It is considered that the scheme makes adequate provision for the long term retention of the important trees on site and many others of lesser quality on this and adjoining sites and adequately protects the ecological value of the site. Education contributions are no longer required, which overcomes the second refusal reason.

In addition the principle of the development has been reassessed having had full regard to a review of current policy and officers remain of the view that the proposed development is acceptable in principle.

The application is recommended accordingly.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES1 Outline Time Limit

The development hereby permitted shall begin either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON

To comply with Section 92 of the Town and Country Planning Act 1990 (As Amended).

2 RES2 Outline Reserved Matters

Details of the appearance, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to the local planning authority before the expiry of three years from the date of this permission and approved in writing before any development begins.

The development shall be carried out in accordance with the approved details.

REASON

To comply with Sections 91 and 92 of the Town and Country Planning Act 1990 (As Amended).

3 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 and documents as follows:

Tree Protection Measure
Arboricultural Survey
Tree Protection Plan
DHR/FC/07 Rev.A
15.17.1
DHR/FC/04
DHR/FC/05
DHR/FC/06
Extended Phase 1 Habitat Survey Feb 2016

and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

4 RES10 Tree to be retained

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

should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

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

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 (2015) Policy 5.12.

6 RES6 Levels

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

REASON

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

7 RES8 Tree Protection

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

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

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

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

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

REASON

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

8 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 Means of enclosure/boundary treatments
 - 2.b Car Parking Layouts for 8 cars
 - 2.c Hard Surfacing Materials
 - 2.d External Lighting
4. Details of Landscape Maintenance
 - 4.a Landscape Maintenance Schedule for a minimum period of 5 years.
 - 4.b Proposals for the replacement of any tree, shrub, or area of surfacing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

6. Other

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

6.b Proposed finishing levels or contours

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

REASON

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

9 H1 Traffic Arrangements - submission of details

Development shall not begin until details of all traffic arrangements (including where appropriate carriageways, footways, turning space, safety strips, sight lines at road junctions, kerb radii, car parking areas and marking out of spaces, loading facilities, closure of existing access and means of surfacing) have been submitted to and approved in writing by the Local Planning Authority. The approved development shall not be occupied until all such works have been constructed in accordance with the approved details. Thereafter, the parking areas, sight lines and loading areas must be permanently retained and used for no other purpose at any time. Disabled parking bays shall be a minimum of 4.8m long by 3.6m wide, or at least 3.0m wide where two adjacent bays may share an unloading area.

REASON

To ensure pedestrian and vehicular safety and convenience and to ensure adequate off-street parking, and loading facilities in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Chapter 6 of the London Plan (2015).

10 NONSC Non Standard Condition

Prior to the commencement of development detailed bat, reptile and mammal habitat and species surveys should be submitted to and approved in writing by the Local Planning Authority. The surveys shall be accompanied by a detailed protection and enhancement plan that shows the retention of the main ecological features or enhanced opportunities for flora and fauna. The enhancement plan shall include a water feature not smaller than the pond identified in the ecological report. The development must be carried out and completed in accordance with the approved plans.

Reason

To ensure the development protects and enhances ecological value in accordance with Policy EM8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 NONSC Non Standard Condition

The residential units within the development hereby approved shall be in accordance with Part M4(2) of the Building regulation standards as set out in the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (2015) Policies 3.1, 3.8 and 7.2.

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

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

2 I52 Compulsory Informative (1)

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

3 I53 Compulsory Informative (2)

The decision to APPROVE 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.
BE15	Alterations and extensions to existing buildings
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.
H4	Mix of housing units
H5	Dwellings suitable for large families Protection of the character and amenities of surrounding properties

OE1	and the local area
R17	Use of planning obligations to supplement the provision of recreation leisure and community facilities
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.4	(2015) Optimising housing potential
LPP 3.5	(2015) Quality and design of housing developments
LPP 3.8	(2015) Housing Choice
LPP 5.3	(2015) Sustainable design and construction
LPP 7.4	(2015) Local character
LPP 7.6	(2015) Architecture

4 I2 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.

5 I5 Party Walls

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

carry out work to an existing party wall;

build on the boundary with a neighbouring property;

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

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

6 I10 Illustrative Drawings

You are reminded that the drawings submitted with the application are for illustrative purposes only and do not form part of the application for which permission is hereby granted.

7 I15 Control of Environmental Nuisance from Construction Work

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

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

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

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

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

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

8 118 Storage and Collection of Refuse

The Council's Waste Service should be consulted about refuse storage and collection arrangements. Details of proposals should be included on submitted plans.

For further information and advice, contact - the Waste Service Manager, Central Depot - Block A, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB8 3EU (Tel. 01895 277505 / 506).

9 120 Land Drainage

You are advised that, pursuant to the Land Drainage Act 1976, details of any works affecting the beds, banks and flow of the river, including details of any outfall structures discharging into the watercourse, should be submitted to the Environment Agency, Planning Liaison Officer, Thames Region, Howard House, 10/11 Albert Embankment, London SE1 7TG.

10 121 Street Naming and Numbering

All proposed new street names must be notified to and approved by the Council. Building names and numbers, and proposed changes of street names must also be notified to the Council. For further information and advice, contact - The Street Naming and Numbering Officer, Planning & Community Services, 3 North Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250557).

11 123 Works affecting the Public Highway - Vehicle Crossover

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

12 124 Works affecting the Public Highway - General

A licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the public highway. This includes the erection of temporary scaffolding, hoarding or other apparatus in connection with the development for which planning permission is hereby granted. For further information and advice contact: - Highways Maintenance Operations, 4W/07, Civic Centre, Uxbridge, UB8 1UW

13 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to

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

14 I33 **Tree(s) Protected by a Tree Preservation Order**

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

15 I45 **Discharge of Conditions**

Your attention is drawn to conditions 2, 3, 5, 6, 7, 8, 11 and 15 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

16 I47 **Damage to Verge - For Council Roads:**

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

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

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

17 I6 **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.

18 I9 **Community Safety - Designing Out Crime**

Before the submission of reserved matters/details required by condition 17, you are advised to consult the Metropolitan Police's Crime Prevention Design Advisor, Residents Services, Civic Centre, Uxbridge, UB8 1UW (Tel. 01895 250538).

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises an irregular-shaped area of land forming part of and located at the end of the rear gardens of two detached residential properties fronting the south-east side of Ducks Hill Road, known as 'Robins Hearne' and 'Littlewood'. The site is located to

the north of the turning head at the northern end of Fringewood Close, located to the front of No.17. Fringewood Close only has detached houses on its south eastern side, the north west the road is adjoined by the rear gardens of properties fronting Ducks Hill Road. The garden areas are characterised by a significant number of trees, of which a number within and close to the application site are protected under Tree Preservation Order No. 281. The site forms part of the 'developed area' as identified by the Local Plan Policies and to the south east of the houses on Fringewood Close is the Copsewood Estate Area of Special Local Character.

3.2 Proposed Scheme

This application seeks outline permission for the erection of 4 detached houses on this site. Means of access and layout only is to be determined at this stage and the plans showing the siting and floor plans of the houses are only indicative. Appearance, landscaping and scale are reserved for subsequent approval.

Access to the site would be by means of a southerly extension to Fringewood Close which would abut the south western boundary of the application site. The extension of Fringewood Close forms part of application 41674/APP/2009/2651 and 41674/APP/2009/2643. The current application has combined the two applications together. The only difference is the conservatory from Plot 4 has been removed from the scheme and the applicant has addressed tree issues from the previously refused schemes in 2013.

3.3 Relevant Planning History

- 41674/APP/2002/385 Rear Of Robins Hearne Fringewood Close Northwood
EXTENSION OF FRINGEWOOD CLOSE AND ERECTION OF TWO DETACHED HOUSES
(OUTLINE APPLICATION)(RENEWAL OF PLANNING PERMISSION REF.41674/98/1199 DAT
24/09/1999)
- Decision:** 25-04-2002 Approved
- 41674/APP/2005/150 Rear Of Robins Hearne Fringewood Close Northwood
EXTENSION OF FRINGEWOOD CLOSE AND ERECTION OF 2 DETACHED HOUSES (OUTL
APPLICATION)(RENEWAL OF PLANNING PERMISSION REF.41674/98/1199 DATED
24/09/1999)
- Decision:** 08-03-2005 Approved
- 41674/APP/2005/396 Rear Of Robins Hearne And Littlewood, Ducks Hill Road Northwood
ERECTION OF TWO DETACHED HOUSES (OUTLINE APPLICATION)
- Decision:** 31-03-2005 Approved
- 41674/APP/2009/2643 Land To The Rear Of Robins Hearne And Littlewood Ducks Hill Road
Extension of Fringewood Close and erection of 2 four bedroom detached houses
- Decision:** 02-03-2010 Approved

41674/APP/2009/2651 Land To The Rear Of Robins Hearne And Littlewood Ducks Hill Road
Erection of 2 four bedroom detached houses (Outline application)

Decision: 02-03-2010 Approved

41674/APP/2013/543 Land To The Rear Of Robins Hearne And Littlewood Ducks Hill Road
Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline
planning application for access and layout with other matters reserved)

Decision: 02-05-2013 Refused

41674/APP/2013/546 Land To The Rear Of Robins Hearne And Littlewood Ducks Hill Road
Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline
planning application for access and layout with other matters reserved)

Decision: 02-05-2013 Refused

41674/B/90/0673 Rear Of Robins Hearne And Littlewood, Ducks Hill Road Northwood
Erection of 4 five-bedroom detached houses with double garages

Decision: 04-04-1991 Refused

41674/C/90/0674 Rear Of Robins Hearne And Littlewood, Ducks Hill Road Northwood
Erection of two 5-bedroom detached houses with garages

Decision: 04-04-1991 Approved

41674/E/98/1199 Rear Of Robins Hearne Fringewood Close Northwood
Extension of Fringewood Close and erection of two detached houses (outline application)

Decision: 24-09-1999 Approved

Comment on Relevant Planning History

The situation with regard to the planning history on this site and it's materiality to the decision making in respect of this application is somewhat unusual. Accordingly, it is necessary to bear in mind some key legal principles in considering this. These are set out below:

(i) Decisions on planning applications must be in accordance with the development plan, unless material considerations indicate otherwise, per s.38(6) of the Planning and Compulsory Purchase Act 2004.

(ii) Regard must be had to all material considerations (per s.70(2) of the Town and Country Planning Act 1990).

(iii) A previous decision is capable of being a material consideration, but the weight to afford

to any such material consideration is a matter for the decision maker: R (Trashorfield Limited) v. Bristol City Council [2014] EWHC 757 (Admin) at [13(ii)].

(iv) As far as consistency in decision making is concerned, "like cases should be decided in a like manner", which "presupposes that the earlier case is alike and is not distinguishable in some relevant respect": North Wiltshire District Council v. Secretary of State for the Environment (1993) 65 P&CR 137 at [144-5].

There were two planning applications submitted and determined by the Local Planning Authority within 2013, these being 41674/APP/2013/543 and 41674/APP/2013/546. Each of these applications was individually different and distinguishable from the current application, but the combined applications in effect sought for a very similar development. The main difference being the provision of additional arboricultural information and amendments to address this matter.

Having regard to the fourth principle set out above, unless there is some distinction between this application and the earlier case, for example by reason of changes to the scheme or by way of a substantive change to planning policy any decisions relating to the principle or the impact on the character or appearance should be consistent with the earlier decisions. In this respect, while there have been changes to the National Planning Practice Guidance and the London Plan since these earlier decisions, these have not changed the thrust or overall intention of the policies.

Notwithstanding this, principals (i) and (ii) above require the Council as the decision maker to determine the application in accordance with the development plan and have regard to all material policies and considerations. In this case there is a substantive issue in that there was a material change in policy with respect to the classification and consideration of developments on garden land between the consideration of the outline applications approved by the Council in 2009 and those refused by the Council in 2013. The change had taken place at national, regional and local levels of planning policy, however, it does not appear these changes were fully considered in reaching the 2013 decisions. This is apparent from the officers reports at the time which acknowledge the 2012 policy under the 'Additional Policy Details' and subsequently under the 'Impact on Street Scene' section indicated that 'There has been no change in circumstance on site, or material alteration of planning and/or design guidance to suggest that the houses are no longer appropriate.'

Policies requiring consideration of the material planning implications of the loss of garden land remain a fundamental part of adopted policy at this time and in order to accord with principle (i) and (ii) it is necessary for the Council to consider these in reaching a decision on this application.

Consistency in decision making is clearly an important matter, as is the need for applications to be determined in accordance with the development plan. Both matters need to be given due and proper consideration. In this case officers have undertaken a full assessment of the application against currently adopted policy, and remain of the view that the principle of the development is acceptable having regard to these policy changes. In this case the proposed recommendation would be consistent and have full and proper regard to the development plan. It is however, for the Members of this Committee as the decision makes to determine what weight they feel should be placed on the previous decisions.

Schedule of Previous Decisions:

41674/APP/2013/543 - Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline planning application for access and layout with other matters reserved) - Refused for the following reasons:

1. The proposal fails to provide sufficient details, including an up to date tree survey, an arboricultural impact assessment, tree retention/removal strategy and tree protection method statement and thus fails to demonstrate that the proposal would result in the trees on site being safeguarded. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, particularly in respect of education. The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations Supplementary Planning Guidance.

41674/APP/2013/546 - Extension of Fringewood Close and 2 x two storey, 4- bedroom detached dwellings (Outline planning application for access and layout with other matters reserved) - Refused for the following reasons:

1. The proposal fails to provide sufficient details, including an up to date tree survey, an arboricultural impact assessment, tree retention/removal strategy and tree protection method statement and thus fails to demonstrate that the proposal would result in the trees on site being safeguarded. The proposal is therefore contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

2. The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development, particularly in respect of education. The proposal therefore conflicts with Policy R17 of the adopted Local Plan and the Council's Planning Obligations Supplementary Planning Guidance.

41674/APP/2009/2651 - Erection of 2 four bedroom detached houses (Outline application) - Approved 2 March 2010.

41674/APP/2009/2643 - Extension of Fringewood Close and erection of 2 four bedroom detached houses (Outline application) - Approved 2 March 2010.

41674/APP/2005/396 - Erection of two detached houses (Outline Application) - Approved 31 March 2005.

41674/APP/2005/150 - Extension of Fringewood Close and erection of two detached houses (Outline Application) (Renewal of planning permission ref. 41674/APP/2002/385, dated 25/04/2002) - Approved 8th March 2005.

41674/APP/2002/385 - Extension of Fringewood Close and erection of two detached houses (Outline application) (Renewal of planning permission ref. 41674/98/1199, dated 24th September 1999) - Approved 25th April 2002.

41674/98/1199 - Extension of Fringewood Close and erection of two detached houses (Outline application - Approved 24th September 1999.

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.

BE15 Alterations and extensions to existing buildings

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.

H4 Mix of housing units

H5 Dwellings suitable for large families

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

R17 Use of planning obligations to supplement the provision of recreation, leisure and community facilities

HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2015) Quality and design of housing developments

LPP 3.8 (2015) Housing Choice

LPP 5.3 (2015) Sustainable design and construction

LPP 7.4 (2015) Local character

LPP 7.6 (2015) Architecture

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

EXTERNAL

18 neighbouring properties and the Northwood Residents Association were notified of the proposed development on 23rd June 2015 and a site notice was erected adjacent the site on 5th July 2015.

By the close of the consultation period 8 neighbouring residents had objected to the proposed development and a petition with 26 signatures was received.

The objections can be summarised as the following:

- i) The house on Plot 1 is too close to our boundary, it is much closer than No 17 Fringewood Close and we feel this would impact on the privacy of our garden.
- ii) We have mature trees and shrubs on our property that would be damaged by the proximity of the proposed development.
- iii) Loss of privacy.
- iv) Overshadowing.
- v) Sewage issues.
- vi) No plans showing parking spaces.
- vii) Overdevelopment of the site.
- viii) Impact on character and appearance of the area.

Officer response:

Sewage issues would be adequately dealt with under other legislation. The other issues are addressed in the main body of the report.

Internal Consultees

TREE OFFICER:

Tree Preservation Order (TPO)/Conservation Area: This site is covered by TPO 281.

Significant trees/other vegetation of merit in terms of Saved Policy BE38: There are several large, mature protected trees on and adjacent to this site. Some basic tree information has been provided, but further information is required. It appears that several of these high value trees could be detrimentally affected.

Recommendations: In order to show that this scheme makes adequate provision for the protection and long-term retention of valuable tree/s, the following detail is required (in accordance with BS5837:2012):

A tree survey to categorize the trees on and off site;

An Arboricultural Impact Assessment to show how the proposal fits within the context of the trees on and off site;

Existing and proposed levels (any proposed changes in levels must be clearly defined and shown in colour on the plans)

ALL existing and proposed drainage must be shown

A tree protection plan to show how the trees (to be retained) will be protected during development;

An arboricultural method statement to show any incursion into tree root protection areas (RPA's) will be addressed.

Details of how the tree protection measures will be assessed before demolition/construction starts and how the tree protection (and any procedures described within approved arboricultural method statements) will be supervised during construction.

Conclusion (in terms of Saved Policy BE38): Please re-consult on receipt of the requested information; if the information is not forthcoming, then the scheme will be considered unacceptable because it does not make adequate provision for the protection and long-term retention of valuable trees.

Officer comment: Revised information was received and the tree officer's comments on this are set out below:

Further to my previous comments, I have now had a chance to visit the site and can advise as follows:

A tree survey/report/protection plan has been provided and is fit for purpose.

The Western Red Cedar to be removed for the entrance is a low value tree and replaceable elsewhere on the site.

The Hornbeam (G1) that is due to be removed is affecting the growth/appearance of the much better Oak (T18) which will become the central/focal point of the development. A replacement tree can be planted elsewhere on the site.

We still need further information on the 'no-dig' construction beneath Oak (T18), which is a valuable tree; details of on-site supervision (for works around the several valuable Oaks); and also re-planting proposals, but all of these matters can be dealt with by condition.

The only amendment I would request is that the conservatory for plot 4 is moved to the other end of the proposed building; this will help improve the relationship between the building and the Oak (T8).

Subject to the requested amendments and conditions RES8, RES9 and RES10, this scheme is considered acceptable in terms of Saved Policy BE38 of the UDP.

Officer comment: Plans were revised removing the conservatory for plot 4.

SUSTAINABILITY OFFICER

I broadly agree with the findings of the ecological reports although further studies are necessary. Given the time lapsed in processing the application and the previous history on the site it is necessary to secure these surveys through planning conditions. It is considered that the value of the site is not sufficient to warrant refusal and that further surveys, accompanied by a protection and enhancement plan would be satisfactory to offset the likely harm of the development. It is considered that a future application for any necessary species or habitat licences would be successful.

Consequently the following condition is required:

Prior to the commencement of development detailed bat, reptile and mammal habitat and species surveys should be submitted to and approved in writing by the Local Planning Authority. The surveys shall be accompanied by a detailed protection and enhancement plan that shows the retention of the main ecological features or enhanced opportunities for flora and fauna. The enhancement plan shall include a water feature not smaller than the pond identified in the ecological report. The development must proceed in accordance with the approved plans.

Reason

To ensure the development protects and enhances ecological value in accordance with Policy EM8.

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 the history of the application site, any extant planning permissions and currently adopted planning policy and to a lesser extent, emerging policy.

As mentioned in the 'Comment on Relevant Planning History' section of this report, the site has a long history of outline planning permissions being granted across a long period of time. The most recently refused applications appear to have placed a significant amount of weight on the 2009 decision as a material planning consideration, and did not appear to have fully addressed changes in policy with respect to development of garden land which have occurred since. For example significant changes to such policy occurred in April 2010 with the adoption of The London Plan Interim Housing Supplementary Planning Guidance, but these changes were not fully acknowledged in the officers report at the time.

The current policy context includes significant policies relating to consideration of garden development which do not appear to have been fully assessed under these previous applications. In order to ensure the development is considered in accordance with the development plan in force it is necessary to consider these policies. It is therefore necessary to re-consider the principle of residential development on this backland site in the light of currently adopted and emerging policy.

The London Plan (March 2015) 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, March 2016 now 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 various issues are discussed in more detail within the relevant sections of the report.

The NPPF (March 2012) has also been adopted since the last application was considered and at paragraph 53, this 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 also 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.

Within the Council's emerging Local Plan: Part 2 - Development Management Policies (Proposed Submission Version, September 2014), paragraph 4.16 advises that the Council, in general will not accept proposals for development on back garden land. Policy DMH6: Garden and Backland Development states:-

'There is a presumption against the loss of back gardens due to the need to maintain local character, amenity space and biodiversity. In exceptional cases a limited scale of backland development may be acceptable, subject to the following criteria:

- rear garden land which contributes either individually or as part of a larger swathe of green space to the amenity of residents or provides wildlife habitats must be retained;
- neighbouring residential amenity and privacy of existing homes and gardens must be maintained and unacceptable light spillage avoided;
- vehicular access or car parking should not have an adverse impact on neighbours in terms of noise or light. Access roads between dwellings and unnecessarily long access roads will not normally be acceptable;
- development on backland sites must be more intimate in mass and scale and lower than frontage properties;
- Features such as trees, shrubs and wildlife habitat, which are important to character, appearance or wildlife must be retained or re-provided.'

There is in general no objection to the principle of an intensification of use on existing residential sites and consideration of backland it is important to consider the surrounding context. The application site is somewhat unusual being located in an area of Ducks Hill Road where there has been extensive backland development over the short to medium terms. It is considered that it is now the case that the backland nature of many of the developments is now the predominant character in the area. Indeed, the 2 large back gardens of the application site are effectively the only 2 remaining large gardens with others having been filled in residential roads and cul de sacs including Fringewood Close, Hurst Place, Glynswood Place, Drakes Drive, Kingfisher Close, and Manor House Drive.

In this particular instance it is not considered that the proposed development would be 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 (March 2016) and the NPPF (March 2012).

7.02 Density of the proposed development

The proposed density of development has previously been approved for this site. However, since this approval, the London Plan has been revised. The London Plan (February 2008) states that residential densities should maximise the potential of the site, but they also have to have regard to their local context and the public transport capacity. This site has a low PTAL of 1a. New housing is generally expected in such locations to be within the range of 30-55 units/hectare.

The proposed new houses, represent a density of approximately 13.09 units/hectare, which is well below this guidance. However, given the low density of development in the surrounding area and the need to safeguard existing trees on site, it is considered that a more comprehensive re-development would not be appropriate. The proposal would provide a satisfactory layout, having regard to the local context and would not detract from its surroundings nor result in any adverse impact and as such is considered to accord with the London Plan (February 2008).

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

The site is not within or adjacent a special character area.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Although the four houses would be sited on the opposite side of an extended Fringewood Close as compared to the existing houses, this would not appear as such an incongruous arrangement, at the end of the cul de sac, with its informal setting, including various twists and turns in the road, and the wooded nature of the site, which would afford strong screening to the development.

The impact of the development on the context of the wider area has been assessed within the principle of the development section of this report, however it is considered that the nature of the backland development would fit comfortably within the surrounding context, where backland development has become an intrinsic part of the urban grain.

The proposal is considered to accord with policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Layouts.

7.08 Impact on neighbours

Although this application is for outline permission, with only the means of access to be determined at this stage, the site would be capable of accommodating two houses without adversely affecting the amenities of surrounding properties. Notwithstanding the screening afforded by existing trees, the indicative siting shown on the plan shows that the nearest house would be sufficiently remote from adjoining properties and a minimum 25m distance would be maintained from the rear elevations of the new properties to the rear elevations of the adjoining properties on Ducks Hill Road, affording an appropriate separation distance so as the development would not appear unduly dominant or result in a loss of sunlight or privacy. As such, the proposal would comply with policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's

HDAS Residential Layouts.

7.09 Living conditions for future occupiers

Private amenity space

The rear amenity spaces provided would comply with the Council's minimum standards. The Design and Access Statement suggests that the house on Plot 1 would have an area of approximately 225m², with Plot 2 having an area of 525m², Plot 3 would have an area of approximately 300m², with Plot 4 having an area of 267m².

Amenities created for future occupiers

This outline application does not specify the proposed number of bedrooms, although the indicative floor plans do suggest that 4 bedrooms would be provided. These are large detached properties that would easily satisfy the National space standards in order to achieve satisfactory living conditions for future occupiers.

Siting and scale

N/A to this outline application, where these details have been reserved for subsequent approval. However, the Design and Access Statement suggests that each house would have two floors.

7.10 Traffic impact, Car/cycle parking, pedestrian safety

No objections were raised to the previously approved outline applications. Subject to the proposed houses satisfying the Council's off-street car parking standards, which would be controlled at the reserved matters stage, and the details of the road extension being approved as part of this application, no objections are raised to this application.

This is not for consideration at this stage and details of the access road have been conditioned, whilst the layout of the plots shows that the houses would be capable of providing adequate off-street car parking to satisfy standards.

7.11 Urban design, access and security

Access and security matters are now largely covered by Building Regulations.

7.12 Disabled access

See section 7.11.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, landscaping and Ecology

The Council's Tree Officer advises that the scheme makes adequate provision for the long term retention of the important trees on site and many others of lesser quality on this and adjoining sites. Sufficient space is provided to provide additional planting and a landscaped scheme. The Tree Officer advises that the impact of the development would be acceptable, subject to the imposition of appropriate conditions. The conservatory for plot 4 is moved to the other end of the proposed building; this will help improve the relationship between the building and the Oak (T8).

7.15 Sustainable waste management

Not applicable to this outline application, where these details have been reserved for subsequent approval.

7.16 Renewable energy / Sustainability

A condition is recommended to be attached to this consent requiring the implementation of

measures to reduce the use of potable water. As such the proposed development is considered to be in accordance with policies 5.4 and 5.14 of the London Plan (March 2015).

Ecology

A Phase 1 Habitat survey was submitted with the application. The Council's Sustainability Officer reviewed the report and has raised no objection subject to a condition requiring detailed bat, reptile and mammal habitat and species surveys to be submitted and approved prior to the commencement of development. No objection is therefore raised in this regard.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

It is considered that the proposal would not give rise to any additional noise or air quality issues of concern.

7.19 Comments on Public Consultations

No further comments with regards to public consultation.

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

There are no enforcement issues raised by 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 refusal reasons from the previously refused schemes in 2013 have now been addressed. It is considered the scheme makes adequate provision for the long term retention of the important trees on site and many others of lesser quality on this and adjoining sites. Education contributions are no longer required, which overcomes the second refusal reason.

In addition the principle of the development has been reassessed having had full regard to a review of current policy and officers remain of the view that the proposed development is acceptable in principle.

The application is recommended accordingly.

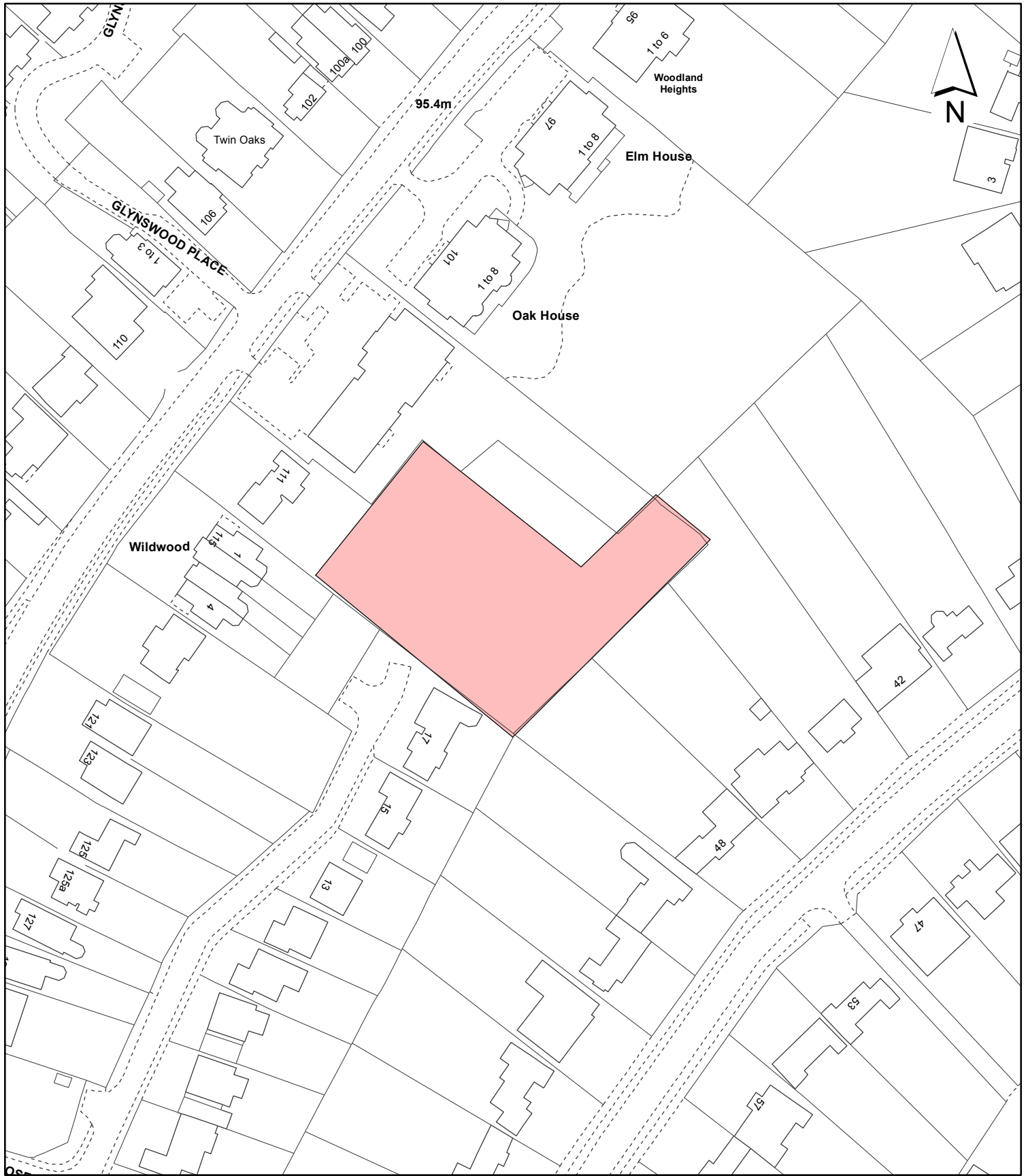
11. Reference Documents

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

The London Plan (2015)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Hillingdon Design and Accessibility Statement: Residential Layouts
Hillingdon Design and Accessibility Statement: Residential Extensions
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Matt Kolaszewski

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.
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Site Address:

**Land to the rear of
 Robins Hearn &
 Littlewood Ducks Hill Road**

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

Planning Application Ref:

41674/APP/2015/2100

Scale:

1:1,250

Planning Committee:

North Page 42

Date:

June 2016



HILLINGDON
 LONDON

Agenda Item 8

Report of the Head of Planning, Sport and Green Spaces

Address 68 RAISINS HILL EASTCOTE MIDDX

Development: Two storey side extension and single storey rear extension involving demolition of garage to side

LBH Ref Nos: 62664/APP/2016/831

Drawing Nos: 1001 Rev. 01
1004 Rev. 01
1008 Rev. 01
1002 Rev .01
1003 Rev. 01
1005 Rev. 01
1007 Rev. 02
1007 Rev.03

Date Plans Received: 26/02/2016

Date(s) of Amendment(s): 26/02/2016

Date Application Valid: 08/03/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey semi-detached property located on Raisins Hill. The external walls of the property are covered by a hipped roof. The area to the front of the property, within the curtilage of the dwelling, is part covered in hardstanding and part in grass and provides space to park approximately 2 vehicles.

The property is situated in the Raisins Hill Area of Special Local Character.

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

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 garage to side.

1.3 Relevant Planning History

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. **Comments on Public Consultations**

A total of 9 neighbouring occupiers, along with the Northwood Hills Residents Association, were consulted on the application on 9th March 2016.

By the close of the consultation period on 30 the March 2016, 5 objections from neighbouring occupiers and 1 objection from the Northwood Hills Residents Association, had been received. As well as comments from the neighbouring occupiers, a petition of objection has been submitted:

The objections from the neighbours and within the petition have been summarised below:

- It is heavy and ugly
- Flooding in this area is a problem
- The design blocks out a huge amount of light into the street making the road look totally bricked.
- Raisins Hill was designated an Area of Special Local Character in 2012. The development proposed here is a massive extension with a 74% increase in the 2-storey building-frontage and a 100% increase in internal floor area. It stands in conflict with the defining features of our ASLC, which recognises the importance of spacing between the houses and views into the rear gardens.
- the sheer scale of this extension means that any visual balance between the two adjoined semi-detached properties would be lost.
- It would thus be out of keeping with the character and appearance of the surrounding area and in particular the immediate street scene.
- Would result in an increase in parking
- An additional concern with this particular application is the 2-storey part of the development being sited directly on top of a culverted drainage channel. Serious flooding to the lower half of Raisins Hill in 1977 and 1984 prompted Thames Water to fund the improvement and culverting of this channel. Freedom from flooding is a civic amenity, which has thereby been thankfully preserved to the present time. The proposal makes no mention of what steps would be taken to preserve the integrity of the culverted channel under the weight of this extension and the continued protection against flooding which this channel provides.

OFFICER NOTES: the comments from the objections will be addressed in the main body of the report.

Comments raised from the Northwood Hills Residents Association have been summarised below:

- The proposed extension to this dwelling is too large
- It more than doubles the size of the house
- Therefore the extension does not appear subordinate to the main structure.

OFFICER NOTES: the comments from the objection will be addressed in the main body of the report.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

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

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area, the impact on the residential amenity of the neighbouring dwellings, provision of acceptable residential amenity for the application property, the availability of parking and whether or not the proposed development will preserve or enhance the character and appearance of the Raisins Hill Area of Special Local Character.

The property currently has an attached garage to the side of the property which is approximately 2m wide and 4.9m in length. The plans show that the existing garage will be demolished in order to make way for the proposed two storey side and single storey rear extension.

Paragraph 5.1 of the HDAS Residential Extensions guidance, states: "the Council requires all residential extensions and buildings of two or more storeys in height to be set back a minimum of 1 metre from the side boundary of the property for the full height of the building. This protects the character and appearance of the street scene and protects the gaps

between properties - preventing houses from combining visually to form a terraced appearance".

The proposed side extension element of the development will be set in from the side boundary shared with no.70 Raisins Hill by at least 2m.

Paragraph 5.6 of the HDAS Residential Extensions guidance, states, "the ground and first floor should be set back 1m from the main front building line to ensure a subordinate appearance to the existing house".

Plans show that both the ground floor and the first floor of the proposed side extension will be set back from the front wall of the main building by approximately 1m.

Paragraph 5.10 of the HDAS Residential Extensions guidance states, "the width and height of the extension in relation to the original house should be considerably less than that of the original house and be between half and two-thirds the width of the main house width".

The proposed side extension will have a width of approximately 3.9m, which is less than half and two-thirds the width of the original dwelling, which is approximately 5.88m wide. The proposed side extension will be approximately 11.22m in length at ground floor level, as it will wrap round the proposed single storey rear extension. The first floor of the side extension will be approximately 7.62m in length as it will not extend beyond the rear wall of the original dwelling.

Paragraph 5.8 of the HDAS Residential Extensions guidance, states, "for semi-detached properties the roof height of the extension should not exceed the height of the main roof and so should be lowered by at least 0.5m at roof level".

The roof of the proposed extension will be approximately 0.05m lower than the ridge of the original roof.

The proposed development will also include a single storey rear extension.

Section 3 of the HDAS Residential Extensions guidance, states, "single storey rear extensions to terraced and semi-detached houses should not exceed 3.6m in depth and should have a maximum height of 3m for a flat roof or 3.4m for a pitched roof".

The proposed single storey rear extension will extend beyond the rear wall of the original dwelling by 3.6m and will be 9.78m wide, as it will extend the entire width of the original dwelling, as well as the proposed side extension. The rear extension will consist of a flat roof which will have a parapet wall, and will have a maximum height of 3.1m. Although this is just over the 3m height restriction, an exception can be made for this case, as the slight increase in height is not considered to reduce the amount of daylight/sunlight entering the neighbouring properties.

It is considered that the proposed development will be in accordance with Policies, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Policy BE5 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that 'within areas of special local character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area.

Extensions to dwellings should respect the symmetry of the original buildings'.

It is considered that the proposed development will not have a detrimental impact upon the character and appearance of the Raisins Hill Area of Special Local Character. The proposed development is considered to harmonise and compliment the original dwelling and the size and scale of the proposed development is considered to be proportionate in relation to the original dwelling. Furthermore the design and materials of the proposed development will harmonise and match those of the main dwelling.

Therefore the proposed development is in accordance with Policy BE5 of the Hillingdon Local Plan - Saved UDP Policies (November 2012) and Policy 12 of the National Planning Policy Framework 2012.

The paragraph below will address the issues raised from the objections received against the proposed development.

· OBJECTION 1 - "The design blocks out a huge amount of light into the street making the road look totally bricked".

The property currently sits on a large plot, which gives an open appearance on the street scene. The proposed two storey side extension element of the proposed development, will be set in from the side boundary shared with no.70 Raisins Hill by approximately 2m, which is considered to be an acceptable separation distance, given that the adopted Supplementary Planning Document HDAS: Residential Extensions requires a 1m set in from the side boundary at both ground and first floor level. Therefore the proposed two storey side extension element will not result in a cramped form of development.

· OBJECTION 2 - "Raisins Hill was designated an Area of Special Local Character in 2012. The development proposed here is a massive extension with a 74% increase in the 2-storey building-frontage and a 100% increase in internal floor area. It stands in conflict with the defining features of our ASLC, which recognises the importance of spacing between the houses and views into the rear gardens".

With regards to the property being situated in an Area of Special Local Character, Policy BE5 of the Hillingdon Local Plan - Saved UDP Policies (November 2012), states that 'within areas of special local character new development should harmonise with the materials, design features, architectural style and building heights predominant in the area. Extensions to dwellings should respect the symmetry of the original buildings'.

It is considered that the proposed development will not have a detrimental impact upon the character and appearance of the Raisins Hill Area of Special Local Character. The proposed development is considered to harmonise and compliment the original dwelling and the size and scale of the proposed development is considered to be proportionate in relation to the original dwelling. Furthermore the design and materials of the proposed development will harmonise and match those of the main dwelling.

· OBJECTION 3 - "The sheer scale of this extension means that any visual balance between the two adjoined semi-detached properties would be lost".

· OBJECTION 4 - "It would thus be out of keeping with the character and appearance of the surrounding area and in particular the immediate street scene".

The proposed development is considered to have an appropriate appearance on the original dwelling as it meets all the requirements as stated in the SPD, in regards to the width, height, set in from the side, set back from the front, and set down from the roof etc. Furthermore, it is considered that the design of the proposed development compliments both the original dwelling as well as the adjoining semi, no. 66 Raisins Hill, and as a result will not result in an incongruous addition to the street scene.

· OBJECTION 5 - Would result in an increase in parking

The proposed plans show that the area to the front of the property, within the curtilage of the dwelling provides enough space to park 3 vehicles, which meets the Council's parking standards which states that that 2 off-street car parking spaces should be provided per dwelling.

· OBJECTION 6 - "An additional concern with this particular application is the 2-storey part of the development being sited directly on top of a culverted drainage channel. Serious flooding to the lower half of Raisins Hill in 1977 and 1984 prompted Thames Water to fund the improvement and culverting of this channel. Freedom from flooding is a civic amenity, which has thereby been thankfully preserved to the present time. The proposal makes no mention of what steps would be taken to preserve the integrity of the culverted channel under the weight of this extension and the continued protection against flooding which this channel provides".

With regards to the proposed development being onto of a culvert, the Councils Flood and Water Management Officer has stated that permission would need to be given from Thames Water confirming that the proposed development is acceptable and is not a planning matter.

The size, scale and design of the extension is considered not to cause any undue loss off residential amenity to the occupiers of the neighbouring dwellings, no.70 and no.66 Raisins Hill, in terms of loss of light, loss of outlook or overshadowing.

The occupiers of no.66 Raisins Hill will not be impacted upon by the proposed development, as the proposed single storey rear extension will not extend beyond the single storey rear extension at no.66. With regards to the proposed two storey side extension, this will have no impact upon no.66, as it will be located on the opposite side.

With regards to no.70 Raisins Hill, the proposed two storey side extension will be set in from the shared side boundary by approximately 2m. The proposed single storey rear extension will be set in from the side boundary shared with no.70 by approximately 3.4m. As a result the proposed development is not considered to have a detrimental impact upon the residential amenity of the occupiers of no.70, as the development will not result in any overshadowing, or loss of outlook.

The proposed development will consist of windows and doors on the front and rear elevations. The windows on the front elevation will have a general outlook onto the street scene and not directly into any neighbouring properties.

The windows and doors on the rear elevation will face the rear garden of the application site, therefore ensuring no overlooking into the neighbouring properties.

Plans show that the proposed side extension will consist of windows at both ground and

first floor level. The ground floor of the side extension will consist of 2 windows (one serving a bedroom and the other serving a utility room) and 1 door. The windows and door at ground floor level will not result in any overlooking into no.70 Raisins Hill, as they will be set approximately 2m from the boundary. Furthermore the windows and door will be facing the 2 sheds that will be located on the boundary shared with no.70.

The side extension will also consist of a side window at first floor level, which will serve as a secondary window for the proposed bedroom. Although this window will be facing the side elevation of no.70, should the application be approved, a planning condition can be added to the application to ensure the window is obscurely glazed, in order to ensure there will be no overlooking into no.70.

Therefore the proposed development will not have a negative impact upon the adjoining neighbours. As a result, the proposed development is in accordance with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan; Part Two - Saved UDP Policies (November 2012).

Following the construction of the proposed development, approximately 215.956sq. m of private rear garden space will be retained for the occupiers of the dwelling.

Therefore the development is in accordance with Paragraph 4.9 of the SPD which states for a 4 or more bedroom house at least 100sq.m of private rear garden space should be retained, and Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

Although the property will be losing the garage, the site will still have enough space to park at least 2 vehicles.

Having taken everything into consideration, it is recommended that this application be approved.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 1005 Rev. 01 and 1007 Rev.03.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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 70 Raisins Hill.

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 HO6 Obscure Glazing

The window(s) facing 70 Raisins Hill shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

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 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater;
- iv. provide details of how rain and grey water will be recycled and reused in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2015), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

INFORMATIVES

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

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

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

Standard Informatives

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

Part 1 Policies:

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

Part 2 Policies:

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

BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to

control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

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

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

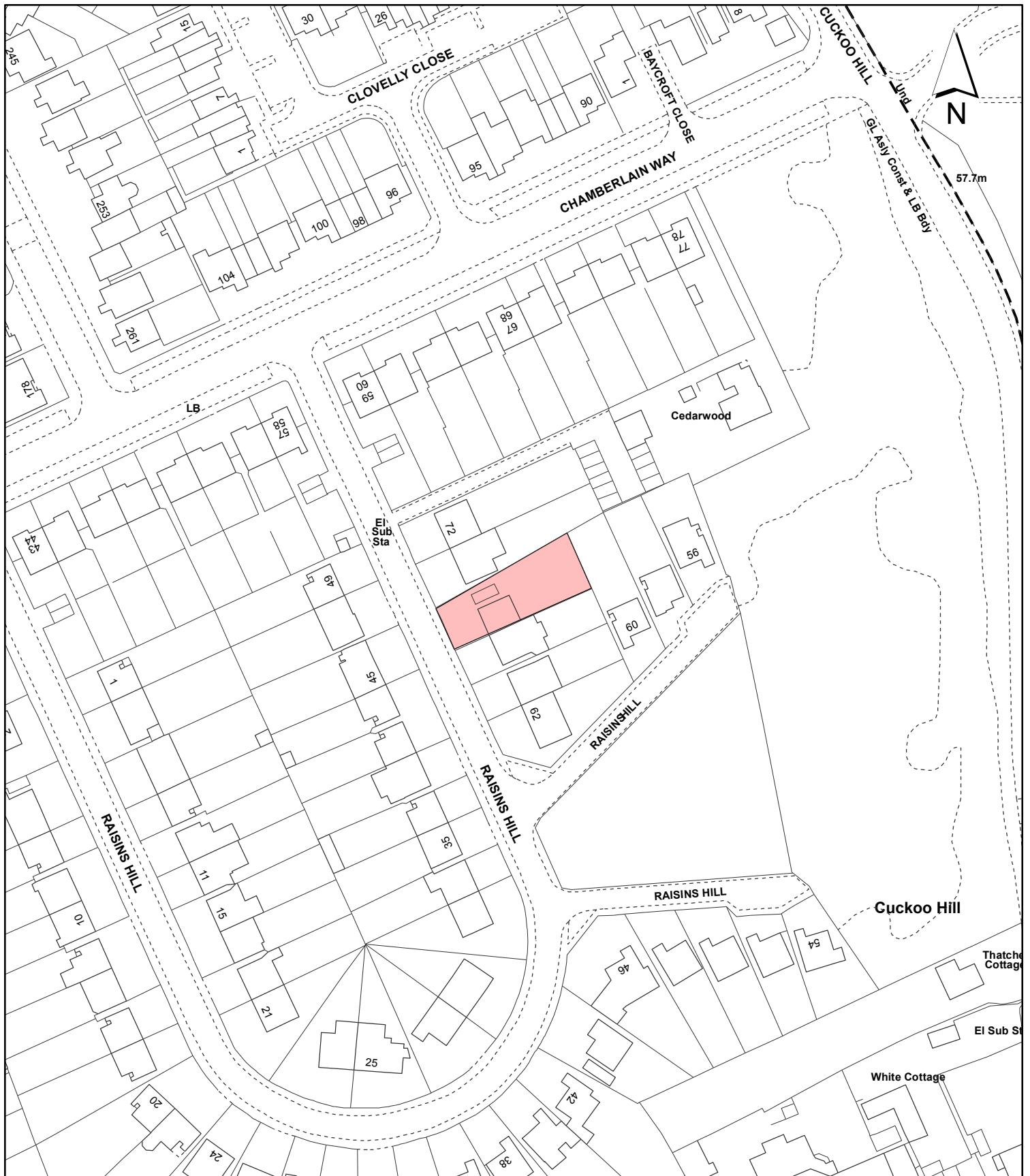
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**68 Raisins Hill
 Eastcote**

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

Planning Application Ref:
62664/APP/2016/831

Scale:
1:1,250

Planning Committee:
North Page 55

Date:
June 2016



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Report of the Head of Planning, Sport and Green Spaces

Address 38 OAK AVENUE ICKENHAM

Development: Single storey front, side and rear extensions, raising and enlargement of roof to create first floor with habitable roofspace to include 2 rear dormers, 2 side rooflights, vehicular crossover to front involving demolition of existing front, side and rear elements

LBH Ref Nos: 25891/APP/2016/409

Drawing Nos: Location Plan (1:1250)
OAK/07 Rev. F
OAK/01
OAK/02
OAK/03
OAK/05 Rev. F
OAK/06 Rev. D
OAK/04 Rev. F
OAK/08 Rev. G

Date Plans Received: 02/02/2016

Date(s) of Amendment(s): 02/02/2016

Date Application Valid: 14/03/2016

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a detached bungalow located on Oak Avenue. The external walls of the property are covered by a hipped roof, while the front elevation consists of a gable end roof. The properties on Oak Avenue consist of both detached bungalows and detached houses. The area to the front of the property, within the curtilage of the dwelling, is covered part in soft landscaping and part covered in hardstanding, which provides space to park approximately 2 vehicles.

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

1.2 Proposed Scheme

The application seeks planning permission for a single storey front, side and rear extensions, raising and enlargement of roof to create first floor with habitable roofspace to include 2 rear dormers, 2 side rooflights, vehicular crossover to front involving demolition of existing front, side and rear elements.

1.3 Relevant Planning History

25891/78/1753 38 Oak Avenue Ickenham
Householder dev. (small extension, garage etc) (P)

Decision Date: 08-12-1978

Approved

Appeal:

Comment on Planning History

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

A total of 5 neighbouring occupiers along with the Ickenham Residents Association (2), Parkfield Road / Oak Avenue Petition Group, and the Council's Highways Officer, were consulted on the application on 15th March 2016.

By the close of the consultation period on 5th April 2016, a petition against the proposed development has been submitted.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.

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

AM14 New development and car parking standards.

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

LPP 3.5 (2015) Quality and design of housing developments

5. MAIN PLANNING ISSUES

The main issues for consideration in determining this application relate to the effect of the proposal on the character and appearance of the original dwelling, the impact on the visual amenities of the surrounding area and the impact on the residential amenity of the neighbouring dwellings.

The property currently has a single storey side rear and front extension. The existing side extension is approximately 2.47m wide and 8.87m in length. The existing conservatory to the rear has a depth of approximately 2.49m and is 3.30m wide. The extension to the front of the property is approximately 1.81m deep and approximately 3.27m wide.

The proposed plans show that the existing front, side and rear extension will be demolished in order to make way for the proposed development.

Paragraph 4.5 of the HDAS Residential Extensions guidance, states, "in order to appear subordinate, the width and height of the extension should be considerably less than that of the main house and be between half and two-thirds of the original dwelling house width".

The proposed development includes a single storey side extension, which will have a width of approximately 1.40m, which is less than half and two-thirds the width of the original dwelling, which is approximately 8.40m wide. The single storey side extension will have a length of approximately 13.8m and will wrap around the proposed single storey rear extension.

Section 3 of the adopted Supplementary Planning Document (SPD) HDAS: Residential Extensions, states: Single storey rear extensions to detached houses should not exceed 4m in depth and should have a maximum height of 3m for a flat roof or 3.4m for a pitched roof.

The proposed single storey rear extension will have a depth of approximately 6m and will be approximately 10m wide, as it will extend the entire width of the original dwelling as well as the proposed single storey side extension. Although the depth of the proposed single storey rear extension exceeds the 4m as stated in the HDAS, an exception can be made for this case as it is considered that the proposed single storey rear extension will not have a detrimental impact upon the residential amenity of the neighbouring occupiers, as it will only extend beyond the single storey rear extension at both no.40 and no.36A Oak Avenue by approximately 1m, which is not considered to have a detrimental impact upon the residential amenity of the neighbouring occupiers.

The single storey rear extension will consist of a flat roof which will be approximately 2.50m in height. The roof of the rear extension will include a roof lantern which will measure approximately 2.50m x 1.50m. The roof lantern will increase the height of the extension to approximately 3.08m.

Paragraph 4.4 of the SPD HDAS: Residential Extensions, states, "careful siting of the extension is required and it is essential that any proposed extension (including the guttering and foundations) must not cross any adjoining boundary lines. The wall of the extension should be set in from the boundary by at least 0.25m; this will ensure any overhanging guttering does not encroach onto any neighbouring land".

The proposed side extension will be set in from the side boundary shared with no.40 Oak Avenue by 1m.

Paragraph 4.6 of the SPD HDAS: Residential Extensions, guidance states "in general, the front wall of the extension can be in line with the front wall of the original house".

The front wall of the proposed side extension will be set in line with the front wall of the main dwelling.

As well as the proposed single storey side and rear extension, the proposed development will also involve, raising and enlarging the roof to create a first floor with habitable roofspace to include 2 rear dormers and 2 side rooflights.

Paragraph 7 of the SPD HDAS: Residential Extensions, states: 'careful thought must be given to the volume, height, proportion, details and position and overall appearance of any dormer windows or other roof alterations'.

The height of the existing roof, from ground floor to ridge level, is approximately 5.83m. The proposed plans show that this will be raised by approximately 2.32m, which means the height of the roof will measure approximately 8.15m, from ground floor to ridge level.

It is considered that the raising of the roof will form a proportionate addition that would not have a significant impact to the character of the original property or the visual amenity of the surrounding area, as there are a variety of properties on Oak Avenue including two-storey detached dwellings, including the adjoining property no.40. Therefore the raising of the roof is not considered to have a detrimental impact upon the character and appearance of the street scene.

Plans show that the raising of the roof will create a first floor rear extension.

Paragraph 6.4 of the SPD HDAS: Residential Extensions states, first floor or two storey "rear extensions will only be allowed where there is no significant over-dominance, overshadowing, loss of outlook and daylight. In particular, the extension should not protrude out too far from the rear wall of the original house. The first floor should not extend beyond a 45-degree angle. If this can be achieved the depth of a rear extension to a detached property cannot exceed 4m".

The first floor of the rear extension will not extend beyond a 45-degree angle, ensuring no over dominance, overshadowing or loss of outlook to the occupiers of the adjacent properties. The proposed first floor rear extension will have a depth of approximately 3.5m as it will be set back from the single storey rear extension by approximately 2.5m. The first floor rear extension will have a width of approximately 10m.

Paragraph 6.6 of the HDAS Residential Extensions guidance states, "the height of the extension should not normally exceed the height of the existing building. The roof lines of the extension should normally be parallel to those of the existing building and the eaves line".

The proposed raising and enlargement of the roof will result in the alteration of the roof form of the original dwelling. Currently the dwelling consists of a hipped roof with a gable end feature to the front. The proposal would result in the creation of crown roof. Although a crown roof would not normally be considered in character with the property or area, in this particular case it is noted that there are a number of properties on Oak Avenue that consist of much larger crown roofs and therefore the proposed crown roof is not considered to have a detrimental impact upon the character and appearance of the general street scene.

The proposed plans show that the development will also involve the installation of 2 rear dormers and 2 rooflights (one on either side of the roof).

Paragraph 7.7 of the SPD HDAS: Residential Extensions states, "a dormer window or roof

extension must be constructed in the centre of the roof face. The size of each roof face will vary from one house to the next. As a guide, any roof extension to a terraced house should be set at least 0.3m below the ridge level, at least 0.5m above the eaves level and at least 0.5m from the sides of the roof".

Paragraph 7.8 of the HDAS Residential Extensions guidance states, "on larger detached and semi-detached houses these set in should be increased to at least 1m".

The proposed rear dormers will have a depth of approximately 2.22m, will be 1.58m wide and will consist of flat roofs which will measure approximately 1.50m in height.

The proposed rear dormers will be, set down from the ridge of the main roof by approximately 1.09m, set above the eaves level by 0.41m and will be set in from the sides of the roof by at least 0.50m. Although the dormers are not set in by the required 1m as stated in the HDAS, they are considered to be proportionate in terms of size and scale of the roof.

The proposed rooflights will measure approximately 0.77m x 0.77m and are not considered to impact unduly on the visual amenity of the street scene.

The proposed development also includes a front porch.

Paragraph 8.2 of the SPD HDAS: Residential Extensions, states that, 'porches should be subordinate in scale and form and should not be detrimental to the visual amenities of the street scene. The depth of any porch or canopy must not extend past the line of any bay window".

The proposed porch will have a depth of 0.55m, will be approximately 2.50m wide and will consist of a flat roof which will have a height of approximately 2.70m. The proposed porch will not extend beyond the proposed bay windows. Its size and scale is thus compliant with the SPD.

The front elevation will consist of bay windows at both ground and first floor level. The proposed bay windows are considered to harmonise and compliment the street scene, as there are number of properties on Oak Avenue that consist of bay windows.

It is considered that the proposed development will harmonise with the character and appearance of the street scene. Therefore, the proposed development is in accordance with Policies BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposal includes a vehicular crossover to the front. The property already consists of a crossover, but plans show that a new crossover is being proposed in order for vehicles to come in/out.

The proposed crossover will be 2.9m wide at the back of the public footway and will be 4.1m wide at the kerb line. This is considered acceptable.

The proposed crossover will be installed on a residential road, which does not have a significantly high influx of traffic, or vehicular movement. Therefore the proposed crossover would not have a detrimental impact upon the traffic flow or pedestrian safety. Therefore the proposed crossover is in accordance with Policy AM7 of the Hillingdon Local Plan Part

Two - Saved UDP Policies (November 2012).

The applicants currently park 2 vehicles on site, in front of the property within the curtilage of the dwelling. However the current situation does not provide sufficient space to safely park two vehicles. The proposed crossover in addition to the existing crossover, will allow the applicants to park 2 vehicles with ease on site, therefore complying with the council's car parking standard, and as a result ins in accordance with Policy AM14 of the of the Hillingdon Local Plan Part Two- Saved UDP Policies (November 2012).

The size, scale and design of the extension is considered not to cause any undue loss off residential amenity to the occupiers of the neighbouring dwellings, no.40 and no.36a Oak Avenue, in terms of loss of light, loss of outlook or overshadowing.

The proposed single storey rear element of the development will extend beyond the single storey rear extensions at both no.36a and no.40 by 1m which is not considered to have a detrimental impact upon the residential amenity of the occupiers.

With regards to the proposed first floor rear extension, this will not breach the 45-degree line of sight and as a result will not cause any overshadowing, loss of outlook or have an overbearing impact upon the occupiers of the neighbouring properties.

The proposed development will consist of windows and doors on the front and rear elevation of the property. The front windows will have a general outlook onto the street scene, and the rear windows and doors will face the rear garden of the site, therefore there will no direct overlooking into any neighbouring properties.

The proposal also includes windows on the side elevations, at both ground and first floor level, there would be no overlooking into the neighbouring properties. The side elevation facing no.40 will consist of a window at ground and first floor, both of which will serve en-suites and as a result will be obscurely glazed. The side elevation facing no.36a, will consist of a door at ground floor level which will serve a utility and a window at first floor level which serve an en-suite, which will not result in any overlooking into the neighbouring property. All side windows/doors are conditioned to be obscure glazed.

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

It is considered that all the proposed habitable rooms and those altered by the proposal would maintain an adequate outlook and source of natural light, therefore complying with the Mayor of London's Housing SPG (December 2012) and the Mayor of London's Housing Standards Policy Transition Statement (October 2015).

Following the construction of the proposed development, approximately 332.77.sq.m of private amenity space would be retained for the occupiers of the dwelling which is in accordance with Paragraph 4.9 of the HDAS guidance which states for a 4 or more bedroom house, at least 100sq.m of private rear garden space should be retained, and Policy BE23 of the Hillingdon Local Plan - Saved UDP Policies (November 2012).

Having taken everything into consideration, it is recommended that this application be approved.

6. **RECOMMENDATION**

APPROVAL subject to the following:

1 HO1 Time Limit

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

REASON

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

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers OAK/04 Rev. F, OAK/05 Rev. F, OAK/06 Rev. D and OAK/08 Rev. G.

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 36a or 40 Oak Avenue.

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 HO6 Obscure Glazing

The windows/doors facing 36a and 40 Oak Avenue shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

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 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)

7 RES15 Sustainable Water Management (changed from SUDS)

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

- i. provide information on all Suds features including the method employed to delay and control the surface water discharged from the site and:
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime. Including appropriate details of Inspection regimes, appropriate performance specification. The scheme shall also demonstrate the use of methods to minimise the use of potable water through water collection, reuse and recycling and will:
- iii. provide details of water collection facilities to capture excess rainwater;
- iv. provide details of how rain and grey water will be recycled and reused in the development. Thereafter the development shall be implemented and retained/maintained in accordance with these details for as long as the development remains in existence.

REASON

To ensure that surface water run off is controlled and is handled as close to its source as possible to ensure the development does not increase the risk of flooding in compliance with Policy EM6 of the Hillingdon Local Plan: Part One - Strategic Policies (Nov 2012), Policies 5.12, 5.13 and 5.15 of The London Plan (2015), the National Planning Policy Framework (March 2012) and the Planning Practice Guidance (March 2014).

INFORMATIVES

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

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

For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon,

Standard Informatives

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2015) Quality and design of housing developments

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning

application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.

- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
 - carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In

particular, you should ensure that the following are complied with: -

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

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

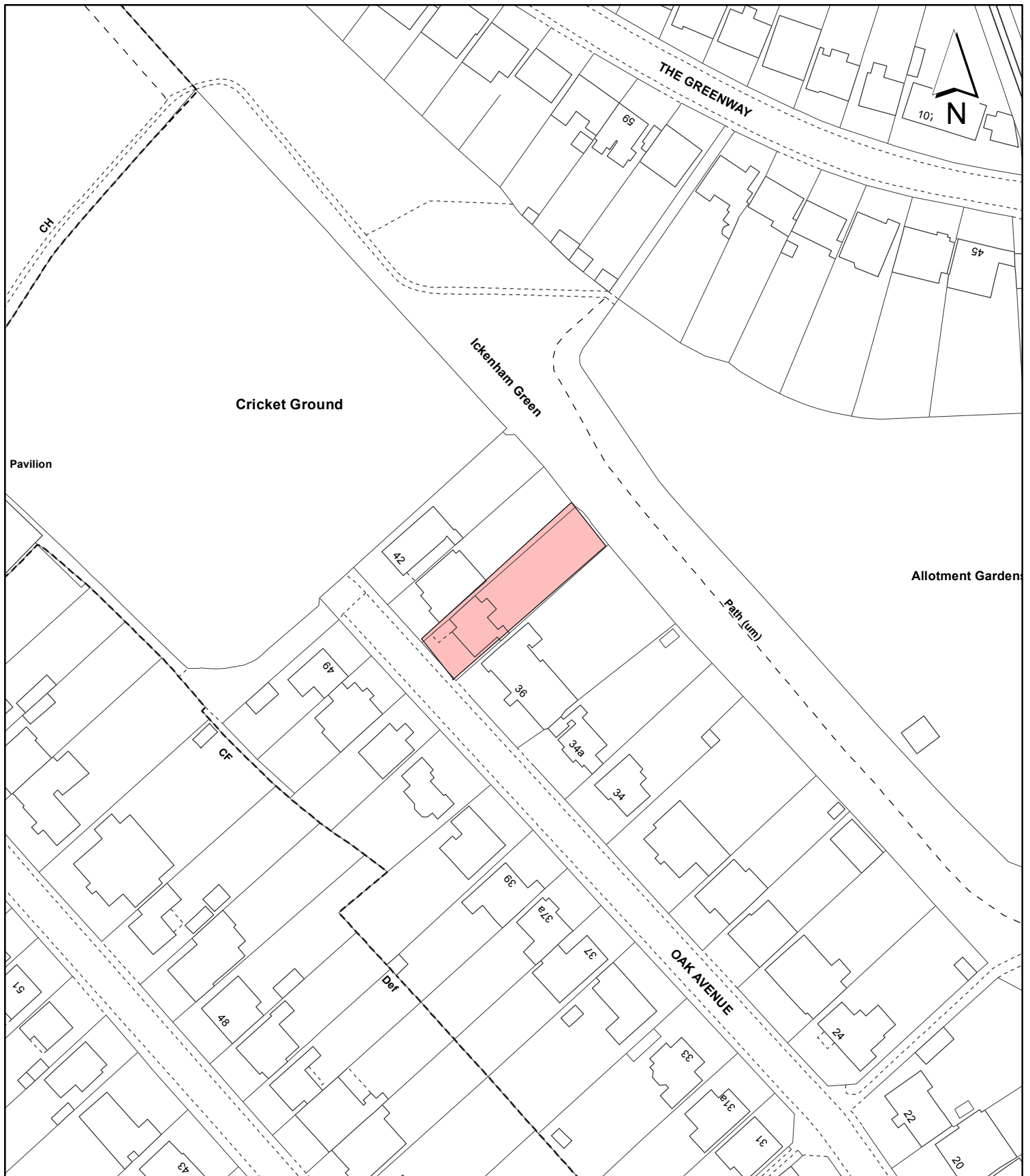
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Ayesha Ali

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**38 Oak Avenue
 Ickenham**

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

Planning Application Ref:
25891/APP/2016/409

Scale:
1:1,250

Planning Committee:
North Page 68

Date:
June 2016



Report of the Head of Planning, Sport and Green Spaces

Address PEMBROKE HOUSE PEMBROKE ROAD RUISLIP

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

LBH Ref Nos: 38324/APP/2016/407

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

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

Date Application Valid: 02/02/2016

DEFERRED ON 11th May 2016 FOR FURTHER INFORMATION .

The application was deferred from the 11th May 2016 planning committee to allow detailed clarification to be provided, as to how the current scheme compares with the appeal scheme. The report has been amended and two of the reasons for refusal relating to impact to adjoining neighbours and lack of amenity space have been reconsidered and removed from the decision notice (justification provided with the relevant sections of the report).

In respect of the differences between the existing and proposed schemes, the report presented to members previously, did summarise the main changes between the current application and appeal scheme (see section 3.3). However, in order to provide further clarity on the main differences, a document accompanies this agenda which provides the current application drawings and appeal drawings with dimensions, and a summary of the changes.

Officers have fully considered the information from the applicant's agent which seeks to undermine the officer recommendation. Nonetheless, the proposal is considered to be harmful to the adjacent Ruislip Village Conservation Area and Midcroft, Ruislip Area of Special Local Character (ASLC). Although the scheme has a number of differences from the appeal scheme, it is still considered unacceptable and a recommendation for refusal is retained.

1. SUMMARY

This application seeks consent for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above. The proposed building will be located in the north west corner of the site and is approximately 11 metres in length at its longest part on the western boundary and 6 metre in width. The building will be approximately 2.55 metres to the eaves and 5.4 metres overall in height.

The proposed building by reason of its unacceptable height, scale, size, form and siting is considered to appear visually at odds with the established pattern, scale, form and design

of backland development within the surrounding area, and would be detrimental to the character, appearance and setting of the adjacent Conservation Area and Area of Special Local Character.

The proposal thereby fails to comply with the Councils adopted policies and guidance.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Scale and siting

The proposed building by reason of its size, scale, form, bulk, design and siting, would result in an incongruous addition, that would be out of character with the established pattern, scale and design of backland development within the area and result in an unacceptable loss of amenity space for the adjacent flats. Further, by reason of its overall size, scale, bulk and siting, the proposed building would also have a visually detrimental impact on the character and appearance of the locality and setting of the adjacent Conservation Area and Area of Special Local Character. The scheme would thereby be contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies BE4, BE5, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE4	New development within or on the fringes of conservation areas
BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.

3 I59 Councils Local Plan : Part 1 - Strategic Policies

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

3. CONSIDERATIONS

3.1 Site and Locality

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

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

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

3.2 Proposed Scheme

This application seeks consent for the erection of a detached building to accommodate refuse storage at ground floor and office accommodation above. The proposed building will be located in the north west corner of the site and is approximately 11 metres in length at its longest part on the western boundary and 6 metre in width. The building will be approximately 2.55 metres to the eaves and 5.4 metres overall in height.

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

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

3.3 Relevant Planning History

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

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

alterations to existing vehicular crossover.

Decision: 20-12-2011 Approved

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

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

Decision: 13-11-2013 PRN

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

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

Decision: 11-11-2014 Refused

Appeal: 02-10-2015 Part Allowed

Comment on Relevant Planning History

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

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

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

This decision was appealed and allowed in part.

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

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

1. The building would be noticeable from adjoining properties because of its height and scale and its siting would reduce the visual gap between Pembroke House and the adjacent properties;

2. The siting would have an awkward relationship with Pembroke House because of its design and would be visually intrusive;
3. The building would appear out of keeping with the urban settlement pattern because of its rearward positioning;
4. The building would occupy the 'refuge' area, and the Inspector considered that given there was so little amenity space within the site, it would be detrimental to the amenities of residents if this was lost;
5. 21 car parking spaces were provided within the site for both the existing and proposed development, and the Inspector considered that the number of parking spaces, layout and 10 cycle parking spaces were sufficient for the site and no objection was upheld.

DIFFERENCES BETWEEN CURRENT APPLICATION AND APPEAL SCHEME:

The main differences between this current application and the appeal scheme on the site are as follows:

1. The length of the building has been reduced by approximately 1.5 metres, however the building extends at two storeys for the entire length of the building (11.3 metres). Previously the first floor element was only 8.6 metres in length;
2. The design of the building has altered to remove the flat roof and replace this with a mansard roof with dormers. The single storey element of the building has been removed and the building extends at two storey against both boundaries;
3. The overall height has been reduced by approximately 200mm;
4. The parking layout of the building has been altered to remove one space from the parking area along the northern boundary of the site and add a space to the central block of car parking spaces.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14 New development and car parking standards.

AM7 Consideration of traffic generated by proposed developments.

BE4 New development within or on the fringes of conservation areas

BE5 New development within areas of special local character

BE13 New development must harmonise with the existing street scene.

BE15 Alterations and extensions to existing buildings

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

BE20 Daylight and sunlight considerations.

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

BE23 Requires the provision of adequate amenity space.

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

5. Advertisement and Site Notice

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

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

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

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

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

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

Internal Consultees

Conservation (summarised):

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

Highways:

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

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

However, the adopted policies, specifically policy BE1 of the Hillingdon Local Plan: Part One - Strategic policies, BE4, BE13 and OE1 of the Hillingdon Local Plan: Part Two - Saved Policies state that all development should achieve a high quality of design in all new buildings, which enhances the distinctiveness of the area. Development that fails to

harmonise with the existing street scene or other features of the area will not be permitted. The later sections of this report will assess the impact of the building on the surrounding area in more detail, however, for the most part, the proposed building, by reason of its siting, design, size and scale, is considered to appear out of keeping with the pattern of development.

7.02 Density of the proposed development

Not applicable to the consideration of this application.

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

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

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

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

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

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

7.04 Airport safeguarding

Not applicable to the consideration of this application.

7.05 Impact on the green belt

Not applicable to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fails to harmonise with the existing street scene, whilst Policy BE19 seeks to ensure that new development within residential areas complements or improves the amenity and character of the area.

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

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

surrounding area.

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

The Inspector considered that the siting of the building previously proposed would "...appear out of keeping with the urban settlement pattern because of its rearward positioning", and it was concluded that the design and location would be harmful to the character and appearance of the locality, and adjacent Conservation Area and Area of Special Local Character. It is noted that within the surrounding area, buildings in gardens/rear courtyards are evident, however these are all predominantly single storey buildings. The building within this scheme is proposed within the north west corner of the site, but the design has been altered to remove the single storey element and set the upper floor element against the site boundaries.

This application proposes a two storey building, of a similar height and scale to the refused scheme. Whilst the first floor element has been moved further to the rear of the site, the massing of this has increased, as the building is now proposed at a height of 5.5 metres for its full length (11.3m). When viewed within the context of the site and surrounding area (where predominantly single storey buildings exist), the building would be out of scale with existing backland buildings, and disrupt the established pattern of development to an unacceptable degree.

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

7.08 Impact on neighbours

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

The proposed building is located in the far north western corner of the existing car park serving Pembroke House. It is situated immediately adjacent to the boundary with 2 and 2a Brickwall Lane and 149-151 High Street. The refused scheme had a single storey element that was 2.1 metres in height adjacent to the rear of the Brickwall Lane properties, increasing to 5.7 metres in height, 5 metres from the northern boundary. Given such, no objection was raised within the application to the impact of the proposal on the amenities of the adjacent occupiers. The new proposal seeks to erect a building 5.5 metres in height located immediately adjacent to the boundaries of the Brickwall Lane properties and High Street.

The proposed building would be located approximately 20 metres from the rear elevations of the Brickwall Lane properties. Concern has been raised by the residents of these

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

No objection was raised previously to the impact of the proposal on the residents of Pembroke House and residential flats above the commercial units to the west of the site. Notwithstanding such, whilst the overall length of the building has decreased, the massing at first floor level has increased, with the full length of the building (11.3m) being at a height of 5.5 metres (a length of 8.6 metres was proposed at first floor level previously).

It is understood from looking at the floor plans and marketing material for some of these flats, that some have their only outlook to the rear of the site. The overall design and scale of the proposed building has altered, with the massing of the first floor element increasing. Whilst this would be prominent in view from the habitable room windows of Pembroke House, given that the proposed building has moved further from the rear elevations of these properties, it is not considered to be of such a degree that would warrant the refusal of the application on these grounds.

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

7.09 Living conditions for future occupiers

Not applicable to the consideration of this application.

Reference was made within the appeal decision to the loss of a 'refuge' area and the Inspector raised concern that as there was very little amenity space within the rest of the site, that the loss of this space would have a detrimental impact on the amenities of the residents of the flats (Pembroke House).

Originally, planning application 38324/APP/2011/786 granted consent for the conversion of the site from offices to 6x2bed and 3x3bed residential units. Within this scheme, private amenity space was sought to be provided on the site and a condition added in this respect to ensure such. However, the scheme was not implemented in accordance with the amended plans and an enforcement notice served on the property. This notice was appealed and formed part of appeal decision APP/R5510/C/14/3001242, that is attached to the plans pack. Within this, the Inspector granted consent for the conversion of the second and third floors, to be carried out in accordance with the plans submitted with the appeal. No conditions were added to this consent to secure refuse/parking/amenity space etc. It is understood from the applicant that the appeal scheme has been carried out on site, and therefore the requirement for compliance with Condition 11 of application 38324/APP/2011/786 has been superseded.

The applicants state that the 'refuge' area shown on the plans was an error and was

mistakenly interpreted as amenity space. This is verified by the fact that bins are currently stored in this area and it was always the intention for such. Whilst it is regrettable that no amenity space or soft landscaping has been provided to the rear of the site, it is considered that as previous schemes have allowed the conversion of Pembroke House under prior approval (where no such requirement for amenity space exists) and through an appeal, where the Inspector didn't impose such a condition to secure such, refusal on such grounds would not be warranted.

Had this proposal for the erection of a building to the rear been found acceptable in all other respects, a condition could have been added to any consent to explore and secure the provision of soft landscaping to the rear of the site.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

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

The site is located in PTAL 4 (good accessibility). 22 car parking spaces were previously proposed for the site, to which no objection was raised by the Inspectorate. One parking space is lost on site as a result of the proposed development, and the parking layout has been altered to add one space to the central parking block. 21 car park spaces will be retained for the 19 flats within Pembroke House, and 1 car park space will be allocated to the Office use.

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

7.11 Urban design, access and security

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

7.12 Disabled access

Not applicable to the consideration of this application.

7.13 Provision of affordable & special needs housing

Not applicable to the consideration of this application.

7.14 Trees, Landscaping and Ecology

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

Had this proposal for the erection of a building to the rear been found acceptable in all other respects, a condition could have been added to any consent to explore and secure the provision of soft landscaping to the rear of the site.

7.15 Sustainable waste management

Not applicable to the consideration of this application.

7.16 Renewable energy / Sustainability

Not applicable to the consideration of this application.

7.17 Flooding or Drainage Issues

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

7.18 Noise or Air Quality Issues

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

7.19 Comments on Public Consultations

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

7.20 Planning Obligations

Not applicable to the consideration of this application.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

There are no other issues for consideration with this application.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable to the consideration of this application.

10. CONCLUSION

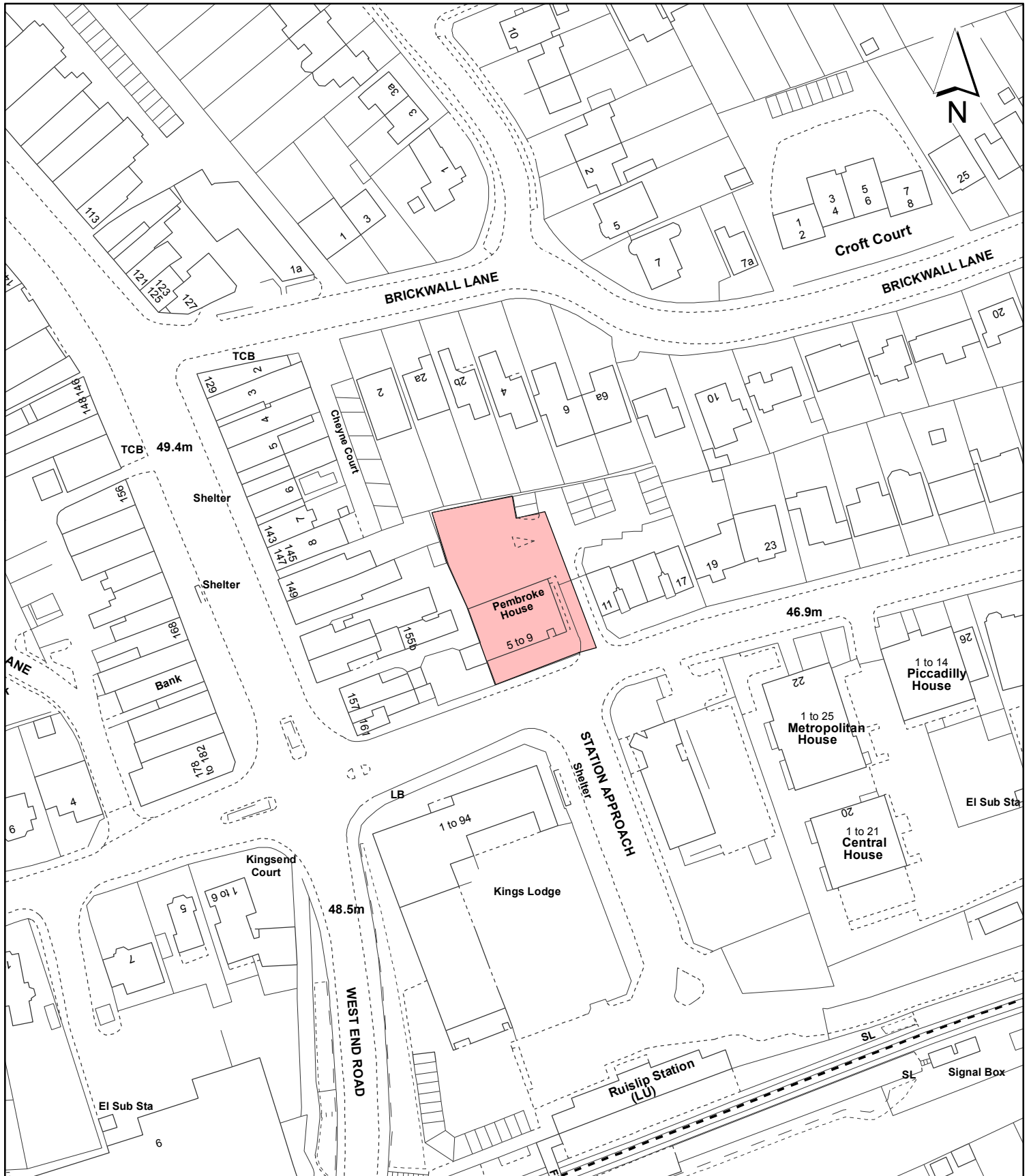
The proposed building by reason of its unacceptable height, scale, size, form and siting is considered to appear visually at odds with the established pattern, scale and design of backland development within the surrounding area, and would be detrimental to the character, appearance and setting of the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

11. Reference Documents

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

Contact Officer: Charlotte Goff

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Pembroke House
 Pembroke Road**

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

Planning Application Ref:
38324/APP/2016/407

Scale:
1:1,250

Planning Committee:
North Page 81

Date:
June 2016



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Report of the Head of Planning, Sport and Green Spaces

Address 8 WINDMILL HILL RUISLIP MIDDLESEX
Development: Loft conversion with two side dormers and one rear dormer
LBH Ref Nos: 68915/APP/2015/3776
Drawing Nos: Location Plan
RPA/8/WMH/501 Existing First Floor
RPA/8/WMH/505 Proposed Elevations
RPA/8/WMH/503 Proposed Second (Loft) Floor
RPA/8/WMH/504 Existing Elevations
RPA/8/WMH/502 Proposed First Floor

Date Plans Received: 12/10/2015 **Date(s) of Amendment(s):**
Date Application Valid: 30/10/2015

1. CONSIDERATIONS

1.1 Site and Locality

The application site is located on the western side of Windmill Hill. The building is set back from the highway of Windmill Hill and benefits from off road parking to the front driveway. The property is adjoined by 6 Windmill Hill to the north and 10 and 12 Windmill Hill to the south. The dwelling has a private garden to the rear of the building beyond which lies the rear gardens of 9 and 11 Larne Road. The street scene is residential in character and appearance and the application site lies within the developed area as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

1.2 Proposed Scheme

Planning permission is sought for a loft conversion to habitable use with two side dormers and one rear dormer. The proposed loft conversion would provide an additional bedroom with an internal floor area of 35.61sq.m. The three dormers would be 3m wide and m high 3.5m deep

The rear dormer would be 3m wide, 3.43m deep and 2.52m high. The northern side dormer would be 3m wide, 3.52m deep and 2.52m high whilst the southern side dormer would be 3m wide, 3.15m deep and 2.52m high.

1.3 Relevant Planning History

68915/APP/2012/3128 8 Windmill Hill Ruislip Middlesex

Conversion of roof space to habitable use to include conversion of roof from hip to gable end at front and rear and alterations to roof.

Decision Date: 13-02-2013 Refused **Appeal:**

68915/APP/2013/1225 8 Windmill Hill Ruislip Middlesex

Conversion of roof space to habitable use to include conversion of roof from hip to gable end to

front and rear with a new gable end window to rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 02-07-2013 Refused **Appeal:**
68915/APP/2013/1994 8 Windmill Hill Ruislip Middlesex
Roof extension

Decision Date: 08-10-2013 Refused **Appeal:**22-APR-14 Dismissed
68915/APP/2013/718 8 Windmill Hill Ruislip Middlesex
Conversion of roof space to habitable use to include conversion of roof from hip to gable end to front and rear with a new gable end window to rear (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 19-04-2013 Refused **Appeal:**
68915/APP/2014/1508 8 Windmill Hill Ruislip Middlesex
Erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 7 metres, for which the maximum height would be 4 metres, and for which the height of the eaves would be 3 metres

Decision Date: 23-06-2014 Refused **Appeal:**

Comment on Planning History

An enforcement notice was served in September 2013 in relation to unauthorised alterations to the roof and the principle elevation. The unauthorised alterations to the roof and principle elevation have since been removed, although the original roof has not been reinstated.

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

One response was received from the Ruislip Residents Association stating that the application should be dealt with as a Householder application and not as a Certificate of Lawful Development application.

Officer comments: The application is being dealt with as a Householder application.

Consultation letters were sent to 7 local owners/occupiers and a site notice was displayed. One letter of support was received. No objections have been received.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main issues relate to the impact of the proposal on the character and appearance of the original dwelling and the street scene, and the impact on residential amenity.

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

The Council's HDAS: Residential Extensions SPD states that roof extensions should relate well to the proportions, roof forms and massing of the existing house and its neighbours. A roof extension should appear secondary to the size of the roof face within which it will be set, and dormer windows should be constructed in the centre of the roof.

The proposed side and rear dormers are considered to be acceptable in regards to their size and positioning within the roof slope with all three dormers set at least 0.6m above the eaves and approximately 1m from the sides of the roof. The side and rear dormers would be independent from each other, in accordance with paragraph 7.6 of the Council's HDAS: Residential Extensions SPD. The proposed dormers would have tiled pitched roofs with materials to match the original roof. The proposed loft conversion and the three dormers are considered to be acceptable and would not cause harm to the character and appearance of the original building and the street scene.

Policy BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires developments to protect the privacy of neighbouring dwellings. The proposed side dormers would not face onto habitable room windows and so would not result in loss of privacy to the neighbouring properties. Due to the large separation distance between the application property and 9 and 11 Larne Road, there would be no issue of overlooking or loss of privacy for the occupiers of these properties.

The proposal is considered to comply with Policies BE13, BE15, BE19 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's HDAS: Residential Extensions SPD. The application is therefore recommended for 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,

Location Plan

RPA/8/WMH/501 Existing First Floor

RPA/8/WMH/505 Proposed Elevations

RPA/8/WMH/503 Proposed Second (Loft) Floor

RPA/8/WMH/504 Existing Elevations

RPA/8/WMH/502 Proposed First Floor

REASON

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

3 HO4 Materials

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

REASON

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

4 HO5 No additional windows or doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

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

INFORMATIVES

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to

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

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

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

advice, contact - Planning, Environment and Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

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

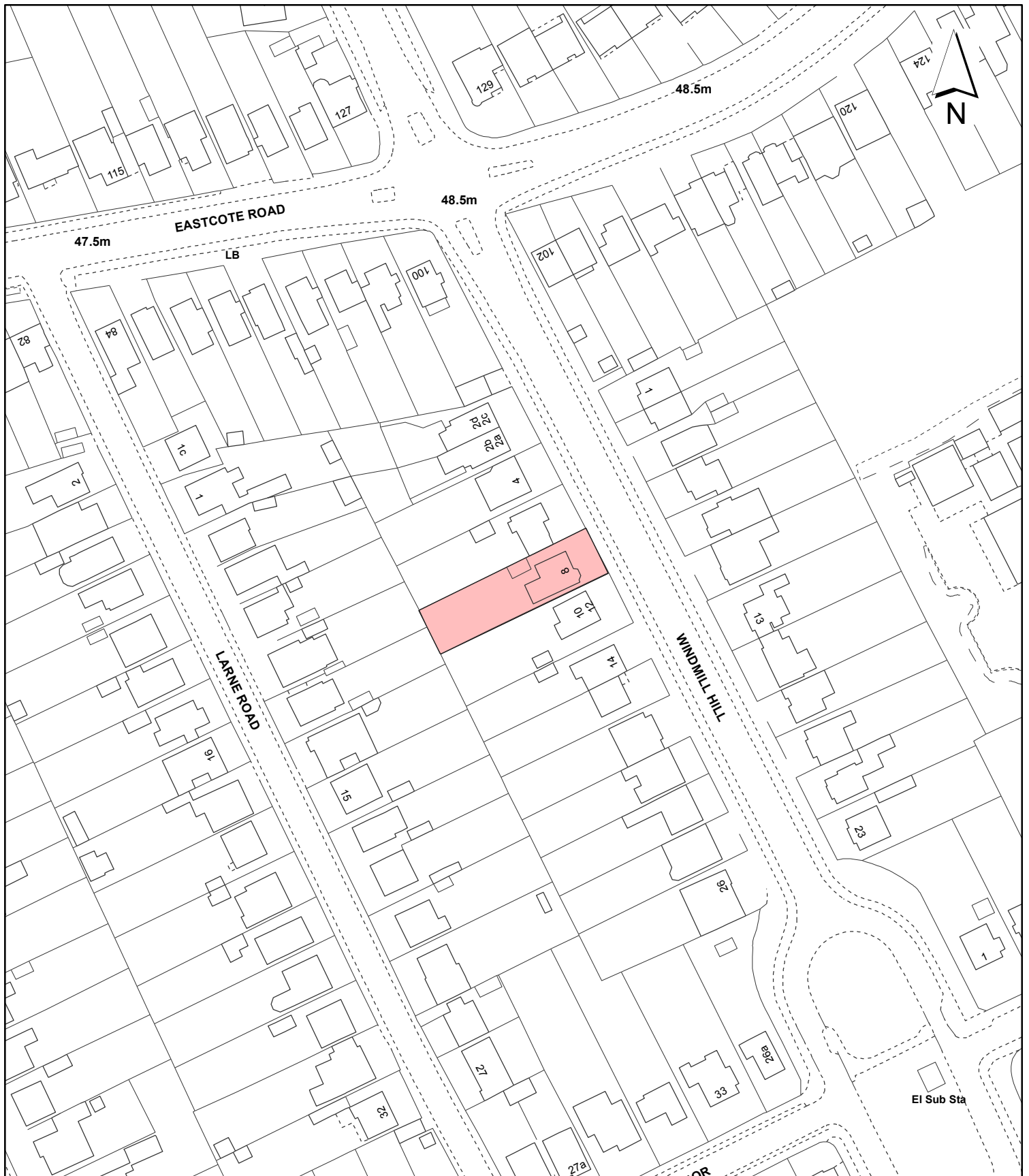
D) No bonfires that create dark smoke or nuisance to local residents.

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

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

Contact Officer: Katherine Mills

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**8 Windmill Hill
Ruislip**

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

Planning Application Ref:
68915/APP/2015/3776

Scale:
1:1,250

Planning Committee:
North Page 90

Date:
June 2016



Plans for North Applications Planning Committee

Tuesday 21st June
2016



HILLINGDON
LONDON



INVESTOR IN PEOPLE

www.hillingdon.gov.uk

Page 91

Report of the Head of Planning, Sport and Green Spaces

Address 53 PINN WAY RUISLIP

Development: Two storey rear extension, part single storey rear extension and 2 single storey side extensions involving demolition of existing side structures

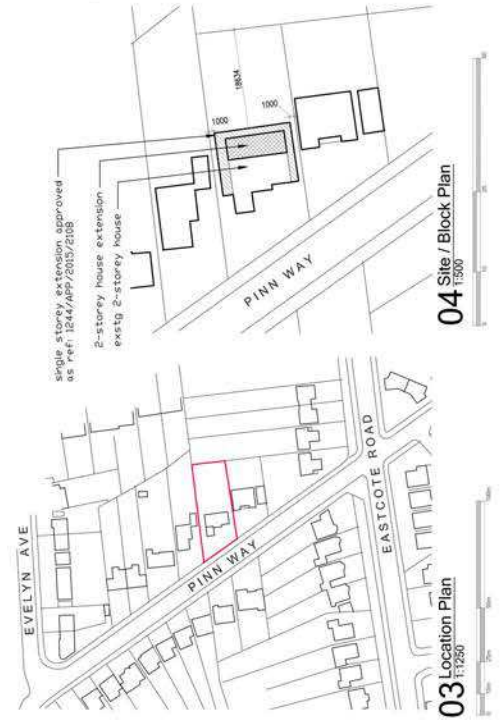
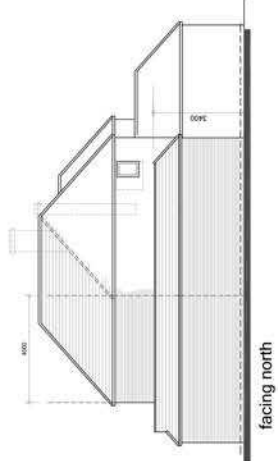
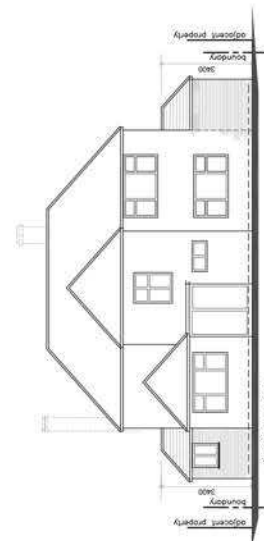
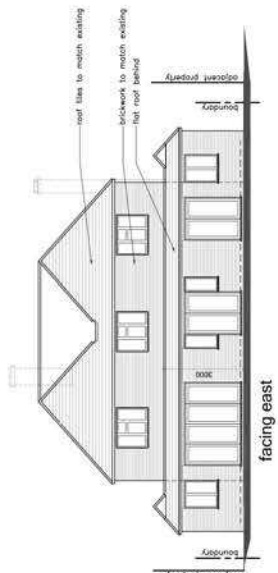
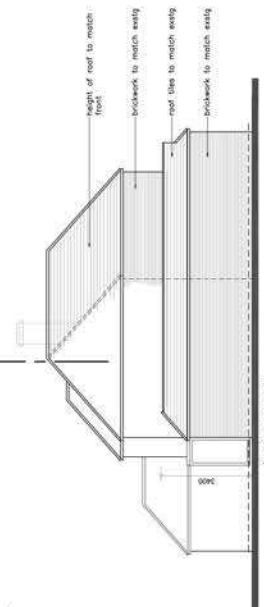
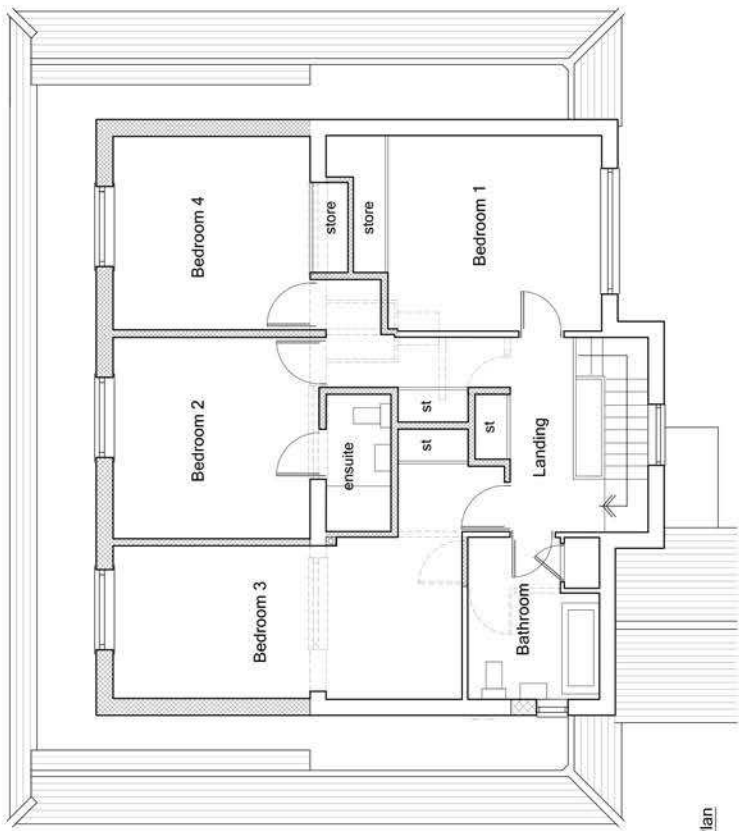
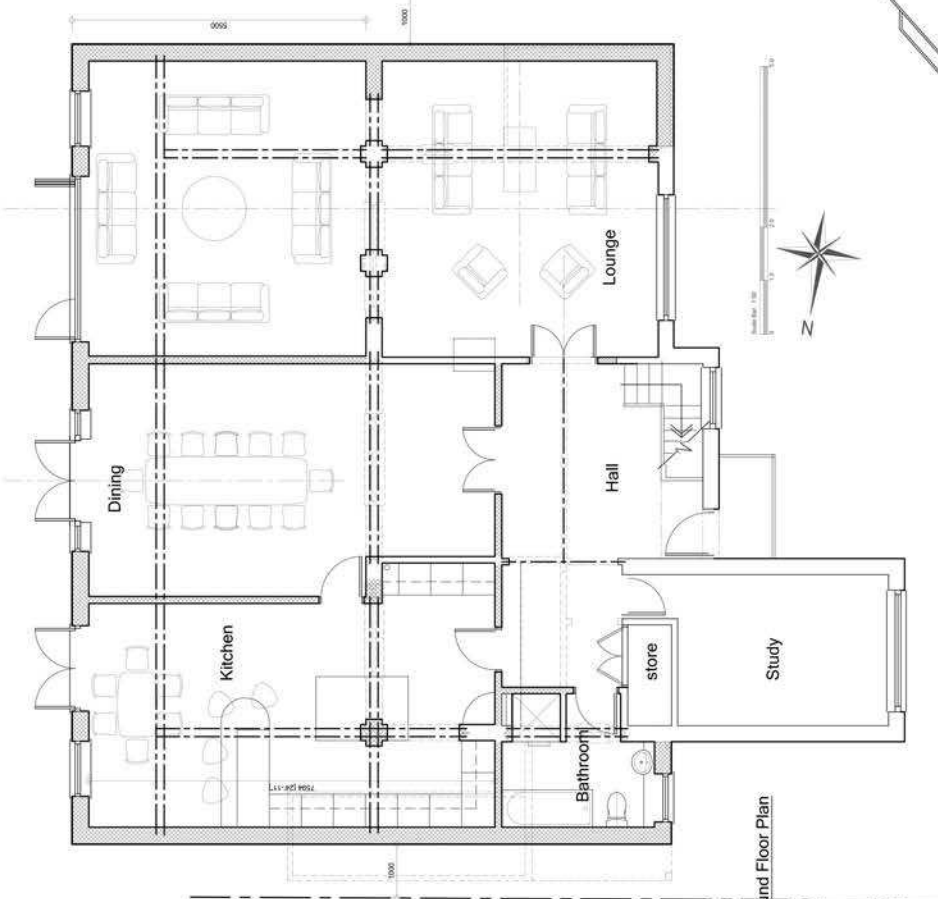
LBH Ref Nos: 1244/APP/2016/342

Date Plans Received: 28/01/2016

Date(s) of Amendment(s):

Date Application Valid: 10/02/2016

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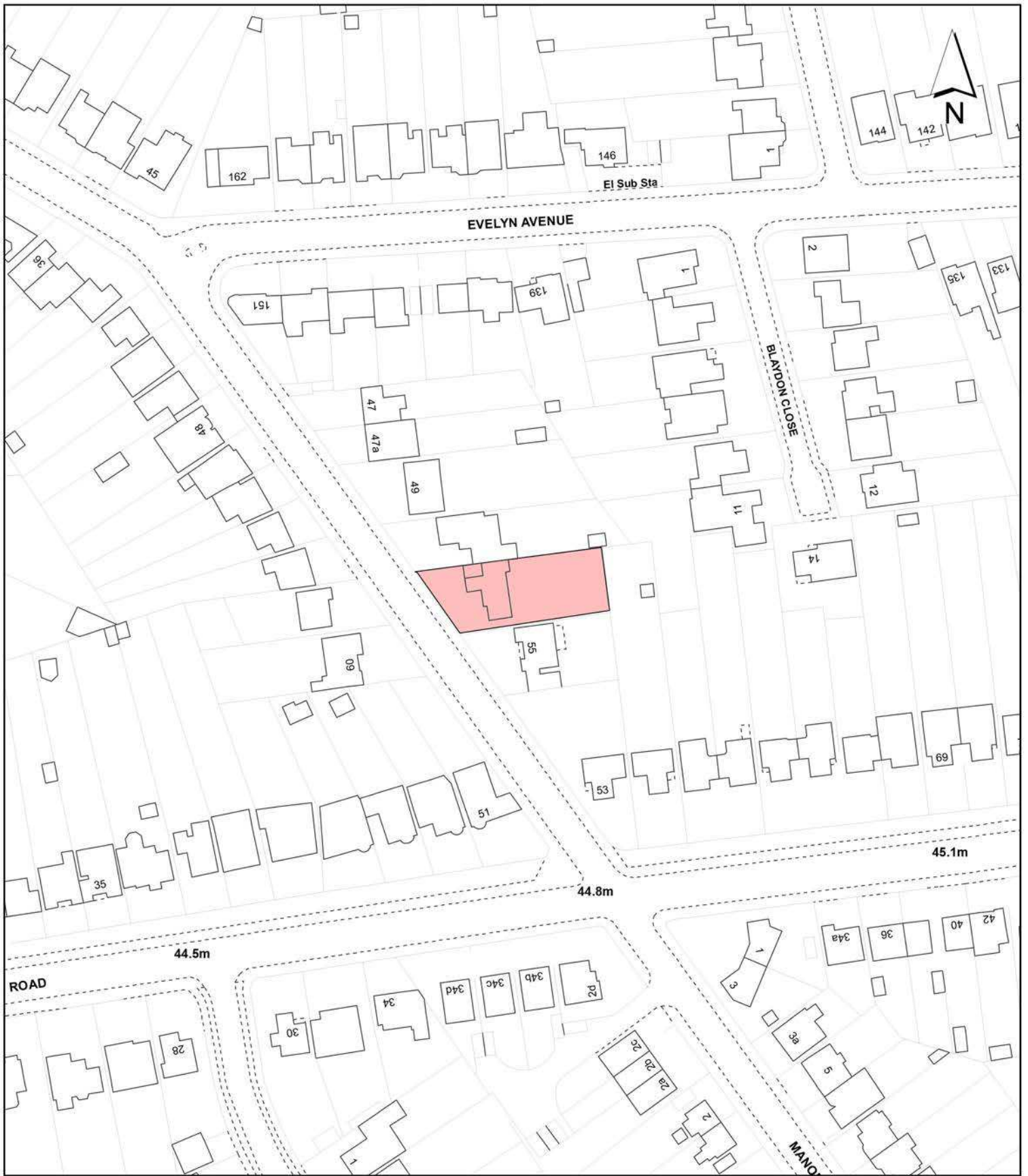


REV. DATE SCALE
DRAWING AS PROPOSED
PROJECT 2 storey rear extension
EXHIBITION AND ALTERATIONS TO: 53 Pinn Way, Ruslip, HA4 7CG

SCALE as shown @ A1
PROJECT NO. 15.911
DRAWING NO. 03

DATE Jan 2016

Northgate studios, 12 Northgate, Chichester, PO19 1BA
T: 01243 528811
F: 01243 536025
E: mail@studio5architects.co.uk
www.studio5architects.co.uk



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Site Address:

**53 Pinn Way
 Ruislip**

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

Planning Application Ref:
1244/APP/2016/342

Scale:
1:1,250

Planning Committee:
North Page 94

Date:
June 2016



Report of the Head of Planning, Sport and Green Spaces

Address LAND TO THE REAR OF ROBINS HEARNE AND LITTLEWOOD DUCKS HILL ROAD NORTHWOOD

Development: 4 x two storey, 4-bed detached dwellings with associated parking and amenity space (Outline planning application for access and layout with some matters reserved)

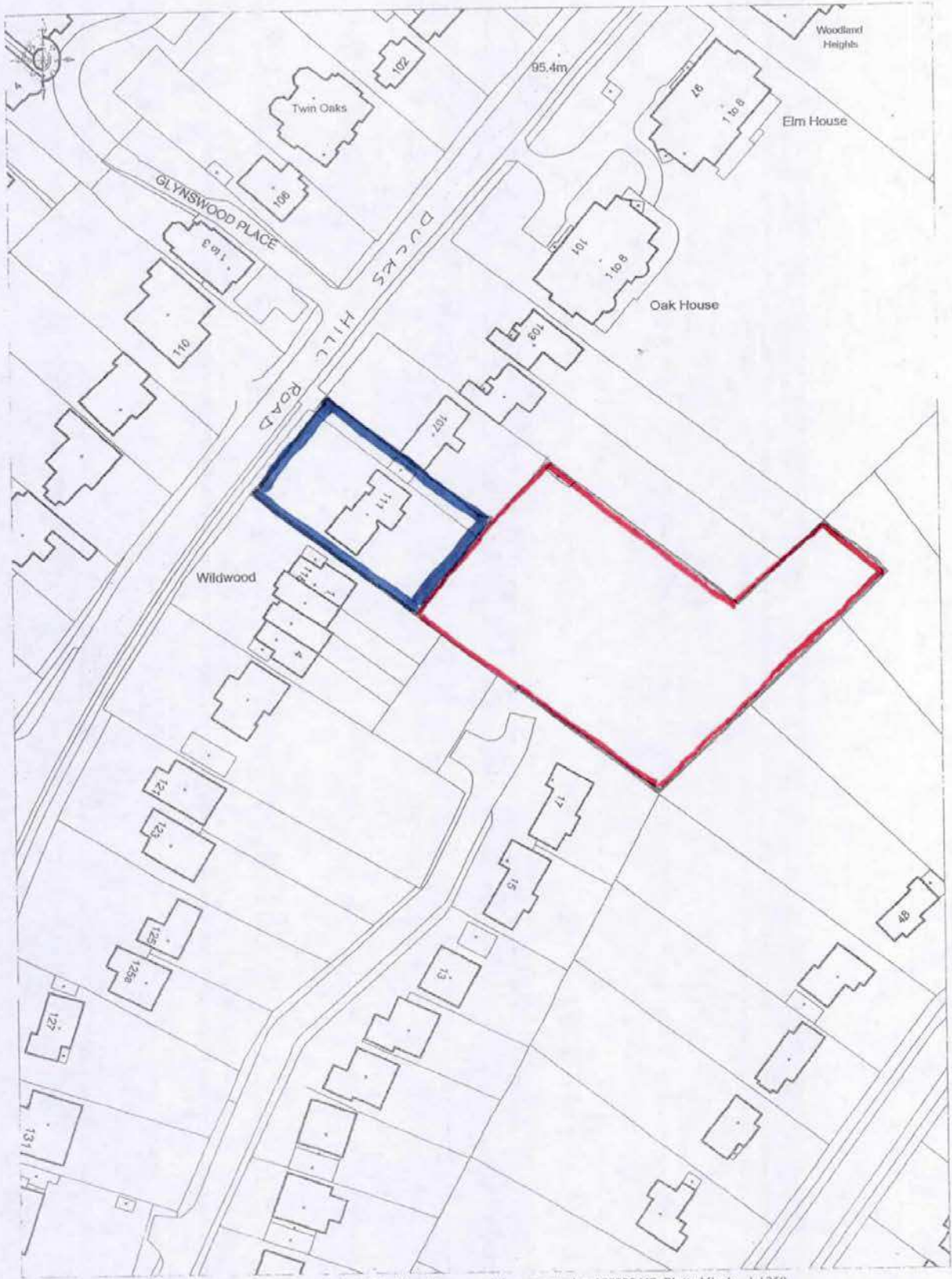
LBH Ref Nos: 41674/APP/2015/2100

Date Plans Received: 08/06/2015

Date(s) of Amendment(s): 28/08/2015

Date Application Valid: 22/06/2015

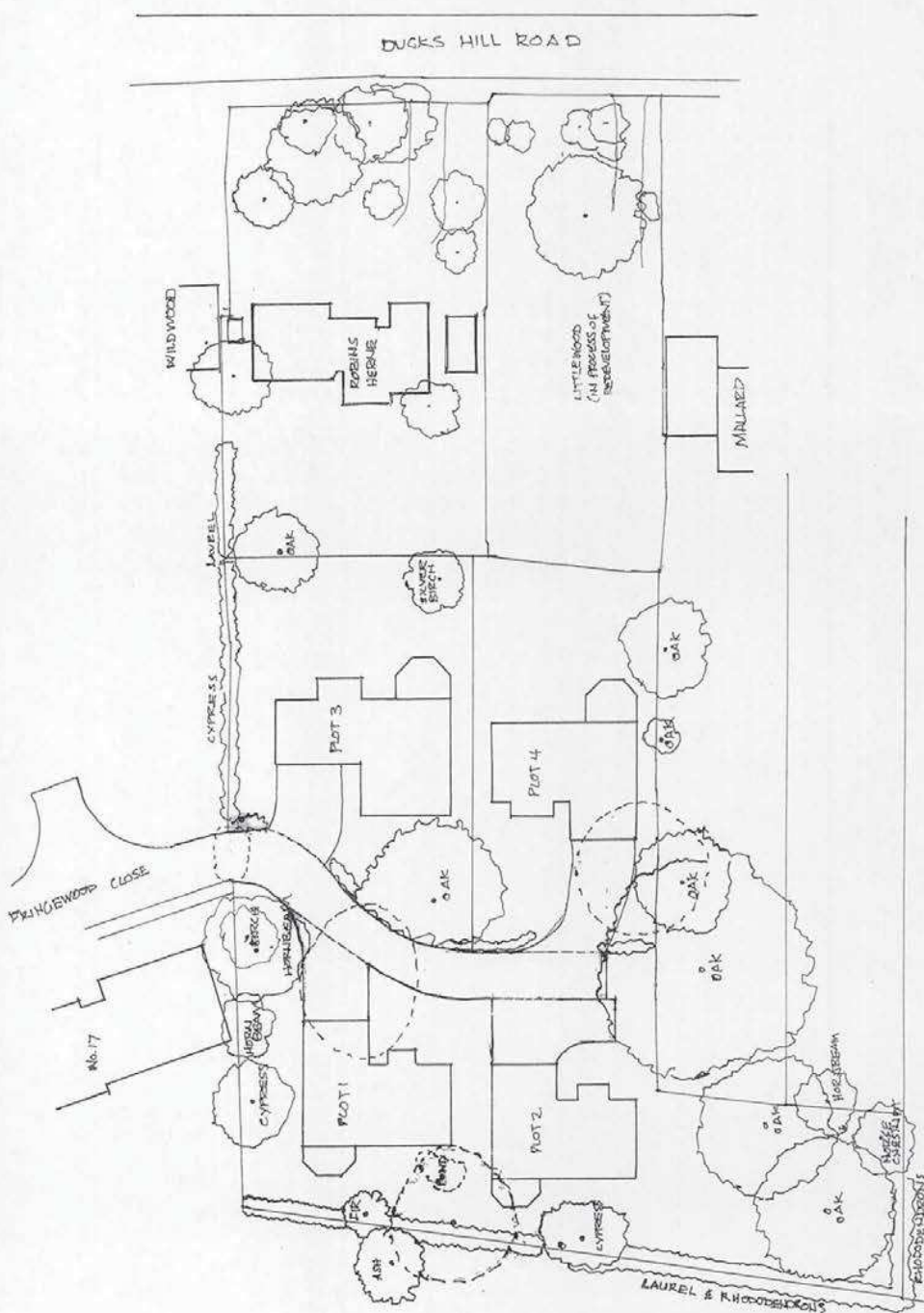
08/06/2015



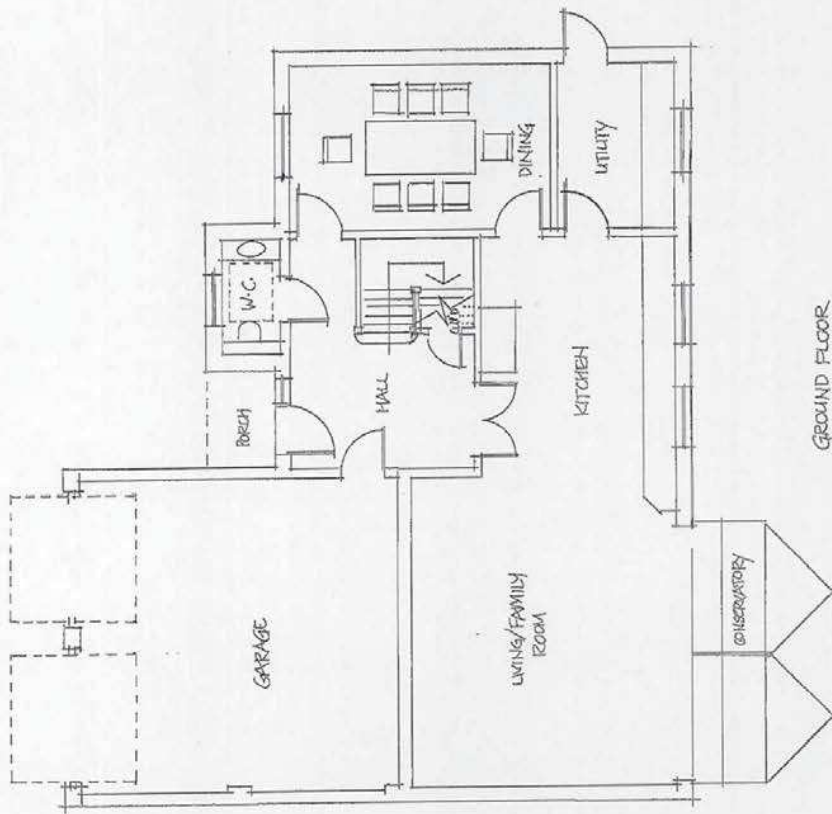
Ordnance Survey

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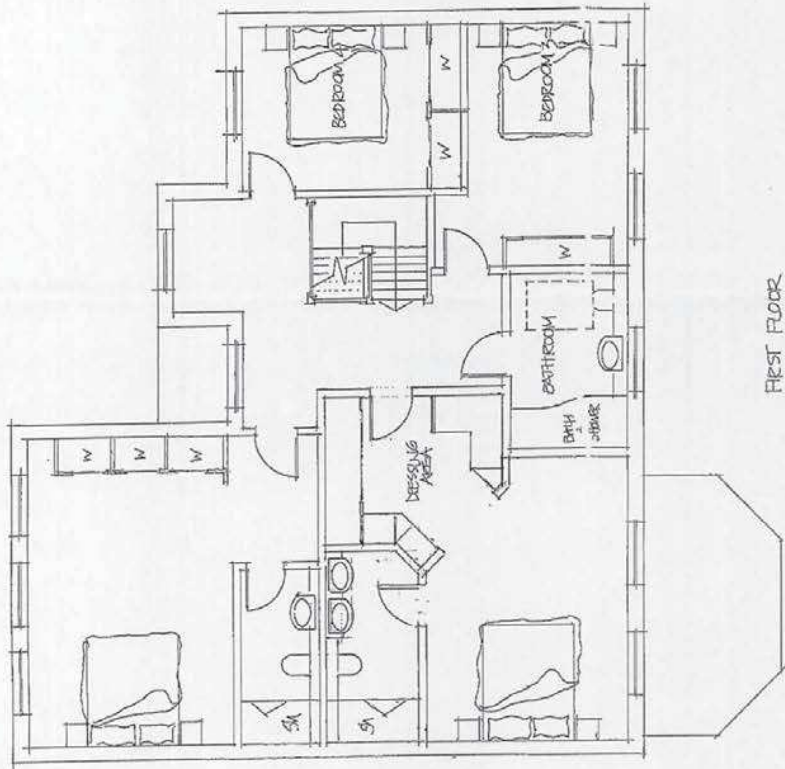




NOTES:	Client	Scale	Drawing Title
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All dimensions must be checked on site and not sealed from this drawing.	Mrs D NEWTON	1:500	Drawn by
			JJE
			Date
			Feb 2015
			Rev
			15. 17.1



GROUND FLOOR



FIRST FLOOR



NOTES:-
18/12/2009 - FLOOR PLANS AS REQUESTED (REFLECTION 18/66/NP/2009/2043)
19/12/2009

PROJECT:
LAND TO THE REAR OF
ROBIN'S HEDGE & LITTLEWOOD,
DUDES HILL ROAD, NORTHWOOD

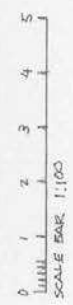
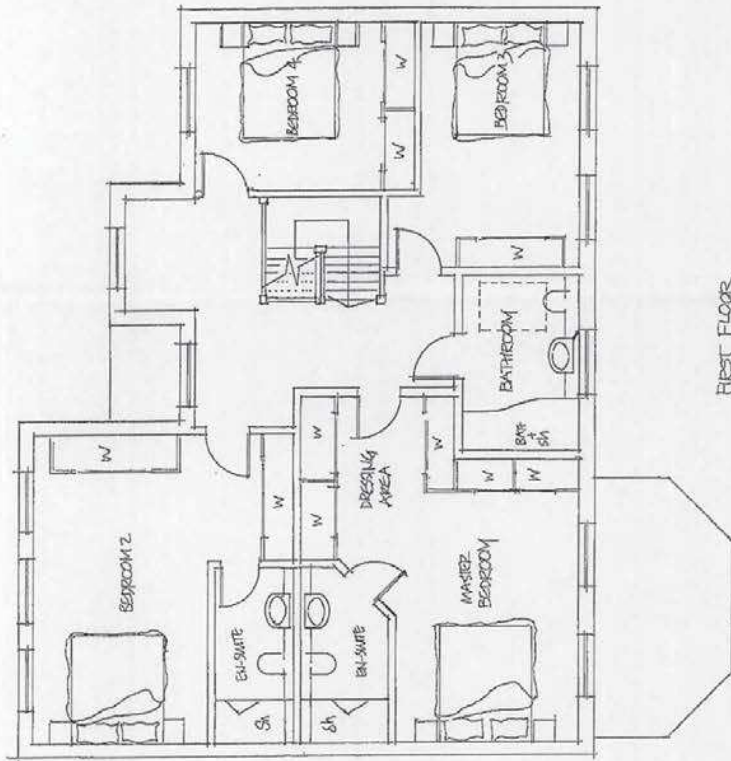
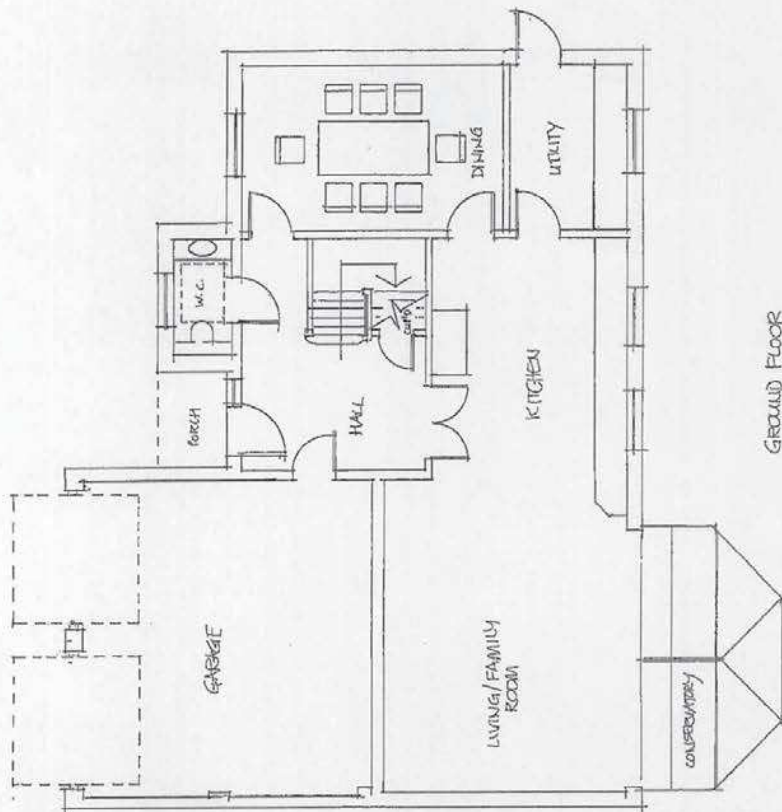
SCALE: 1:100
DATE: DECEMBER 2009

DRAWING TITLE:
FLOOR PLANS (PLOT 1)

DRAWING NO: D1P/Fc/04
REV:

ACB ASSOC.

OAK HOUSE, WELLINGTON ROAD,
SANDHURST, BERKSHIRE GUF1 9AY
MOBILE: 07740 304 249



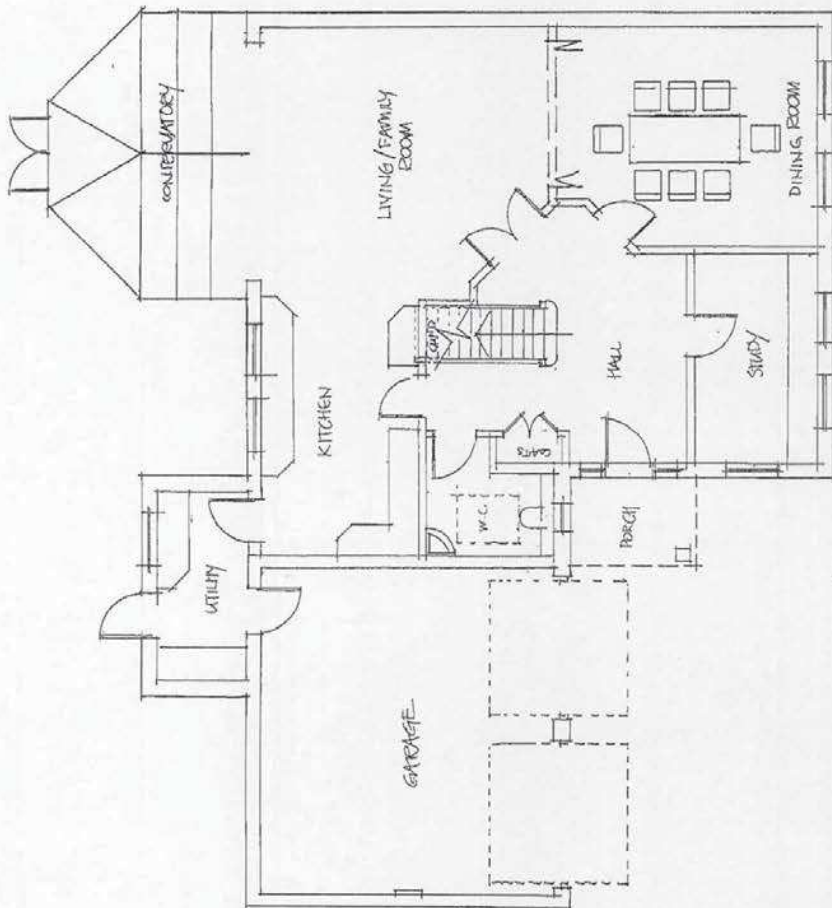
NOTES:-
DECEMBER 2009 - FLOOR PLANS AS REQUESTED (APPLICATION 806/APP/2009/2643)

PROJECT:
LAND TO THE REAR OF
ROBIN HERRIS LITTLEWOOD,
BLACKS HILL ROAD, NORTHWOODS

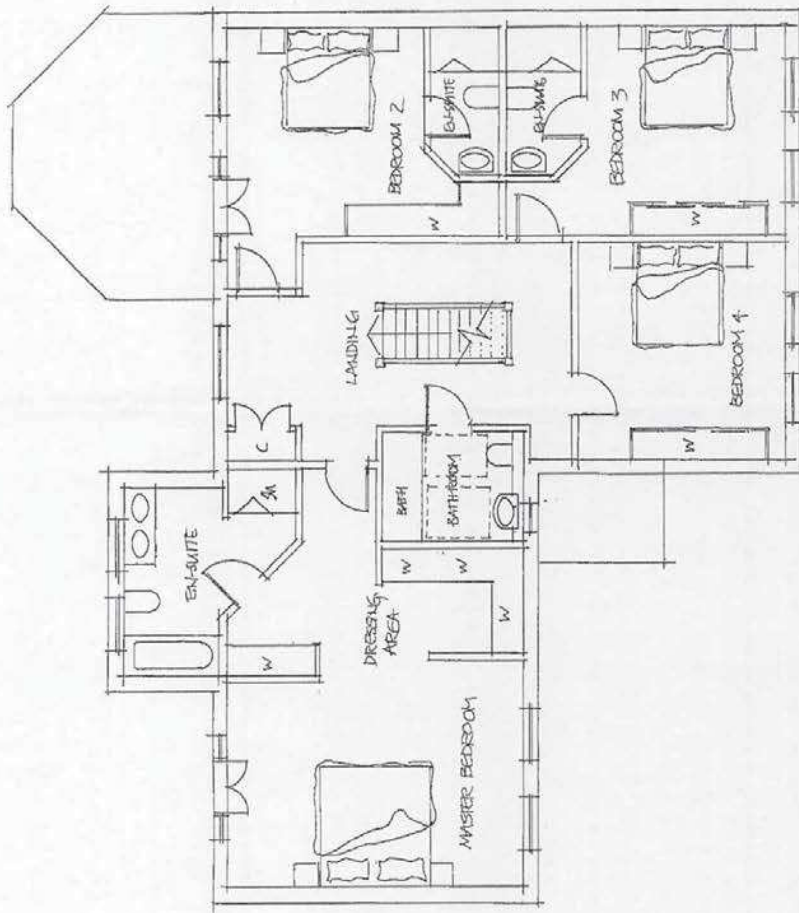
DATE: DECEMBER 2009
DRAWING NO: DHR/FC/05

DRAWING TITLE:
FLOOR PLANS (PLOT 2)

ACB ASSOC
OAK-HOUSE, WELLINGTON ROAD,
SANDHURST, BERKSHIRE GU17 9AJ
MOBILE: 07740 304 219



GROUND FLOOR



FIRST FLOOR



NOTES:-
DECEMBER 2009 - FLOOR PLANS AS REQUESTED (APPLICATION 816/APP/2009/2655)

PROJECT:
LAND TO THE REAR OF
BOVENS HEARNE & LITTLEWOOD,
DUGGS HILL ROAD, NORTHWOOD

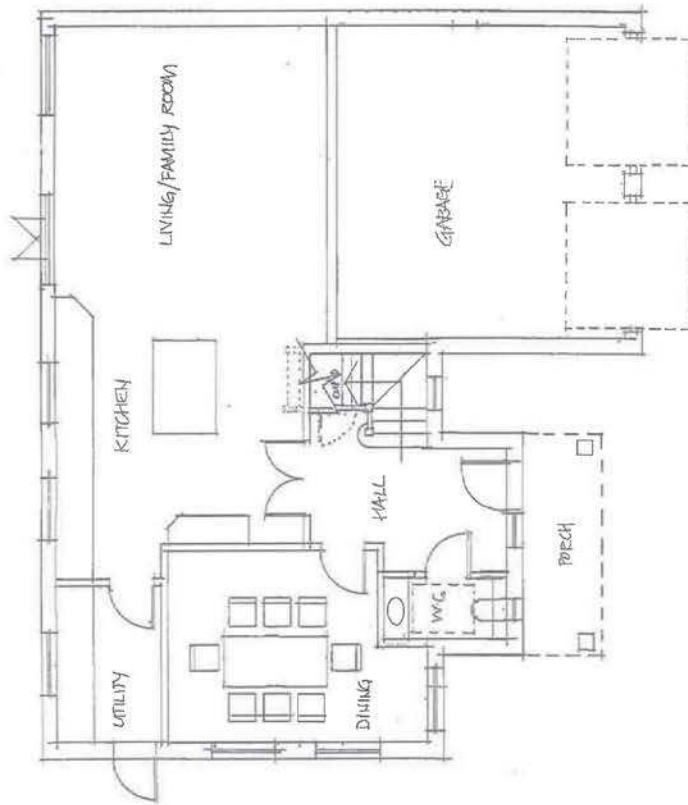
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DATE: DECEMBER 2009

DRAWING TITLE:
FLOOR PLANS (PLOT 3)

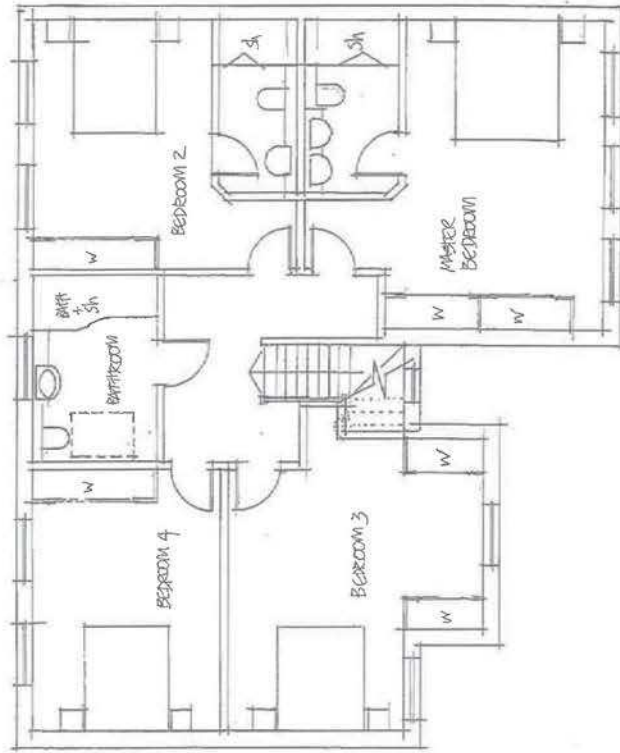
DRAWING NO: DHR/Fc/06
REV: -

ACB ASSOC

OAK HOUSE, WELLINGTON ROAD,
SANDHURST, BERKSHIRE GUY7 9AT
MOBILE: 07140 304 219



GROUND FLOOR



FIRST FLOOR



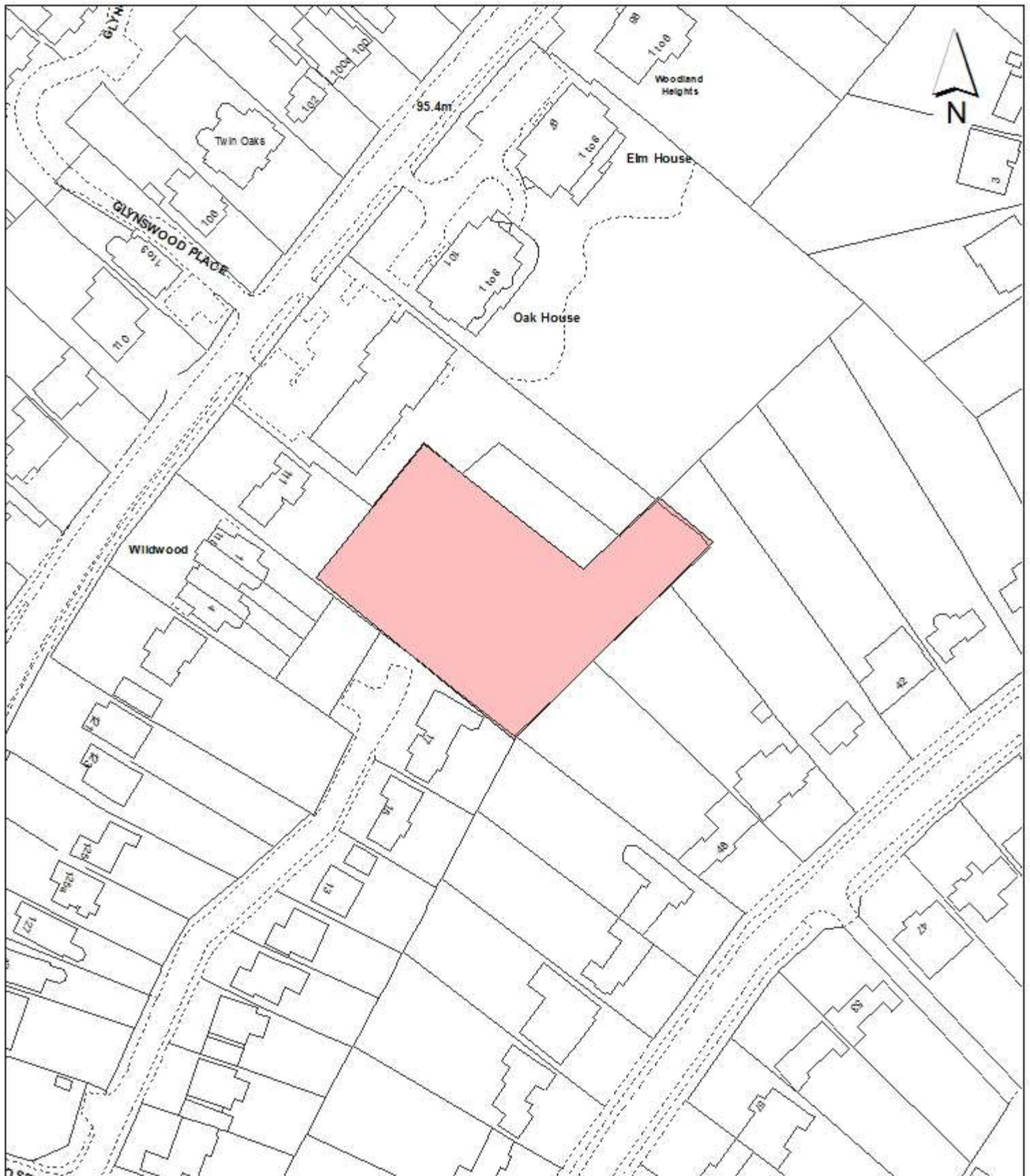
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 FEB. A - CONSERVATORY REMOVED JULY 2015

PROJECT:
 LAND TO THE REAR OF
 EDWINS HENSLEY LITTLEWOOD
 DUDS HILL ROAD, NORTHWOOD.
 SCALE: 1:100
 DATE: DECEMBER 2009

DRAWING TITLE:
 FLOOR PLANS (PLOT 4)
 DRAWING NO:
 DHR/FC/07
 REV: A

ACB ASSOC.
 OAK HOUSE, WELLINGTON ROAD
 SANDHURST, BERKSHIRE GU17 9AT
 MOBILE: 07740 304 249





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Site Address:

**Land to the rear of
Robins Hearn &
Littlewood Ducks Hill Road**

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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

Planning Application Ref:

41674/APP/2015/2100

Scale:

1:1,250

Planning Committee:

North Page 103

Date:

June 2016

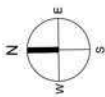


HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 68 RAISINS HILL EASTCOTE MIDDX
Development: Two storey side extension and single storey rear extension involving demolition of garage to side
LBH Ref Nos: 62664/APP/2016/831


Date Plans Received:	26/02/2016	Date(s) of Amendment(s):	08/03/2016
Date Application Valid:	08/03/2016		26/02/2016



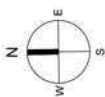
Areas:

Existing ground floor:	54.0m ²
Additional new ground floor:	69.5m ²
Total proposed ground floor:	123.5m ²
Existing first floor:	54.0m ²
Additional new first floor:	30.7m ²
Total proposed first floor:	84.7m ²
Total existing floors:	108.0m ²
Total proposed floors:	208.2m ²
Site area:	476m ²
Ex. garage and shed:	23m ²
Existing coverage:	16%
New sheds:	11m ²
Proposed coverage:	28%



Client Name	Various Subscribers	Client Ref	1004
Project Name		Project Ref	01
 Architectural Services 17 Canal Street 10th Floor New York, NY 10004			
Planning Application for Mr. & Mrs. Healy 189600, 18960, 511000, 51100			
Checked By	Checked Date	Checked By	Checked Date
CH	02/02/16	PH	02/02/16
Approved By	Approved Date	Approved By	Approved Date
	12/09/15	12/09/15	12/09/15
Drawing Number	1004		

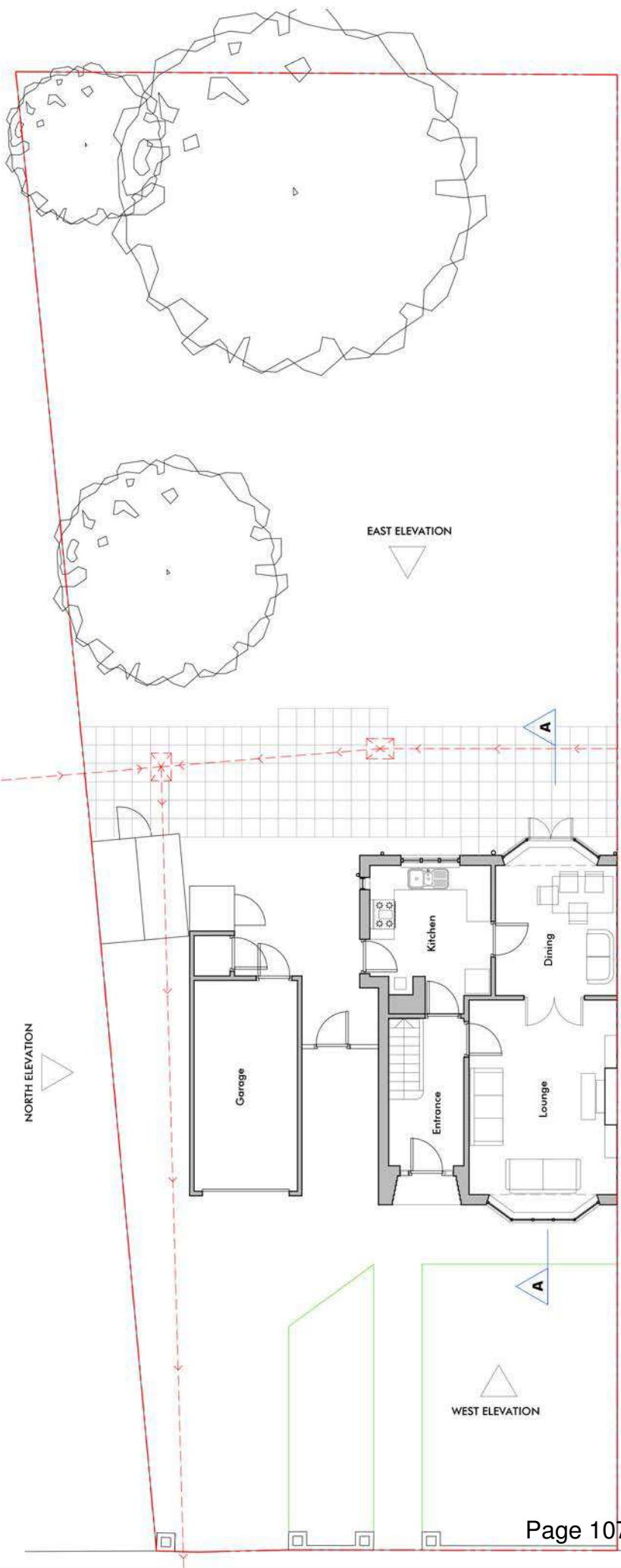
1. LOCATION PLAN



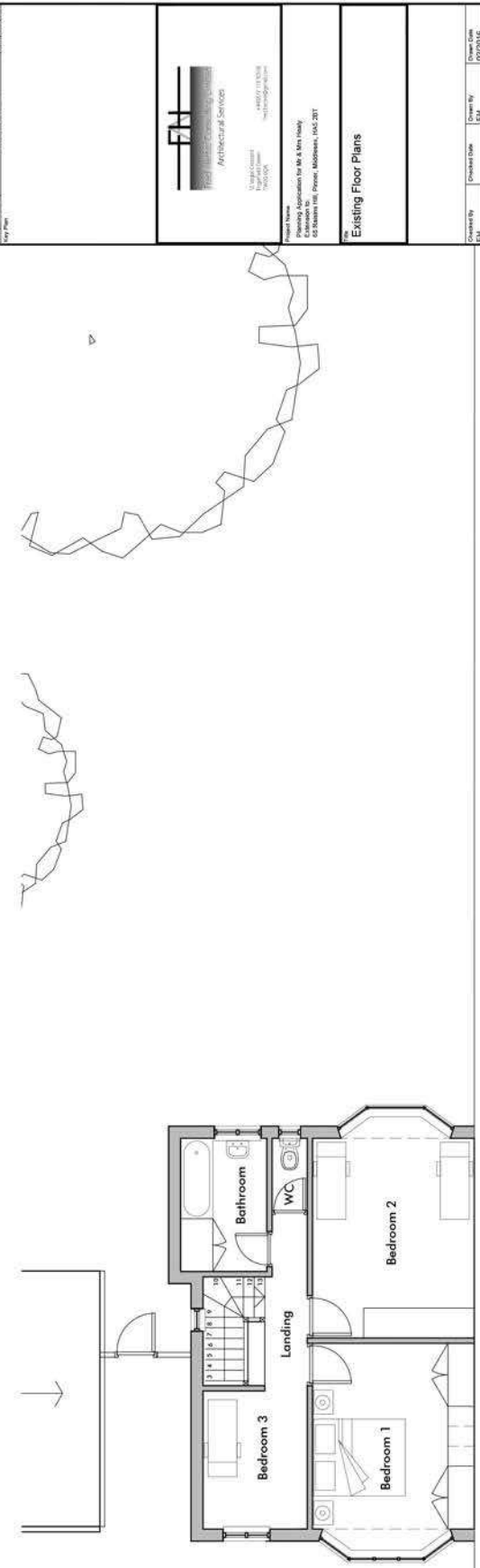
1. LOCATION PLAN

Client Name	Weston Development	Client Code	1001
Project Name		Project No.	01
Checked By	PH	Checked Date	02/25/16
Approved By		Approved Date	12/09/15 15:08:33
Drawing Number	1001	Version	01

Architectural Services 11000 11th Street Suite 100 Richmond, BC V6V 1G8 Tel: (604) 273-1100 Fax: (604) 273-1101 Email: info@architecturalservices.com	
Project Name: Weston Development Prepared by: Architectural Services for Mr. & Mrs. Weston Checked by: PH Approved by: Mr. & Mrs. Weston 68 Raisins Hill, Project, Richmond, BC, V6V 1G8	
Location Plan	



1. EXISTING GROUND FLOOR PLAN



2. EXISTING FIRST FLOOR PLAN

Client Name	Client Ref	Client Date	Client Ref	Client Date
Project Name	Project Ref	Project Date	Project Ref	Project Date
Version	Version Ref	Version Date	Version Ref	Version Date
 Architectural Services 11, High Street, London, E15 2SU Tel: 020 8500 1234 Email: info@fharchitectural.com				
Prepared By: 1.50 Checked By: 1.50 Drawn By: 1.50 Project Name: 1002				
Project Name: Existing Floor Plans Drawing Title: Existing Floor Plans Drawing Ref: 01				



1. EXISTING GOOGLE STREETVIEW IMAGE



2. EXISTING SITE BING MAPS AERIAL VIEW



3. EXISTING RAISAINS HILL STREET VIEW



4. EXISTING RAISAINS HILL EXTENSION PRECEDENT (NUMBER 25)

Sheet No.	Sheet Title	Sheet No.	Sheet Title

Project Name	Client	Drawn By	Drawn Date

Checked By	Checked Date	Drawn By	Drawn Date

Approved By	Approved Date	Project No.	Scale

Project No.	Revision

Drawing Number	Revision

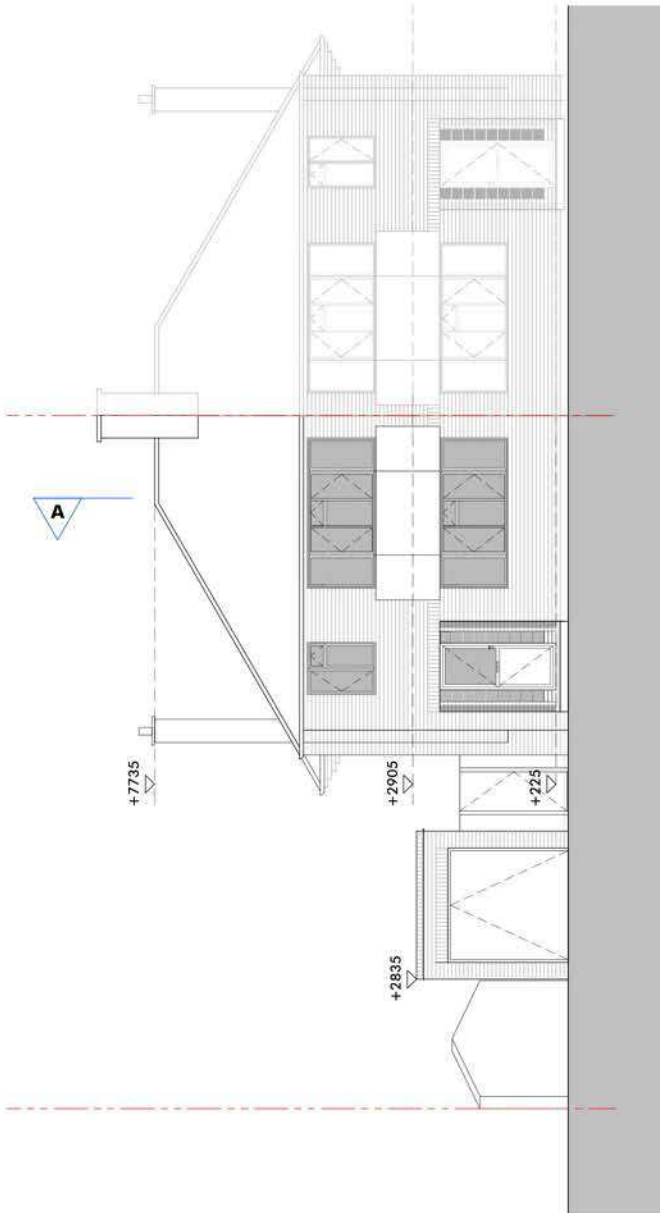
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Checked By	Checked Date	Drawn By	Drawn Date

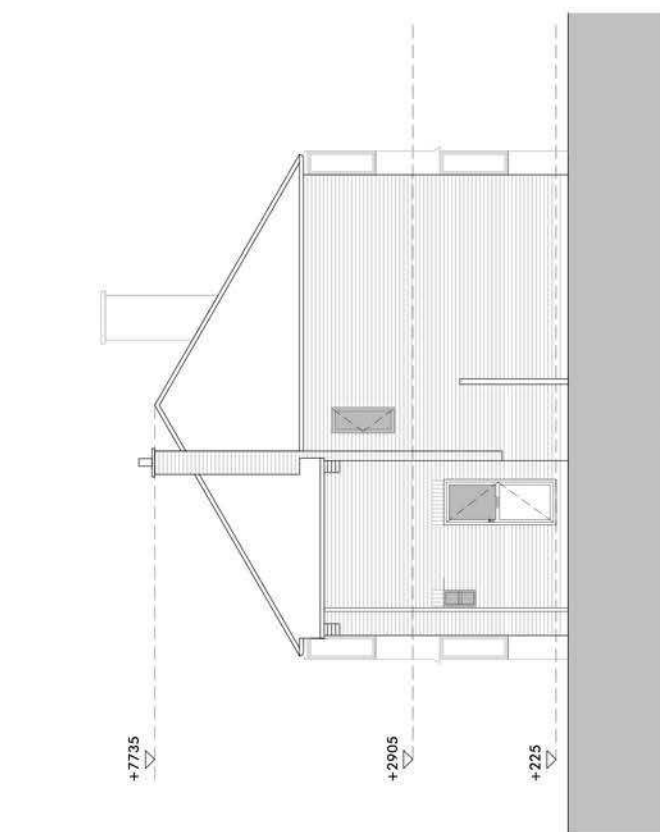
Approved By	Approved Date	Project No.	Scale

Project No.	Revision

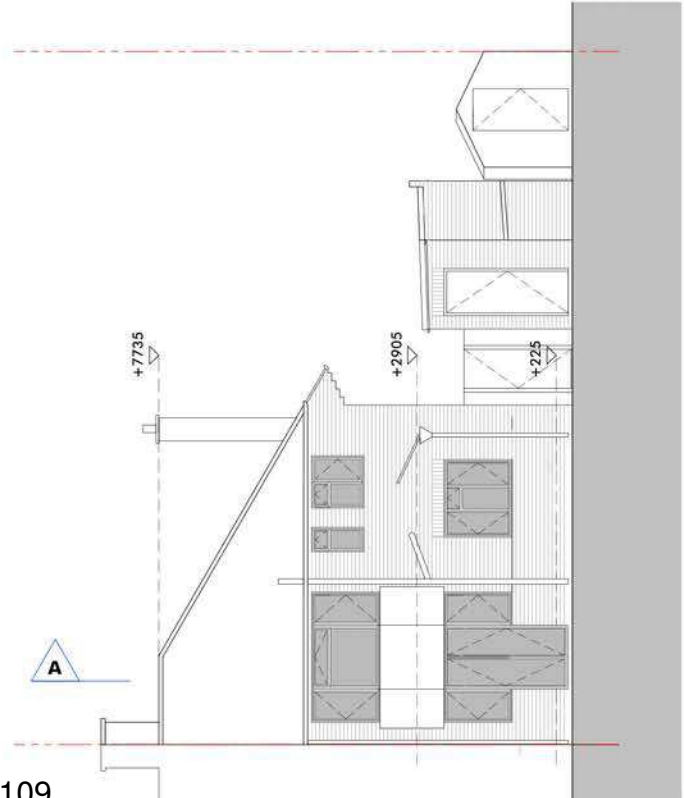
Drawing Number	Revision



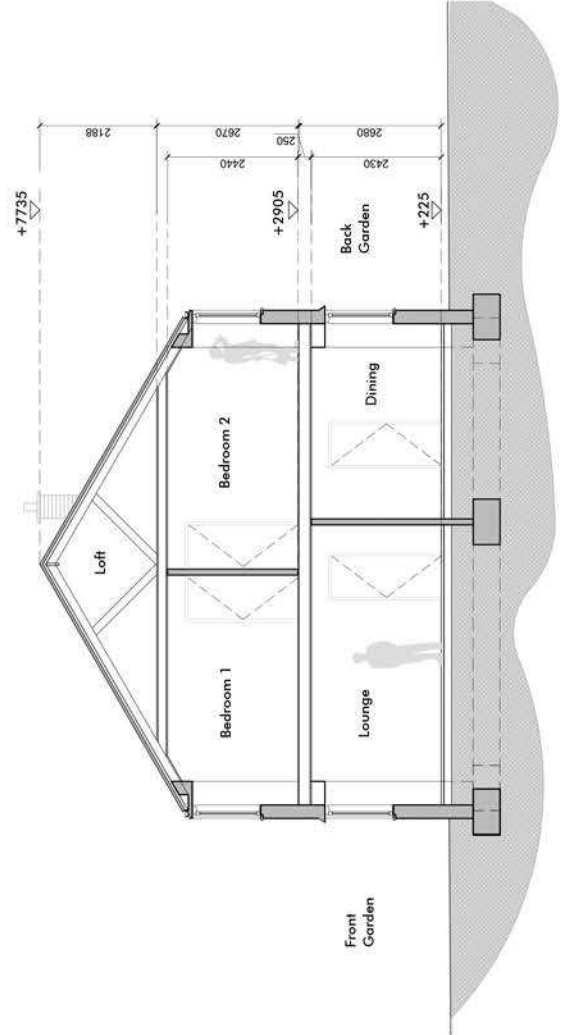
1. EXISTING WEST ELEVATION



3. EXISTING NORTH ELEVATION

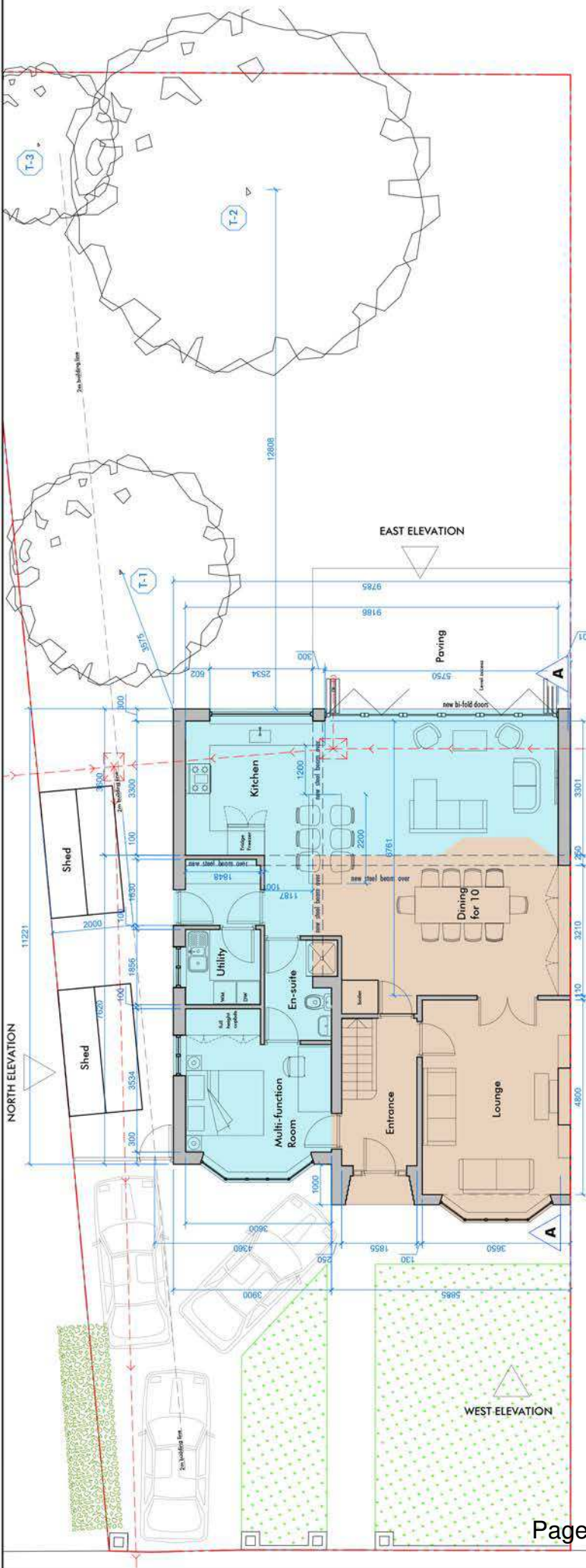


2. EXISTING EAST ELEVATION



4. EXISTING SECTION A-A

Client Name	Project Name	Drawn By	Checked By	Drawn Date	Checked Date	Drawn Ref	Checked Ref	Drawn Date	Checked Date
<p>Architectural Services 11/11/2016 11/11/2016</p> <p>Existing Elevations and Section</p>									
Drawn By	Checked By	Drawn Date	Checked Date	Drawn Ref	Checked Ref	Drawn Date	Checked Date	Drawn Ref	Checked Ref
PH	PH	11/11/2016	11/11/2016	PH	PH	11/11/2016	11/11/2016	PH	PH
Scale	Scale	Scale	Scale	Scale	Scale	Scale	Scale	Scale	Scale
1:50	1:50	1:50	1:50	1:50	1:50	1:50	1:50	1:50	1:50
Sheet No.	Sheet No.	Sheet No.	Sheet No.	Sheet No.	Sheet No.	Sheet No.	Sheet No.	Sheet No.	Sheet No.
1003	1003	1003	1003	1003	1003	1003	1003	1003	1003
Version	Version	Version	Version	Version	Version	Version	Version	Version	Version
01	01	01	01	01	01	01	01	01	01



1. PROPOSED GROUND FLOOR PLAN

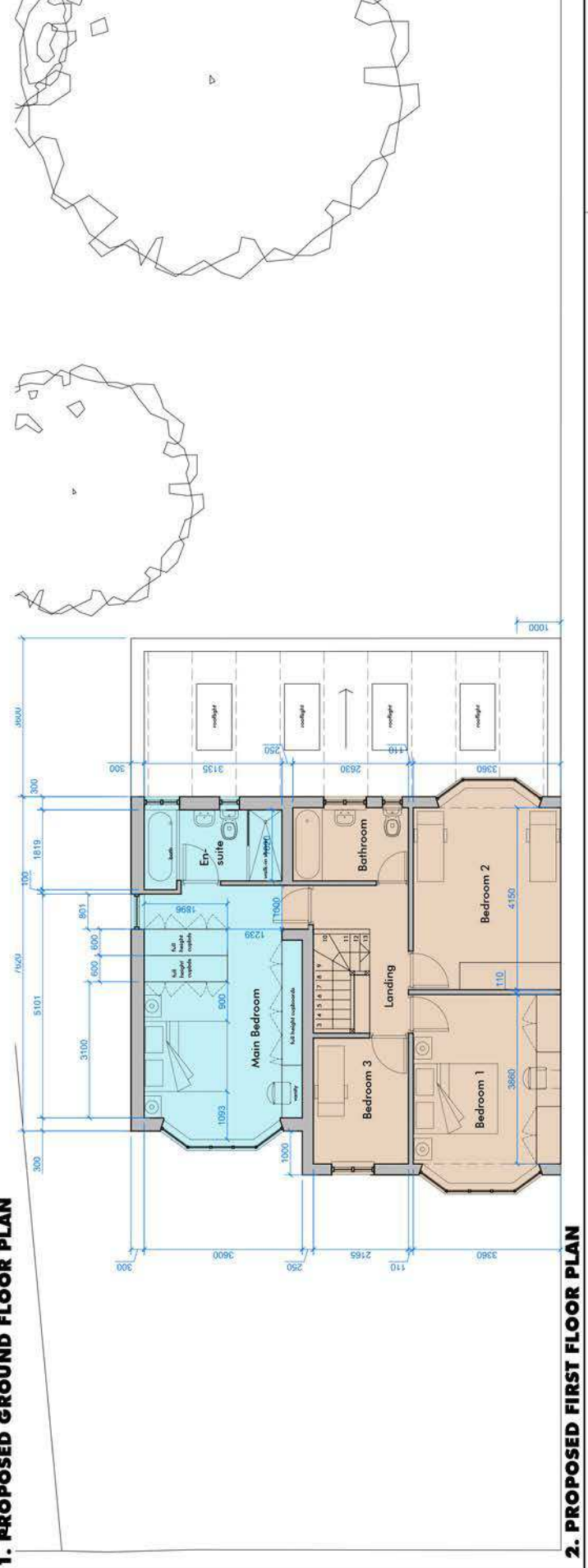
Client Name	Project Name	Drawn By	Checked By	Date
Architectural Services	1005	1005	1005	1005

KEY:
 EXISTING FLOOR (light blue)
 ADDITIONAL PROPOSED FLOOR (light orange)

Architectural Services
 1005
 1005
 1005
 1005

Proposed Floor Plans

Checked By	Checked Date	Drawn By	Drawn Date
1005	1005	1005	1005



2. PROPOSED FIRST FLOOR PLAN



P. PROPOSED VIEW FROM ROAD



2. PROPOSED VIEW OF BACK EXTENSION



3. PROPOSED AERIAL VIEW OF SIDE EXTENSION



4. PROPOSED VIEW FROM GARDEN OF BACK EXTENSION

02	8.3.16	Window to north elevation updated	01	01	01
Version Information			Date	Drawn	Appr
Key Files					



Architectural Services

 11111 11111

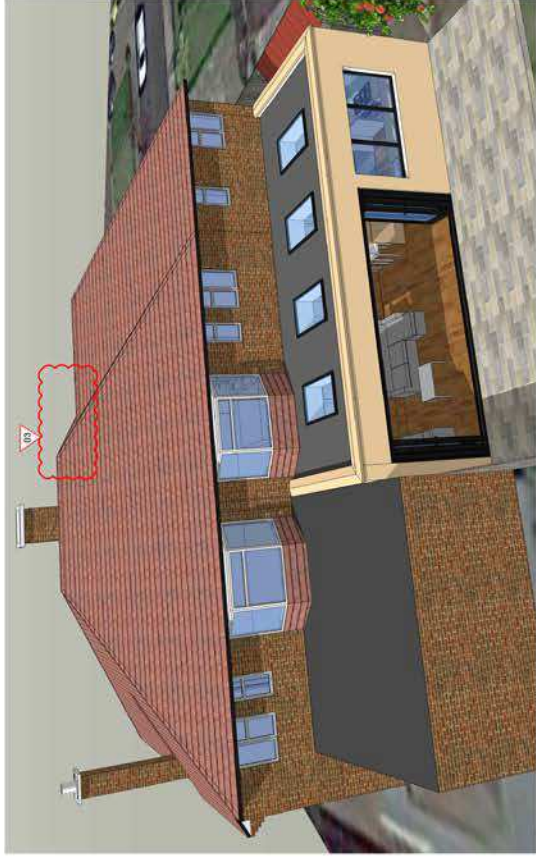
Project Name: **Planning Application for Mr & Mrs Kelly**
 Client: **Mr & Mrs Kelly**
 Address: **123 Main St, Peterborough, PE4 2BT**

Proposed 3d Views

Checked By:	Checked Date:	Drawn By:	Drawn Date:
EPH	15/02/2016	EPH	02/2016
Approved By:	Approved Date:	Project No:	Scale:
	15/02	11007	1:500
Drawing Number:	Revision:		
11007	02		



1. PROPOSED VIEW FROM ROAD



2. PROPOSED VIEW OF BACK EXTENSION



3. PROPOSED AERIAL VIEW OF SIDE EXTENSION



4. PROPOSED VIEW FROM GARDEN OF BACK EXTENSION

03	0.5.16	Extension roof 500mm lower than main		
02	0.3.16	Window to north elevation upgraded		
Version Information			Date	Drawn By
Rev	Date	Revision Description		



Architectural Services

 10, Long Street,

 Huddersfield,

 West Yorkshire,

 HD1 1TD

Project Name:

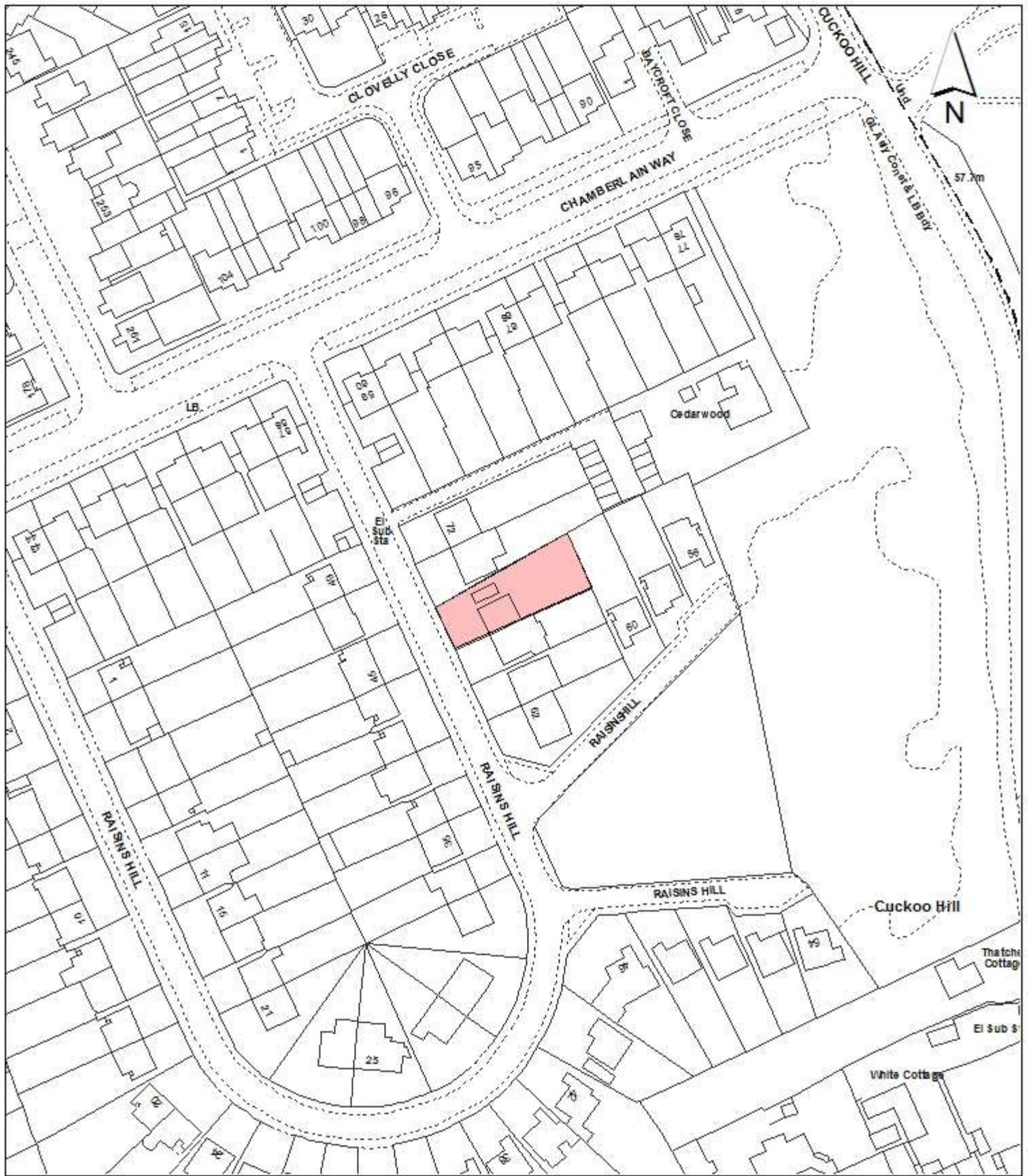
 Planning Application for M & S Kelly

 Extension to

 42 Station Hill, Farnley, Huddersfield, HD2 3PT

Proposed 3d Views

Checked By:	Checked Date:	Drawn By:	Drawn Date:
EJH	11/10/2016	EJH	02/02/2016
Approved By:	Approved Date:	Scale:	Notes:
		1:50	
Drawing Number:	Revision:		
11007	03		



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**68 Raisins Hill
Eastcote**

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

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

Planning Application Ref:

62664/APP/2016/831

Scale:

1:1,250

Planning Committee:

North Page 113

Date:

June 2016



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 38 OAK AVENUE ICKENHAM

Development: Single storey front, side and rear extensions, raising and enlargement of roof to create first floor with habitable roofspace to include 2 x rear dormers, 2 x side rooflights, vehicular crossover to front involving demolition of existing front, side and rear elements

LBH Ref Nos: 25891/APP/2016/409

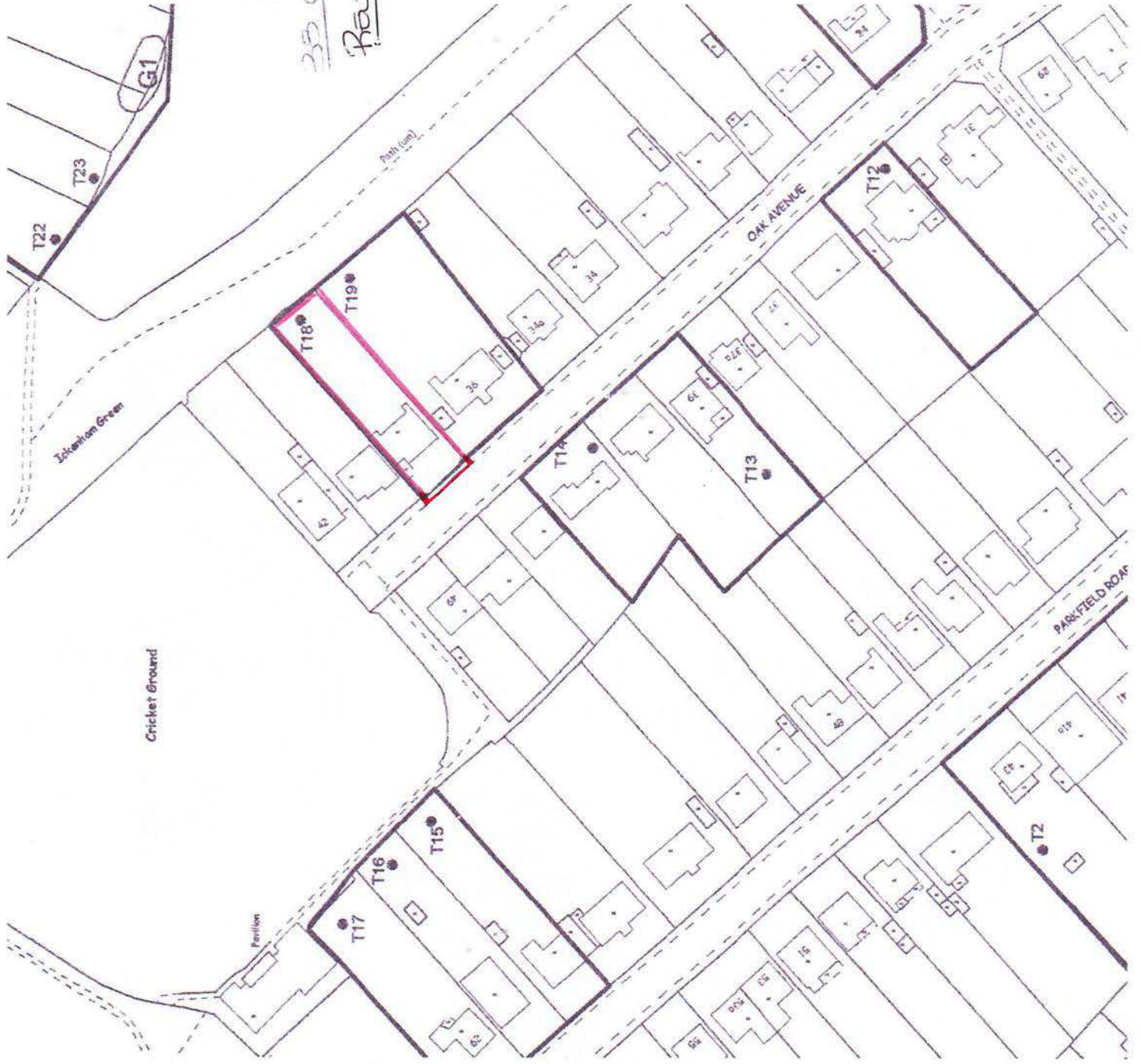
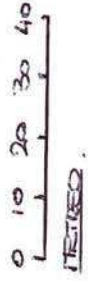
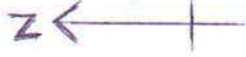
Date Plans Received: 02/02/2016

Date(s) of Amendment(s): 14/03/2016

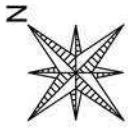
Date Application Valid: 14/03/2016

02/02/2016

Scale: 1:12500
35 OAK AVENUE
REGION A.



0m 1m 2m 3m 4m 5m 6m
 SCALE BAR 1:200 @ A3



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PROJECT DESCRIPTION	DATE	BY

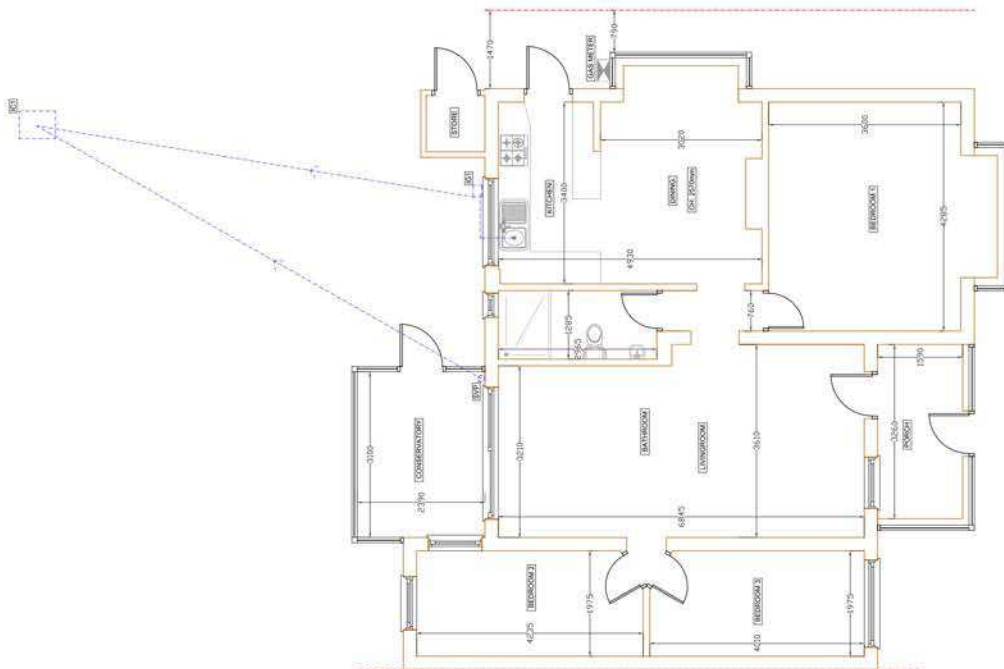
Greenfields Architectural Services

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 Phone: 0207 296 4438
 Fax: 0207 296 4439
 Email: info@greenfieldsarchitectural.co.uk
 Website: www.greenfieldsarchitectural.co.uk

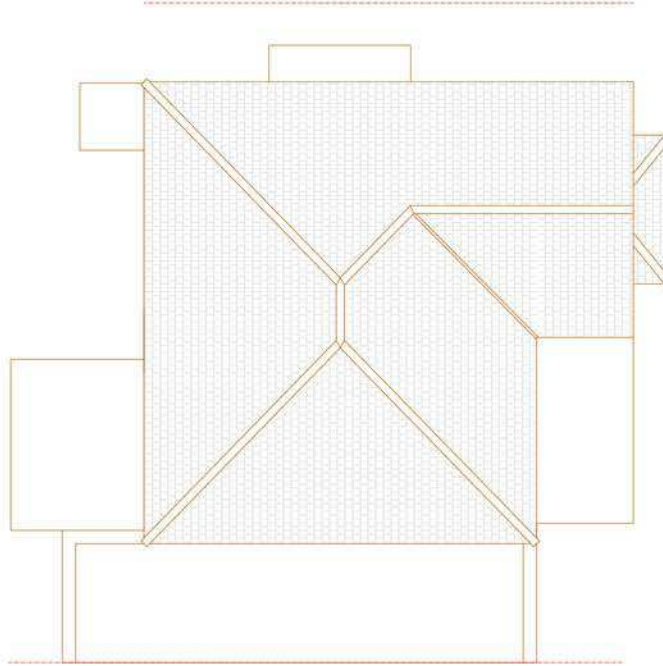
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 Phone: 0207 296 4438
 Fax: 0207 296 4439
 Email: info@greenfieldsarchitectural.co.uk
 Website: www.greenfieldsarchitectural.co.uk

DRAWING TITLE: EXISTING SITE PLAN
 SITE ADDRESS: 38 OAK AVENUE, 'ICKENHAM',

SCALE: 1:200 @ A3
 DATE: 05.12.2015
 DRAWING NO: OAK-03



EXISTING GROUND FLOOR
SCALE BAR 1:50 @ A1

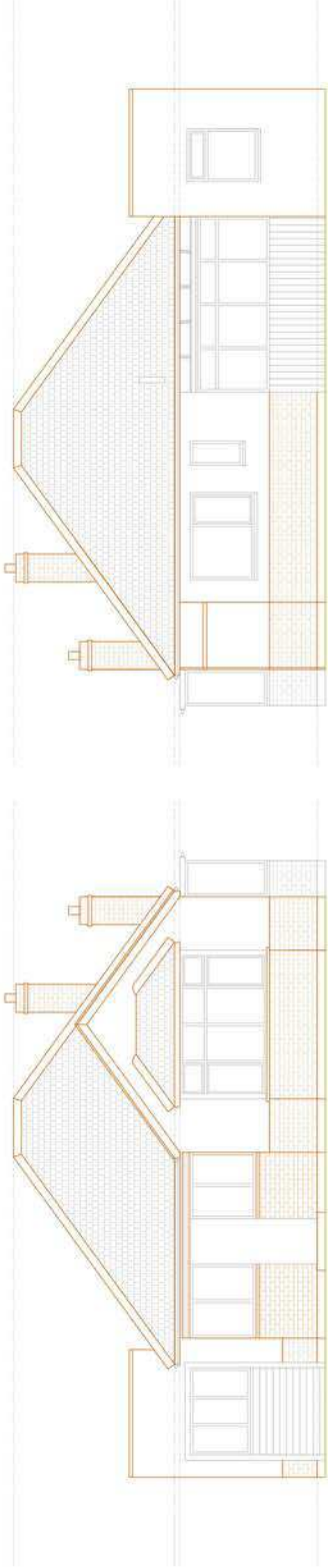


EXISTING ROOF PLAN
SCALE BAR 1:50 @ A1



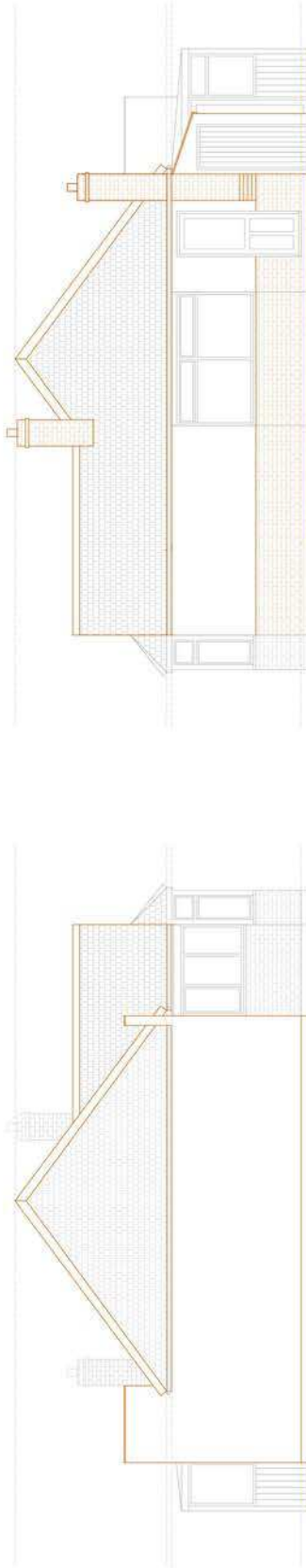
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DRAWING TITLE: EXISTING FLOOR PLAN - EXISTING ROOF PLAN	
SITE ADDRESS: 38 DAVE AVENUE, TICEHAZE	
SCALE: 1:50 @ A1	DRAWN BY: RB
DATE: 05.12.2015	DRAWING NO: DAC01



EXISTING FRONT ELEVATION
SCALE BAR 1:50 @ A1

EXISTING REAR ELEVATION
SCALE BAR 1:50 @ A1



EXISTING SIDE ELEVATION 1
SCALE BAR 1:50 @ A1

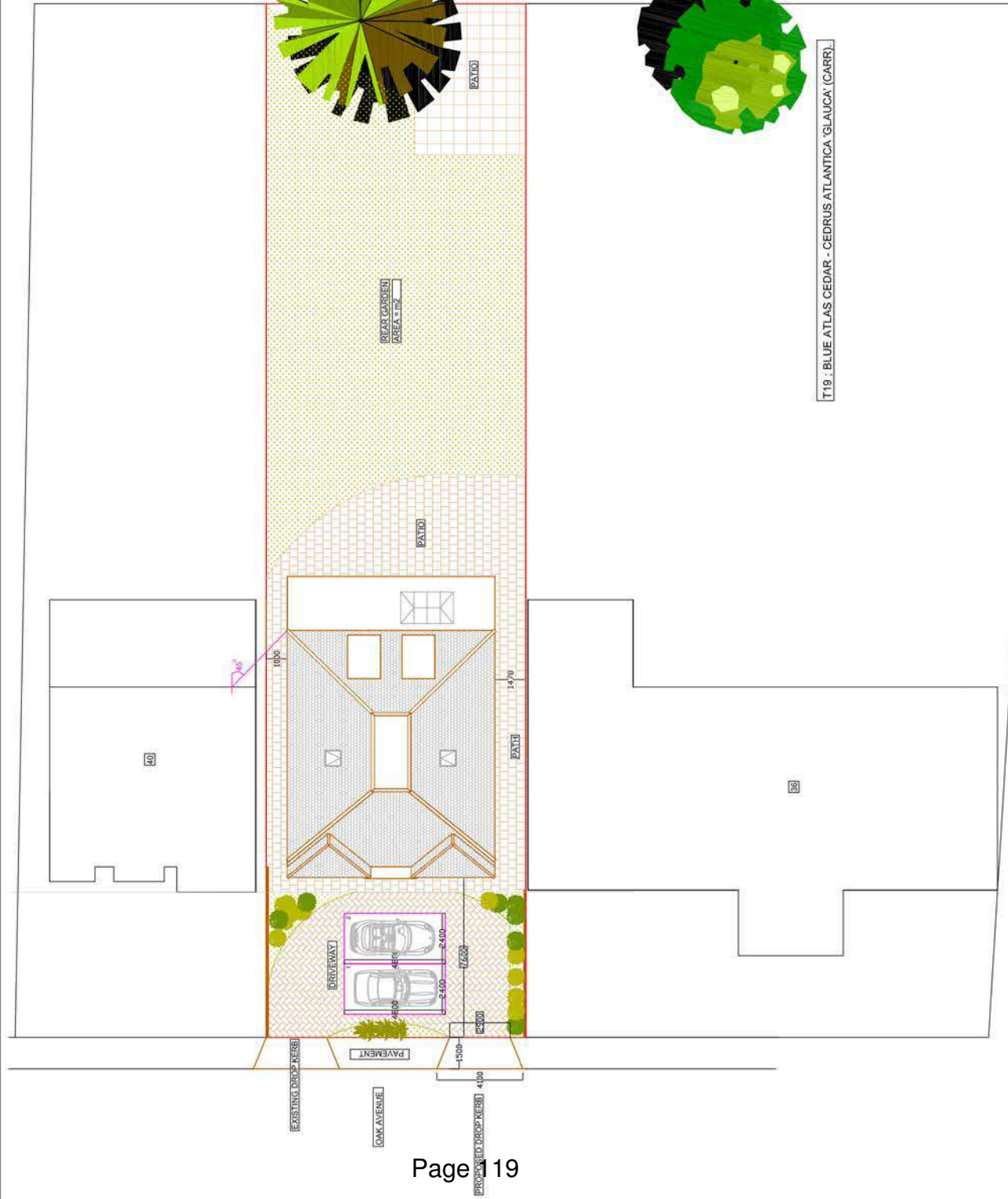
EXISTING SIDE ELEVATION 2
SCALE BAR 1:50 @ A1



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ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
ALL DIMENSIONS ARE TO BE COVERED BY THE CONTRACTOR FOR THE LOCAL COUNCIL'S REQUIREMENTS AND AS SHOWN ON THE DRAWING UNLESS OTHERWISE SPECIFIED.
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DRAWING TITLE: EXISTING ELEVATIONS	
SITE ADDRESS: 38 DAVE AVENUE, TICEHURST	
SCALE: 1:50 @ A1	DRAWN BY: BD
DATE: 05.12.2015	
DRAWING NO: DAC022	

0m 1m 2m 3m 4m 5m 6m
 SCALE BAR 1:200 @ A3



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 ALL BUILDING WORK IS TO BE CARRIED OUT TO THE SATISFACTION OF THE LOCAL AUTHORITIES AND TO COMPLY WITH ALL APPLICABLE BUILDING REGULATIONS AND AS SUCH ANY UNDESIRABLE BUILDING WORK THAT MAY BE REQUIRED IS NOT TO BE SHOWN.
 THE MAIN CONTRACTOR SHALL BE ENTIRELY RESPONSIBLE FOR THE SECURITY, PROTECTION AND SAFETY OF THE BUILDING DURING THE WORKS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SERVICES.
 THIS DRAWING MAY NOT BE COPIED OR ANY TYPED PARTS REPRODUCED WITHOUT PRIOR PERMISSION.

NO.	PLANS INCLUDED FOLLOWING SCHEDULE	REVISIONS
1	GENERAL ARRANGEMENTS	1.0.1.18
2	FOUNDATION AND CONCRETE	1.0.2.18
3	STRUCTURAL STEELWORK	1.0.3.18
4	ROOFING	1.0.4.18
5	MECHANICAL SERVICES	1.0.5.18
6	ELECTRICAL SERVICES	1.0.6.18
7	PLUMBING SERVICES	1.0.7.18
8	LANDSCAPE SERVICES	1.0.8.18
9	OTHER SERVICES	1.0.9.18
10	PROVISION OF SERVICES	1.0.10.18
11	OTHER SERVICES	1.0.11.18
12	OTHER SERVICES	1.0.12.18
13	OTHER SERVICES	1.0.13.18
14	OTHER SERVICES	1.0.14.18
15	OTHER SERVICES	1.0.15.18
16	OTHER SERVICES	1.0.16.18
17	OTHER SERVICES	1.0.17.18
18	OTHER SERVICES	1.0.18.18
19	OTHER SERVICES	1.0.19.18
20	OTHER SERVICES	1.0.20.18

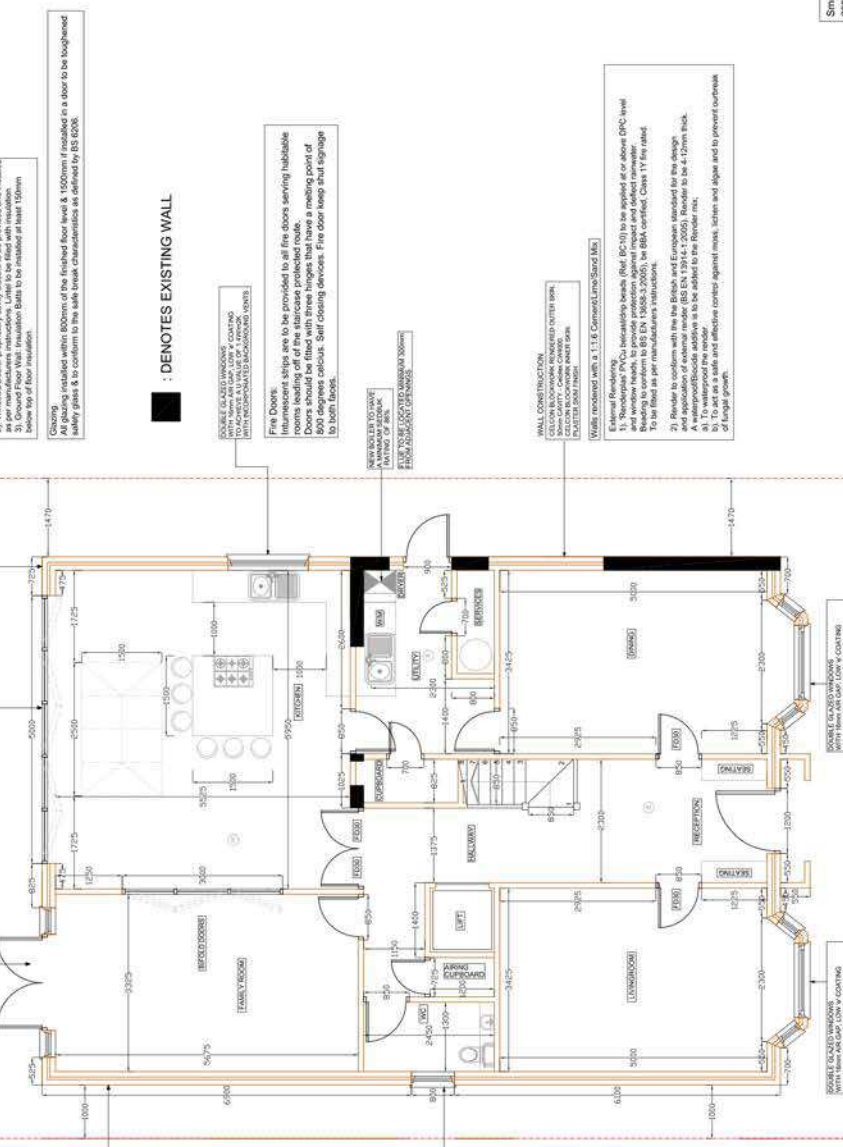
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 Telephone: 0207 296 4438
 Website: www.greenfieldsarchitect.co.uk

Client Office: 14 Station Road, Dulwich, London SE21 8JL
 Telephone: 0207 296 4438
 Website: www.greenfieldsarchitect.co.uk

DRAWING TITLE: PROPOSED SITE PLAN
 SITE ADDRESS: 35 OAK AVENUE, 'ICKENHAM'

SCALE: 1:200 @ A3
 DATE: 05.12.2015
 DRAWING NO.: DAK04 REVISION F



PROPOSED GROUND FLOOR
SCALE BAR 1:50 @ A1

- Plumbing installation**
Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572:1978. Above ground level foul drainage pipe work shall be PVC-u to BS 4514.
- Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall be permitted to enter the building. Adequate support to lengths at junctions - changes of direction to be provided. No branch pipe run to be within 450mm above top of soil pipe. All PVC-u pipework to be installed to BS 4514.
- Minimum pipe sizes for sanitary plumbing to be:
- WC's soil pipes - 100mm dia Nominal size.
 - Handbasins - 32mm dia Nominal size.
 - Showers - 32mm dia Nominal size.
 - Kitchen sink - 32mm dia Nominal size.
- All fittings to have a 75mm deep seal traps. All waste pipes to be laid to falls 25mm per metre run. All sanitary fittings to be installed as per manufacturers instructions.
- The maximum lengths of waste pipes shall be as follows:
- 32mm pipe - 4.7m Maximum length.
 - 40mm pipe - 3.0m Maximum length.
 - 50mm pipe - 4.0m Maximum length.
 - 100mm pipe - 6.0m Maximum length.
- Soil and ventilating stacks @ head of drainage run to be ventilated to the external air via rigid ducting.
(Min 500mm above any openable window head or within 3m horizontally).
- Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 60mm sound deadening quilt and 2 layers of 12.5mm plasterboard to 38mm x 38mm sabbwood framing. Access and roofing eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between joists to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. Any rising mains are to be insulated.
- Surface water to be conveyed to soakaway drainage system.

- Ventilation**
All habitable rooms to have rapid ventilation via windows/doors of an openable area at least 1/20th of the floor area, part of the ventilation area is to be 1.7m above floor area.
- Windows are to provide 4000 sqmm minimum of background ventilation via controlled trickle vents in utility room, en suite and bedroom. All habitable rooms to achieve 8000 sqmm. Alternatively the sum of all trickle vents must equal 6000 sqmm as specified in Table 1 of approved document F1.
- Utility rooms to be provided mechanically ventilated with a wall mounted fan which can achieve extract flow rate of @ 60 litres per second. Shower rooms to be provided 15 litres per second. Kitchens to provide 30 litres per second.
- Mechanical vents are to be tested and commissioned in accordance with regulation 42 and part F1 2010. Electrical installation.
- All the electrical installation is to be in full accordance with BS 7671 and with the latest edition of IEE wiring regulations part P' building regs. and should be carried out in accordance with current installation techniques applicable to the material and equipment being used. Full completion certificates to be issued by a certified electrical engineer to be provided upon completion of the electrical installation.
- Note that all wiring which is covered or surrounded with thermal insulation to be de-rated in accordance with Appendix A of BRE Thermal Insulation, avoiding risks 2002 edition.
- All light switches are to be fitted 1200mm from finished floor level and all switched outlets to be fitted 450mm above finished floor levels.

- Walls**
Internal walls, Stud partition, between a room containing a water closet and the rest of the building shall be constructed to provide a reasonable resistance to the passage of sound (Minimum 40dB).
- Timber stud walls to have a minimum of 75mm between linings with one layer of 15mm plasterboard to both sides achieving a minimum mass of 10kg/m² between the 25kg partitioning beyond exteriorising, plus insulation to air cavity.
- External Resonance:
1) 'Acoustic' PVCu beacons/bars (Ref: BS 10) to be applied at or above DPC level and provide protection against impact and adjust pressure. To be fitted as per manufacturers instructions.
2) Revolve to conform with the British and European standards for the design and application of external render (BS EN 13914-1:2005). Render to be 4-12mm thick. A 1mm watered mesh is to be added to the render mix.
3) To act as a safe and effective control against moss, lichen and algae and to prevent overtake at larger growth.

- Windows**
Double glazed windows with incorporated background vents.
Front wall construction to include PVCu beacons/bars (Ref: BS 10) to be applied at or above DPC level and provide protection against impact and adjust pressure. To be fitted as per manufacturers instructions.
Walls rendered with a 1:1.5 Cement/Lime/Sand Mix.
- External Resonance:
1) 'Acoustic' PVCu beacons/bars (Ref: BS 10) to be applied at or above DPC level and provide protection against impact and adjust pressure. To be fitted as per manufacturers instructions.
2) Revolve to conform with the British and European standards for the design and application of external render (BS EN 13914-1:2005). Render to be 4-12mm thick. A 1mm watered mesh is to be added to the render mix.
3) To act as a safe and effective control against moss, lichen and algae and to prevent overtake at larger growth.

- Fire Doors**
Inhabitant strips are to be provided to all fire doors serving habitable rooms. Fire doors should be fitted with smoke gaskets that have a melting point of 500 degrees celcius. Self closing devices: Fire door keep and spragge to both floors.
- New build to have a minimum of 75mm between linings with one layer of 15mm plasterboard to both sides achieving a minimum mass of 10kg/m² between the 25kg partitioning beyond exteriorising, plus insulation to air cavity.

- Glazing**
All glazing installed within 800mm of the finished floor level & 1500mm if installed in a door to be toughened safety glass & to conform to the safe break characteristics as defined by BS 6006.
- DOUBLE GLAZED WINDOWS TO INCLUDE A VERTICAL OPENING TO PROVIDE A MINIMUM OF 10% FREE AREA TO ALLOW AIR FLOW THROUGH TO BACKGROUND VENTS.

Greenfields Architectural Services

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Email: info@greenfieldsarchitect.co.uk
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Site Address: 38 DAVE AVENUE, UXTON, OXFORDSHIRE, OX18 1JH
Tel: 01845 211111
Fax: 01845 211112
Email: info@greenfieldsarchitect.co.uk

Project: PROPOSED GROUND FLOOR PLAN
Scale: 1:50 @ A1
Date: 05.12.2015
Drawing No: DACCOS REVISION 7

Smoke detection system to be designed and installed in accordance with BS5839 - 6: 2004 and BS 5446 - 1: 2002 and BS 5446-2: 2003. Detectors are to be mains operated with a minimum 24hr battery back-up.

DATE	28.11.18	REV
BY	MD	
CHKD	MD	
DATE	27.12.18	REV
BY	MD	
CHKD	MD	
DATE	19.12.18	REV
BY	MD	
CHKD	MD	
DATE	19.12.18	REV
BY	MD	
CHKD	MD	

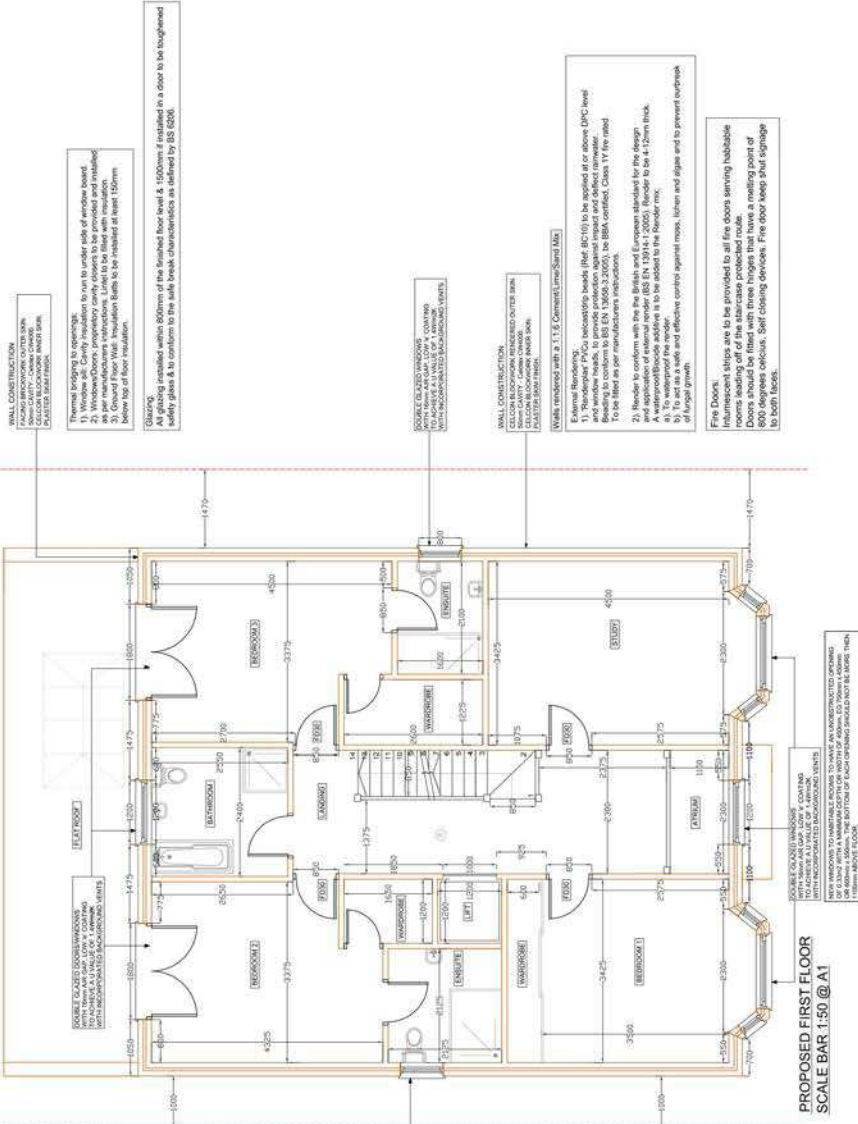
Greenfields Architectural Services

London Office: 15, Stone Road, London, E16 2JH, UK
 London Office: 020 899 6438
 London Office: 020 899 6438
 London Office: 020 899 6438

Project Title: PROPOSED FIRST FLOOR PLAN

Site Address: 38 DAVE AVENUE, LONDON, E16 2JH

Scale: 1:50 @ A1
 Date: 05.12.2015
 Drawing No: DACCOS REVISION 0



WALL CONSTRUCTION
 EXTERNAL WALL CONSTRUCTION
 1. External walls to be constructed in accordance with BS 5628-3: 2005, Class 1, Type 1, with a minimum thickness of 215mm.
 2. External walls to be finished with a minimum of 12.5mm thick plaster on both sides.
 3. External walls to be finished with a minimum of 12.5mm thick plaster on both sides.

INTERNAL WALL CONSTRUCTION
 1. Internal walls to be constructed in accordance with BS 5628-3: 2005, Class 1, Type 1, with a minimum thickness of 100mm.
 2. Internal walls to be finished with a minimum of 12.5mm thick plaster on both sides.

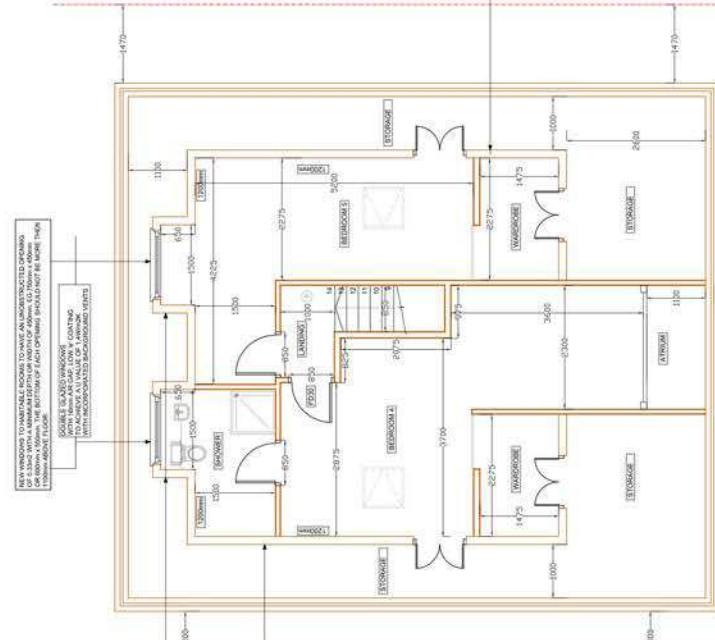
SMOKE GUARDED DOORS/WINDOWS
 1. Smoke guarded doors/windows to be constructed in accordance with BS 476: 1970, Part 22, Class 1, Type 1, with a minimum thickness of 100mm.
 2. Smoke guarded doors/windows to be finished with a minimum of 12.5mm thick plaster on both sides.

SOIL PIPES
 1. Soil pipes to be constructed in accordance with BS 5572: 1978, with a minimum diameter of 100mm.
 2. Soil pipes to be finished with a minimum of 12.5mm thick plaster on both sides.

VENTILATION
 All habitable rooms to have rapid ventilation via windows/booms of an operable area of at least 1/20th of the floor area, part of the ventilation area is to be 1.7m above floor area.
 Windows are to provide 4000 sqm minimum of background ventilation via controlled trickle vents in utility room, en suite and bedroom. All habitable rooms to achieve 6000 sqm. Alternatively the sum of all trickle vents must equal 6000 sqm as specified in Table 1 of approved document F1.
 Utility rooms to be ventilated mechanically ventilated with a wall mounted fan which can achieve a maximum flow rate of 60 litres per second. Shower rooms to be provided 15 litres per second. Kitchen to provide 30 litres per second.
 Mechanical vents are to be tested and commissioned in accordance with regulation 42 and part F1 2010. Electrical installation.
 All the electrical installation is to be in full accordance with BS 7671 and with the latest edition of IEE wiring regulations part 7 building regs, and should be carried out in accordance with current installation techniques applicable to the material and equipment being used. Full completion certificates to be issued by a certified electrical engineer to be provided upon completion of the electrical installation.
 Note that all wiring which is covered or surrounded with thermal insulation to be de-rated in accordance with Appendix A of BRE Thermal Insulation, avoiding risks 2002 edition.
 All light switches are to be fitted 1200mm from finished floor level and all switched outlets to be fitted 450mm above finished floor levels.

Plumbing Installation
 Complete installation to be subject to and capable of withstanding loading in accordance with BS 5572: 1978. Above ground level foul drainage pipe work shall be PVC-U to BS 4514.
 Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall be permitted to enter the building. Adequate support to lengths at junctions - changes of direction to be provided. No branch to be fitted to be within 450mm above top of soil pipe. All PVC-U pipework to be installed to BS 4514.
 Minimum pipe sizes for sanitary plumbing to be:
 WC's soil pipes - 100mm dia Nominal size.
 Handbasins - 32mm dia Nominal size.
 Showers - 32mm dia Nominal size.
 Kitchensink - 32mm dia Nominal size.
 Kitchen sink - 32mm dia Nominal size.
 All fittings to have a 75mm deep seal traps. All waste pipes to be laid to falls 25mm per metre run. All sanitary fittings to be installed as per manufacturers instructions.
 The maximum lengths of waste pipes shall be as follows:
 32mm pipe - 4.7m Maximum length.
 40mm pipe - 3.0m Maximum length.
 50mm pipe - 4.0m Maximum length.
 100mm pipe - 6.0m Maximum length.
 Soil and ventilating stacks @ head of drainage run to be ventilated to the external air via rigid ducting.
 (Min 500mm above any operable window head or within 3m horizontally).
 Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 60mm sound deadening quilt and 2 layers of 12.5mm plasterboard to 38mm x 38mm subfloor framing. Access and rodding eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between joists to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. Any rising mains are to be insulated.
 Surface water to be conveyed to soakaway drainage system.

GENERAL NOTES
 1. THE DRAWING IS TO BE USED FOR THE CONSTRUCTION OF THE WORK SHOWN THEREON.
 2. THE DRAWING IS TO BE USED FOR THE CONSTRUCTION OF THE WORK SHOWN THEREON.
 3. THE DRAWING IS TO BE USED FOR THE CONSTRUCTION OF THE WORK SHOWN THEREON.
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 9. THE DRAWING IS TO BE USED FOR THE CONSTRUCTION OF THE WORK SHOWN THEREON.
 10. THE DRAWING IS TO BE USED FOR THE CONSTRUCTION OF THE WORK SHOWN THEREON.



PROPOSED LOFT FLOOR
SCALE BAR 1:50 @ A1

Dormer walls (Stair Hang)
 Insulated timber slip battens, Spacing 400mm c/c.
 12mm exterior plywood fixed to 47mm x 100mm vertical timber studs @ 840mm c/c.
 Insulation to be 100mm FR5000 Between timber studs, 37.5mm Celotex FR4000 over studs.
 Joints lapped as VCL, 3.0mm Plaster skim.

Fire Doors
 Intumescent strips are to be provided to all fire doors serving habitable rooms leading off of the staircase protected route.
 Fire door to be fitted with a self-closing device. Fire door keep shall engage to both faces.

Internal Wall - Stud partition
 Internal walls offering separation between a room containing a water closet and a room containing a shower shall have a minimum 100mm FR4000 insulation to the passage of sound (minimum adp).
 Timber stud walls to have a minimum of 75mm between studs with one layer of 100mm Gypsum board on each side.
 Gypsum board to be fitted between the stud partitioning sound absorbing quilt insulation to fill cavity.

Architrave walls
 12mm plywood called by 47mm x 100mm vertical timber studs @ 840mm c/c.
 Insulation to be 100mm FR5000 Between timber studs, 50mm Celotex FR4000 over studs.
 Joints lapped as VCL, 12.5mm Kraaf wallboard.

New Staircase
 Closed clear - void going 220mm
 Maximum rise to be 180mm. Staircase balustrade design to prevent a 100mm sphere passing through the balustrade.
 Handrail to be min 900mm above pitch line max 1000mm.
 Balustrade to be 180mm wide with min 500mm minimum landing to be obtained to 2000mm headroom to be obtained to be fitted to top & bottom of stairs.

Architrave walls
 12mm plywood called by 47mm x 100mm vertical timber studs @ 840mm c/c.
 Insulation to be 100mm FR5000 Between timber studs, 50mm Celotex FR4000 over studs.
 Joints lapped as VCL, 12.5mm Kraaf wallboard.

Dormer walls (Stair Hang)
 Insulated timber slip battens, Spacing 400mm c/c.
 12mm exterior plywood fixed to 47mm x 100mm vertical timber studs @ 840mm c/c.
 Insulation to be 100mm FR5000 Between timber studs, 37.5mm Celotex FR4000 over studs.
 Joints lapped as VCL, 3.0mm Plaster skim.

Plumbing Installation

Complete installation to be subject to and capable of withstanding testing in accordance with BS 5572:1975. Above ground level foul drainage pipe work shall be PVC-U to BS 4514.

Pipework must be designed in accordance with BS 5572 and installed to ensure that appliances drain efficiently without causing crossflow, backfall, leakage or blockage. No air from the drainage system shall be permitted to enter the building. Adequate support to fittings and at junctions - changes of direction to be provided. No branch connection to be within 450mm above foot of soil pipe. All PVC-U pipework to be installed to BS 4514.

- Minimum pipe sizes for sanitary plumbing to be:
- WC's soil pipes - 100mm dia Nominal size.
 - Handbasins - 32mm dia Nominal size.
 - Showers - 32mm dia Nominal size.
 - Overflow - 19mm dia Nominal size.
 - Kitchen sink - 32mm dia Nominal size.

All fittings to have a 75mm deep seal traps. All waste pipes to be laid to falls 25mm per metre run. All sanitary fittings to be installed as per manufacturers instructions.

The maximum lengths of waste pipes shall be as follows:

- 32mm pipe - 1.7m Maximum length.
- 50mm pipe - 4.0m Maximum length.
- 100mm pipe - 6.0m Maximum length.

Soil and ventilating stacks @ head of drainage run to be ventilated to the external air via rigid ducting.
 (Min 900mm above any operable window head or within 3m horizontally).

Soil pipes passing through habitable rooms (including kitchens) to be lagged with minimum 50mm sound proofing. Sound proofing to be 12.5mm mineral wool. A 50mm gap between eye fittings to be provided to ensure all pipework is accessible as required. Pipework laid between pits to be adequately supported. Underground pipes with less than 750mm ground cover shall be insulated. Any rising mains are to be insulated.

Surface water to be conveyed to soakaway drainage system.

Ventilation

All habitable rooms to have rapid ventilation via windows/doors of an openable area of at least 1/20th of the floor area, part of the ventilation area is to be 1.75m above floor area.

Windows are to provide 4000 sq/m minimum of background ventilation via controlled trickle vents in utility room, en suite and bedroom. All habitable rooms to achieve 6000 sq/m. Alternatively the sum of all trickle vents must equal 6000 sq/m as specified in Table 1 of approved document F1.

Utility room to be ventilated mechanically ventilated with a wall mounted fan which can achieve extract to external air @ 60 litres per second. Shower rooms to be provide 15 litres per second. Kitchen to provide 30 litres per second.

Mechanical vents are to be tested and commissioned in accordance with regulation 42 and part F1:2010. Electrical Installation.

All the electrical installation is to be in full accordance with BS 7671 and with the latest addition of IEE wiring regulations part P building regs. and should be carried out in accordance with current installation techniques applicable to the material and equipment being used. Full completion certificates to be issued by a certified electrical engineer to be provided upon completion of the electrical installation.

Note that all wiring which is covered or surrounded with thermal insulation to be de-rated in accordance with Appendix A of BRE 'Thermal insulation'; avoiding risks 2002 edition.

All light switches are to be fitted 1200mm from finished floor level and all switched outlets to be fitted 450mm above finished floor levels.



Smoke detection system to be designed and installed in accordance with BS 5839 - 6:2004 and BS 5446 - 1:2002 and BS 5446-2:2003. Detectors are to be mains operated with a secondary power supply for backup.

NO.	REVISION	DESCRIPTION	DATE
1	REVISED	FINAL	19.03.14
2	REVISED	FOLLOWING CLARIFY	24.07.14
3	REVISED	FOLLOWING CLARIFY	18.01.14
4	REVISED	FOLLOWING CLARIFY	11.02.14
5	REVISED	FOLLOWING CLARIFY	15.10.13
6	REVISED	FOLLOWING CLARIFY	13.12.13
7	REVISED	FOLLOWING CLARIFY	11.12.13

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 Cambridge,
 CB1 1EU
 Telephone: 01223 551234
 Fax: 01223 551237
 Website: www.greenfieldsarchitectural.co.uk

DRAWING TITLE: PROPOSED LOFT FLOOR PLAN

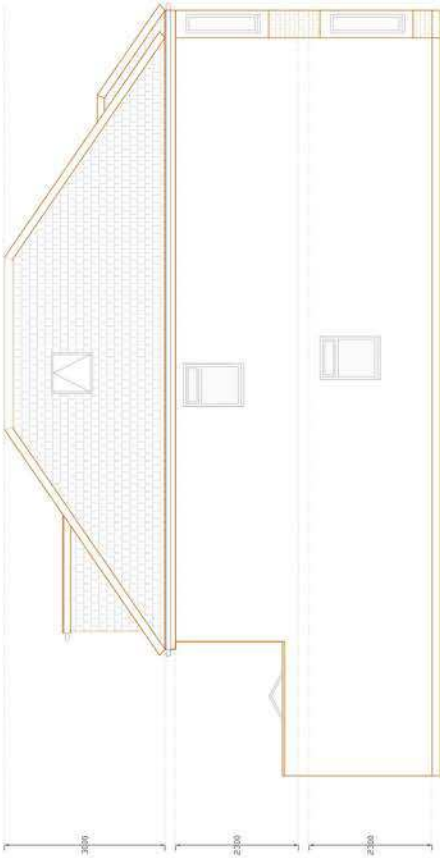
SITE ADDRESS: 38 DONA AVENUE, DITCHHAM

SCALE: 1:50 @ A1

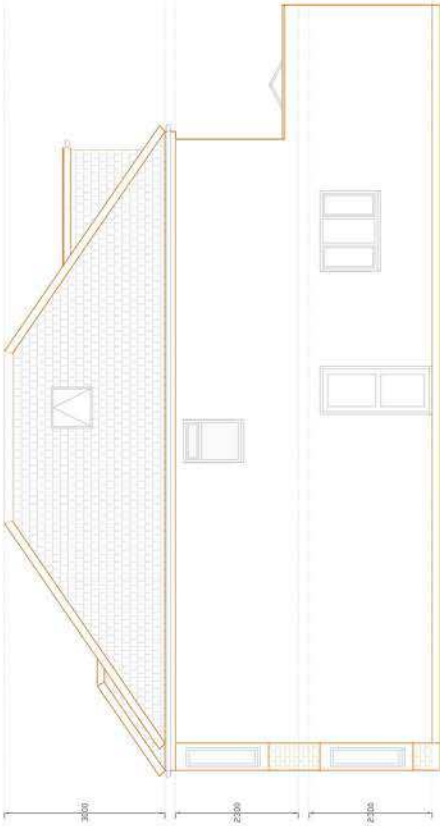
DATE: 05.12.2015

DRAWN BY: RB

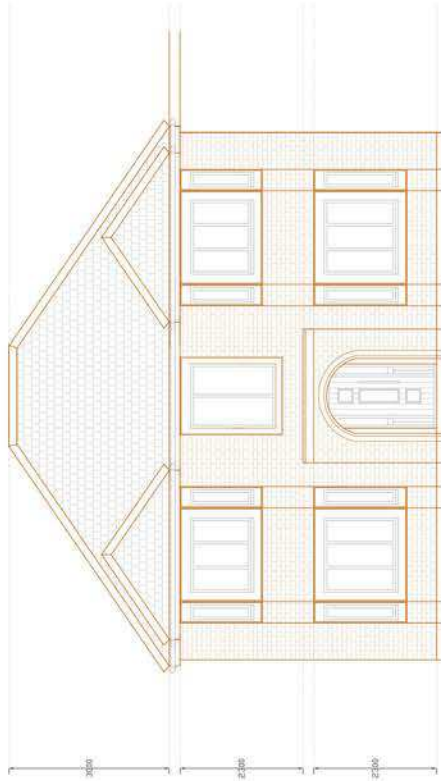
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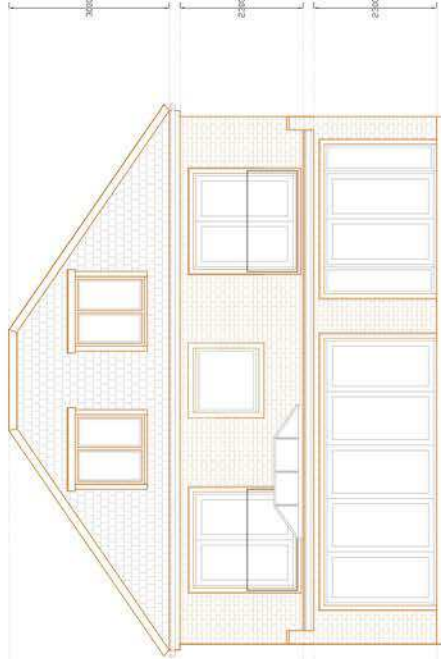
PROPOSED FRONT ELEVATION
SCALE BAR 1:50 @ A1



PROPOSED SIDE ELEVATION 2
SCALE BAR 1:50 @ A1



PROPOSED FRONT ELEVATION
SCALE BAR 1:50 @ A1



PROPOSED REAR ELEVATION
SCALE BAR 1:50 @ A1

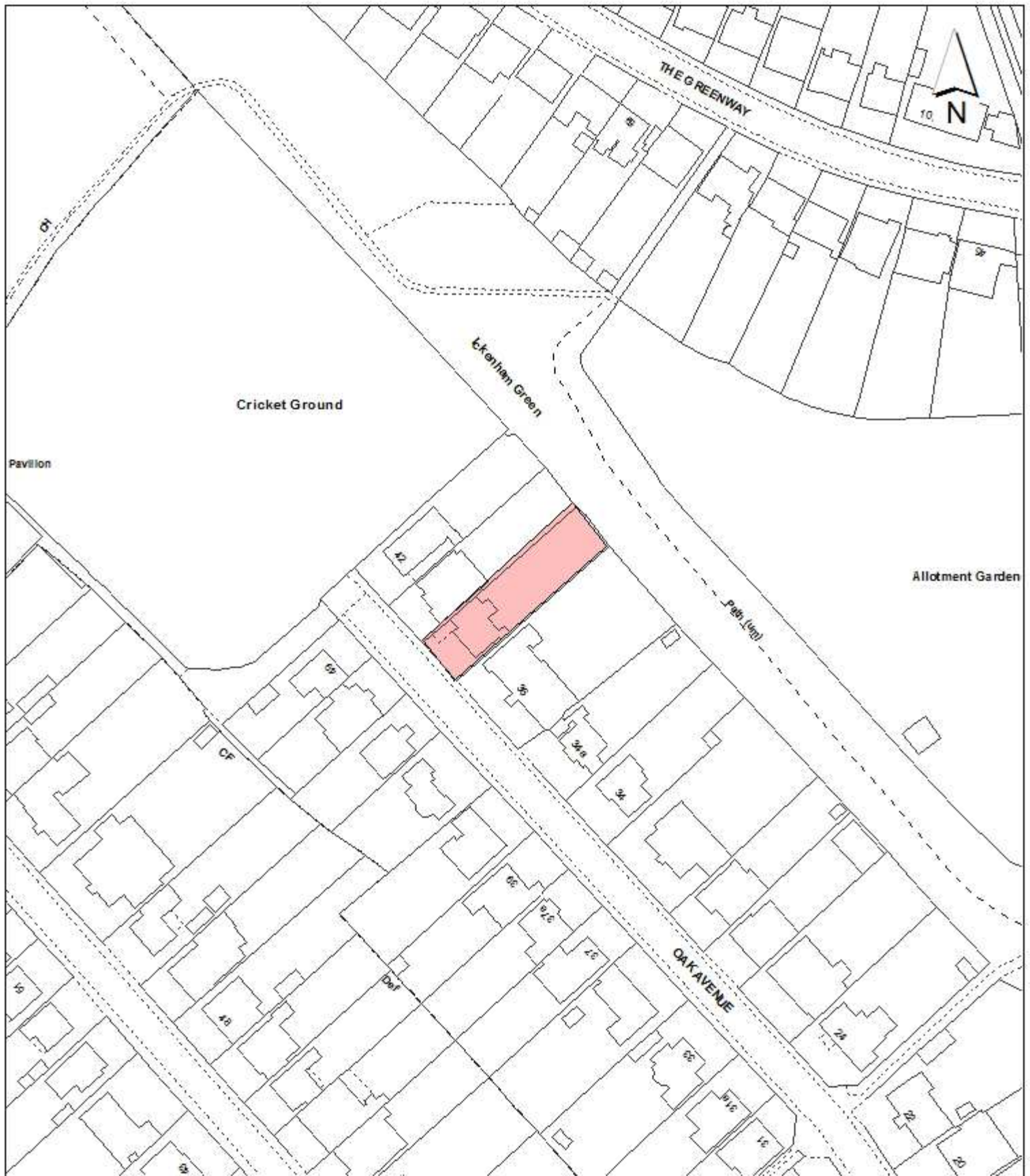


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THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

NO.	REVISIONS	DATE
1	PLANS REVISED FOLLOWING COMMENTS	18.12.18
2	PLANS REVISED FOLLOWING COMMENTS	18.01.19
3	PLANS REVISED FOLLOWING COMMENTS	18.01.19
4	PLANS REVISED FOLLOWING COMMENTS	17.03.18
5	PLANS REVISED FOLLOWING COMMENTS	18.12.18
6	PLANS REVISED FOLLOWING COMMENTS	18.12.18
7	PLANS REVISED FOLLOWING COMMENTS	18.12.18
8	PLANS REVISED FOLLOWING COMMENTS	18.12.18

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Telephone: 0207 395 4518
Fax: 0207 395 4519
Website: www.greenfieldsarchitect.co.uk
DRAWING TITLE: PROPOSED ELEVATIONS
SITE ADDRESS: 38 DAVE AVENUE, UDC202004
SCALE: 1:50 @ A1
DATE: 05.12.2015
DRAWN BY: RB
DRAWING NO: DAC008 REVISION: 0



Notes:

 Site boundary

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Site Address:

**38 Oak Avenue
Ickenham**

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

Planning Application Ref:

25891/APP/2016/409

Scale:

1:1,250

Planning Committee:

North Page 124

Date:

June 2016



HILLINGDON
LONDON

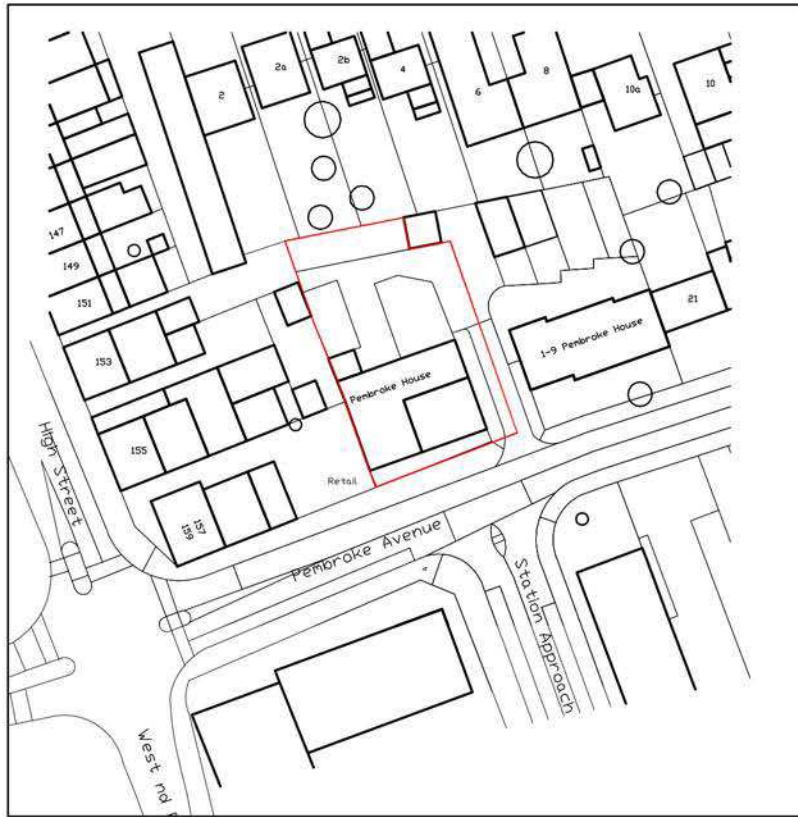
Report of the Head of Planning, Sport and Green Spaces

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

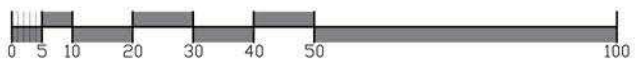
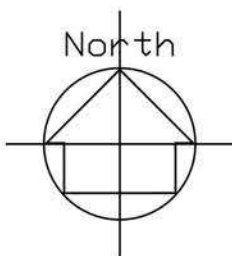
Date Plans Received: 02/02/2016

Date(s) of Amendment(s):

Date Application Valid: 02/02/2016



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CLIENT	Anslip (UK) Limited
PROJECT	Proposed Office Pembroke House. 5-9 Pembroke Road, Ruislip. HA4 6NQ
TITLE	Site Location Plan

SCALE	DATE	
1:1250 @ A4	06.01.16	
	PROJECT NO.	
	15.530	
		L.01 -



CLIENT: Anslip UK Ltd
 PROJECT: Proposed Office,
 Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ
 TITLE: Existing Site Layout

SCALE: 1:200 @ A3
 DATE: 06.01.16
 PROJECT NO.: 15.530
 P.01

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CLIENT
Anslip UK Ltd

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

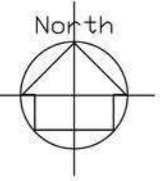
TITLE
Proposed Site Layout

SCALE
1:200 @ A3

DATE
06.01.16

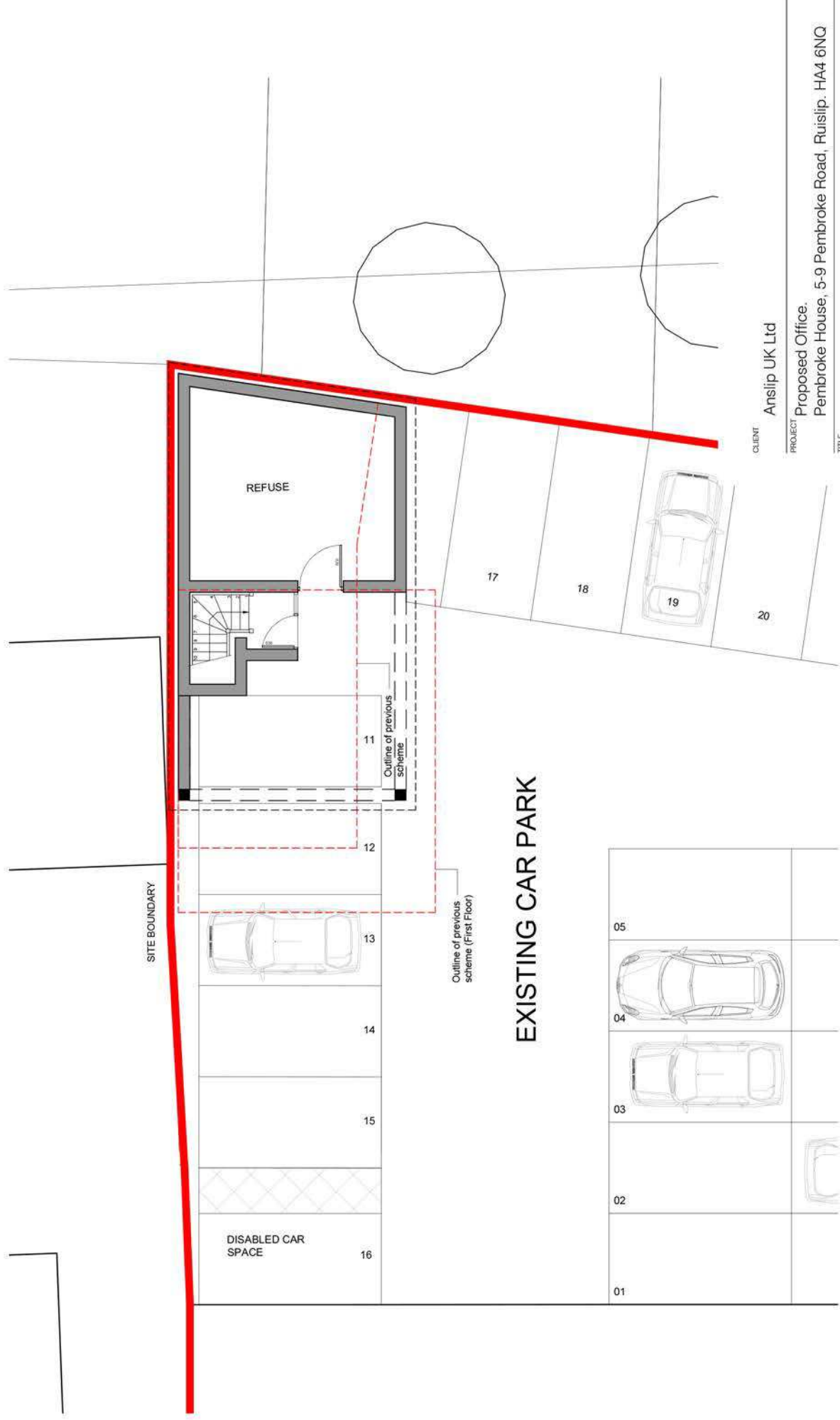
PROJECT NO.
15.530

P.02



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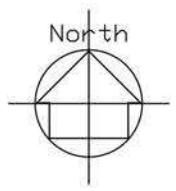


CLIENT
Anslip UK Ltd

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

TITLE
Proposed Site Plan

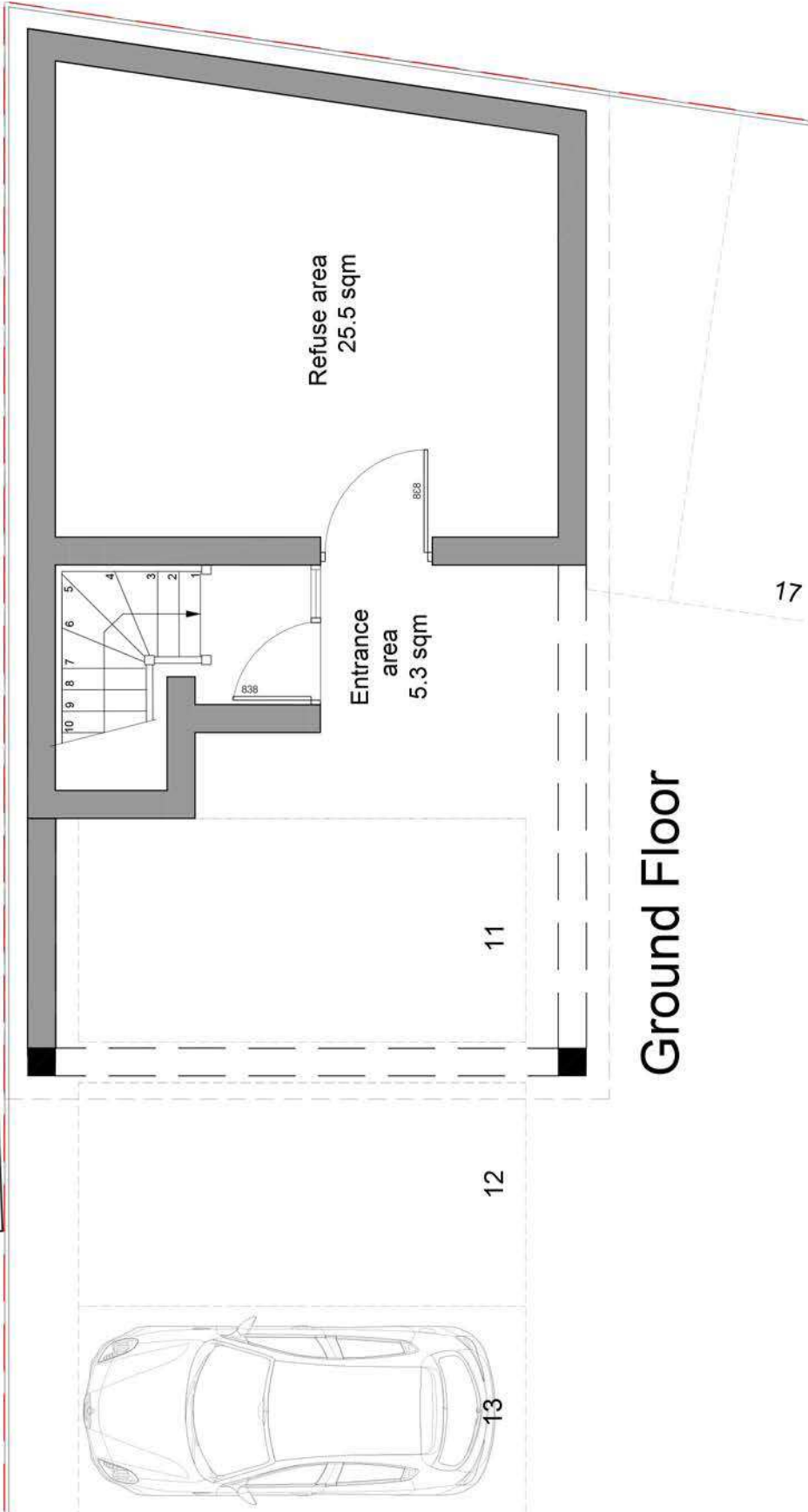
SCALE 1:100 @ A3	DATE 06.01.16	PROJECT NO. 15.530	P.03
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Boundary
Ex. Fence



CLIENT

Ansliip UK Ltd

PROJECT

Proposed Office.

Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ

TITLE

Proposed Ground Floor Plan

SCALE

1:50 @ A3

DATE

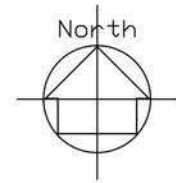
06.01.16

PROJECT NO.

15.530

P.04

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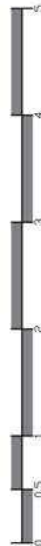
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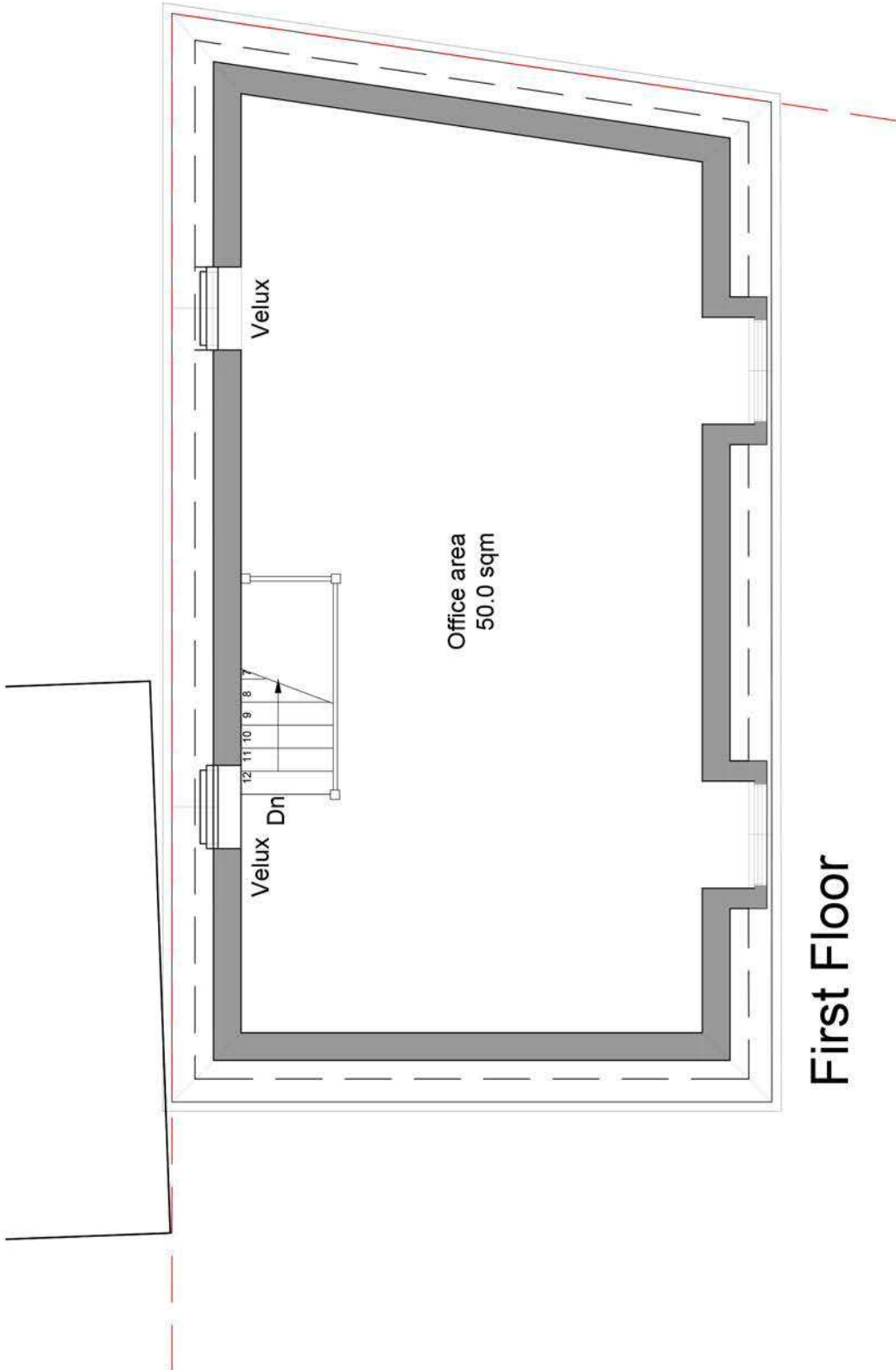
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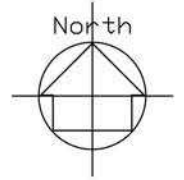
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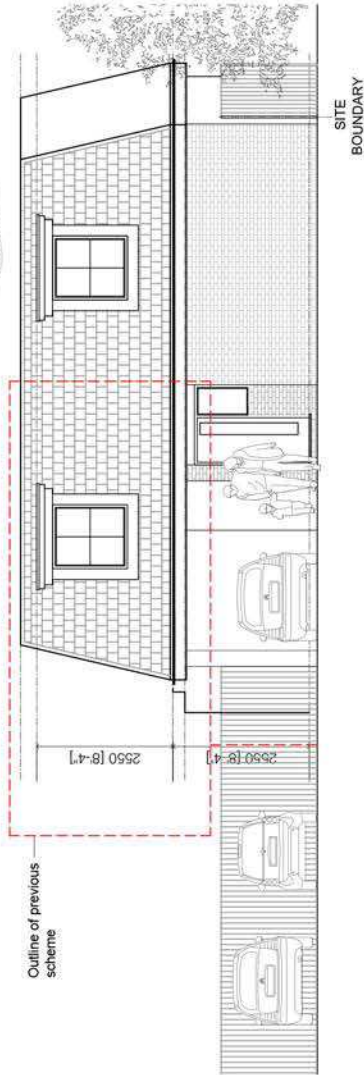
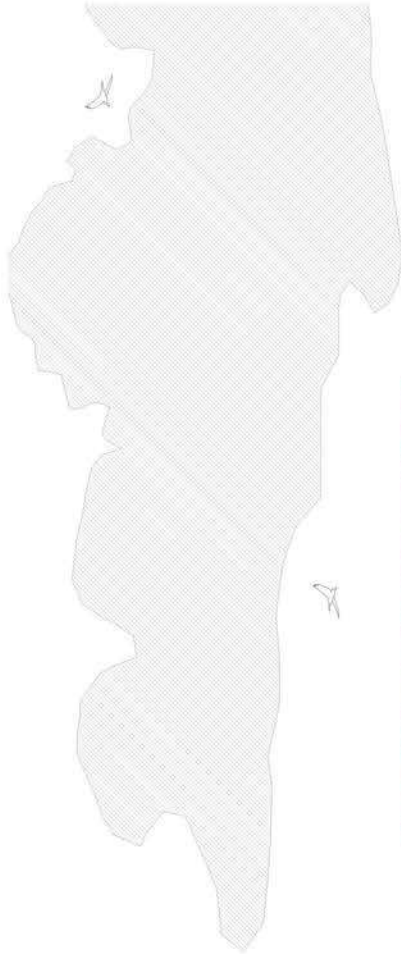


First Floor

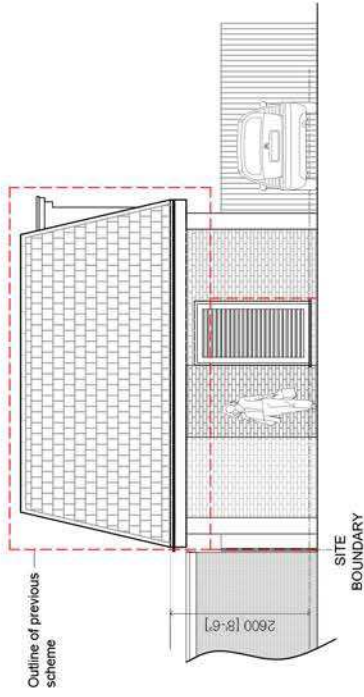
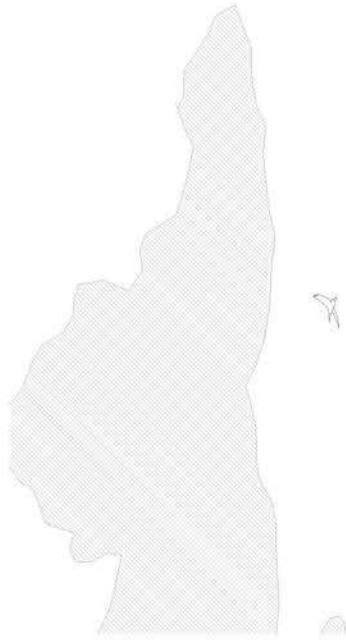
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CLIENT	Ansliip UK Ltd		
PROJECT	Proposed Office. Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ		
TITLE	Proposed First Floor Plan		
SCALE	1:50 @ A3	DATE	06.01.16
		PROJECT NO.	15.530
			P.05



Front Elevation



Side Elevation-1

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CLIENT
 Anslip UK Ltd

PROJECT
 5-9 Pembroke Road, Ruislip, HA4 6NQ

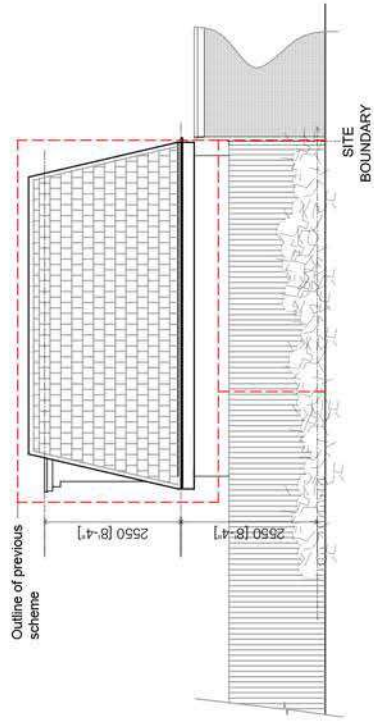
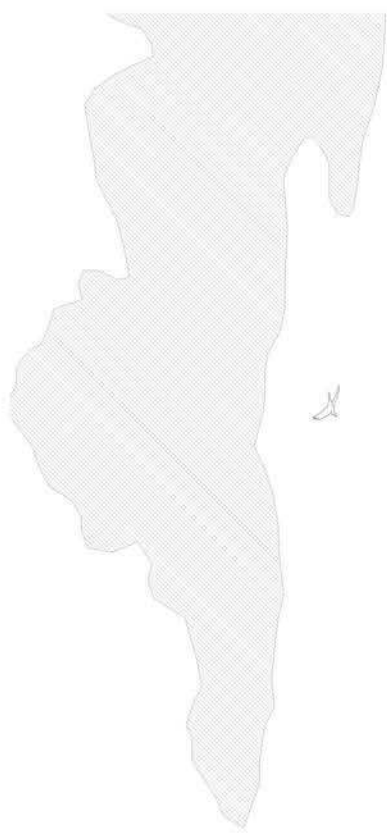
TITLE
 Proposed Front + Side 1 Elevations

SCALE
 1:100 @ A3

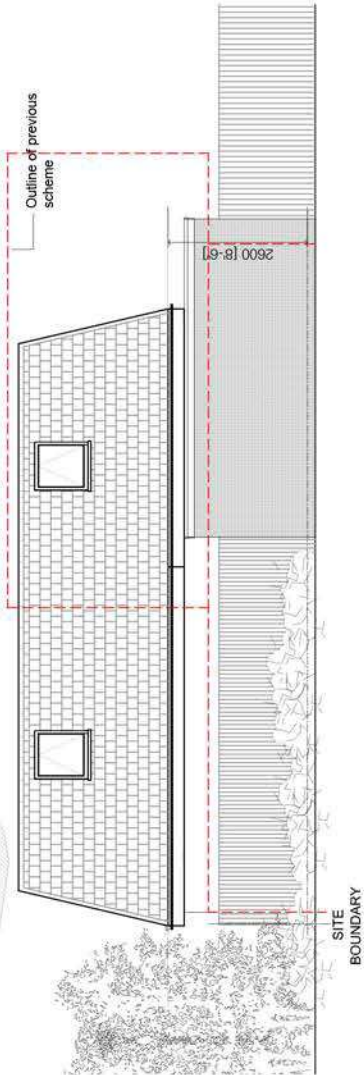
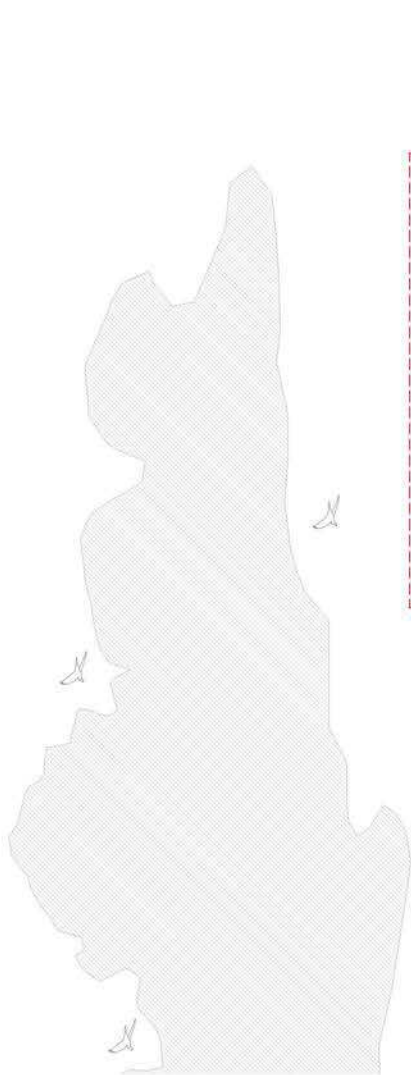
DATE
 06.01.16

PROJECT NO.
 15.530

P.06



Side Elevation-2



Rear Elevation

CLIENT
Anslip UK Ltd

PROJECT

5-9 Pembroke Road, Ruislip, HA4 6NQ

TITLE

Proposed Rear + Side 2 Elevations

SCALE

1:100 @ A3

DATE

06.01.16

PROJECT NO.

15.530

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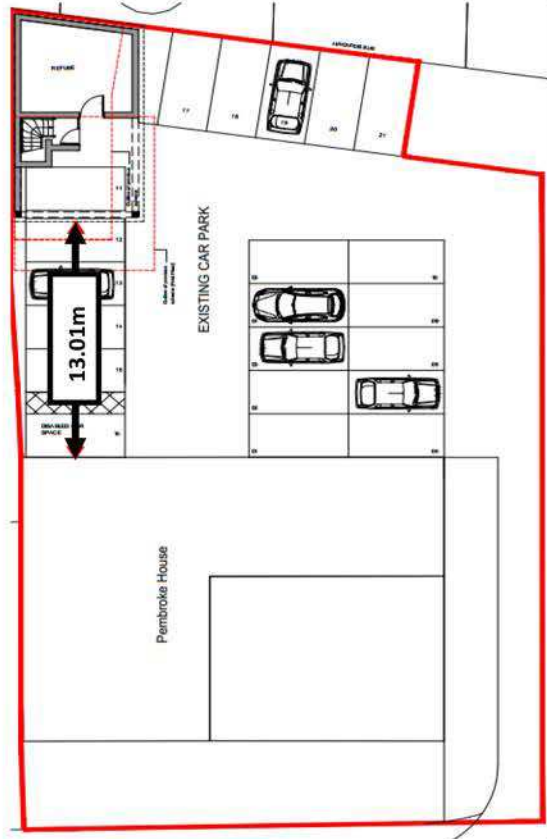
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Current application (38324/APP/2016/407)

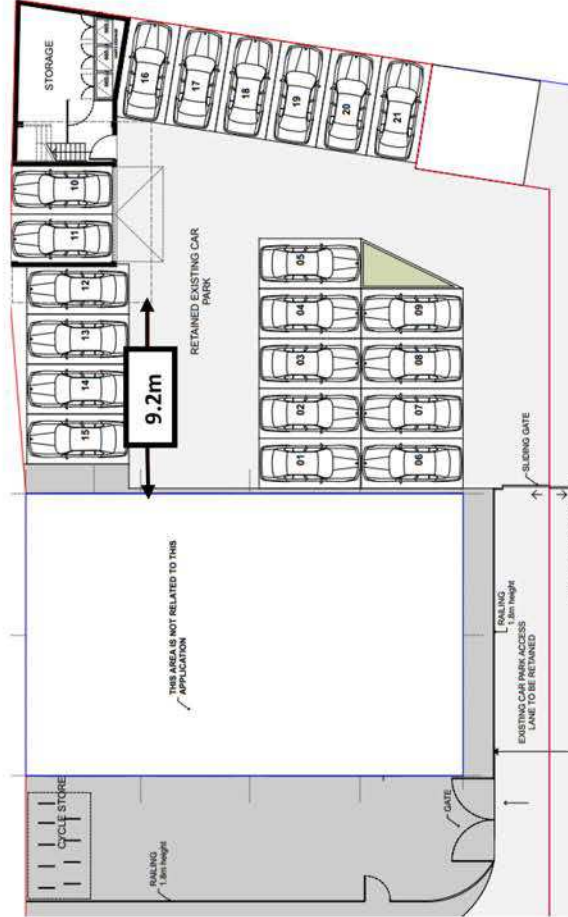
Site layout plan - showing distance of first floor of building to Pembroke House

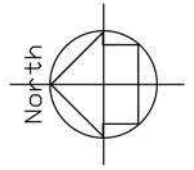


Changes: Distance of proposed building to Pembroke House has increased by approximately 3.8 metres

Appeal scheme (38324/APP/2014/2680)

Site layout plan - showing distance of first floor of building to Pembroke House

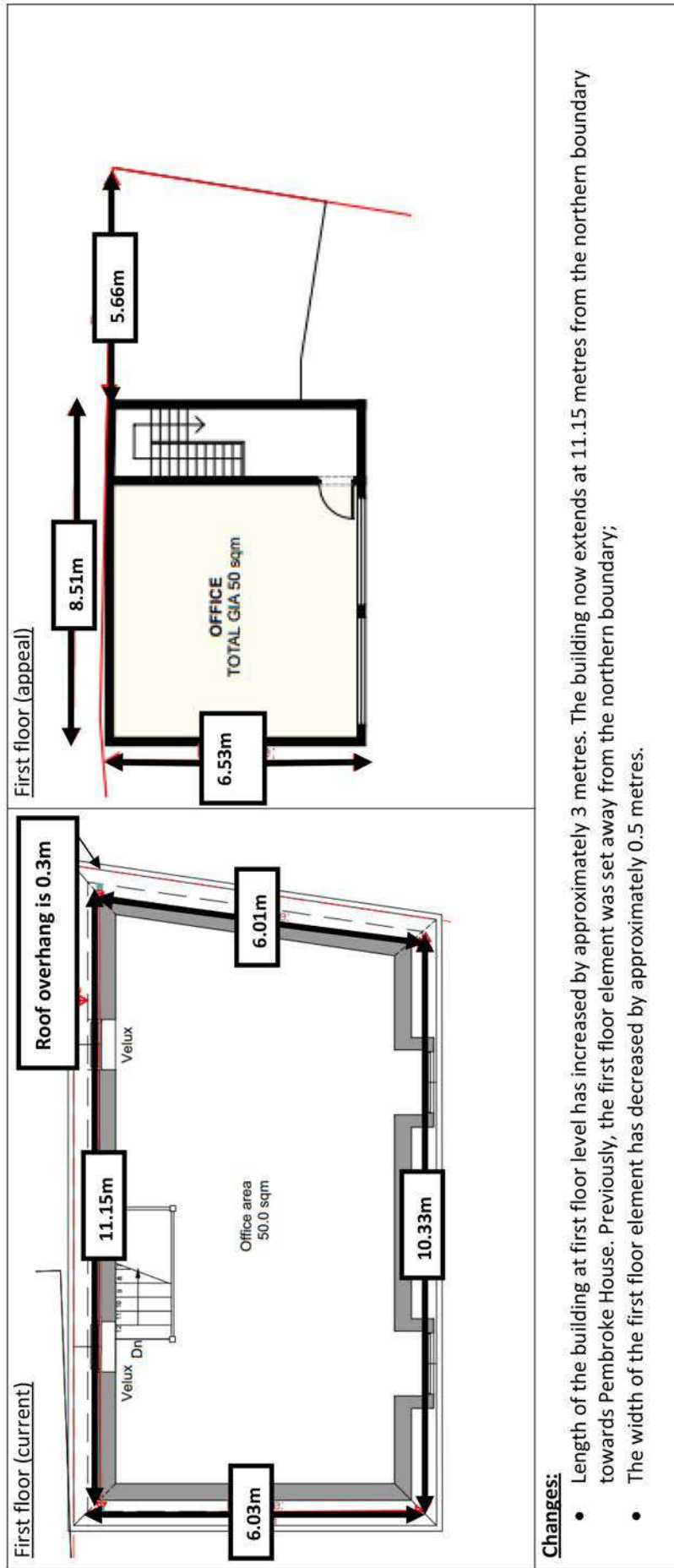


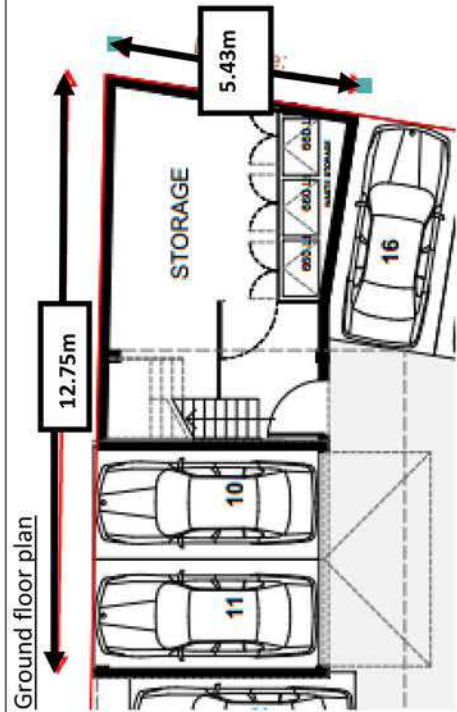
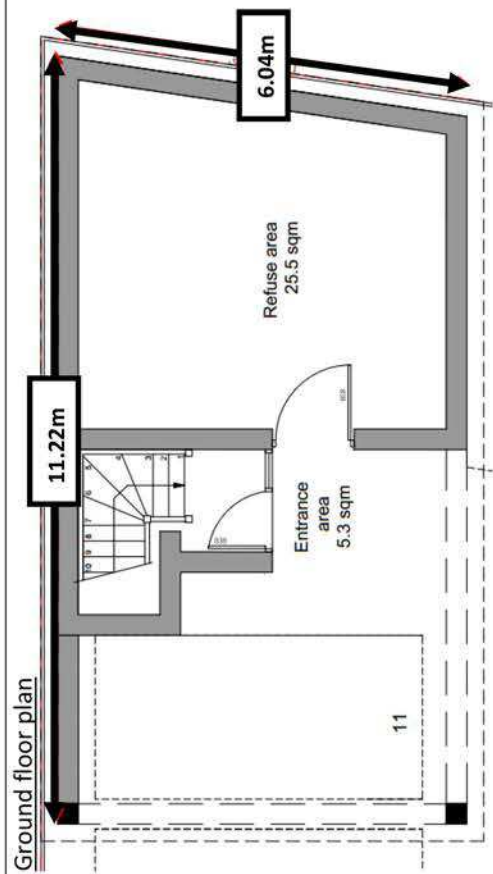


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CLIENT	Anslip UK Limited		
PROJECT	Proposed Office, Pembroke House, 5-9 Pembroke Road, Ruislip, HA4 6NQ		
TITLE	Block Plan		
SCALE	1:500 @ A3	DATE	06.01.16
		PROJECT NO.	15.530
			B.01
			-

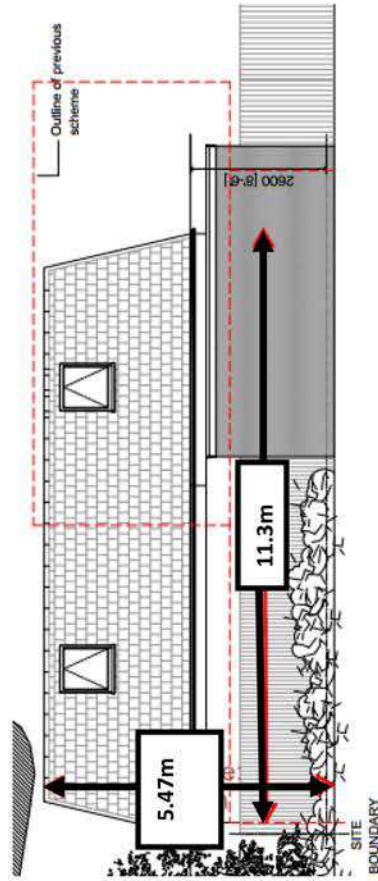




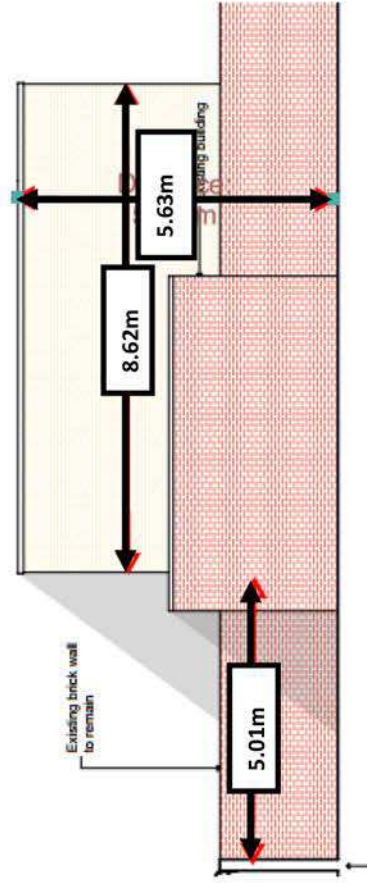
Changes:

- Length of the building at longest point (western elevation) has decreased by approximately 1.5 metres
- Depth of the ground floor element has increased 0.6 metres.

Rear/western elevation (current application)

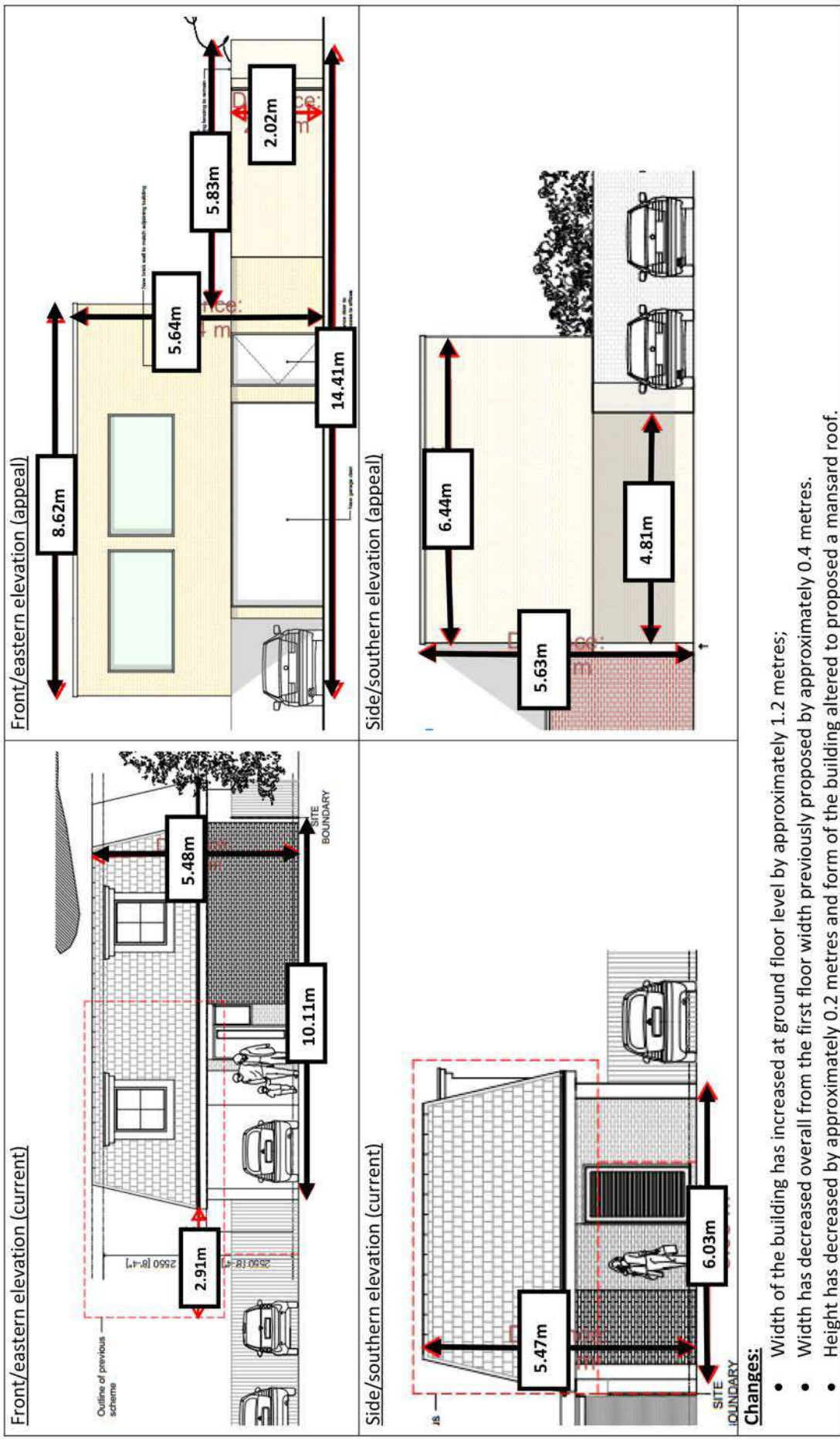


Rear/western elevation (appeal application)



Changes:

- The overall height of the building has decreased by approximately 0.2 metres and a more traditional design approach adopted;
- The building has been moved into the north west corner of the site, removing the single storey element;
- The first element has been enlarged and the building now extends at its two storey height for 11.3 metres in length. Previously, the first floor element was only 8.62 metres in length.





Appeal Decisions

Site visit made on 6 August 2015

by **A U Ghafoor BSc (Hons) MA MRTPI**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 2 October 2015

Appeal A Ref: APP/R5510/C/14/3001242

Land at Pembroke House, 5-9 Pembroke Road, Ruislip HA4 8NQ

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Anil Suchak against an enforcement notice issued by the Council of the London Borough of Hillingdon.
- The Council's reference is HS/ENF/6388.
- The notice was issued on 11 November 2014.
- The breach of planning control as alleged in the notice is without planning permission, the change of use of the second and third floors of Pembroke House from business use (B1) to residential use (C3).
- The requirements of the notice are to: (i) Cease the residential use of the second and third floors (ii) Remove all the internal partitions dividing the second and third floors into individual flats along with all kitchens, bathrooms and associated fixtures and fittings (iii) Remove from the land all chattels, debris, items, appliances, fixtures and fittings, building materials, plant and machinery resulting from compliance with (i) and (ii) above.
- The period for compliance with the requirements is six calendar month.
- The appeal is proceeding on the grounds set out in section 174(2) (a), (f) and (g) of the Town and Country Planning Act 1990 as amended.

Summary of Decision: The appeal is allowed, the enforcement notice is quashed, and planning permission is granted in the terms set out below in the Formal Decision.

Appeal B Ref: APP/R5510/W/14/3001657

5, Investment in Bulgaria Ltd, Pembroke House, Pembroke Road, Ruislip HA4 8NQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr Madhu Suchak against the decision of the Council of the London Borough of Hillingdon.
- The application Ref 38324/APP/2014/2680, dated 29 July 2014, was refused by notice dated 11 November 2014.
- The development proposed is described in the application form as follows: *'Two storey building to rear for use as office space and storage involving installation of railings and gates'*.

Summary of Decision: The appeal is allowed in part and is dismissed in part, as set out below in the Formal Decision.

Appeal A – Ground (a) - The site and background information

1. Pembroke House is a partly four and five-storey detached property and former office building fronting Pembroke Road. There is a side access leading into the rear car

park. The site adjoins commercial units fronting High Street as well as residential gardens of properties along Brickwall Lane. It is located in the Ruislip Town Centre and adjacent to the Ruislip Village Conservation Area (*'the CA'*) and Area of Special Local Character (*'the ASLC'*).

2. On 22 December 2011 planning permission was granted for part conversion of the building from retail and office use to residential (*'the 2011 permission'*)¹. The development involved the creation of 6 x two-bedroom and 3 x three-bedroom flats spread over first, second and third floor. The 2011 permission permitted the retail use of the ground floor and office use of the fourth floor. However, the unchallenged evidence is that the residential accommodation on second and third floor does not accord with the plans approved in 2011, because four self-contained flats have been created instead of three units of accommodation.
3. On 30 May 2013 the Town and Country Planning (General Permitted Development) Order 1995 (*'the GPDO'*) was amended by statutory instrument 2013/1101. This introduced permitted development (PD) rights in Class J, development consisting of a change of use of a building and any land within its curtilage to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order from a use falling within Class B1(a) (offices) of that Schedule. Pursuant to these PD rights, a prior approval application for the change of use of the whole building, excluding the second and third floor, was granted on 13 November 2013 by the Council².
4. The terms of the deemed planning application are directly derived from the allegation. In this appeal planning permission is sought for the change of use of the second and third floor from office to residential. There are no alterations to the external appearance of the building; I concur with the Council's analysis that the change of use does not cause harm to the character and appearance of the building or adjacent heritage assets. The Council's objections relate to the effect of the development on the living conditions of existing and future occupiers.

Main Issue

5. Against the background set out above, in Appeal A, the main issue is the effect of the change of use of the second and third floors to residential use on the living conditions of existing and future occupiers having particular regard to internal floor area.

Reasons

6. Policy 3.5A of The London Plan sets strategic objectives for the quality and design of housing. Developments should be of the highest quality internally, externally and in relation to their context and to the wider environment. Table 3.3 sets out minimum space standards for new development. The gross internal area (GIA) for new dwellings should be as follows: 37 square metres for a one person flat, 50 sqm for a one bed two people flat, and 61 sqm for a two bed three persons dwelling, and 70 sqm for two bed four persons dwelling. In addition, the Hillingdon Design and Accessibility Statement Supplementary Planning Document Residential Layouts (HDAS), adopted July 2006, is also relevant. In terms of floor space, table 2 states a studio or bedsit should provide 33 m², a one bed flat should provide 50 m², a two bed flat 63 m² and a three bed flat 77 m².

¹ Council ref: 38324/APP/2011/786.

² 38324/APP/2013/2763.

7. The GIA of flat 7 is 43 sqm, 57 sqm for flat 10 and 50 sqm for flat 12. Flat 7 is identified as a one bed flat which could be occupied by two people. Both flats 10 and 12 have two bedrooms and could be occupied by three or four persons. Clearly, the development does not, at least in numerical terms, meet the standards which aim to provide occupiers adequate internal floor area. The Appellant argues that the commercial office design and layout of the building with tall internal ceilings and wide windows give these flats an airy feel. Be that as it may, I observed that the layout seems cramped because domestic furniture reduces the amount of space available for circulation. In particular, these flats feel claustrophobic and unacceptably deficient in terms of internal floorspace. The layout and internal configuration is likely to harm occupiers' living conditions.
8. A modified scheme has been presented with the appeal papers which the Council did not specifically object to³. In appendix 6 of the Appellant's bundle of evidence, plans illustrate alterations can be made to the flats. Re-configured flat 7 would be a one person studio flat with a GIA of 42 sqm. Modifications would be made to flat 10, which would be renumbered flat 11, resulting in a one-bed two-person flat with a GIA of 57 sqm. Alterations to flat 12 would result in a GIA of 50 sqm, which would be sufficient space for one-bed flat. I consider that the modifications are minor alterations given the nature of the building work. Consequently, minimum space standards would be met due to these alterations to the layout and configuration of the flats. Improvements in circulation space would be beneficial to future residents.
9. Additionally, the building work involved would not affect the external appearance as the operations would require removal of internal partitions and reconfiguration of the flats' layout. I am quite satisfied that the modified scheme would provide residential accommodation which would be adequate and suitable in terms of internal floor area. I shall consider whether planning conditions can be imposed to bring about the alternative scheme and make the development acceptable in planning terms.
10. Modifications are yet to be made to the internal configuration and in these circumstances I consider it necessary to impose a stipulation that the development shall be carried out strictly in accordance with drawing refs: A-11A and A.12A, dated November 2014, shown in appendix 6. As there would be no alterations to the external appearance of the building, it is unnecessary to require the use of matching materials to be used on the external surfaces.
11. The Council recommends removal of permitted development rights for windows, doors or other openings in the second and third floor flats. For the purposes of the GPDO, Article 2 – interpretation, sub-section (2) states that a '*dwellinghouse*', except in Part 3 of Schedule 2 (changes of use), does not include a building containing one or more flats, or a flat contained within such a building. The term '*flat*', except in the expression '*flat roof*', means a separate and self-contained set of premises constructed or adapted for use as a dwelling and forming part of a building from some other part of which it is divided horizontally. Imposing this type of condition would be superfluous. Additionally, a report by KR Associates (UK), October 2012, confirms that the conversion works passed airborne and impact sound insulation measures. In the circumstances, it would be unreasonable to require details for control of noise between floors and sound insulation measures. I am satisfied that planning permission can be granted on the deemed application for the matters alleged subject to a condition.

³ Email dated 9 December 2014.

12. For all of the above reasons, I conclude that the development carried out could be made acceptable in planning terms because of the proposed modifications. The resulting development would not adversely harm the living conditions of future occupiers given the internal arrangement, layout and configuration of the flats on the second and third floor. Accordingly, the development would comply with policy 3.5 of The London Plan and the HDAS.

Conclusions on ground (a)

13. For all of the reasons given above, and having considered all other matters, I conclude that Appeal A on ground (a) should succeed and planning permission will be granted subject to a condition. The notice will be quashed. Consequently, it is unnecessary for me to consider ground (f) and (g).

Appeal B - The S78 Appeal

The proposed development

14. The proposed development comprises the erection of a two storey office and storage building in the rear car park (*'the proposed building'*). The proposal includes the installation of railings and gates along the boundary to the front and side of the appeal site (*'the railings and gates'*). These have already been installed and an enforcement notice issued which is subject to separate appeal proceedings. I shall evaluate the planning merits of the scheme before me.

Main issues

15. These are: (1) The effect of the proposed development on the character and appearance of the locality and, linked to that, the setting of the adjacent CA and ASLC, (2) the effect of the proposed building on the living conditions of existing and future occupiers of the flats in Pembroke House with particular regard to amenity space, and (3) the effect of the proposed building on highway safety along Pembroke Road having regard to car and cycle parking.

Reasons

Character and appearance – proposed building and the railings and gates

16. There are commercial properties in the locality but the area surrounding the site is residential. Inter and post-war residential properties mainly dominate the street scene. The quality of the adjacent CA is derived from the architectural style of residential properties. The Appellant argues that the proposed building would not be visible from public vantage points. However, it would be noticeable from adjoining properties because of its overall height and scale, and its location would significantly reduce the visual gap between Pembroke House and the adjacent properties. It would have an awkward relationship with Pembroke House because of its design. Its overall size, scale, and bulk and mass would be visually intrusive.
17. I consider that the proposed building would appear out of keeping with the urban settlement pattern because of its rearward positioning. It would fail to improve and maintain the quality of the built environment including the historic environment and its setting, because of its box-like external appearance. I am of the firm opinion that the development would fail to complement or improve the visual amenity and character of the area. I conclude that the design and location of the building would have a visually detrimental effect on the character and appearance of the locality, and linked to that, it would harm the setting of the adjacent CA and ASLC.

18. Accordingly, this element of the development would fail to comply with policies BE1 and HE1 of the London Borough of Hillingdon Local Plan Core Policies Part 1 2012 (*'the LP1'*), and policies BE4, BE13 BE15 and BE19 of the saved London Borough of Hillingdon Unitary Development Plan Policies (2007) adopted as the Hillingdon Local Plan: Part Two 2012 (*'the LP2'*). I find these policies broadly consistent with advice found in paragraph 17, 56, 129 and 132 of the National Planning Policy Framework.
19. For the following reasons, the installation of 1.8 m tall railings and gates along the boundary to the front and side of the site do not harm the character and appearance of the locality or the setting of the adjacent CA. The Council is concerned about the overall height of the railings and gates. However, metal railings adjacent to the highway are not out of keeping with the street scene. I saw the existence of metal railings opposite the site as well as in the surrounding area. The gaps between the vertical bars combined with the overall design of the appeal railings and gates break up the monotonous appearance of the enclosure. The gates are set back from the highway and do not appear visually intrusive in the street. In my view, the type of metal railings and gates installed meet with the main aims and objectives of supplementary planning document *Hillingdon Design and Accessibility Statement residential extensions* (2008). Therefore, I conclude that the height, scale and design of the gates and railings do not harm the qualities of the locality or adjacent CA or ASLC. Accordingly, the location and positioning of the railings and gates comply with LP2 Policies BE13, BE15 and BE19 as well as relevant advice found in the Framework.
20. Clearly, the proposed building and the railings and gates are two distinct elements of the proposed development. They are physically separate and discreet from each other. The two aspects of the operational development are severable and it is reasonable to issue a split-decision.

Living conditions – proposed building

21. LP2 policy BE23 states residential buildings should provide or maintain sufficient external amenity space for occupants. The proposed building would occupy the northwest corner of the site, which is shown as an available 'refuge' area. I am concerned about the loss of this space and there is already very little amenity space. Given the size and scale of the building, virtually all of the refuge area would be lost which would have a detrimental effect on residential amenities. This is because of a lack of onsite amenity space. The location, extent and scale of the proposed building would harm existing and future occupiers living conditions. Accordingly, the development would conflict with policy BE23.

Highway safety – proposed building

22. LP2 policy AM14 states new development will only be permitted where it is in accordance with the adopted car parking/bicycle standards set out in Annex 1. At ground floor level the proposed building would include two car parking spaces. Overall, there would be 22 car-parking spaces and secure space for 10 bicycles. Given the nature of the proposal, the development would not result into additional on-street parking as sufficient onsite car parking space would be available.
23. I note concerns about the location of car parking bay no. 16. Potentially, vehicles using this particular bay may conflict with pedestrians using the proposed building. However, there would be adequate visibility for drivers manoeuvring in/out of the bay without unduly increasing the risk to users of the building. I find that the layout and amount of car parking together with the 10 bicycle spaces would be sufficient for

the scale of the proposed building. I conclude that the development would not increase the risk to other highway users. The main aims and objectives of LP2 policy AM14 would be met.

Conditions – railings and gates

24. As I have said elsewhere, the black metal railings and gates have already been installed along the front and side boundary. I consider that the colour and type of material used complement the overall architectural style of Pembroke House, and their design and layout does not harm the adjacent CA or ASLC. In relation to the railings and gates, drawing A.19 August 2014 illustrates the design and overall height. The drawing should be specified as part of the decision to avoid any doubt.

Appeal A and B – Overall conclusions

25. For the reasons given elsewhere, the change of use is acceptable in planning terms and ground (a) succeeds. Planning permission shall be granted subject to a condition; the enforcement notice will be quashed. In Appeal B, the proposed building would harm the character and appearance of the locality and, linked to that, it would harm the setting of the adjacent CA and ASLC. Additionally, the loss of identified refuge area would cause harm to the living conditions of existing and future occupiers. My findings on highway safety do not outweigh conclusions on the first and second main issues. On the other hand, the installation of metal railings and gates do not harm the character and appearance of the locality or the adjacent CA and ASLC. As the railings are severable from the proposed building, I shall grant planning permission for this part of the proposed development only in Appeal B.

Appeals A and B - Formal Decisions

Appeal A Ref: APP/R5510/C/14/3001242

26. The appeal is allowed, the enforcement notice is quashed and planning permission is granted on the application deemed to have been made under section 177(5) of the Act as amended for the development already carried out, namely the change of use of the second and third floors of Pembroke House from business use (B1) to residential use (C3) at Pembroke House, 5-9 Pembroke Road, Ruislip HA4 8NQ, as shown on the plan attached to the notice, subject to the following condition:

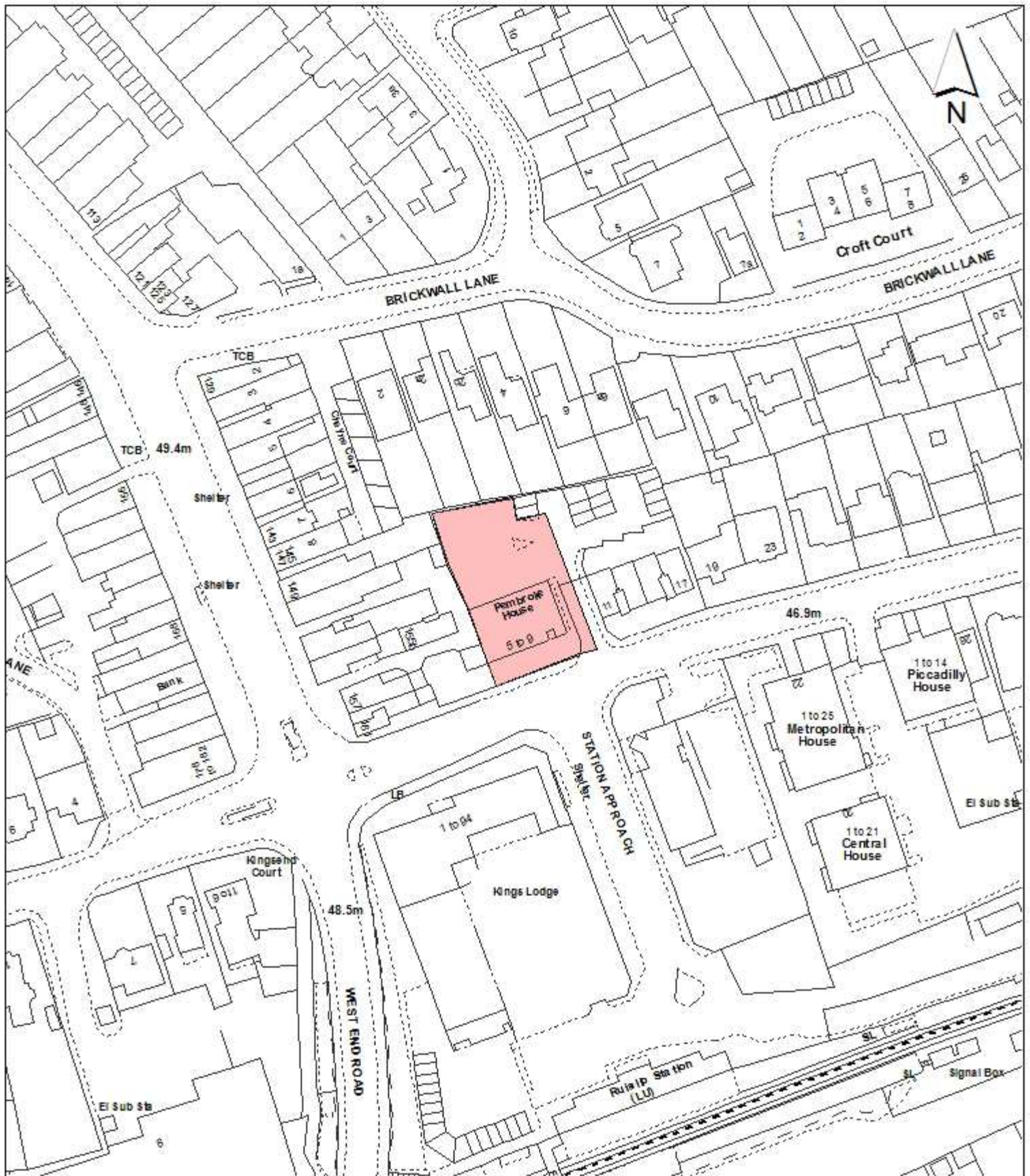
- 1) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing reference A-11A and A.12A dated November 2014.

Appeal B Ref: APP/R5510/W/14/3001657

27. The appeal is dismissed insofar as it relates to the two storey building to the rear for use as office space and storage. The appeal is allowed insofar as it relates to the installation of railings and gates and planning permission is granted for the installation of railings and gates at 5, Investment in Bulgaria Ltd, Pembroke House, Pembroke Road, Ruislip HA4 8NQ, in accordance with the terms of the application, Ref 38324/APP/2014/2680, dated 29 July 2014, and the plans submitted with it, so far as relevant to that part of the development hereby permitted (drawing A.19 August 2014).

A U Ghafoor

Inspector



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Planning Section

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

Planning Application Ref:

38324/APP/2016/407

Scale:

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Planning Committee:

North Page 146

Date:

June 2016



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

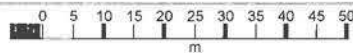
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Development: Loft conversion with two side dormers and one rear dormer
LBH Ref Nos: 68915/APP/2015/3776

Date Plans Received: 12/10/2015 **Date(s) of Amendment(s):**
Date Application Valid: 30/10/2015

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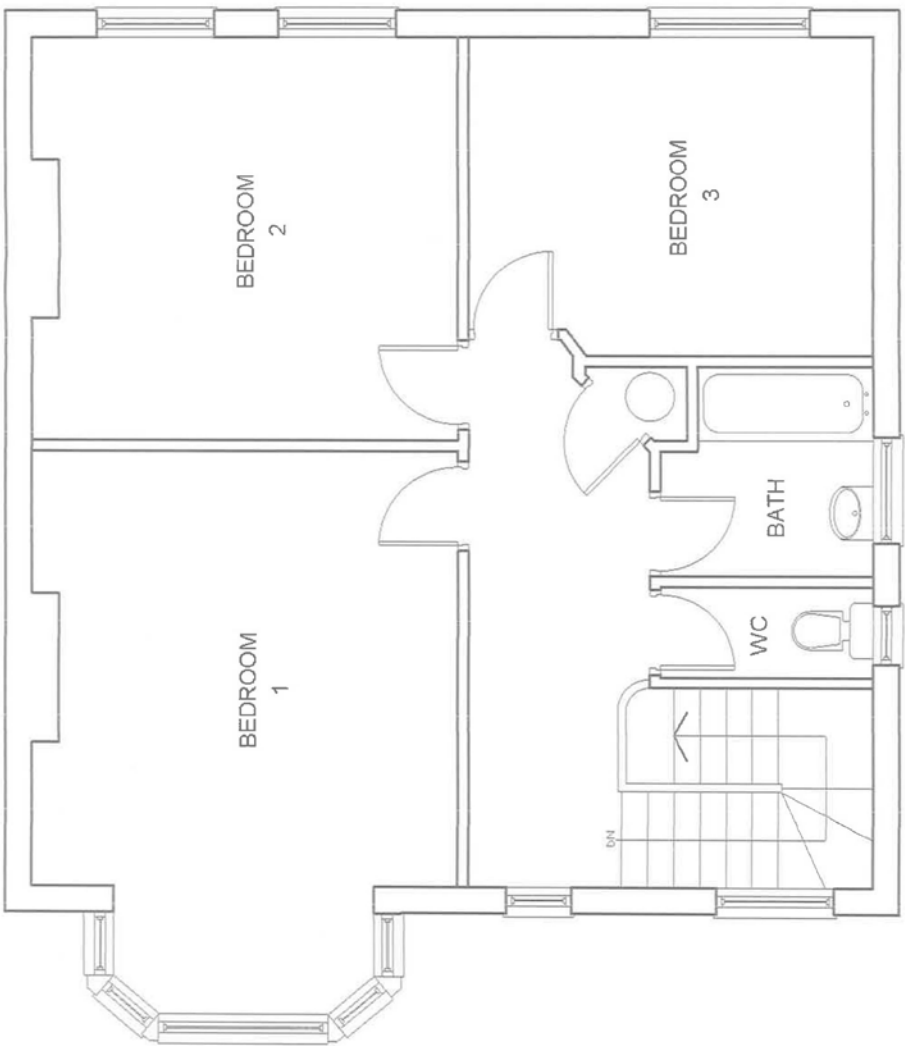
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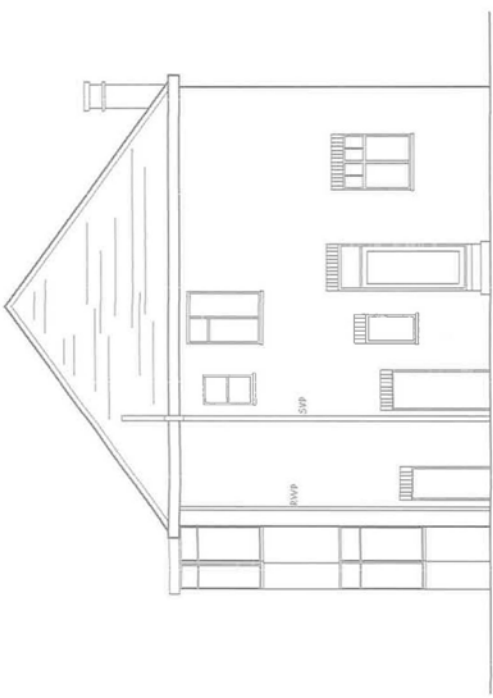
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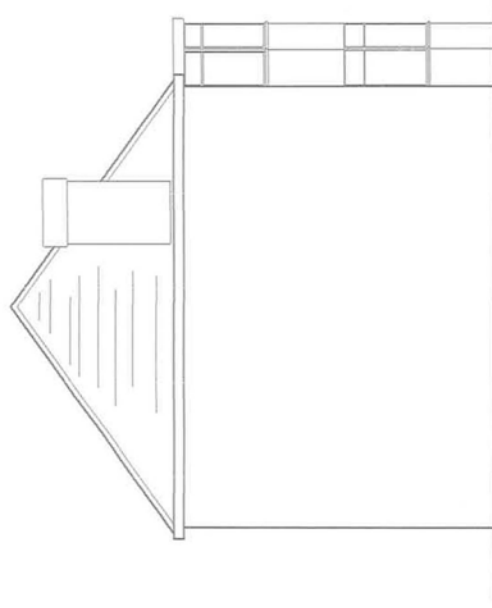
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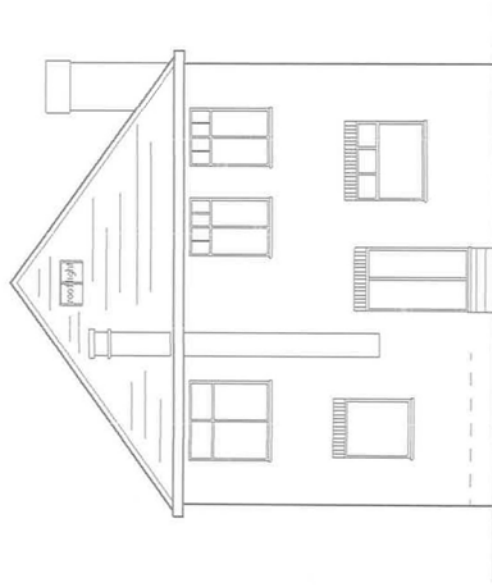
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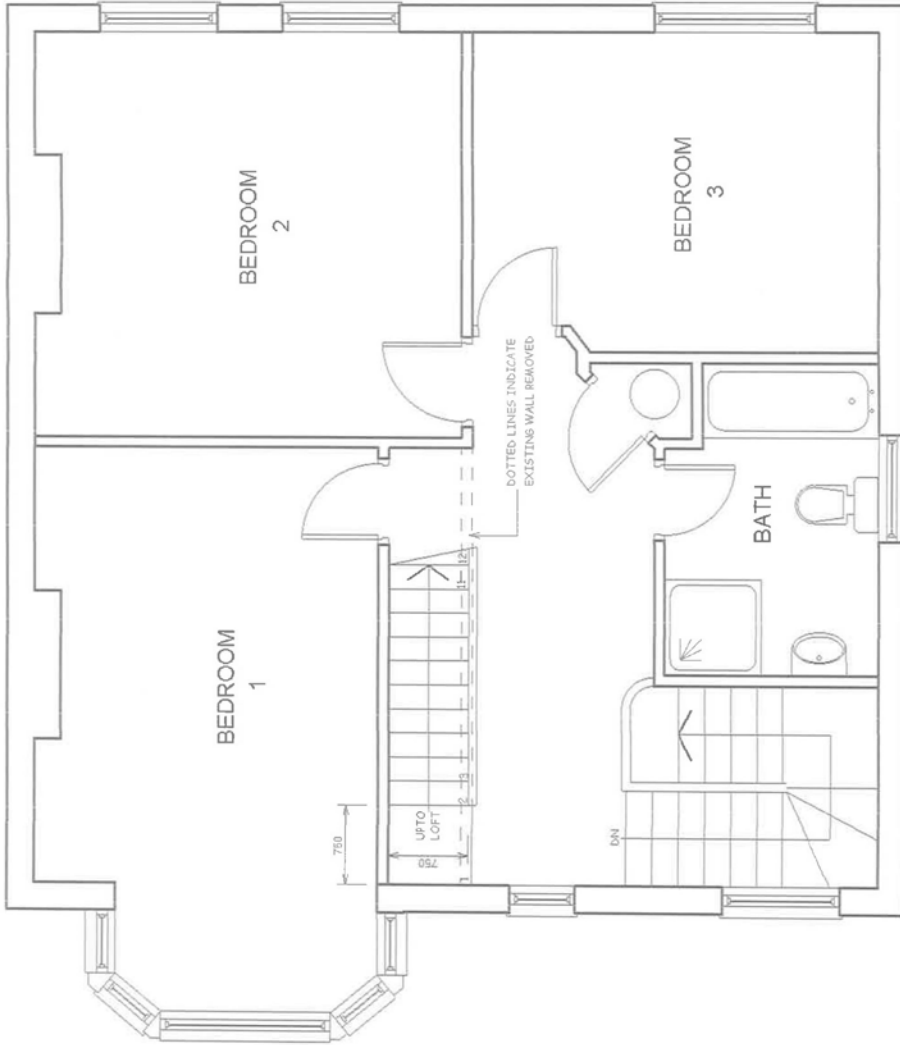
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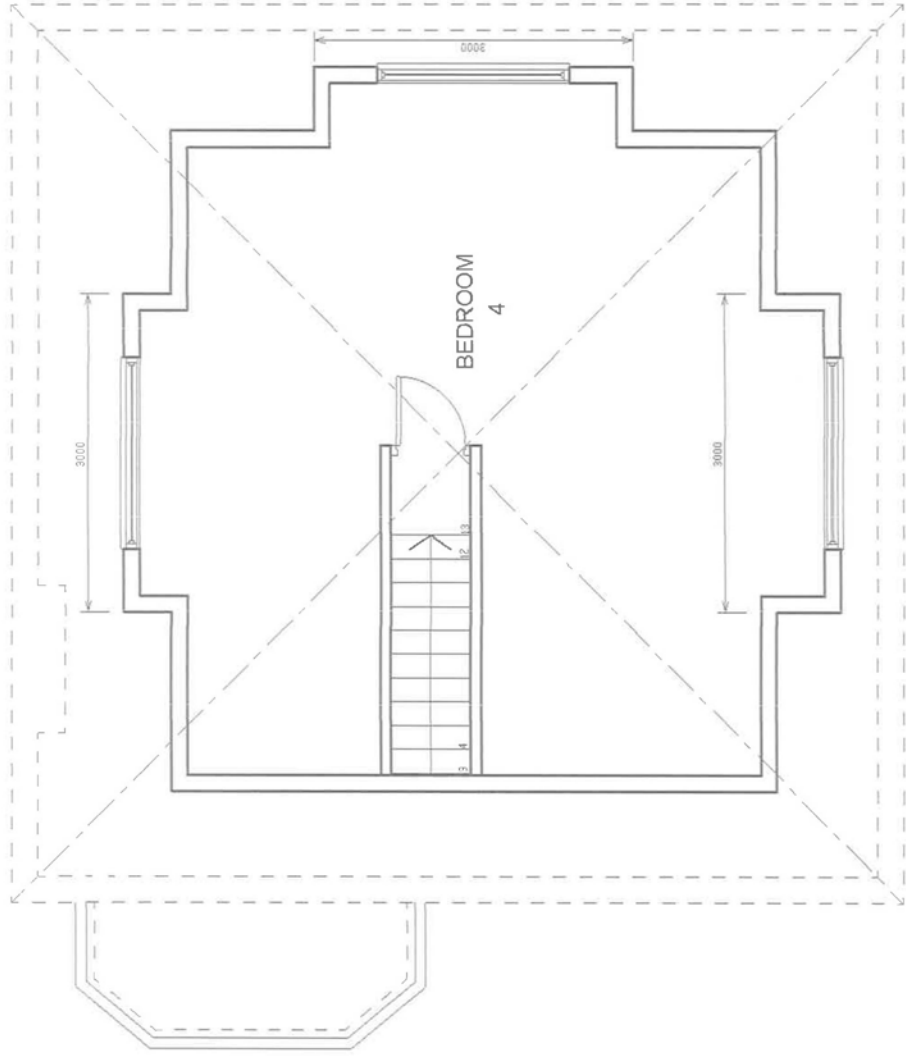
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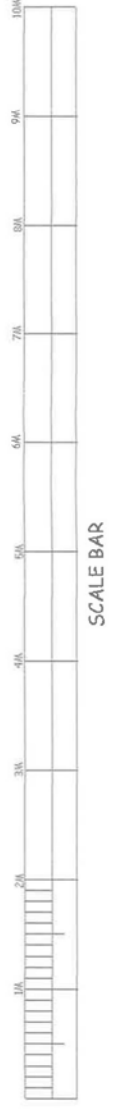
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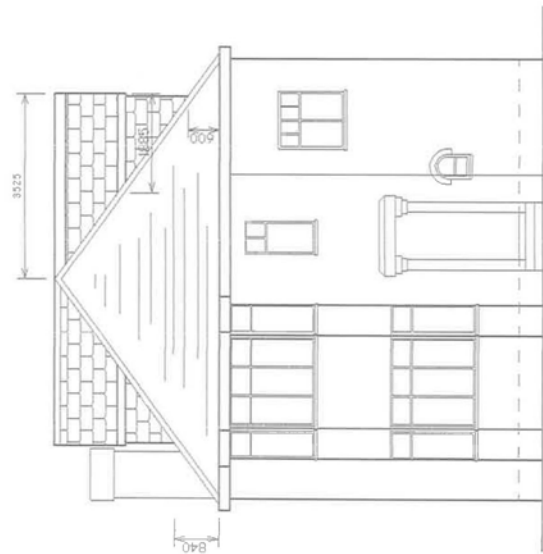
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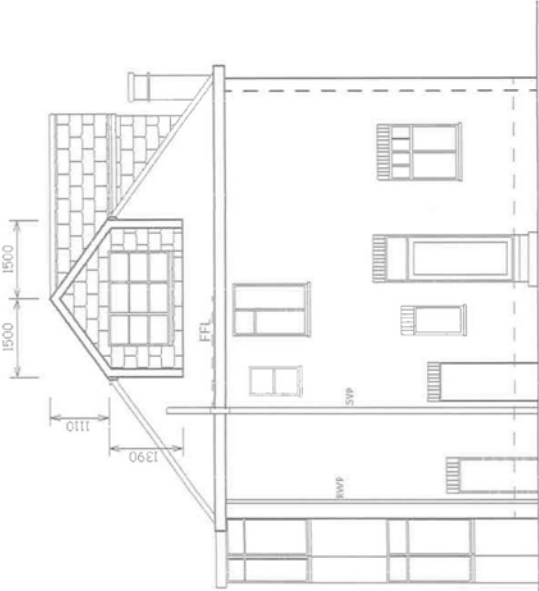


PROPOSED FRONT

VOLUME OF EACH DORMER
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 1.35 X 3 X 1.85 X 0.5 = 3.75M³
 TOTAL = 10.725 + 3.75 = 14.475M³

VOLUME OF PROPOSED 3 DORMERS
 14.475 X 3 = 43.425M³

THIS DOES NOT EXCEED PERMITTED DEVELOPMENT RIGHT OF 50M³ FOR THIS DWELLING

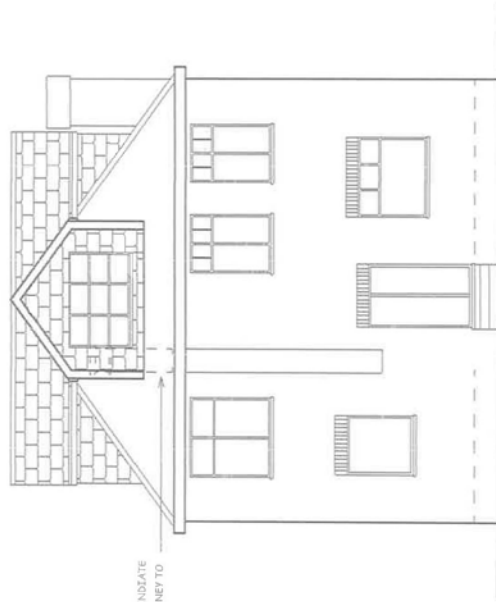


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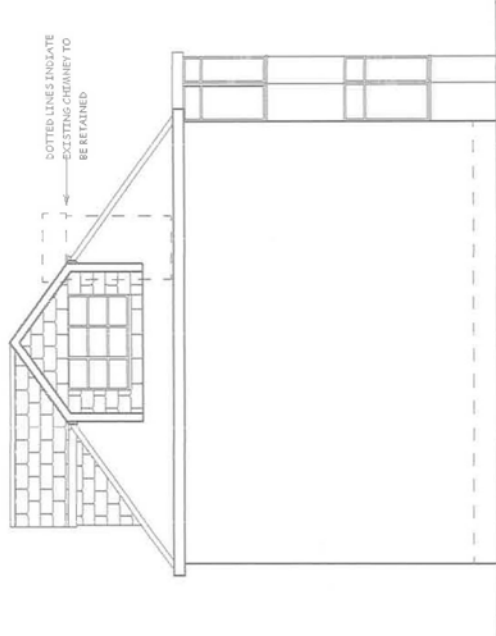
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PROPOSED REAR



PROPOSED LEFT HAN

EXTERNAL FINISH TO DORMER
 FACES IN TILES RETRIEVED
 FROM ORIGINAL EXISTING ROOF

DOTTED LINES INDICATE
 EXISTING CHIMNEY TO
 BE RETAINED

DOTTED LINES INDICATE
 EXISTING CHIMNEY TO
 BE RETAINED



SCALE BAR

CLIENT:
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RUISLIP
HA4 8QE

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Residents Services
Planning Section

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

Planning Application Ref:

68915/APP/2015/3776

Scale:

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Planning Committee:

North Page 154

Date:

June 2016



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